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# AST FAX

Brockville

## RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

### Vacancy rate stable in Brockville

The vacancy rate for private rental units in Brockville remained unchanged at 4.0 per cent over the past year. Decreased demand for bachelor and one-bedroom units in the area was counterbalanced by the growth in demand for two-bedroom and three+ bedroom units.

The market for two-bedroom and three+ bedroom units continued to tighten this year, while smaller bedroom types saw a rise in vacancy rates. The largest increase was in bachelor units, where the vacancy rate jumped from 2.9 per cent in 2002 to 12.5 per cent this year.

Brockville witnessed average monthly rents increasing for all rental units. Despite the rising vacancy rates, average rents went up for bachelor and one-bedroom units, 2.4 and 3.1 per cent respectively. Decreased vacancy rates for two-bedroom and three+ bedroom units over the past 3 years resulted in average rent increases. Average rents grew by 3 per cent for two-bedroom apartments and by 2.5 per cent among three+ bedroom units.

The tightening of the rental market last year did not raise rents too high, and rents remain competitive in Brockville compared to other nearby centres. The two-bedroom private apartment rent is \$626 per month, 22 per cent less than a comparable unit in Kingston and 9 per cent below the average rent for a two-bedroom apartment in Belleville.

*To get a complete picture of the rental market in the Brockville area, including vacancy rates and rents by structure type, call today to obtain the complete set of tables from the CMHC Rental Market Tables (charges apply). Dial 613-748-5120.*

**CMHC Ottawa Office Chris Bosiak, Market Researcher (613) 748-5120**

**NOVEMBER 2003**

Rental Vacancy Rates	2002	2003
Bachelor	2.9	12.5
1 Bedroom	4.3	4.7
2 Bedroom	3.9	3.4
3 or more Bedrooms	3.2	2.1
<b>Total</b>	<b>4.0</b>	<b>4.0</b>

Average Rents	2002	2003
Bachelor	\$425	\$435
1 Bedroom	\$519	\$535
2 Bedroom	\$608	\$626
3 or more Bedrooms	\$635	\$651

Number of Units	Vacant	Total
Bachelor	9	73
1 Bedroom	24	519
2 Bedroom	45	1,336
3 or more Bedrooms	2	95
<b>Total</b>	<b>81</b>	<b>2,024</b>

