

F**A S T F A X***Chatham/Wallaceburg***RENTAL MARKET REPORT**

Canada Mortgage and Housing Corporation

Chatham vacancy rate edges lower

The private apartment vacancy rate in the City of Chatham declined marginally to 9.0 per cent in October 2002 from 10.5 per cent a year earlier, according to the annual October Rental Market Survey released today by Canada Mortgage and Housing Corporation.

The lack of substantial job creation in the Chatham-Kent area has limited the ability for young adults to enter the rental market and as such the vacancy rate for one and two bedroom apartments declined only moderately. The vacancy rates in 2002 stand at 9.5 per cent for one bedrooms and 8.9 per cent for two bedrooms down from 11.2 per cent and 10.6 per cent respectively. The rate rose among three or more bedroom units from 5.6 per cent to 8.1 per cent in 2002. These units tend to be occupied by families ready to enter the homeownership market, enticed by low mortgage rates and carrying costs comparable to rental charges. In Wallaceburg, vacancy levels declined for two bedroom units, resulting in an apartment vacancy rate of 9.8 per cent in 2002, down from 18.0 per cent in 2000.

The soft rental market has limited landlords opportunities to raise rents. The average one bedroom rent increased by only 2.6 per cent to \$519 or \$13. The rent for two bedroom and three or more bedroom units was virtually unchanged rising only \$1 and \$2 from last year to \$607 and \$613. In Wallaceburg, two bedroom average rents increased, 3.5 per cent to \$585.

CMHC's survey was conducted in early October and measured trends in private apartments in buildings with three or more units available for rent. (3,819 units in Chatham City and 472 units in Wallaceburg.) The survey also covered the CA's assisted apartment and row housing units (Oct/02 rate 4.2 % up from 2.4 % in Oct/01).

Call us for further information on Chatham or other Western Ontario rental markets: Windsor/Leamington, Guelph, Kitchener CMA, London/St. Thomas, Owen Sound, Sarnia, Stratford, Strathroy, Tillsonburg and Woodstock.

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Vacancy Rates by Apartment Type	2001	2002
Bachelor	**	**
1 Bedroom	11.2%	9.5%
2 Bedroom	10.6%	8.9%
3 Bedroom +	5.6%	8.1%
Total	10.5%	9.0%

Average Rents by Apartment Type	2001	2002
Bachelor	**	**
1 Bedroom	\$506	\$519
2 Bedroom	\$606	\$607
3 Bedroom +	\$611	\$613

Apartment Types	Vacant Units	Total Units
Bachelor	**	**
1 Bedroom	117	1,224
2 Bedroom	183	2,069
3 Bedroom +	36	449
Total	344	3,819

Survey covers private apartment buildings which have at least 3 units available to rent.



Canada

1. Apartment Vacancy Rates

Apartment Vacancy Rates by Zone and Bedroom Type Chatham CA

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Zone 1 - Chatham	**	**	11.2	9.5	10.6	8.9	5.6	8.1	10.5	9.0
Zone 2 - Wallaceburg	**	**	22.9	**	14.7	4.6	**	**	18.0	9.8
CHATHAM CA	21.2	**	12.4	10.8	11.2	8.3	6.8	7.8	11.3	9.1

2. Average Apartment Rents

Apartment Rents by Zone and Bedroom Type Chatham CA

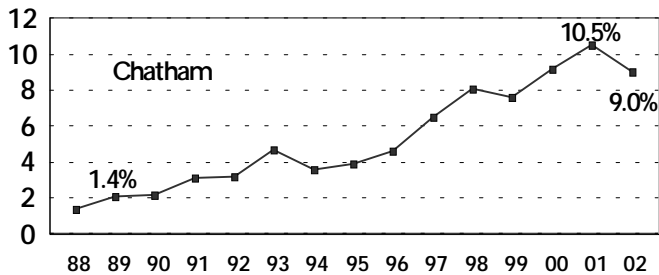
Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
Zone 1 - Chatham	**	**	\$506	\$519	\$606	\$607	\$611	\$613
Zone 2 - Wallaceburg	**	**	\$441	**	\$565	\$585	**	**
CHATHAM CA	\$409	**	\$500	\$514	\$601	\$604	\$615	\$617

**Not released to ensure confidentiality and accuracy of survey results.

Survey information was obtained through interviews with owners, property managers, and building superintendents of rental properties in the Chatham-Kent area.

Chatham's vacancy rate reaches a record high

Vacancy Rate (%)

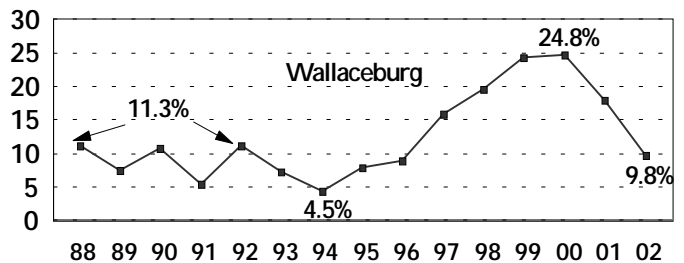


88	89	90	91	92	93	94	95	96	97	98	99	00	01	02
1.4	2.1	2.2	3.1	3.2	4.7	3.6	3.5	4.6	6.5	8.1	7.6	9.2	10.5	9.0

Private apartments with 3 or more rental units
Source: CMHC Annual October Rental Market Survey

Wallaceburg's vacancy rate drops for the second year

Vacancy Rate (%)



88	89	90	91	92	93	94	95	96	97	98	99	00	01	02
11.3	7.6	10.7	5.4	11.3	7.3	4.5	8.0	8.9	16.0	19.7	24.3	24.8	18.0	9.8

Private apartments with 3 or more rental units
Source: CMHC Annual October Rental Market Survey