



FAST FAX

Sault Ste. Marie
(Elliot Lake)

Rental Market Report

Sault Vacancy Rate Dips Below Ten Per Cent

Canada Mortgage and Housing Corporation

November 2003

The vacancy rate for Sault Ste. Marie dipped to below ten per cent for the first time since 1997 to 8.1 per cent in October from 11.1 per cent in 2002 according to data released from CMHC's October 2003 survey.

Increased demand for rental accommodation can partly be explained by the double cohort with increased enrolment at Algoma University and Sault College. A vibrant call centre industry in the Sault may also be having a stimulative effect on rental demand.

Two bedroom units make up 55.2 per cent of the CMHC survey in Sault Ste. Marie. Vacancies amongst these units fell the most to 7.9 per cent from 12.1 per cent in 2002. The one bedroom rate also fell, but not as much to 7.4 per cent, down from 8.9 per cent in October 2002.

Relatively high vacancy rates exerts little pressure to increase rents in Sault Ste. Marie. Two bedroom rents fell 1.1 per cent \$605 in October 2003.

Zone 2 or the East End of the city continues to have the lowest vacancy situation with 3.7 per cent of units being vacant as of the October survey, down from 4.9 per cent last October. Both the Downtown, or Zone 1, and Zone 3, the West end, saw their vacancy rates decline to 10.4 and 13.8 per cent respectively.

Elliot Lake's vacancy rate declined sharply to 6.1 per cent from 11.9 per cent in 2002. Two bedroom rents rose strongly to \$455 per month from \$417.

CMHC surveyed nearly 4,650 apartment units in Sault Ste. Marie during their October survey down from 4,858 last year. Besides Sault Ste. Marie and Elliot Lake, CMHC surveyed seven other centres in Northern Ontario including North Bay, Timmins, Greater Sudbury, Haileybury, Kapuskasing, Thunder Bay and Kenora. CMHC's survey is done each October and covers all centres in Canada with at least 10,000 people.

Warren Philp (877) 349 3688

Northern Ontario Market Analyst

CMHC- Market Analysis, Ontario Business Centre.

Apartment	2002	2003
Vacancy rates		
Bachelor	6.7	11.1
1 Bedroom	8.9	7.4
2 Bedroom	12.1	7.9
3 Bedroom+	15.3	11.4
Total	11.1	8.1

Average	2002	2003
Apartment rents		
Bachelor	\$378	**
1 Bedroom	\$503	\$493
2 Bedroom	\$612	\$605
3 Bedroom+	\$661	\$658
Total	\$571	\$564

Apartment	Vacant	Total
Units (2003)		
Bachelor	14	130
1 Bedroom	121	1,626
2 Bedroom	202	2,566
3 Bedroom+	37	325
Total	375	4,648

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



Apartment Vacancy Rates By Municipality and Bedroom Type										
Area	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Zone 1	15	10.4	**	**	10.9	8.4	18.6	11.6	13.5	**
Zone 2	4.9	3.7	**	**	5	3.7	4.4	3	**	**
Zone 3	15.8	13.8	**	**	12.4	18.2	15	12.5	**	**
Sault Ste. Marie CA	11.1	8.1	6.7	11.1	8.9	7.4	12.1	7.9	15.3	11.4
Elliot Lake	11.9	6.1	21.4	2.5	17.2	10.3	7.7	4	24.3	10.9

Apartment Average Rents By Municipality and Bedroom Type										
Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +			
	2002	2003	2002	2003	2002	2003	2002	2003		
Zone 1	**	**	495	488	612	600	641	**		
Zone 2	**	**	526	510	624	617	**	**		
Zone 3	**	**	459	451	570	575	**	**		
Sault Ste. Marie CA	378	**	503	493	612	605	661	658		
Elliot Lake	295	284	381	392	417	455	447	475		

Number of Apartment Units - Vacant and Total (Universe) By Municipality and Bedroom Type										
Area	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom +	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	223	2,151	**	**	76	898	125	1,078	**	**
Zone 2	71	1,916	**	**	22	602	34	1,138	**	**
Zone 3	80	581	**	**	23	126	44	350	**	**
Sault Ste. Marie CA	375	4,648	14	130	121	1,626	202	2,566	37	325
Elliot Lake	80	1,314	1	40	34	329	34	844	11	101

** indicates data have been suppressed due to statistical unreliability.
All data are from CMHC.