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RENTAL MARKET REPORT

North Battleford

Canada Mortgage and Housing Corporation

November 26th, 2002

Apartment Vacancies Continue To Drop In North Battleford

According to CMHC's 2002 annual Rental Market Survey, the vacancy rate for rental apartments in North Battleford continued to decline gradually. Vacancies fell from 6.5 per cent to 4.7 per cent between October 2001 and October 2002.

All apartment unit types experienced a decline in vacancy. Bachelor units experienced a substantial change in vacancy, a 12 percentage point drop from 23.2 per cent in 2001 to 11.1 per cent this year. However, this change may not be as notable as the figure suggests, since there were only 36 units of this type and, of these, only four were vacant. All other apartment types had vacancy rates below ten per cent. Two- and three-bedroom+ unit types had the lowest vacancy rates. One-bedroom units accounted for the largest number of vacancies, with 26 units unoccupied - for a vacancy rate of 7.7 per cent.

Average rents rose across all apartment types this year, but the rate of increase slowed from the previous survey. On the heels of a 4.6 per cent increase last year, average rent levels advanced by just over two per cent or eight dollars per month to \$397. The most notable change was the rent for two-bedroom units, which was \$11 or 2.6 per cent higher, on average, this year than reported in 2001.

Overall, the apartment universe increased slightly, with four additional units from last year's 884 units. Of these, 42 units were vacant down from last year's unoccupied 57 units.

Canada Mortgage and Housing Corporation conducts the Rental Market Survey annually in October in all census metropolitan areas and urban centres of 10,000 population or over. To obtain information on other Saskatchewan communities, please call 1-877-722-CMHC.

ã Canada Mortgage and Housing Corporation

Note: Data are on 2001 census area definitions

** - Not Available, N/A - Not Applicable, N/U - Not in Universe

Apartment Vacancy Rates (%)	2001	2002
Bachelor	23.2	11.1
1 Bedroom	8.8	7.7
2 Bedroom	3.4	2.3
3 Bedroom and +	**	3.0
Total	6.5	4.7

Average Apartment Rents (\$)	2001	2002
Bachelor	279	284
1 Bedroom	340	341
2 Bedroom	427	438
3 Bedroom and +	**	508
Total	389	397

Apartment Units (2002)	Vacant	Total
Bachelor	4	36
1 Bedroom	26	339
2 Bedroom	11	480
3 Bedroom and +	1	33
Total	42	888

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