



AST FAX

RENTAL MARKET REPORT

Calgary

Canada Mortgage and Housing Corporation

Apartment Vacancies Highest in Nine Years, Little Change in Rents

NOVEMBER 2003

According to results released today from Canada Mortgage and Housing Corporation's annual Rental Market Survey, the number of apartment vacancies in the Calgary Census Metropolitan Area (CMA) increased for the second consecutive year and currently sit at a nine-year high.

The apartment vacancy rate increased to 4.4 per cent this October, up from 2.9 per cent one year earlier. CMHC's survey found 1,908 vacant privately-owned apartments in the Calgary CMA, 55 per cent more than the 1,233 vacant units reported in October of 2002. Among factors responsible for the increase, low mortgage rates stand out as the most dominant. Mortgage rates among 45-year lows have delivered a steady stream of first-time buyers, eager to get into home ownership before rates and house prices rise further. Other factors responsible for the rise in vacancies include indirect additions to the rental supply, as a number of investors have been purchasing condominiums to rent out.

With vacancies the highest since 1994, the pace of rental rate increases has subsided. Following a one per cent rise in 2002 to \$716 per month, tenants saw their average apartment rent increase by less than one per cent this year, reaching \$721 per month. With low mortgage rates pushing a large number of renters into homeownership, landlords have become increasingly reluctant to boost rents, hedging the risk of higher vacancies.

Despite a continued trend of condominium conversions, Calgary's rental universe recorded its first increase since 1994. There were 660 apartments rentals added to the universe via new construction since the 2002 survey, on par with the number of units converted to condominium. With further additions through completed renovations, the October 2003 survey universe increased by 77 units over the previous year, reaching 43,244.

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 communities, please call 1-877-722-CMHC.

© Canada Mortgage and Housing Corporation

Richard Corriveau (403) 515-3005
CMHC - Market Analysis, Prairies and NWT
richard.corriveau@cmhc.ca

Apartment Vacancy Rates (%)	2002	2003
Bachelor	2.9	5.7
1 Bedroom	2.6	3.9
2 Bedroom	3.2	4.9
3 Bedroom and +	2.3	4.6
Total	2.9	4.4

Average Apartment Rents (\$)	2002	2003
Bachelor	513	508
1 Bedroom	657	661
2 Bedroom	804	804
3 Bedroom and +	777	787
Total	716	721

Apartment Units (2003)	Vacant	Total
Bachelor	119	2,096
1 Bedroom	806	20,841
2 Bedroom	890	18,290
3 Bedroom and +	93	2,016
Total	1,908	43,244



Canada

I. Apartment Vacancy Rates

Apartment Vacancy Rates by Zone and Bedroom Type Calgary CMA

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Zone 1 – Downtown	**	**	2.7	4.2	2.5	4.9	**	**	2.7	4.6
Zone 2 – Beltline	2.9	6.4	2.9	4.1	2.4	4.3	**	**	2.7	4.4
Zone 3 – North Hill	**	**	1.4	1.2	3.3	2.2	**	**	2.0	1.7
Zone 4 – Southwest	4.9	**	3.6	3.9	3.4	4.9	3.9	4.9	3.6	4.7
Zone 5 – Southeast	**	**	1.4	7.2	1.8	7.4	1.9	7.2	1.6	7.1
Zone 6 – Northwest	**	**	1.5	2.8	3.5	2.7	1.4	3.9	2.4	2.8
Zone 7 – Northeast	**	**	*	2.7	4.3	3.8	**	**	3.0	3.5
Zone 8 – Chinook	**	**	4.6	5.9	3.0	8.0	**	**	3.9	6.9
Zone 9 – Fish Creek	**	**	1.7	5.4	4.4	7.5	**	**	3.4	6.2
Zone 10 – Other Centres	**	**	1.8	1.7	2.8	7.1	4.2	3.7	3.0	4.9
Calgary Metropolitan Area	2.9	5.7	2.6	3.9	3.2	4.9	2.3	4.6	2.9	4.4

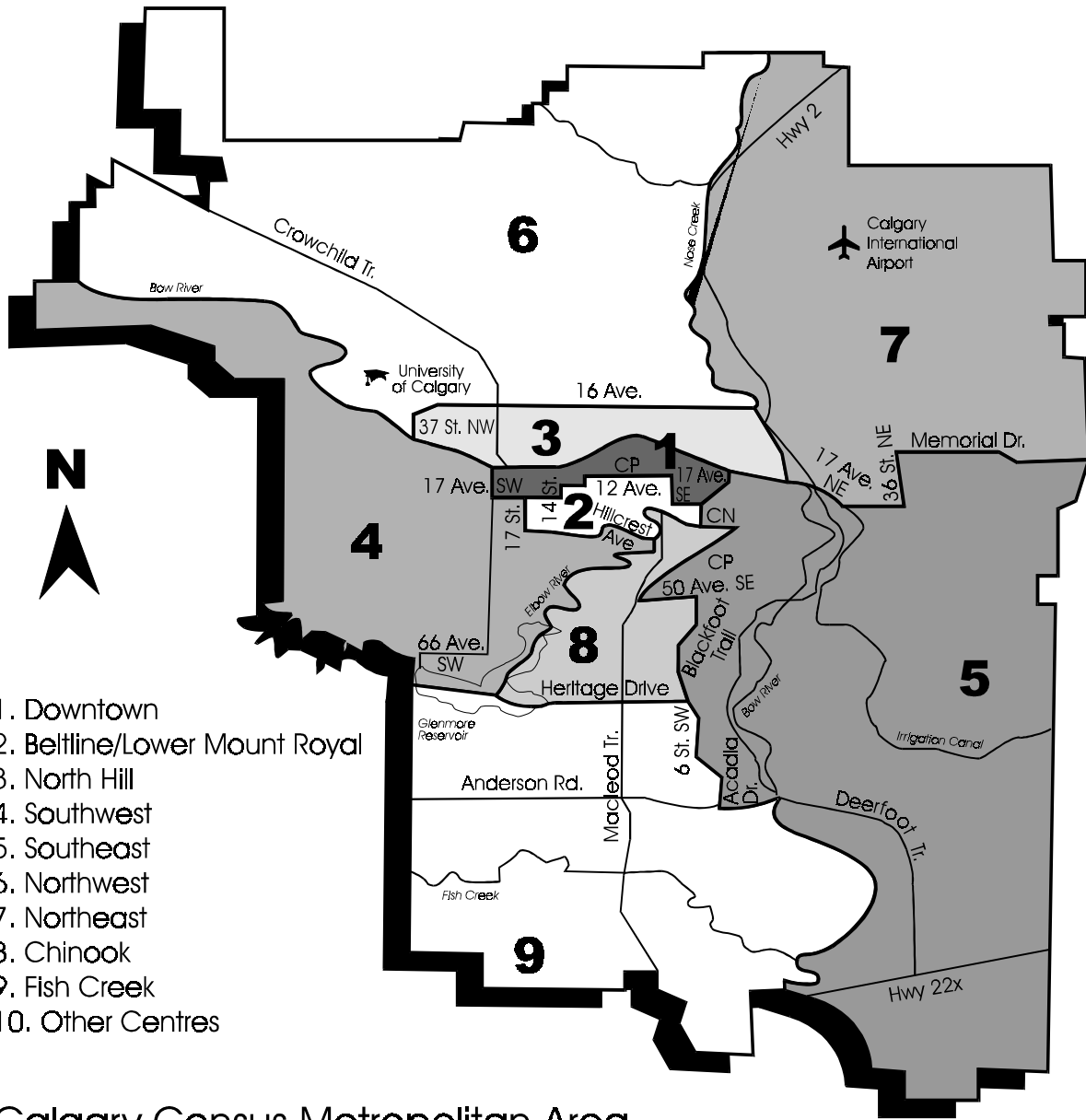
2. Average Apartment Rents

Average Apartment Rents by Zone and Bedroom Type Calgary CMA

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Zone 1 – Downtown	**	**	\$ 673	\$ 701	\$ 820	\$ 860	**	**	\$ 707	\$ 743
Zone 2 – Beltline	\$ 529	\$ 507	\$ 645	\$ 643	\$ 832	\$ 832	**	**	\$ 702	\$ 699
Zone 3 – North Hill	**	**	\$ 635	\$ 624	\$ 730	\$ 752	**	**	\$ 668	\$ 678
Zone 4 – Southwest	\$ 462	**	\$ 650	\$ 661	\$ 804	\$ 800	\$ 703	\$ 714	\$ 721	\$ 722
Zone 5 – Southeast	**	**	\$ 583	\$ 605	\$ 657	\$ 689	\$ 689	\$ 700	\$ 629	\$ 663
Zone 6 – Northwest	**	**	\$ 657	\$ 665	\$ 790	\$ 778	\$ 757	\$ 775	\$ 726	\$ 727
Zone 7 – Northeast	**	**	*	\$ 653	\$ 765	\$ 757	**	**	\$ 722	\$ 721
Zone 8 – Chinook	**	**	\$ 666	\$ 663	\$ 794	\$ 793	**	**	\$ 726	\$ 724
Zone 9 – Fish Creek	**	**	\$ 747	\$ 729	\$ 868	\$ 861	**	**	\$ 822	\$ 815
Zone 10 – Other Centres	**	\$ 456	\$ 607	\$ 606	\$ 713	\$ 708	\$ 711	\$ 716	\$ 671	\$ 674
Calgary Metropolitan Area	\$ 513	\$ 508	\$ 657	\$ 661	\$ 804	\$ 804	\$ 777	\$ 787	\$ 716	\$ 721

** Data suppressed

Calgary Metropolitan Area - Vacancy Survey Zones



Calgary Census Metropolitan Area

