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# ENTAL MARKET

# REPORT

Canada Mortgage and Housing Corporation

## Apartment Vacancies Increase In Response To New Supply

Apartment vacancies across Metro Edmonton have increased in 2002, largely in response to rising rental unit construction levels. The apartment vacancy rate in Metro Edmonton increased to 1.7 per cent in October, up from 0.9 per cent in October 2001. CMHC's survey counted 1,090 vacant apartment units across the Capital Region, up from 576 in 2001.

Rental apartment construction across the region has been very strong this year, continuing a trend that began in 2001. Additional rental supply has come from two other sources: non-residential buildings such as office space or warehouses that have been converted to rental apartments and also condominiums (both newly-constructed and those converted from non-residential buildings) that have been purchased by investors and then injected into the rental stock. Other factors boosting vacancies include low mortgage rates and rising rental costs, which have driven many renters into home ownership over the 12-month period ending in October.

Bachelor and one-bedroom units experienced the largest increases in vacancies, both up by 0.9 percentage points. Edmonton City's Downtown and West end experienced the biggest rise in vacancies, while vacancy rates fell in East Central (Zone 8).

Among Canada's census metropolitan areas (CMAs), Edmonton has experienced the strongest back-to-back annual increases for average apartment rents. This has come despite increased competition from newly-completed apartments. However, the pace of rental rate increases is off slightly from last year. On the heels of a 9.8 per cent increase in the previous survey, rents for one-bedroom units rose by 7.1 per cent to \$575. Two-bedroom apartment rents increased by 8.4 per cent to \$709, for a typical gain of \$55 per month. This compares with a \$53 per month rise in last year's survey. Higher renovation activity and rising operating costs also contributed to this year's rent increases.

## EDMONTON 2002

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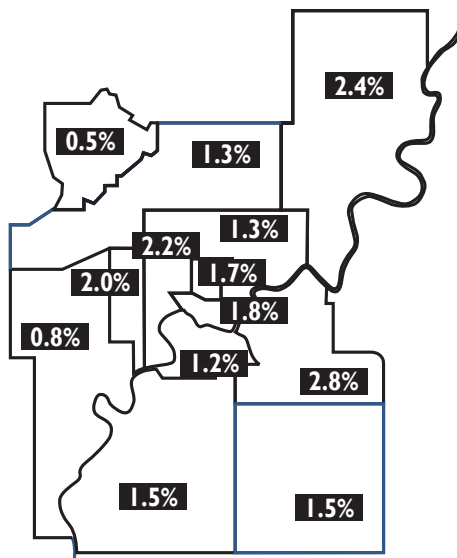
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### Apartment Vacancy Rate October 2002

Zone 1	1.8
Zone 2	1.7
Zone 3	1.2
Zone 4	2.2
Zone 5	2.0
Zone 6	2.8
Zone 7	1.5
Zone 8	0.8
Zone 9	1.5
Zone 10	1.3
Zone 11	2.4
Zone 12	1.3
Zone 13	0.5
Zone 14	1.5



Detailed clarification of Edmonton zones on page 6



HOME TO CANADIANS  
Canada

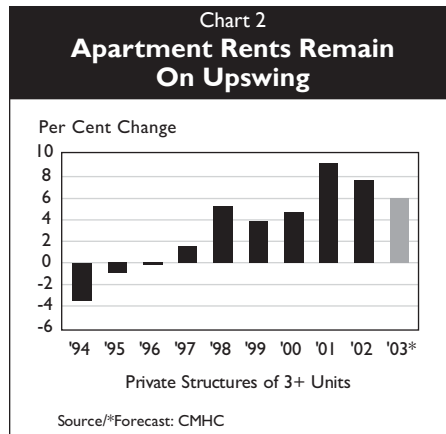
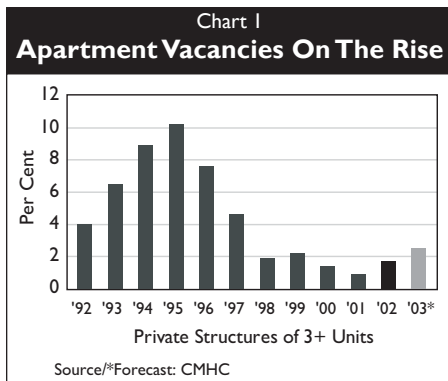
# RENTAL MARKET OUTLOOK

## Apartment Vacancies Continue to Rise in 2003

The recent surge in new multi-rental construction will continue to ease the shortage of apartment units available for rent across Metro going into 2003. Demand for rental units will remain firm in 2003 thanks to a growing economy, in-migration and the rising costs of home ownership associated with rising prices and higher mortgage rates. As such, vacancies will remain low by historic standards. This said, higher apartment completion levels will bring more units into the rental market - both new units built as rentals and some condominiums that have been purchased by investors and subsequently injected into the rental market. This second group would include office and warehouse conversion units in the downtown.

In this 2002's survey, the rental apartment universe (see Table 3) increased by over 900 units to a total of 65,121 - the highest level since 1994. Condominium conversions removed hundreds of units from the rental stock during much of the 1990s and only in recent years have higher construction volumes helped to replenish the supply available for renters. This trend will continue into 2003. As of October there were 1,667 rental apartments under construction across Metro compared with 494 in October 2001. Completions will rise substantially during the first half of 2003, helping to move vacancy rates higher. In the month of October, for example, there were 300 newly-completed and unoccupied apartment units on hand compared with 216 never-occupied new units a year prior. Expect CMHC's upcoming October 2003 survey to find a vacancy rate across Metro near 2.5 per cent as absorptions fail to keep pace with the volume of units emerging onto the market.

Looking at the row/townhouse market, prospects for renters are not as encouraging as those found in the apartment sector.



Vacancies have remained largely unchanged in the past three surveys. In 2001, the row universe rose by 155 units - the first increase in the townhouse stock in a decade. In 2002's survey, the universe (see Table 6) fell slightly as completion levels were surpassed by condo conversions. As of October 2002, there were 54 row rental units in progress compared with only six under construction in October 2001. While the number of new row rental units entering the market this spring will be up from the previous year, the overall volumes will remain low - preventing any marked improvement in townhouse vacancies in the fall 2003 survey.

## Rent Increases To Moderate In 2003

Rent levels for a typical two-bedroom apartment in Edmonton have increased by over \$100 in the past two years, representing a jump of over 17 per cent from October 2000 to October 2002. Landlords reaped the benefits of the tight markets but also raised rents to cover rising operating costs and to pay for repairs and renovations. Home ownership costs have been surging in 2002 due to soaring house prices and rising mortgage rates and this allowed landlords seek another round of large rent hikes.

Increased competition from newly-completed apartments combined with a moderation in the price trend for ownership housing will place modest restraints on rent increases next year. CMHC's 2003 survey is expected to find that rents have increased, on average, by six per cent across the region compared with rents that were in place during October 2002. While higher mortgage rates will boost the cost of home ownership in 2003, price

## HIGHLIGHTS

- ▶ Edmonton's apartment vacancies increased to 1.7 per cent from a 23-year low of 0.9 per cent recorded in October 2001
- ▶ Row/townhouse vacancies again inched upward to 1.3 per cent from 1.2 per cent last year and 1.1 per cent in 2000.
- ▶ Following a 9.3 per cent (\$50 per month) jump last year, apartment rents increased by another 7.7 per cent or \$45 per month, on average.
- ▶ Row/townhouse average rents climbed by 7.5 per cent or \$53 per month. This compares with an 8.3 per cent or \$54 per month average increase reported in the 2001 survey.
- ▶ Vacancies in publicly-funded apartments stood at 1.2 per cent in October - down from 1.9 per cent last year and 2.3 per cent in 2000.

increases will moderate due to rising new and resale home inventories. As such, landlords will still need to be wary of losing tenants to home ownership. Rising vacancies will also temper landlords' aspirations for another round of big rent increases. However, new apartments entering the market tend to be priced well above the average for existing units so the impact of the new competitors on rents will be muted. Costs for renovations and other improvements are also expected to remain high and utility costs will also rise next year, so rent increases will still be well above general inflation.

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# NATIONAL OVERVIEW

## Rental Vacancies Rise

In October 2001, the overall apartment vacancy rate in Canada's census metropolitan areas (CMAs) fell to the lowest rate since 1987 when the survey first included structures of three units and over. Twelve months later, the average rental vacancy rate increased 0.6 percentage points, rising from 1.1 per cent in October 2001 to 1.7 per cent in October 2002.

In many centres, forty-year low mortgage rates combined with extremely competitive mortgage markets have pushed many renters into home ownership. As a result of these and other factors, seventeen of Canada's 26 major centres reported higher vacancy rates than in 2001. Calgary recorded the largest rate increase among CMAs, rising from 1.2 per cent in 2001 to 2.9 per cent in 2002. This was followed by a 1.6 percentage point gain

in Toronto's rental market, where the vacancy rate rose to 2.5 per cent from 0.9 one year earlier. Despite a comparatively modest increase of 0.7 per cent, St. John reported the highest vacancy rate among Canada's CMAs.

Only three CMAs recorded vacancy rates below 1.0 per cent, less than half the number reported in October 2001. After enjoying the lowest vacancy rate in 2001, Victoria can no longer be hailed as the tightest rental market in the country. That distinction now belongs to the Quebec CMA, thanks to their 0.3 per cent vacancy rate. For the second year in succession, Montreal followed a close second, with a vacancy rates of 0.7 per cent.

Next year, CMHC expects that October's survey will find the national apartment vacancy rate at 1.5 per cent, down marginally from 1.7 per cent in 2002. Higher mortgage rates will add to the carrying costs of home ownership, curtailing demand from renters seeking to buy their first home. This factor will be compounded by rising prices in the ownership market. Sellers' market conditions are boosting resale prices in Canada significantly, while a hectic new home market is placing upward pressure on labour and land costs.

With higher vacancies in most of Canada's major centres, average rent increases were comparatively modest compared to previous years. Rent increases were maintained at or below four per cent in the majority of markets, with the most notable exception being Edmonton. Following the highest rent increase of 8.8 per cent in 2001, Edmonton saw average rents for a two-bedroom apartment advance another 8.4 per cent in 2002. The next highest increase was in Halifax at 4.6 per cent, followed by Montreal at 4.4 per cent. No Canadian CMA reported lower rents than the previous year, though average rents were unchanged in Thunder Bay at \$657 per month.

With the exception of Montreal, the highest average rental costs among CMAs continue to be in Canada's largest centres. The highest monthly rents for a two-bedroom apartment were in Toronto (\$1,047) and Vancouver (\$954). At \$804 per month, Calgary ranked fifth among Canada's major centres. Given Edmonton's recent gains, their average rents are quickly catching Calgary's. As recently as 1999, average rents in Edmonton were 22 per cent lower than Calgary's. In 2002, the shortfall narrowed to just over 10 per cent.

## Edmonton Housing Market — At a Glance

Despite slower job growth, Edmonton's economy remains strong in 2002. Energy sector investment continues to fuel the expansion. Employment growth in 2002 has not achieved the robust performance witnessed in the previous year but the trend line has strengthened in recent months. With an improved investment climate in 2003, expect more jobs to return in oil and gas extraction, manufacturing, and non-residential construction. Firmer energy prices will also bolster both exploration and exports, boosting economic growth next year. Migration into the Capital region will remain well above the modest levels seen in the mid-90s.

When the dust settles in late December, 2002 will end up the best year for the new housing industry in two decades. Thanks to a combination of low mortgage rates, a positive investment climate and fewer homes on the market, Metro's total housing starts will exceed 12,000 units this year - the best performance since 1981. For 2003, we estimate that total new housing production will pull back to a more sustainable level but will still represent the second-best year since 1982.

With resale homes in short supply, people looking to buy in Edmonton have turned to the new home market in large numbers for their housing needs. Single-detached starts are set to hit a new record in 2002, surpassing the previous benchmark of 6,202 units set in 1978. This pace will moderate in 2003 as completions outpace absorptions and inventories are replenished. A similar story is unfolding in the new multi-unit sector - on-track to record the best performance since 1982. Inventory levels, particularly for rental apartments, are set to rise this winter and this will put a damper on new construction in 2003.

Edmonton's resale market has also enjoyed another banner year in 2002. However, sales have failed to eclipse the benchmarks set a year earlier due to a shortage of listings and affordability constraints associated with soaring prices and rising mortgage rates. During the first five months of the year, sales remained close to last year's levels but tight inventories led to double-digit increases from 2001's record-setting prices for both single-family and condominium units. With mortgage rates inching upward, affordability constraints have cooled the red-hot market in the second half of the year. In 2003, sales will drift lower as rising mortgage rates and higher prices lift carrying costs beyond the reach of a growing number of potential buyers. However, rising inventories will offer buyers more options and this will help dampen price increases back to single-digit percentage levels.

### Apartment Vacancy Rates by Market

Area	2001	2002
Abbotsford CMA	2.4	2
Calgary CMA	1.2	2.9
Chicoutimi-Jonquière CMA	4.4	4.9
<b>Edmonton CMA</b>	<b>0.9</b>	<b>1.7</b>
Halifax CMA	2.8	2.7
Hamilton CMA	1.3	1.6
Kingston CA	1.5	0.9
Kitchener CMA	0.9	2.3
London CMA	1.6	2
Montreal CMA	0.6	0.7
St. Catharines-Niagara CMA	1.9	2.4
Oshawa CMA	1.3	2.3
Hull CMA	0.6	0.5
Ottawa CMA	0.8	1.9
Quebec CMA	0.8	0.3
Regina CMA	2.1	1.9
Saint John CMA	5.6	6.3
St. John's CMA	2.5	2.7
Saskatoon CMA	2.9	3.7
Sherbrooke CMA	2.3	1.8
Greater Sudbury CMA	5.7	5.1
Thunder Bay CMA	5.8	4.7
Toronto CMA	0.9	2.5
Trois-Rivieres CMA	4.7	3
Vancouver CMA	1.0	1.4
Victoria CMA	0.5	1.5
Windsor CMA	2.9	3.9
Winnipeg CMA	1.4	1.2
Charlottetown CA	1.8	2.2
CANADA	1.2	1.7

# SURVEY RESULTS

Following back-to-back declines, vacancy rates in privately-owned rental structures with three or more units increased across Metro Edmonton in 2002. Our annual October CMHC survey found 1,090 vacant apartments out of a universe of 65,121 units - representing a vacancy rate of 1.7 per cent. This compares with 576 vacant units found a year earlier which represented 0.9 per cent of the universe of rental apartments in the Capital region.

Increases in the supply of units available for rent came largely in response to rising construction activity. New multi-unit starts, including rental apartments, have reached a twenty-year high in 2002. While overall inventories of completed and unoccupied multis were down from last year, the number of unabsorbed new rental apartments was up by 39 per cent from last October. Record-highs for residential resale activity and for single-detached starts also suggest that many people made a switch from renting to owning thanks to forty-year lows in mortgage rates.

Increases in vacancies did not occur evenly across all unit types. For example, bachelor and one-bedroom units experienced bigger increases in vacancies (0.9 percentage points) while the vacancy rate in the larger three-bedroom+ category saw vacancy rates inch lower.

Looking across the region, Edmonton's Jasper Place and West Jasper Place (Zones 5 and 6) experienced the largest increases, up 1.3 and 1.2 percentage points respectively followed by the Downtown Zones 1 and 2 - which both increased by 1.1 percentage points. Jasper Place now has the highest vacancy rates in Metro at 2.8 per cent. While new apartment construction activity has not been notably strong in this area in the past 12 months, Zone 5 did report the second highest rent increases (12 per cent) in the 2001 survey - leading some renters to consider other locations.

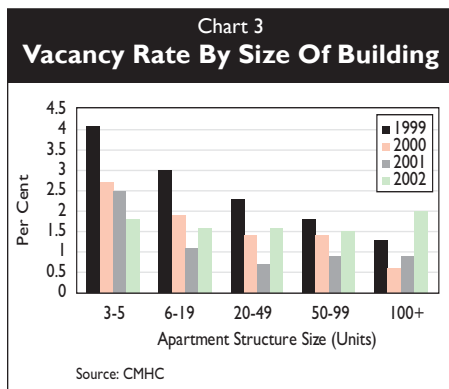


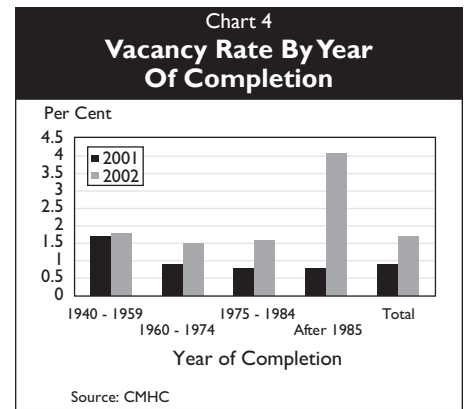
Chart 3 illustrates the relationship between vacancy rates and structure size for the period 1999 through 2002. Vacancies in the smallest-sized structures of 3-5 units continue to see steady declines from the high levels reported in 1999. All other size categories have experienced increases, in particular those containing more than 100 units - which saw vacancy rates rise by 1.1 percentage points. Many of the new buildings added to the rental stock prior to 2002's survey have been larger structures - particularly in the Downtown. As shown in Table 7, vacancy rates in the Edmonton Core have risen most rapidly in buildings over 100 units in size.

The impact of the added new stock is also evident when looking at the data on vacancy rate by rent range. As shown in Table 8, vacancy rates have increased by the largest margin in units with rents between \$700 and \$799 per month. Due to the high costs of construction, most of the new units entering the market are priced above \$800 per month. However, this price range has seen increases in vacancies slightly below the rate of change for all unit types. Our survey data indicate that buildings in the \$700-799 price range are feeling the pressure from the new competition, which typically offers better levels of amenity albeit at a higher price. This suggests that renovations and improvements of existing buildings will remain high in the coming year. Landlords in older apartments will need to improve the appeal of their buildings which now compete with a growing number of new structures offering modern amenities at prices many of their tenants can afford.

Chart 4 provides a breakout of apartment vacancy rates by age of structure. While there are some limitations to this series due to data availability, the chart clearly demonstrates the impact of the newly-completed apartment buildings on occupancy rates. While all age classes experienced rising vacancies, structures which were built since 1985 have experienced the largest increase - with an average rise of 3.3 percentage points.

## Apartment Rents Remain On The Upswing

Following a 9.3 per cent (\$50/month) average increase the previous year, apartment rents across the Capital Region jumped by another 7.7 per cent in the 12 month period ending October 2002. This represented an increase of \$45 per month for the average apartment renter. Chronically low vacancies in many

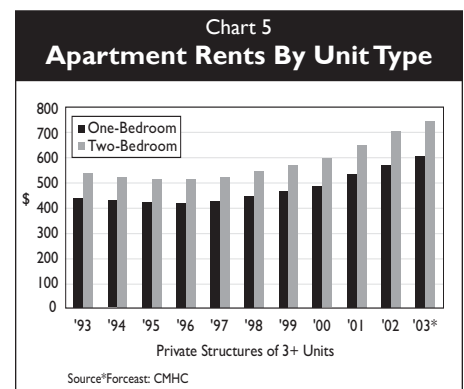


neighbourhoods combined with rising costs for maintenance, improvements and on-going operations contributed to the continued rise in rent levels.

While increased apartment construction has added to the stock of units available for rent, this increased competition has not translated into weaker rental inflation. New apartment buildings are costly to produce, with developers facing steep and rising prices for inputs such as land, materials and labour. As such, few additions to the rental stock are offered at costs below \$1.20 per square foot on a monthly basis.

One- and two-bedroom units, as shown in Table 3, make up the lion's share of the apartments in our survey. As such, changes in the rent ranges for these unit types are more stable over time due to the size of the respective stock in these categories. Table 2 provides average rents broken out by survey zone and bedroom type. On the heels of a 9.8 per cent (\$48/month) gain last year, the average rent for a typical one-bedroom unit increased by 7.1 per cent - representing a typical rise of \$38 per month.

While one-bedroom rent increases typically under-performed the market as a whole during 2002, two-bedroom rents outpaced the market in general. In fact, on a dollar basis, rent increases for two-bedroom units exceeded





those reported in 2001. In our 2001 survey, a typical two-bedroom unit rose by 8.8 per cent or \$53 per month, on average. Twelve months later, our survey found a typical rent increase of \$54 per month in the two-bedroom stock for an average gain of 8.4 per cent.

Looking across the region, apartment increases were strongest in West Jasper Place (Zone 6). In 2001's survey, Zone 6 had the highest vacancy rates across the region and the weakest rent increases. The following year, vacancies have remained at the top of the range but landlords have nonetheless decided to make up for lost ground.

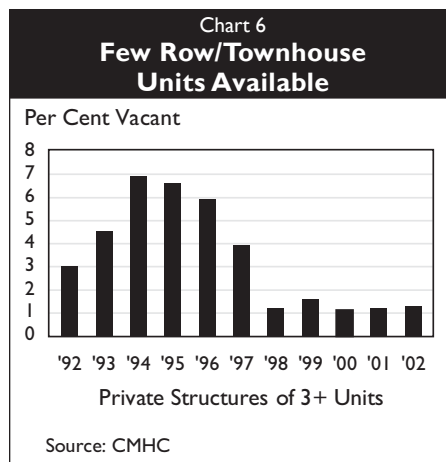
Changes in rent levels were weakest in the West Central area (Zone 4), where average rents inched lower by 0.2 per cent. This change was brought about by a shift in the universe. Average rents for bachelor units in Zone 4 fell by 18 per cent in part due to a change in the number of bachelor suites in our survey. Rent increases were also well below average in St. Albert - up only four per cent or \$26/month. Vacancies have not increased much in this community and, despite the moderation in the price trend, rents generally remain at the upper end of the scale for the region as a whole.

Newer buildings experienced larger rent increases than the overall average in 2002 due, in part, to the impact of the growing number of recently-completed structures. These new buildings, of course, typically command rent levels well above the average. For example, structures completed since 1985 have, as a group, seen Metro-wide rent increases of just under 12 per cent or \$95 per month. This compares with a modest five per cent or \$26 per month average increase for buildings that were completed between 1940 and 1959.

## Row Units Remain in Short Supply

Vacancy rates in Edmonton's rental row/townhouse market have remained largely unchanged from the past two CMHC surveys. Vacancies inched upward to 1.3 per cent in October, compared with 1.2 per cent in 2001 and 1.1 per cent in 2000. Across the region, we found only 118 vacant suites in a universe of 8,851 row units. In 2001, the row universe increased by 155 units, the first advance in the row rental stock in a decade thanks to a new project in the Northeast. As of October 2002, the universe was down by eight units, with low construction levels countered by condominium conversions.

Overall there were 16 more vacant row units on the market than CMHC tallied in 2001. The changes were largely confined to two areas



of Edmonton City. In Zone 11, vacancies fell from last year, when the numbers had been bolstered by a major new project. Increases came, however, in West Jasper Place (Zone 6), where the number of unoccupied units rose from eight to 33.

## Row Rents Head Higher

Following an 8.3 per cent (\$54/month) average increase in 2001, townhouse/row average rents advanced by another 7.5 per cent in the 2002 survey - for typical gain of \$53 per month. As shown in Table 5, average rents for bachelor row units experienced the largest increases but the universe is very small for this suite type (see Table 6) and these numbers should be interpreted with caution.

As shown in Table 6, most of the row universe consists of two- and three-bedroom units. Rents for the two-bedroom row stock increased by 6.6 per cent or \$45 per month while units with three or more bedrooms increased by 7.9 per cent or \$58 per month.

Castledowns (Zone 12) reported the largest increase in row rents, up by 10.2 per cent. However, this district saw a reduction in the universe from 680 units in 2001 to 625 in 2002. These changes may account for the higher than average adjustment in rent levels. Zone 3 (University) shows a large drop in overall rent levels but, again, the universe in this district is small and reporting changes can impact the numbers in a large way.

## Publicly-Financed Apartments in Short Supply

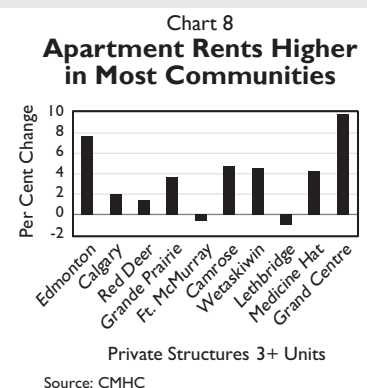
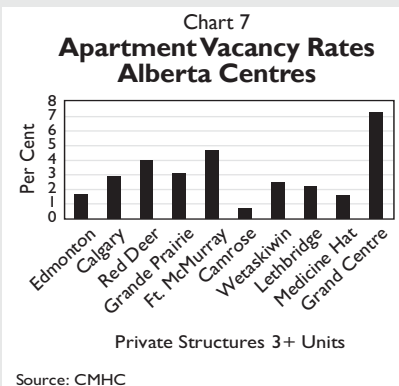
After a slight uptick in the 2000 survey, the number of vacant publicly-funded rental apartments on hand for low-income renters has fallen in the past two years. The universe of publicly-financed apartments (see Table 9) increased by just under 250 units between

October 2000 and October 2002, but this was insufficient to bolster vacancies. There were 87 publicly-funded apartments vacant and available for rent across Metro this October, representing a vacancy rate of 1.2 per cent. This compares with 140 (1.9%) on hand in 2001 and 166 (2.3%) in 2000. The lion's share of units available were either bachelor or one-bedroom units in Edmonton's Central Core area - with few two-bedroom or larger apartments available anywhere across Metro.

Vacancies in Edmonton's public-sector row units stood at 0.2 per cent in October. This compares with a vacancy rate of 0.1 in October 2001.

## Alberta Rental Market

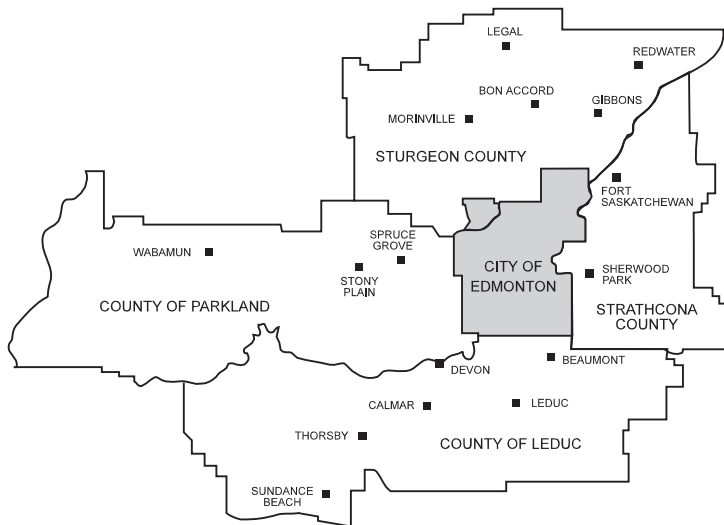
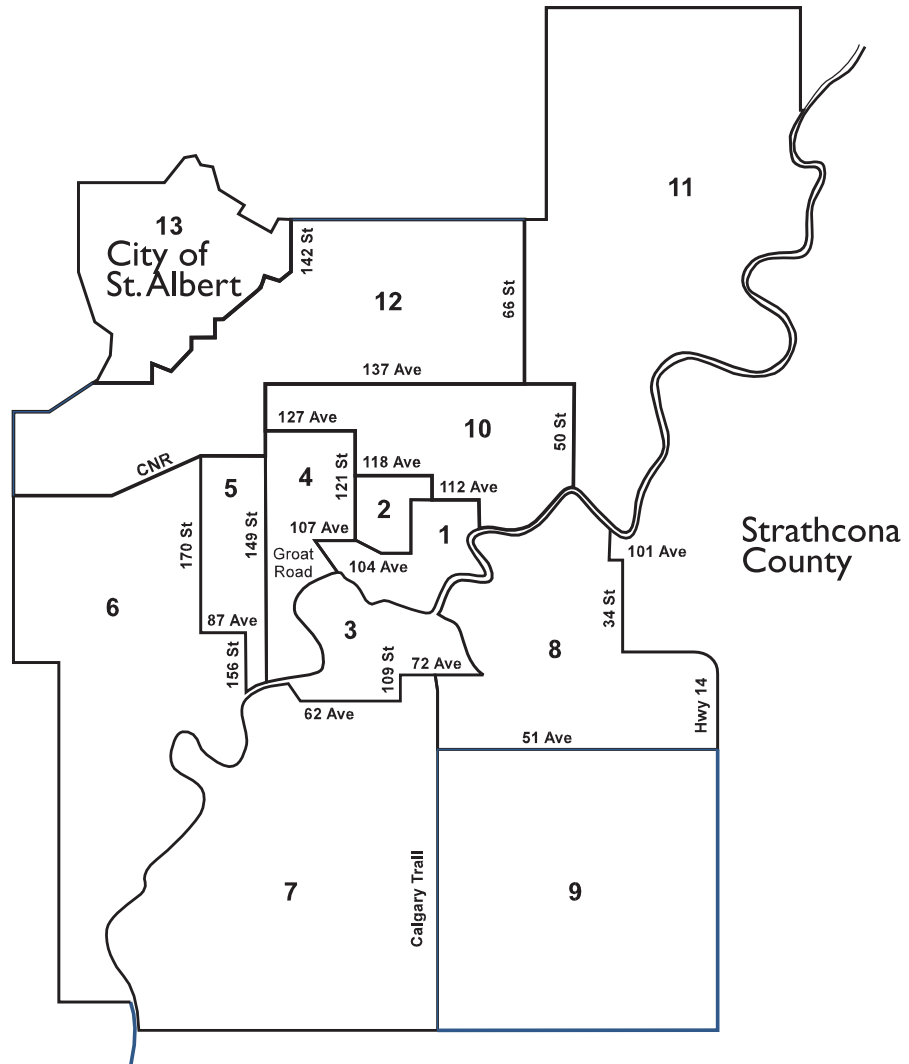
- ▶ The apartment vacancy rate (privately-owned) in all Alberta cities over 10,000 population increased to 2.3 per cent in October from 1.1 per cent in October 2001.
- ▶ Only Camrose and Lloydminster (Alta. part) had apartment vacancies below one per cent.
- ▶ Edmonton and Medicine Hat recorded vacancies between one and two per cent.
- ▶ Calgary, Brooks, Grande Prairie, Lethbridge, and Wetaskiwin all had apartment vacancies between two and four per cent.
- ▶ Grand Centre - Cold Lake, Red Deer and Fort McMurray reported vacancies that were four per cent or higher.



# Edmonton Metropolitan Area Vacancy Survey Zones

## SURVEY ZONES

1. Downtown
2. Hudson Bay Reserve
3. University Area
4. West Centra
5. Jasper Place
6. West Jasper Place
7. South West
8. East Central
9. Millwoods
10. North Central
11. North East
12. Castledowns
13. St. Albert
14. Other Centres



**Table 1**  
**APARTMENT VACANCY RATES BY ZONE AND BEDROOM TYPE**  
**Edmonton CMA**

Zone	All Units			Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +		
	2001	2002	Chg	2001	2002	Chg	2001	2002	Chg	2001	2002	Chg	2001	2002	Chg
Zone 1	0.7	1.8	1.1	0.6	1.2	0.6	0.7	2.2	1.5	0.8	1.4	0.6	1.8	1.1	-0.7
Zone 2	0.6	1.7	1.1	0.0	1.8	1.8	0.8	1.7	0.9	0.4	1.4	1.0	**	**	-
Zone 3	0.4	1.2	0.8	0.0	0.8	0.8	0.4	1.3	0.9	0.7	1.2	0.5	**	**	-
Zone 4	1.1	2.2	1.1	0.4	2.8	2.4	0.7	2.1	1.4	1.8	2.0	0.2	**	**	-
<b>Edmonton Core 1-4</b>	<b>0.7</b>	<b>1.7</b>	<b>1.0</b>	<b>0.4</b>	<b>1.3</b>	<b>0.9</b>	<b>0.6</b>	<b>1.9</b>	<b>1.3</b>	<b>0.9</b>	<b>1.5</b>	<b>0.6</b>	<b>0.9</b>	<b>1.3</b>	<b>0.4</b>
Zone 5	0.7	2.0	1.3	0.0	0.6	0.6	0.4	1.7	1.3	0.9	2.4	1.5	2.5	2.9	0.4
Zone 6	1.6	2.8	1.2	1.1	1.1	0.0	1.7	3.2	1.5	1.5	3.2	1.7	1.9	0.8	-1.1
West 5-6	1.1	2.4	1.3	0.6	0.9	0.3	0.8	2.3	1.5	1.2	2.8	1.6	2.2	1.9	-0.3
Zone 7	0.9	1.5	0.6	0.6	1.9	1.3	0.9	1.5	0.6	0.9	1.4	0.5	1.9	2.9	1.0
Zone 8	1.5	0.8	-0.7	3.0	1.1	-1.9	1.7	1.0	-0.7	1.1	0.6	-0.5	1.5	1.2	-0.3
Zone 9	1.1	1.5	0.4	**	**	0.0	0.5	1.3	0.8	1.4	1.8	0.4	**	0.9	0.9
South 7-9	1.1	1.4	0.3	1.9	1.4	-0.5	1.0	1.3	0.3	1.0	1.3	0.3	1.6	2.3	0.7
Zone 10	1.3	1.3	0.0	0.7	2.7	2.0	1.0	1.0	0.0	1.6	1.4	-0.2	**	1.1	1.1
Zone 11	1.4	2.4	1.0	3.6	0.0	-3.6	1.2	2.0	0.8	1.4	3.1	1.7	1.8	0.7	-1.1
Zone 12	0.7	1.3	0.6	0.0	0.0	0.0	1.0	0.9	-0.1	0.5	1.4	0.9	0.4	1.8	1.4
North 10-12	1.2	1.6	0.4	0.9	2.3	1.4	1.0	1.2	0.2	1.2	2.0	0.8	2.2	1.1	-1.1
<b>Edmonton City 1-12</b>	<b>0.9</b>	<b>1.7</b>	<b>0.8</b>	<b>0.6</b>	<b>1.4</b>	<b>0.8</b>	<b>0.8</b>	<b>1.7</b>	<b>0.9</b>	<b>1.0</b>	<b>1.7</b>	<b>0.7</b>	<b>1.8</b>	<b>1.6</b>	<b>-0.2</b>
Zone 13	0.4	0.5	0.1	N/U	N/U	0.0	0.0	0.0	0.0	0.2	0.9	0.7	1.6	0.0	-1.6
Zone 14	0.8	1.5	0.7	0.0	6.3	6.3	0.8	1.3	0.5	0.9	1.2	0.3	0.6	3.2	2.6
<b>Edmonton CMA</b>	<b>0.9</b>	<b>1.7</b>	<b>0.8</b>	<b>0.6</b>	<b>1.5</b>	<b>0.9</b>	<b>0.8</b>	<b>1.7</b>	<b>0.9</b>	<b>1.0</b>	<b>1.7</b>	<b>0.7</b>	<b>1.7</b>	<b>1.6</b>	<b>-0.1</b>

**Table 2**  
**APARTMENT AVERAGE RENTS BY ZONE AND BEDROOM TYPE**  
**Edmonton CMA**

Zone	All Units			Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +		
	2001	2002	Chg	2001	2002	Chg	2001	2002	Chg	2001	2002	Chg	2001	2002	Chg
Zone 1	593	648	9.3	479	516	7.7	565	606	7.3	699	789	12.9	880	896	1.8
Zone 2	484	530	9.5	364	433	19.0	456	504	10.5	562	614	9.3	**	**	-
Zone 3	624	662	6.1	496	555	11.9	581	606	4.3	753	810	7.6	**	**	-
Zone 4	550	549	-0.2	474	389	-17.9	526	515	-2.1	618	623	0.8	**	**	-
<b>Edmonton Core 1-4</b>	<b>576</b>	<b>620</b>	<b>7.6</b>	<b>471</b>	<b>504</b>	<b>7.0</b>	<b>544</b>	<b>578</b>	<b>6.3</b>	<b>674</b>	<b>742</b>	<b>10.1</b>	<b>770</b>	<b>817</b>	<b>6.1</b>
Zone 5	562	586	4.3	412	427	3.6	500	524	4.8	630	658	4.4	734	760	3.5
Zone 6	645	724	12.2	516	549	-	579	678	17.1	660	739	12.0	771	854	10.8
West 5-6	594	647	8.9	465	484	4.1	518	574	10.8	645	702	8.8	753	809	7.4
Zone 7	686	727	6.0	506	545	7.7	620	663	6.9	722	765	6.0	790	827	4.7
Zone 8	532	580	9.0	416	436	4.8	488	530	8.6	578	633	9.5	641	704	9.8
Zone 9	610	653	7.0	**	**	-	544	570	4.8	654	697	6.6	**	818	ERR
South 7-9	641	683	6.6	468	497	6.2	574	614	7.0	684	728	6.4	769	810	5.3
Zone 10	493	538	9.1	382	409	7.1	466	513	10.1	557	600	7.7	**	678	-
Zone 11	602	653	8.5	401	443	10.5	533	580	8.8	640	695	8.6	688	735	6.8
Zone 12	573	617	7.7	412	441	7.0	504	555	10.1	601	641	6.7	676	721	6.7
North 10-12	543	590	8.7	386	414	7.3	489	537	9.8	598	647	8.2	673	715	6.2
<b>Edmonton City 1-12</b>	<b>585</b>	<b>631</b>	<b>7.9</b>	<b>459</b>	<b>491</b>	<b>7.0</b>	<b>537</b>	<b>576</b>	<b>7.3</b>	<b>657</b>	<b>712</b>	<b>8.4</b>	<b>739</b>	<b>782</b>	<b>5.8</b>
Zone 13	654	680	4.0	N/U	N/U	-	561	575	2.5	675	704	4.3	703	737	4.8
Zone 14	568	620	9.2	401	436	8.7	518	549	6.0	601	664	10.5	676	701	3.7
<b>Edmonton CMA</b>	<b>586</b>	<b>631</b>	<b>7.7</b>	<b>458</b>	<b>490</b>	<b>7.0</b>	<b>537</b>	<b>575</b>	<b>7.1</b>	<b>654</b>	<b>709</b>	<b>8.4</b>	<b>734</b>	<b>776</b>	<b>5.7</b>

\*\* Data Not Available    N/U Not in Universe    N/A Not Applicable

**Table 3  
NUMBER OF APARTMENT UNITS — VACANT AND TOTAL (UNIVERSE)  
by Zone and Bedroom Type — Edmonton CMA**

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	256	14,152	22	1,933	175	8,088	55	3,851	3	281
Zone 2	85	5,102	8	454	55	3,155	21	1,425	**	**
Zone 3	82	6,858	6	789	54	4,020	21	1,851	**	**
Zone 4	76	3,512	11	393	38	1,834	25	1,210	**	**
<b>Edmonton Core 1-4</b>	<b>500</b>	<b>29,624</b>	<b>48</b>	<b>3,569</b>	<b>322</b>	<b>17,097</b>	<b>122</b>	<b>8,336</b>	<b>8</b>	<b>621</b>
Zone 5	90	4,427	1	167	39	2,247	39	1,651	10	362
Zone 6	97	3,427	2	180	38	1,164	55	1,724	3	359
West 5-6	187	7,854	3	347	77	3,411	94	3,375	13	721
Zone 7	113	7,438	3	155	41	2,775	54	3,990	15	518
Zone 8	20	2,400	1	111	11	1,129	7	1,074	1	86
Zone 9	37	2,494	**	**	12	977	23	1,305	2	176
South 7-9	170	12,332	4	302	64	4,881	84	6,369	18	780
Zone 10	70	5,549	14	526	30	3,076	23	1,716	3	231
Zone 11	86	3,572	0	47	26	1,294	57	1,822	3	409
Zone 12	29	2,335	0	44	7	765	18	1,303	4	222
North 10-12	185	11,456	14	617	63	5,135	98	4,842	10	862
<b>Edmonton City 1-12</b>	<b>1,042</b>	<b>61,265</b>	<b>69</b>	<b>4,836</b>	<b>526</b>	<b>30,525</b>	<b>398</b>	<b>22,922</b>	<b>49</b>	<b>2,983</b>
Zone 13	5	927	N/U	N/U	0	217	5	532	0	178
Zone 14	43	2,929	5	79	13	1,001	20	1,690	5	159
<b>Edmonton CMA</b>	<b>1,090</b>	<b>65,121</b>	<b>74</b>	<b>4,915</b>	<b>539</b>	<b>31,743</b>	<b>423</b>	<b>25,143</b>	<b>54</b>	<b>3,320</b>

**Table 4  
ROW VACANCY RATES BY ZONE AND BEDROOM TYPE  
Edmonton CMA**

Zone	All Units			Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +		
	2001	2002	Chg	2001	2002	Chg	2001	2002	Chg	2001	2002	Chg	2001	2002	Chg
Zone 1	2.6	0.0	-	**	**	-	**	**	-	**	**	-	**	**	-
Zone 2	**	**	-	N/U	N/U	-	N/U	N/U	-	**	**	-	**	**	-
Zone 3	4.2	4.2	0.0	**	**	-	**	**	-	**	**	-	0.0	7.1	7.1
Zone 4	1.1	1.0	-0.1	**	**	-	7.5	0.0	-	0.7	1.4	-	0.7	0.7	0.0
<b>Edmonton Core 1-4</b>	<b>1.2</b>	<b>1.0</b>	<b>-0.2</b>	<b>**</b>	<b>0.0</b>	<b>-</b>	<b>7.7</b>	<b>0.0</b>	<b>-</b>	<b>0.8</b>	<b>1.4</b>	<b>0.6</b>	<b>0.6</b>	<b>0.9</b>	<b>0.3</b>
Zone 5	0.0	12.5	-	N/U	N/U	-	**	**	-	0.0	12.5	-	**	**	-
Zone 6	0.5	2.3	1.8	N/U	N/U	-	0.0	0.0	-	0.8	1.4	0.6	0.4	2.8	2.4
West 5-6	0.5	2.4	1.9	N/U	N/U	-	0.0	3.0	-	0.8	1.7	0.9	0.4	2.8	2.4
Zone 7	0.4	0.6	0.2	N/U	N/U	-	**	**	-	0.0	0.0	0.0	0.6	0.9	0.3
Zone 8	0.7	0.7	0.0	**	**	-	0.0	0.0	0.0	0.2	0.5	0.3	1.2	0.9	-0.3
Zone 9	1.3	0.7	-0.6	N/U	N/U	-	0.0	0.0	-	1.5	1.5	-	1.2	0.2	-1.0
South 7-9	0.7	0.7	0.0	**	**	-	0.0	0.0	0.0	0.5	0.6	0.1	0.9	0.7	-0.2
Zone 10	2.9	2.2	-0.7	N/U	N/U	-	**	5.3	-	3.2	3.1	-0.1	2.5	1.6	-0.9
Zone 11	2.6	2.0	-0.6	**	**	-	**	**	-	2.8	3.8	1.0	2.3	0.9	-1.4
Zone 12	0.0	1.1	1.1	N/U	N/U	-	N/U	N/U	-	0.0	0.0	0.0	0.0	1.4	1.4
North 10-12	2.0	1.8	-0.2	**	**	-	**	4.0	-	2.5	3.0	0.5	1.6	1.3	-0.3
<b>Edmonton City 1-12</b>	<b>1.2</b>	<b>1.4</b>	<b>0.2</b>	<b>8.2</b>	<b>4.0</b>	<b>-4.2</b>	<b>2.5</b>	<b>1.0</b>	<b>-1.5</b>	<b>1.2</b>	<b>1.6</b>	<b>0.4</b>	<b>1.0</b>	<b>1.3</b>	<b>0.3</b>
Zone 13	0.6	1.8	1.2	N/U	N/U	-	N/U	N/U	-	**	**	-	0.6	1.9	1.3
Zone 14	1.1	0.3	-0.8	**	**	-	4.5	4.5	0.0	1.2	0.4	-0.8	0.8	0.0	-0.8
<b>Edmonton CMA</b>	<b>1.2</b>	<b>1.3</b>	<b>0.1</b>	<b>8.0</b>	<b>3.9</b>	<b>-4.1</b>	<b>2.7</b>	<b>1.3</b>	<b>-1.4</b>	<b>1.2</b>	<b>1.5</b>	<b>0.3</b>	<b>1.0</b>	<b>1.2</b>	<b>0.2</b>

\*\* Data Not Available    N/U Not in Universe    N/A Not Applicable



**Table 5**  
**ROW AVERAGE RENTS BY ZONE AND BEDROOM TYPE**  
**Edmonton CMA**

Zone	All Units			Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +		
	2001	2002	Chg	2001	2002	Chg	2001	2002	Chg	2001	2002	Chg	2001	2002	Chg
Zone 1	680	822	-	**	**	-	**	**	-	**	**	-	**	**	-
Zone 2	**	**	-	N/U	N/U	-	N/U	N/U	-	**	**	-	**	**	-
Zone 3	915	752	-17.8	N/A	**	-	N/A	**	-	**	**	-	926	986	6.5
Zone 4	621	678	9.2	**	**	-	438	475	-	617	670	-	657	720	9.6
<b>Edmonton Core 1-4</b>	<b>647</b>	<b>694</b>	<b>7.3</b>	<b>**</b>	<b>446</b>	<b>-</b>	<b>460</b>	<b>523</b>	<b>-</b>	<b>630</b>	<b>676</b>	<b>7.3</b>	<b>700</b>	<b>749</b>	<b>7.0</b>
Zone 5	499	571	-	N/U	N/U	-	**	**	-	535	605	-	N/A	N/A	-
Zone 6	785	854	8.8	N/U	N/U	-	704	750	-	762	807	5.9	804	883	9.8
West 5-6	780	849	8.8	N/U	N/U	-	654	701	-	755	800	6.0	804	883	9.8
Zone 7	762	810	6.3	N/U	N/U	-	**	**	-	712	742	4.2	781	837	7.2
Zone 8	693	753	8.7	**	**	-	560	614	9.6	692	740	6.9	736	809	9.9
Zone 9	698	742	6.3	N/U	N/U	-	509	521	-	677	705	-	712	764	7.3
South 7-9	726	777	7.0	**	**	-	565	607	7.4	695	733	5.5	754	813	7.8
Zone 10	629	687	9.2	N/U	N/U	-	**	353	-	599	655	9.3	659	711	7.9
Zone 11	708	764	7.9	**	**	-	**	**	-	680	740	8.8	724	782	8.0
Zone 12	676	745	10.2	N/U	N/U	-	N/U	N/U	-	631	736	16.6	685	746	8.9
North 10-12	678	733	8.1	**	**	-	**	407	-	641	704	9.8	698	749	7.3
<b>Edmonton City 1-12</b>	<b>713</b>	<b>768</b>	<b>7.7</b>	<b>457</b>	<b>527</b>	<b>15.3</b>	<b>543</b>	<b>584</b>	<b>7.6</b>	<b>685</b>	<b>731</b>	<b>6.7</b>	<b>738</b>	<b>798</b>	<b>8.1</b>
Zone 13	764	828	8.4	N/U	N/U	-	N/U	N/U	-	**	**	-	769	835	8.6
Zone 14	642	672	4.7	**	**	-	407	433	6.4	598	629	5.2	676	705	4.3
<b>Edmonton CMA</b>	<b>708</b>	<b>761</b>	<b>7.5</b>	<b>452</b>	<b>521</b>	<b>15.3</b>	<b>529</b>	<b>568</b>	<b>7.4</b>	<b>678</b>	<b>723</b>	<b>6.6</b>	<b>733</b>	<b>791</b>	<b>7.9</b>

**Table 6**  
**NUMBER OF ROW UNITS — VACANT AND TOTAL (UNIVERSE)**  
**by Zone and Bedroom Type — Edmonton CMA**

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	0	39	**	**	**	**	**	**	**	**
Zone 2	**	**	N/U	N/U	N/U	N/U	**	**	**	**
Zone 3	1	24	**	**	**	**	**	**	1	14
Zone 4	6	610	**	**	0	40	4	287	2	280
<b>Edmonton Core 1-4</b>	<b>8</b>	<b>771</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>52</b>	<b>5</b>	<b>353</b>	<b>3</b>	<b>351</b>
Zone 5	3	24	N/U	N/U	**	**	2	16	**	**
Zone 6	33	1,459	N/U	N/U	0	28	7	515	26	916
West 5-6	36	1,483	N/U	N/U	1	33	9	531	26	919
Zone 7	9	1,420	N/U	N/U	**	**	0	400	9	1,010
Zone 8	6	857	**	**	0	68	2	425	3	340
Zone 9	5	760	N/U	N/U	0	13	4	259	1	488
South 7-9	20	3,037	**	**	0	91	6	1,084	13	1,838
Zone 10	20	914	N/U	N/U	1	19	10	318	9	577
Zone 11	22	1,125	**	**	**	**	14	364	7	744
Zone 12	7	625	N/U	N/U	N/U	N/U	0	113	7	512
North 10-12	49	2,664	**	**	1	25	24	795	23	1,833
<b>Edmonton City 1-12</b>	<b>113</b>	<b>7,955</b>	<b>2</b>	<b>50</b>	<b>2</b>	<b>201</b>	<b>44</b>	<b>2,763</b>	<b>65</b>	<b>4,941</b>
Zone 13	3	164	N/U	N/U	N/U	N/U	**	**	3	156
Zone 14	2	732	**	**	1	22	1	234	0	475
<b>Edmonton CMA</b>	<b>118</b>	<b>8,851</b>	<b>2</b>	<b>51</b>	<b>3</b>	<b>223</b>	<b>45</b>	<b>3,005</b>	<b>68</b>	<b>5,572</b>

\*\* Data Not Available    N/U Not in Universe    N/A Not Applicable

**Table 7**  
**APARTMENT VACANCY RATES BY STRUCTURE SIZE AND BEDROOM TYPE**  
**Edmonton CMA**

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
<b>Edmonton Core 1-4</b>										
3 - 5 Units	1.1	0.0	0.0	0.0	1.6	0.0	0.0	0.0	**	**
6 - 19 Units	0.7	1.6	0.0	1.0	0.4	1.8	1.6	1.8	**	**
20 - 49 Units	0.4	1.6	0.6	2.5	0.5	1.6	0.4	1.4	0.0	2.7
50 - 99 Units	0.9	1.2	0.8	1.7	1.0	1.0	0.7	1.3	5.5	0.0
100+ Units	0.8	2.1	0.4	0.8	0.9	3.1	0.9	1.4	1.5	1.5
<b>Total</b>	<b>0.7</b>	<b>1.7</b>	<b>0.4</b>	<b>1.3</b>	<b>0.6</b>	<b>1.9</b>	<b>0.9</b>	<b>1.5</b>	<b>0.9</b>	<b>1.3</b>
<b>West 5-6</b>										
3 - 5 Units	4.8	5.0	**	**	9.1	0.0	**	**	N/U	N/U
6 - 19 Units	0.9	1.2	**	**	0.5	1.7	1.3	1.2	2.2	0.0
20 - 49 Units	0.5	2.4	**	**	0.1	2.6	0.8	2.4	0.4	3.0
50 - 99 Units	1.5	2.8	0.7	1.4	0.6	2.4	2.1	3.5	3.2	2.8
100+ Units	2.4	4.0	N/U	N/U	3.2	2.4	1.3	5.5	**	**
<b>Total</b>	<b>1.1</b>	<b>2.4</b>	<b>0.6</b>	<b>0.9</b>	<b>0.8</b>	<b>2.3</b>	<b>1.2</b>	<b>2.8</b>	<b>2.2</b>	<b>1.9</b>
<b>South 7-9</b>										
3 - 5 Units	2.0	1.0	**	**	0.0	0.0	5.3	0.0	0.0	1.9
6 - 19 Units	1.6	1.7	1.7	1.5	1.4	1.6	1.7	1.5	1.6	4.6
20 - 49 Units	1.2	1.5	3.6	1.0	1.1	1.4	1.2	1.6	0.8	1.2
50 - 99 Units	1.0	1.2	1.1	1.2	0.9	1.1	0.6	0.8	3.7	4.2
100+ Units	0.5	1.2	**	**	0.7	1.3	0.4	1.2	1.9	0.0
<b>Total</b>	<b>1.1</b>	<b>1.4</b>	<b>1.9</b>	<b>1.4</b>	<b>1.0</b>	<b>1.3</b>	<b>1.0</b>	<b>1.3</b>	<b>1.6</b>	<b>2.3</b>
<b>North 10-12</b>										
3 - 5 Units	3.7	3.7	**	**	0.0	5.6	8.7	0.0	0.0	0.0
6 - 19 Units	1.7	1.9	1.0	2.9	1.6	1.4	1.9	2.5	3.1	0.7
20 - 49 Units	1.2	1.2	1.1	2.5	0.7	1.1	1.4	1.3	2.7	1.3
50 - 99 Units	0.6	1.9	0.0	0.0	1.1	1.4	0.3	2.5	0.6	1.7
100+ Units	0.0	1.3	N/U	N/U	0.0	0.6	0.0	2.5	**	**
<b>Total</b>	<b>1.2</b>	<b>1.6</b>	<b>0.9</b>	<b>2.3</b>	<b>1.0</b>	<b>1.2</b>	<b>1.2</b>	<b>2.0</b>	<b>2.2</b>	<b>1.1</b>
<b>Edmonton City 1-12</b>										
3 - 5 Units	2.2	1.5	0.0	9.1	2.0	0.9	4.7	1.2	0.0	1.4
6 - 19 Units	1.1	1.6	0.4	1.4	0.8	1.6	1.6	1.8	1.9	0.7
20 - 49 Units	0.7	1.6	0.9	2.2	0.6	1.6	0.9	1.6	1.1	1.9
50 - 99 Units	1.0	1.6	0.7	1.3	0.9	1.3	0.8	1.8	2.9	2.6
100+ Units	0.9	2.1	0.4	0.8	1.0	2.6	0.8	1.9	2.2	1.5
<b>Total</b>	<b>0.9</b>	<b>1.7</b>	<b>0.6</b>	<b>1.4</b>	<b>0.8</b>	<b>1.7</b>	<b>1.0</b>	<b>1.7</b>	<b>1.8</b>	<b>1.6</b>
<b>Edmonton CMA</b>										
3 - 5 Units	2.5	1.8	0.0	7.7	2.5	0.8	4.0	2.0	1.2	2.2
6 - 19 Units	1.1	1.6	0.4	1.5	0.8	1.6	1.6	1.8	1.8	0.7
20 - 49 Units	0.7	1.6	0.9	2.3	0.6	1.5	0.9	1.6	1.0	2.0
50 - 99 Units	0.9	1.5	0.7	1.3	0.9	1.3	0.8	1.7	2.8	2.5
100+ Units	0.9	2.0	0.4	0.8	1.0	2.6	0.7	1.9	2.1	1.0
<b>Total</b>	<b>0.9</b>	<b>1.7</b>	<b>0.6</b>	<b>1.5</b>	<b>0.8</b>	<b>1.7</b>	<b>1.0</b>	<b>1.7</b>	<b>1.7</b>	<b>1.6</b>

\*\* Data Not Available    N/U Not in Universe    N/A Not Applicable

**Table 8**  
**APARTMENT VACANCY RATES BY RENT RANGE AND BEDROOM TYPE**  
**Edmonton CMA**

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
<b>Edmonton Core 1-4</b>										
< \$400	1.1	1.7	0.2	2.3	1.7	1.1	**	**	N/U	N/U
\$400-499	0.6	1.7	0.4	2.0	0.6	1.7	1.1	0.0	N/U	N/U
\$500-599	0.8	1.5	0.5	0.8	0.5	1.5	1.5	1.9	**	**
\$600-699	0.5	1.5	**	**	0.5	1.4	0.5	1.6	0.0	**
\$700-799	0.3	4.2	**	**	0.4	5.8	0.1	1.4	**	3.3
\$800 +	1.3	1.5	N/U	N/U	**	**	0.9	1.4	**	1.2
<b>Total</b>	0.7	1.8	0.4	1.6	0.7	2.0	0.9	1.5	0.3	1.5
<b>West 5-6</b>										
< \$400	**	**	**	**	**	**	**	N/U	N/U	N/U
\$400-499	1.0	2.6	**	**	0.3	3.1	**	**	**	**
\$500-599	0.4	2.0	**	**	0.6	2.0	0.3	2.4	**	**
\$600-699	1.0	1.7	N/U	**	0.2	1.9	1.1	1.8	**	**
\$700-799	0.3	2.9	N/U	N/U	**	**	0.4	2.4	0.0	**
\$800 +	2.3	4.0	N/U	N/U	N/U	**	**	**	3.3	1.5
<b>Total</b>	0.8	2.4	0.0	0.4	0.4	2.4	1.1	2.8	2.1	1.2
<b>South 7-9</b>										
< \$400	3.4	0.0	1.4	**	3.3	0.0	**	N/U	N/U	N/U
\$400-499	1.4	0.7	**	2.7	0.6	0.4	2.9	**	**	N/U
\$500-599	0.9	1.3	**	1.9	0.7	1.2	1.3	1.5	**	**
\$600-699	1.0	1.6	**	**	1.5	2.0	0.7	1.0	3.0	**
\$700-799	1.0	1.6	N/U	N/U	**	1.8	1.1	1.6	0.9	1.2
\$800 +	0.8	1.7	N/U	N/U	**	**	0.4	1.3	2.0	3.0
<b>Total</b>	1.0	1.5	2.2	1.6	1.0	1.5	0.9	1.3	1.7	2.8
<b>North 10-12</b>										
< \$400	1.0	2.9	0.2	4.5	1.5	**	N/U	N/U	**	N/U
\$400-499	1.8	1.3	**	1.5	1.3	1.4	4.1	**	**	**
\$500-599	1.3	1.1	**	**	0.9	0.7	1.4	1.7	**	**
\$600-699	1.2	2.1	N/U	**	**	3.1	0.8	2.1	3.2	0.0
\$700-799	0.4	2.4	N/U	N/U	**	**	**	3.5	1.4	1.2
\$800 +	**	1.2	N/U	N/U	**	**	**	**	**	2.7
<b>Total</b>	1.3	1.7	1.0	2.9	1.1	1.3	1.4	2.1	2.4	1.1
<b>Edmonton City 1-12</b>										
< \$400	1.2	1.8	0.3	2.8	1.7	0.8	**	**	**	N/U
\$400-499	1.0	1.6	0.9	1.9	0.7	1.7	2.8	0.4	**	**
\$500-599	0.9	1.4	0.5	0.9	0.6	1.4	1.3	1.8	0.0	1.4
\$600-699	0.8	1.7	**	1.8	0.7	1.9	0.7	1.6	2.4	0.8
\$700-799	0.5	2.8	**	**	0.3	4.6	0.7	2.0	0.7	1.7
\$800 +	1.2	1.8	N/U	N/U	**	**	0.7	1.9	2.2	2.1
<b>Total</b>	0.9	1.8	0.6	1.7	0.8	1.9	1.0	1.8	1.7	1.6
<b>Edmonton CMA</b>										
< \$400	1.2	1.9	0.2	3.1	1.7	0.9	**	**	**	N/U
\$400-499	1.1	1.6	0.9	1.9	0.8	1.7	2.8	0.5	**	**
\$500-599	0.8	1.4	0.5	0.9	0.6	1.4	1.3	1.8	0.0	1.3
\$600-699	0.8	1.6	**	1.8	0.7	1.8	0.7	1.6	2.3	0.8
\$700-799	0.5	2.6	**	**	0.3	4.5	0.6	1.9	0.9	1.8
\$800 +	1.2	1.8	N/U	N/U	**	**	0.7	1.8	2.2	2.1
<b>Total</b>	0.9	1.7	0.6	1.7	0.8	1.8	1.0	1.7	1.7	1.6

\*\* Data Not Available    N/U Not in Universe    N/A Not Applicable

**Table 9  
PUBLICLY INITIATED APARTMENTS — VACANT AND TOTAL (UNIVERSE)  
by Zone and Bedroom Type — Edmonton CMA**

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Edmonton Core 1-4	78	3,817	36	1,145	41	2,344	1	314	0	14
West 5-6	0	595	**	**	0	459	0	121	N/U	N/U
South 7-9	5	1,401	0	86	2	1,034	3	275	**	**
North 10-12	2	1,245	0	120	2	886	0	183	0	56
Edmonton City 1-12	85	7,058	36	1,366	45	4,723	4	893	0	76
Edmonton CMA	87	7,564	36	1,366	47	5,228	4	894	0	76

\*\* Data Not Available    N/U Not in Universe    N/A Not Applicable

### Methodology

Canada Mortgage and Housing Corporation conducts the Rental Market Survey every year in October to determine the number of vacancies and the rents charged in rental structures. The survey is conducted on a sample basis in all urban areas with a population of 10,000 and over.

Only structures which have been on the market for at least three months are included. While this publication is mainly about privately initiated apartments with three units and more, CMHC also examines row houses and publicly initiated rental and co-op housing.

The survey is conducted by telephone or site visit, and rent information is obtained from the owner, manager or building superintendent. The survey is conducted in the first two weeks of October and these results reflect market conditions at that time.

#### Definitions

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Rent:** The rent data refers to the actual amount tenants pay for their unit. Amenities and services such as heat, light, parking, hot water, and laundry facilities may or may not be included in the monthly rent

reported in individual cases. The average rent figures reported in this publication represent the average of different units in the market area, some of which may have none, some, or all of these services.

**Rental Apartment Structure:** Any building containing three or more rental dwellings which are not ground oriented.

**Rental Row House Structure:** Any building with three or more ground-oriented rental dwellings.

**Zones:** The survey zones in this publication are identified on page 6.

**Sampling:** For the October 2002 survey, CMHC surveyed 74.0 per cent of the 65,122 apartment units in the privately-initiated Edmonton universe and 99.7 per cent of the 8,851 privately-owned row units.

#### Acknowledgement

The Rental Market Survey could not have been conducted without the co-operation of the many property owners and managers throughout Canada. We greatly acknowledge their hard work and assistance in providing timely and accurate information. We sincerely hope that the results of this work will provide a benefit to these clients and to the entire housing industry.



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