RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

SASKATOON 2001

Average vacancy rate up in Saskatoon and area

Number of vacant units almost double that seen in 2000 survey results

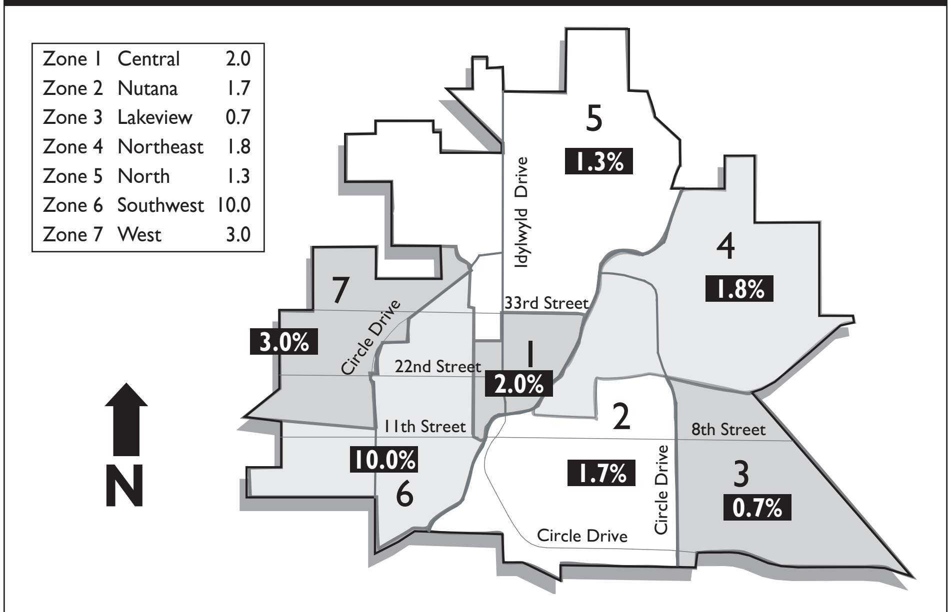
CMHC's annual survey of Saskatoon's rental market found the average vacancy rate has risen in almost all rental market survey zones since the survey was last conducted in October 2000. The average vacancy rate for privately-initiated apartments in the Saskatoon Census Metropolitan Area has increased 1.2 percentage points to 2.9 per cent. This represents 488 vacant rental units for Saskatoon and area, up from the 275 vacant units found in October 2000.

The biggest increase in the average vacancy rate occurred in the Southwest neighbourhoods of Saskatoon including Riversdale, King George, Pleasant Hill and Meadow Green. This survey zone also showed the highest average vacancy rate in the city. Household income in these neighbourhoods tends to be among the lowest in the city. CMHC research indicates lower income households are more mobile than higher income households. Higher mobility leads to higher average vacancy rates.

The lowest average vacancy rate was found to be in the Lakeview area of Saskatoon. Here, the average vacancy rate was only 0.7 per cent, representing about 15 vacant apartment units in a survey universe of 2,055 units. While most other areas of the city saw an increase in the average vacancy rate, the vacancy rate in this rental market survey zone was unchanged.

The Southeast area benefits from relatively high household incomes and a large proportion of newer rental projects. Higher income households have been shown to be less mobile,

Apartment Vacancy Rate
October 2001



IN THIS ISSUE:

CMHC SCHL

HOME TO CANADIANS

Canada

while newer rental projects tend to be in better repair leading to more desirability and improved tenant retention. In addition to these positive factors, the Southeast area has easy access to Royal University Hospital and the University of Saskatchewan; two of the largest employers in the city.

Saskatoon rents rise despite higher vacancy

The highest average rent of $549 per month for all types of apartments was found in the Northeast area of Saskatoon. Central neighbourhoods were not far behind at $546 per month. Both these areas enjoy close proximity to the University of Saskatchewan. Cental neighbourhoods also have easy access to downtown services and employment at two major hospitals. There is a high proportion of student renters in both the Northeast and Central areas and senior households predominate in the Central (downtown) area. Students and seniors are prepared to pay a higher rent premium to live in these areas. This may be related to the fact that these groups frequently do not have a car and require easy access to education, health services and employment.

Southwest Saskatoon has lowest average rents

The lowest average rent was found in the Southwest area of Saskatoon. A large proportion (68 per cent) of rental housing units in the neighbourhoods of Riversdale, King George, Pleasant Hill and Meadow Green and others were built in the period 1970 to 1979. Maintenance and operating costs would be relatively high for structures of this age, yet household incomes are low. As tenant income is low, it is difficult for property owners to achieve the rent levels necessary to maintain these buildings in the face of rising operating and maintenance costs. Thus, property deterioration would contribute to the cycle of higher vacancy and lower gross revenues.

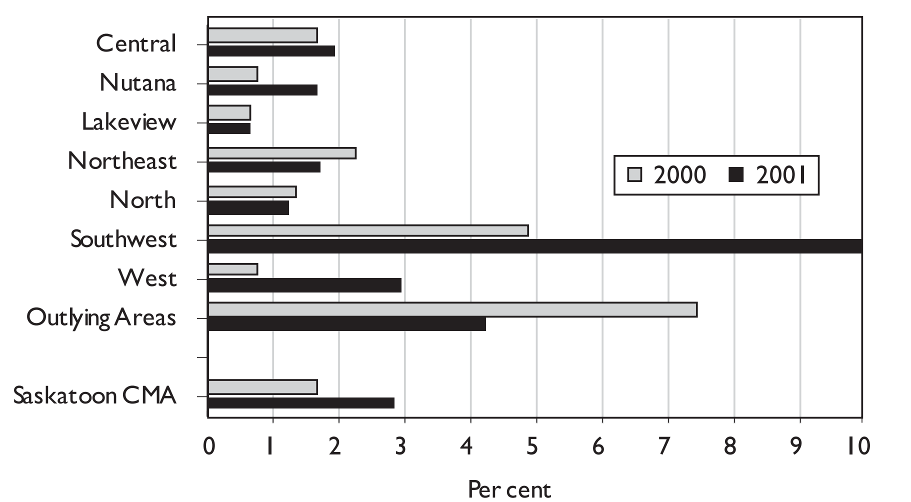
The largest increase in rent was seen in Saskatoon West area neighbourhoods, including Confederation Park, Massey Place and Pacific Heights, where average rent increased by 5.7 per cent. The rental housing stock in these neighbourhoods is relatively new with more than 50 per cent built in 1980 or later. The city as a whole only has about 30 per cent of the rental housing stock in this age group, showing the relatively young rental housing stock in this area. Newer housing stock can command higher rents.

Average rent fell slightly in the Northeast and remained roughly the same in Lakeview. Both of these areas demonstrated vigorous rental increases in the 2000 rental market survey and property owners may now be giving tenants a breather.

HIGHLIGHTS

- ➤ Saskatoon's average vacancy rate rises to almost three per cent.
- ➤ Average rents rise more than three per cent despite vacancy increase.
- ➤ Highest average rents found in Northeast Saskatoon; an area popular with university students.
- ➤ Largest increase in average rent found in Saskatoon Westside neighbourhoods.
- ➤ Average vacancy rates will remain the same in 2002 with average rent increases of three to five per cent.

Saskatoon: Apartment Vacancy Rates by Area



Source: CMHC Rental Market Survey 2001

RENTAL MARKET OUTLOOK

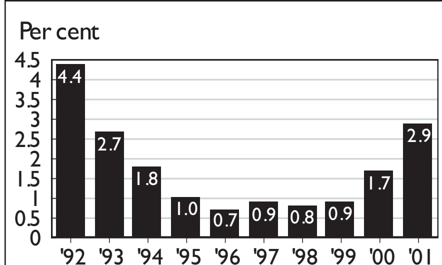
Average vacancy rate remains static in 2002

CMHC forecasts little or no change in the average vacancy rate for the city of Saskatoon in 2002. Improved economic conditions will contribute to new household growth through ageing and in-migration, countering a loss of tenants to out-migration and first-time home purchases.

Stronger demand for rental housing should support average rent increases in the three to five per cent range in 2002. Operating and maintenance costs are increasing for all types of rental housing but the ability to obtain rent increases and the level of rent increases will depend on the household income in the area of the city where the project is located.

Notwithstanding some increases in the rental housing stock in 2001, these new projects are usually designed for empty-nesters and seniors looking for housekeeping services for which they are prepared to pay a substantial premium. Rents are far above the range that would be found in the open market.

Saskatoon CMA, Apartment Vacancy Rates: 1992 to 2001



Source: CMHC Rental Market Survey 2001

ECONOMIC OVERVIEW

Economic growth to help maintain rental demand in 2002

Despite some signs that Saskatoon's economy is slowing down, the new and resale housing markets should continue to be stable considering job growth in key sectors. Although 2001 economic conditions did not favour the rental market, a return to job growth by mid-2002 will give strength to rental demand.

Even with overall negative job growth numbers, the housing sector can anticipate sustained activity in the new and resale housing markets over the short term, as the number of employed in higher paying jobs increased throughout most of 2001.

A closer look at employment by sector reveals that the total number of employed in the goods-producing sector has increased by 2.7 per cent, representing a gain of about 600 jobs in 2001. The manufacturing sector gained about 1,600 jobs, an increase of 17 per cent. Although overall wages decreased by two per cent in 2001, for an average weekly wage of $668, this sector still produces the highest paid workers in Saskatoon. Other specific sectors that improved include forestry, fishing, mining, oil and gas extraction, and food manufacturing.

Although there are positive signs that job growth will impact the new and resale housing market, this optimism must be tempered with the fact that most new jobs are part-time. Examining key age groups, we find that full-time jobs for those aged 25-44, the age group most likely to consider purchasing a new home, decreased slightly by one per cent, while there was a 10 per cent increase in part-time jobs.

Higher vacancy no surprise in 2001

An increase in the average vacancy rate was not unexpected in 2001 as the number of full-time jobs for those aged 15-24 actually decreased by a significant eight per cent from January through August of this year. This was only off set by a five per cent increase in part-time jobs.

In terms of the overall Saskatoon economy, the service-based sector makes up about 80 per cent of the workforce. It has seen an overall two per cent decline during this period, yet there were significant increases in the trade, wholesale trade, health care, social assistance and public administration sectors. Job loss was greatest in educational services, finance, insurance, real estate and leasing, transportation and warehousing. Average weekly wages continued to grow by 5 per cent, from $513 in 2000 to $541 in 2001.

Saskatoon's economy will exhibit modest growth in 2002, thanks to increased employment in the goods-producing sector and only marginal declines in the service-based sectors.

Rental market subject to changing demographics

An ageing population will mean a slowdown in the demand for rental housing in the near future according to CMHC projections of potential housing demand for Saskatoon. That same ageing trend will lead to increased demand further out in our forecast.

Statistics Canada census data tells us that rental household growth peaked at 1,488 new households annually in the period 1976 to 1981. Creation of rental households declined to 1,075 annually in the period 1981 to 1986 and declined again to 256 households annually in 1986 to 1991, then rose slightly to 333 annually in 1991 to 1996.

Saskatoon's rental demand to grow

Based on Statistics Canada estimates of migration for 1996 to 2001 and our forecasts of future conditions for the years 2001 to 2006, we expect renter household growth of 250 and 150 households per year, respectively. There are two sources of new rental demand; natural ageing of the existing population and in-migration.

Census data indicates households with young household heads have a high propensity to rent. For example, over 90 per cent of family and non-family households in the 15 to 19 and 20 to 24 age groups favour rental accommodation. The propensity to rent tends to increase again when the household head reaches age 60. The propensity to rent increases in the older years (especially for non-family households) approaching 55 per cent.

Renters have highest mobility rates

Renters generally move more readily than homeowners. In one year that research was conducted, 33 per cent of Canadians living in rental accommodation moved. Conversely, it can be argued that most movers must be renters.

Statistics Canada estimates that Saskatoon enjoys in-migration of about 11,000 persons per year. Most of this in-migration is from other locations in the province. As the province's population ages we would expect in-migration to increase as young people seek education and jobs while seniors come in search of services.

For More Information,
Please Contact:

Paul Caton
Senior Market Analyst
Telephone: Saskatoon 306-975-4897
Regina 306-780-5889
Toll free 1-877-722-2642
Fax: 306-975-6066
Toll free Fax 1-877-500-2642
E-mail: pcaton@cmhc-schl.gc.ca

NATIONAL OVERVIEW

Rental vacancies decline

In 2001, the overall apartment vacancy rate in Canada's census metropolitan areas (CMAs) fell to the lowest rate since 1997 when the survey first included structures of three units and over. The average rental vacancy rate dropped 0.4 percentage points, falling from 1.6 per cent in October 2000 to 1.2 per cent in October 2001.

Steady job creation in the past few years, high international immigration and growth in the young adult population caused vacancies to decline in many centres. As new migrants and young adults typically have a high propensity to rent, new additions in these categories tend to place downward pressure on vacancies. Thus, not surprisingly, centres recording an increase in vacancies since October 2000 are those experiencing relatively weak job growth and out-migration. Next year, CMHC expects that October's survey will find the national apartment vacancy rate at 1.3 per cent, up marginally from 2001. Slower economic and employment growth across Canada will weaken new household formation, while persistently low mortgage rates result in a departure of first-time buyers to homeownership.

Eighteen of Canada's 27 major centres reported lower vacancy rates than in 2000. Sherbrooke recorded the largest rate decrease, falling from 4.7 per cent in 2000 to 2.3 per cent in 2001. This was followed by a 2.1 percentage point drop in Trois-Riviere's rental market, where the vacancy rate fell to 4.7 per cent from 6.8 one year earlier. Of all major centres recording vacancy rate declines in 2002, Calgary's 0.1 percentage point decrease ranked the lowest.

Eight major centres see average vacancy rates below one per cent

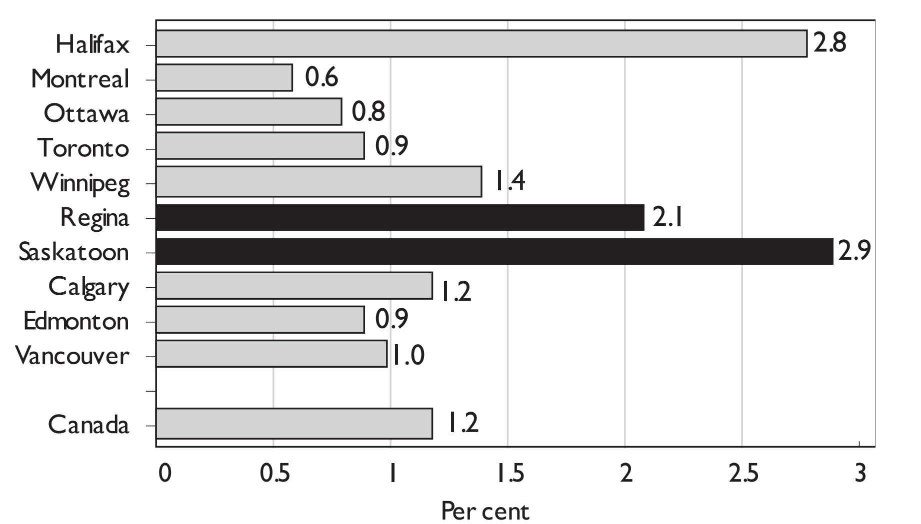
Eight CMAs recorded vacancy rates below 1.0 per cent, almost triple the number reported one year earlier. While Ottawa's apartment vacancy rate has fallen below one per cent for the third successive year, it can no longer be touted as the tightest market in the country. That distinction now belongs to Victoria, thanks to their 0.5 per cent vacancy rate. Montreal and Hull followed a close second, both with vacancy rates of 0.6 per cent.

With continued low vacancy rates in most of Canada's major centres, average rents increased in all but one CMA. Rent increases were maintained at or below five per cent in the majority of markets, with the exception of Edmonton and Calgary. Despite only the sixth lowest vacancy rate among all CMAs in the country, Edmonton saw average rents for a two-bedroom apartment jump 8.8 per cent. The next highest increase was in Calgary at 5.8 per cent, followed by Saint John at 5.0 per cent. The only Canadian CMA to record lower rents was St. John's, where average rents fell 1.2 per cent from the previous year.

Canada's largest cities have the highest average rents

With the exception of Montreal, the highest average rental rates continue to be in Canada's largest centres. The highest monthly rents for a two-bedroom apartment were in Toronto ($1,027) and Vancouver ($919). At $783, Calgary ranked fifth among Canada's major centres, following Ottawa ($914) and Oshawa ($799). Trois-Rivieres continues to offer the lowest rental costs, at an average of $419 per month.

Vacancy Rates for Major Canadian CMAs: 2001



Source: CMHC Rental Market Survey 2001

Apartment Vacancy Rates by Census Metropolitan Area		
Area	2000	2001
Calgary CMA	1.3	1.2
Chicoutimi-Jonquiére CMA	4.4	4.4
Edmonton CMA	1.4	0.9
Halifax CMA	3.6	2.8
Hamilton CMA	1.7	1.3
Kitchener CMA	0.7	0.9
London CMA	2.2	1.6
Montreal CMA	1.5	0.6
Oshawa CMA	1.7	1.3
Hull CMA	1.4	0.6
Ottawa CMA	0.2	0.8
Quebec CMA	1.6	0.8
Regina CMA	1.4	2.1
Saint John CMA	3.4	5.6
St. Catherines-Niagara CMA	2.6	1.9
St. John's CMA	3.8	2.5
Saskatoon CMA	**1.7**	**2.9**
Sherbrooke CMA	4.7	2.3
Sudbury CMA	7.7	5.7
Thunder Bay CMA	5.8	5.8
Toronto CMA	0.6	0.9
Trois-Riviéres CMA	6.8	4.7
Vancouver CMA	1.4	1
Victoria CMA	1.8	0.5
Windsor CMA	1.9	2.9
Winnipeg CMA	2.0	1.4
CANADA	1.6	1.2

Average 2-bedroom Apartment Rents by Census Metropolitan Area		
Area	2000	2001
Calgary CMA	740	783
Chicoutimi-Jonquiére CMA	438	439
Edmonton CMA	601	654
Halifax CMA	648	673
Hamilton CMA	719	740
Kitchener CMA	697	722
London CMA	657	683
Montreal CMA	509	529
Oshawa CMA	778	799
Hull CMA	544	573
Ottawa CMA	877	914
Quebec CMA	518	538
Regina CMA	549	568
Saint John CMA	460	483
St. Catherines-Niagara CMA	653	680
St. John's CMA	552	575
Saskatoon CMA	**541**	**558**
Sherbrooke CMA	437	446
Sudbury CMA	619	620
Thunder Bay CMA	654	657
Toronto CMA	979	1027
Trois-Riviéres CMA	413	419
Vancouver CMA	890	919
Victoria CMA	731	751
Windsor CMA	736	738
Winnipeg CMA	588	605

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 populations of 10,000 or more. 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 a 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 the 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 1

Sampling: For the October 2001 survey, CMHC surveyed a total of 13,119 of the 15,854 apartment units in the privately-initiated Saskatoon universe for a sampling fraction of 83 per cent. CMHC also surveyed all 841 of the 841 row units for a sampling fraction of 100 per cent.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of many property owners and managers throughout Canada. We greatly acknowledge their hard work and assistance in providing timely and accurate information.

Table 1
APARTMENT VACANCY RATES BY ZONE AND BEDROOM TYPE
Saskatoon CMA

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
CENTRAL	1.7	2.0	1.8	4.4	1.6	2.0	1.7	1.3	**	**
NUTANA	0.8	1.7	4.2	3.1	0.7	1.2	0.4	2.1	**	**
LAKEVIEW	0.7	0.7	0.0	**	0.5	0.2	0.8	0.7	**	**
NORTHEAST	2.3	1.8	**	**	2.8	1.3	1.1	1.4	**	**
NORTH	1.4	1.3	0.0	0.0	1.4	1.2	1.6	1.4	**	**
SOUTHWEST	4.9	10.0	2.4	12.8	3.5	5.7	6.4	11.9	1.9	14.3
WEST	0.8	3.0	0.0	3.3	0.6	2.3	1.0	3.4	0.0	2.5
SASKATOON CITY 1-7	1.7	2.9	2.9	3.8	1.4	2.0	1.7	3.3	1.8	5.9
OUTLYING AREAS	7.5	4.3	**	**	0.0	5.3	13.5	4.0	0.0	0.0
SASKATOON CMA	**1.7**	**2.9**	**2.9**	**3.9**	**1.4**	**2.0**	**1.8**	**3.3**	**1.8**	**5.7**

Table 2
APARTMENT AVERAGE RENTS BY ZONE AND BEDROOM TYPE
Saskatoon CMA

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
CENTRAL	526	546	358	361	482	505	632	651	**	**
NUTANA	478	499	335	345	430	450	541	565	**	**
LAKEVIEW	531	537	352	**	446	460	552	562	**	**
NORTHEAST	551	549	**	**	456	475	610	602	**	**
NORTH	511	532	333	426	462	479	555	572	**	**
SOUTHWEST	420	433	295	296	368	375	444	460	490	511
WEST	491	519	360	387	435	463	511	534	538	582
SASKATOON CITY 1-7	496	513	346	356	442	460	543	559	599	601
OUTLYING AREAS	414	409	**	**	287	304	404	393	538	550
SASKATOON CMA	**496**	**512**	**346**	**356**	**442**	**460**	**541**	**558**	**597**	**600**

Table 3
NUMBER OF APARTMENT UNITS - VACANT AND TOTAL (UNIVERSE)
Saskatoon CMA

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
CENTRAL	56	2,781	14	326	28	1,405	13	985	**	**
NUTANA	71	4,095	9	277	24	1,952	38	1,797	**	**
LAKEVIEW	15	2,055	2	38	1	505	10	1,381	**	**
NORTHEAST	24	1,323	**	**	7	525	9	632	**	**
NORTH	19	1,395	0	26	7	577	11	772	**	**
SOUTHWEST	215	2,146	5	39	42	741	136	1,143	32	223
WEST	59	1,966	1	30	12	515	40	1,183	6	238
SASKATOON CITY 1-7	458	15,761	31	812	121	6,219	257	7,893	49	836
OUTLYING AREAS	4	93	**	**	1	19	2	50	0	23
SASKATOON CMA	**462**	**15,854**	**32**	**813**	**122**	**6,238**	**259**	**7,943**	**49**	**859**

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

Table 4
NUMBER OF ROW UNITS - VACANT AND TOTAL (UNIVERSE)
Saskatoon CMA

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
CENTRAL	1	43	N/U	N/U	**	**	1	27	0	8
NUTANA	1	243	**	**	**	**	**	**	1	116
LAKEVIEW	**	**	N/U	N/U	N/U	N/U	N/U	N/U	**	**
NORTHEAST	0	62	N/U	N/U	**	**	**	**	0	53
NORTH	**	**	**	**	**	**	**	**	**	**
SOUTHWEST	2	32	N/U	N/U	N/U	N/U	**	**	1	20
WEST	11	242	N/U	N/U	**	**	**	**	**	**
SASKATOON CITY 1-7	24	780	**	**	0	26	13	289	11	463
OUTLYING AREAS	2	61	**	**	**	**	2	45	**	**
SASKATOON CMA	**26**	**841**	**	**	**0**	**32**	**15**	**334**	**11**	**471**

Table 5
ROW VACANCY RATES BY ZONE AND BEDROOM TYPE
Saskatoon CMA

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
CENTRAL	2.3	2.3	N/U	N/U	**	**	3.7	3.7	0.0	0.0
NUTANA	0.0	0.4	**	**	**	**	**	**	0.0	0.9
LAKEVIEW	**	**	N/U	N/U	N/U	N/U	N/U	N/U	**	**
NORTHEAST	0.0	0.0	N/U	N/U	**	**	**	**	0.0	0.0
NORTH	**	**	N/A	**	N/A	**	**	**	**	**
SOUTHWEST	3.1	6.3	N/U	N/U	N/U	N/U	**	**	0.0	5.0
WEST	**	4.5	N/U	N/U	**	**	**	**	**	**
SASKATOON CITY 1-7	1.7	3.1	**	**	**	0.0	1.4	4.5	2.0	2.4
OUTLYING AREAS	**	**	**	**	**	**	2.2	4.4	**	**
SASKATOON CMA	**1.8**	**3.1**	**	**	**	**	**1.5**	**4.5**	**2.0**	**2.3**

Table 6
ROW AVERAGE RENTS BY ZONE AND BEDROOM TYPE
Saskatoon CMA

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
CENTRAL	467	465	N/U	N/U	**	**	483	475	436	468
NUTANA	687	695	**	**	**	**	**	**	737	745
LAKEVIEW	**	**	N/U	N/U	N/U	N/U	N/U	N/U	**	**
NORTHEAST	740	753	N/U	N/U	**	**	**	**	768	782
NORTH	**	**	N/A	N/A	N/A	N/A	**	**	**	**
SOUTHWEST	535	554	N/U	N/U	N/U	N/U	**	**	568	587
WEST	**	562	N/U	N/U	**	**	**	**	**	**
SASKATOON CITY 1-7	617	627	**	**	**	454	569	584	655	662
OUTLYING AREAS	**	**	**	N/A	**	N/A	460	466	**	**
SASKATOON CMA	**604**	**616**	**	**	**	**	**554**	**566**	**654**	**660**

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

Table 7

APARTMENT VACANCY RATES BY STRUCTURE

Year of Completion and Bedroom Type — Saskatoon CMA

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
SASKATOON CMA										
NO DATE AVAILABLE	0.0	**	**	**	0.0	**	0.0	**	**	**
Pre 1940	2.0	3.3	**	**	1.8	2.1	**	4.2	**	**
1940 - 1959	0.5	3.1	**	**	1.1	3.1	0.0	2.5	**	**
1960 - 1974	1.7	2.8	4.0	4.3	1.8	2.3	1.2	3.1	1.6	**
1975 - 1984	1.8	3.0	1.0	1.2	1.1	1.5	2.2	3.4	1.8	7.1
After 1985	1.6	2.7	**	0.0	**	2.4	1.6	2.7	**	**
TOTAL	**1.7**	**2.9**	**2.9**	**3.9**	**1.4**	**2.0**	**1.8**	**3.3**	**1.8**	**5.7**

Table 8

APARTMENT RENTS BY STRUCTURE YEAR OF COMPLETION AND BEDROOM TYPE

Saskatoon CMA

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
SASKATOON CMA										
NO DATE AVAILABLE	467	**	N/A	N/A	369	**	534	**	**	**
Pre 1940	423	450	**	**	421	433	**	518	**	**
1940 - 1959	417	448	**	**	382	405	482	518	**	**
1960 - 1974	473	489	340	352	430	448	538	557	649	**
1975 - 1984	505	521	369	374	450	470	534	549	586	586
After 1985	596	614	**	510	**	540	618	640	**	**
TOTAL	**496**	**512**	**346**	**356**	**442**	**460**	**541**	**558**	**597**	**600**

Table 9

APARTMENT VACANCY RATES BY STRUCTURE SIZE AND BEDROOM TYPE

Saskatoon CMA

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
SASKATOON CMA										
3 - 5 UNITS	1.7	5.7	**	**	2.0	4.9	0.8	6.6	1.7	6.6
6 - 19 UNITS	2.7	3.5	5.8	4.6	2.3	1.6	2.3	5.0	4.7	6.8
20 - 49 UNITS	1.6	3.1	0.5	3.9	1.1	2.2	2.1	3.1	0.7	6.5
50 - 99 UNITS	0.5	1.6	**	5.0	0.5	1.8	0.5	1.1	1.6	1.6
100+UNITS	**	**	0.0	0.0	**	**	**	**	**	**
TOTAL	**1.7**	**2.9**	**2.9**	**3.9**	**1.4**	**2.0**	**1.8**	**3.3**	**1.8**	**5.7**

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