RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

SASKATOON 2003

Saskatoon average vacancy rate and rents up

Average vacancy rate highest in twelve years

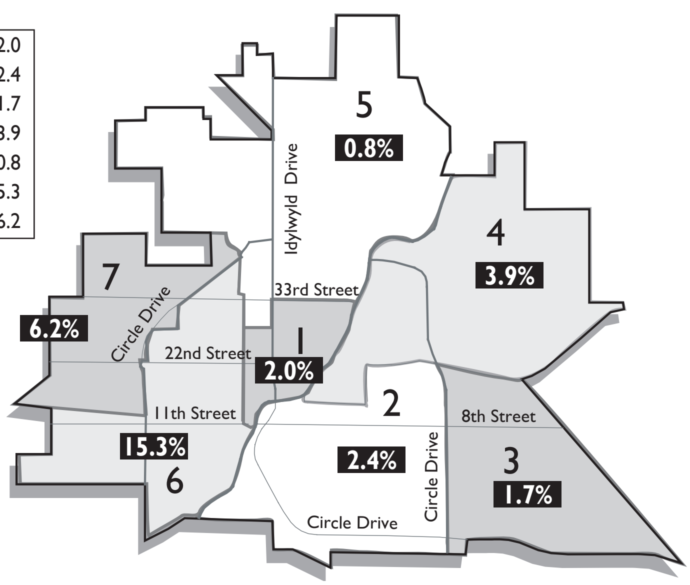
Canada Mortgage and Housing Corporation's annual rental market survey found the average vacancy rate in Saskatoon's apartments in privately-initiated buildings with three or more units rose by almost one percentage point to 4.5 per cent compared to 3.7 percent in the 2002 survey. The CMHC survey found 690 vacant apartment units compared to 576 one year ago. Out-migration and the movement of existing tenants to homeownership continue to be important factors contributing to the increase in the average vacancy rate. In addition, recently completed and as yet unoccupied rental apartments have added to the number of vacancies. The average vacancy rate determined by the October survey is the highest recorded since 1991.

As was the case in 2002, not all areas within the city experienced the same amount of increase in the vacancy rate. Within the city boundaries, Northeast Saskatoon saw the largest increase in average vacancy rate bringing the rate in those neighbourhoods to 3.9 per cent compared to only 1.3 per cent in 2002. Most of the increase in vacancy can be explained by the recent completion of a new rental project which was caught by the Rental Market Survey in the mid-stages of rent-up. This vacancy situation should be remedied by the time of the next survey as, historically, the Northeast area is a strong rental market.

Southwest Saskatoon was identified as the rental market survey zone having the city's highest average vacancy rate of more than 15 per cent. Overall the average apartment vacancy

Apartment Vacancy Rate
October 2003

Zone 1	Central	2.0
Zone 2	Nutana	2.4
Zone 3	Lakeview	1.7
Zone 4	Northeast	3.9
Zone 5	North	0.8
Zone 6	Southwest	15.3
Zone 7	West	6.2



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rate increased by almost two percentage points. 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. Many of these more mobile tenants leave the area, leading to higher average vacancy rates. Additionally, our survey data indicates there were a few, particularly large, projects with very high vacancies in the zone causing the overall average rate to shift dramatically. Further analysis suggests that another factor contributing to the higher average vacancy rate in this area is the poor condition of some units.

Although the average vacancy rate also increased in the city's Nutana, Lakeview and West neighbourhoods, these increases were slight compared to that seen in the Northeast and Southwest survey zones. There were declines in the average vacancy rate in the Central and North survey zones. Although the vacancy rate of apartments in the Saskatoon CMA outlying areas increased significantly, this increase is due to a small number of vacant suites in the small universe of units surveyed. In fact, there are only four more vacant units in the zone than last year.

The lowest average vacancy rate was found to be in the North survey zone, where the average vacancy rate was only 0.8 per cent. Projects in these neighbourhoods saw a significant (1.1 percentage points) decline in the overall average vacancy rate. This area benefits from relatively high household incomes and has a large proportion of newer rental projects. Higher income households have been shown to be less mobile, while newer rental projects tend to be in better repair leading to more desirability and improved tenant retention. In addition to these positive factors, North Saskatoon has easy access to the city's industrial and 'big box' retail areas which are major employers.

Saskatoon rents rise despite higher average vacancy

Notwithstanding the increase in average vacancy rate, average rental rates have risen by about 1.7 per cent for all types of apartments, roughly in line with the 1.5 per cent increase seen in 2002 but far lower than the three per cent increase recorded in 2001. The higher average vacancy rates have made it difficult for property owners to secure rental increases sufficient to compensate for rising operating and maintenance costs. The average rental rate for one bedroom suites is now $469, up only $8 from the 2002 survey, while two bedroom suites average $576 monthly, up $9 from the level recorded in 2002.

The highest average rent of $580 is found in Northeast area where demand from students and newer rental product allows higher average rents. The second highest average rent of $569 per month for all types of apartments was found in the Lakeview area of Saskatoon. This area benefits from being in close proximity to the University of Saskatchewan and has a significant population of student households. The Lakeview zone also has easy access to the Royal University Hospital.

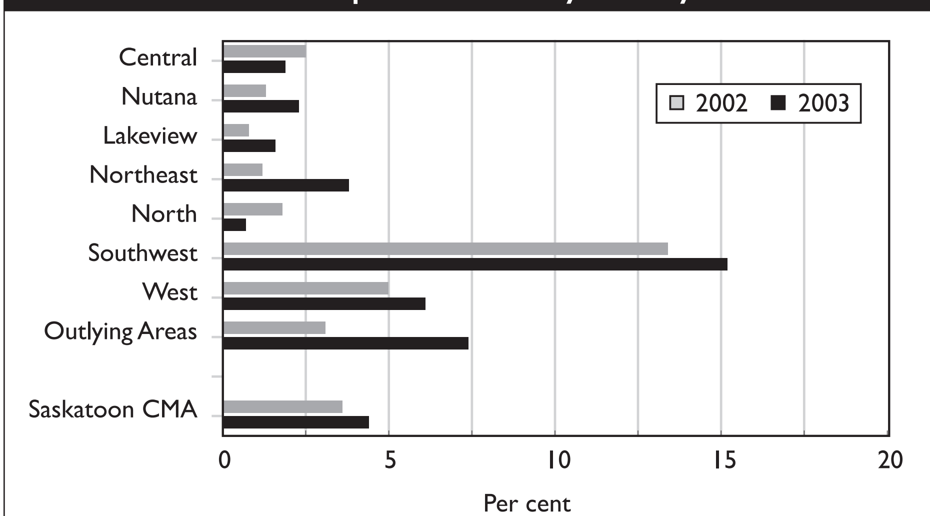
The lowest average rent of $439 was found in the Southwest area of Saskatoon. Average rent for all types of suites in the Southwest is up only $2 from that recorded in 2002. A large proportion (68 per cent) of rental housing units in the neighbourhoods of Riversdale, King George, Pleasant Hill and Meadow 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 increases in average rent were seen in Central and North area neighbourhoods where average rents increased by 4.0 per cent and 3.2 per cent, respectively. The rental housing stock in the North is relatively new and newer housing stock can command higher rents. Central areas of Saskatoon are dominated by large, concrete high-rise projects with close proximity to major employers and the riverbank making them desirable to both working people and retirees.

HIGHLIGHTS

- Average vacancy rate highest in twelve years
- Average rental rates rise by 1.7 per cent
- Highest average rent found in Northeast; lowest average rent in Southwest
- CMHC forecasts the average vacancy rate to remain at relatively high levels in 2004 but fall to normal levels of 2.5 to 3.0 per cent in 2005

Saskatoon: Apartment Vacancy Rates by Area



Source: CMHC Rental Market Survey 2003

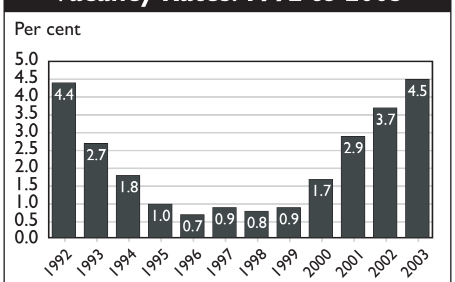
RENTAL MARKET OUTLOOK

Average vacancy rate to remain high in 2004 and fall in 2005

CMHC forecasts the average vacancy rate for the city of Saskatoon to remain at the current relatively high levels in 2004 but fall back to normal levels of 2.5 to 3.0 per cent in 2005. Employment gains will contribute to new household growth by enabling young people to leave home and encouraging in-migration, more than compensating for a loss of tenants to out-migration and first-time home purchases. However, these positive demand factors will be insufficient to counter the introduction of a major rental project in the Lakeview zone. Although this project will be well advanced into rent-up by the time of the survey, somewhat higher vacancy rates may occur during the remaining market absorption period.

Notwithstanding the surplus of suites, strong demand for rental housing should support average rent increases in the three per cent range in 2004. 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.

Saskatoon CMA, Apartment Vacancy Rates: 1992 to 2003



Source: CMHC Rental Market Survey 2003

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ECONOMIC OVERVIEW

Employment growth of 4,000 new jobs expected in 2003

Saskatoon enjoyed employment growth of 4,000 new jobs in 2003, tapering off to a little more than 2,000 newly employed in 2004. This year, the lion's share of employment gains has occurred in service sector industries such as education, accommodation and food services and health care. We expect a shift to goods sector industries such as construction and manufacturing in 2004.

Average weekly earnings in the construction sector rose precipitously in 2002 but declined in 2003. The announcement of another major construction project at the University of Saskatchewan and steady residential activity suggests these trends will be reversed in 2004.

Out-migration to slow while in-migration grows

Statistics Canada estimates that Saskatoon enjoys average in-migration of just over 11,000 persons per year. In 2002, this in-migration topped 12,000 persons. Over 20 per cent of these in-migrants are aged 18 to 24 and are an important source of rental demand.

Quarterly estimates from Statistics Canada indicate that outflows are on the decline and inflows are on the way up. 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. Employment growth will hasten these positive factors.

Mortgage rates to begin to rise gradually late in 2004 as national economy heats up

Rapidly decelerating inflation and lingering health, trade, and geopolitical risks will keep Canadian interest and mortgage rates low in the near future. Short-term mortgage rates move in tandem with the prime rate while mid- and long-term mortgage rates vary in response to the cost of raising funds in the bond market. Therefore, low rates in those markets call for posted mortgage rates to remain low over the duration of the year. As the U.S. economy improves and interest rates south of the border begin to climb in 2004, Canadian interest rates will also rise in an effort to keep inflation on target.

The one-, three-, and five-year posted mortgage rates are expected to be in the 4.66-5.05, 5.68-6.08, and 6.5-6.63 per cent range, respectively, this year. Mortgage rates are forecast to rise by 0.02-0.41 percentage points in 2004. Spreads between mortgage rates and comparable bond yields have recently remained at 150-250 basis points, providing lenders with some room to negotiate discounts ranging from 50-150 basis points from the posted rates. These spreads and discounts are likely to persist over the forecast period.

NATIONAL OVERVIEW

Rental Vacancies Rise

In October 2003, the overall apartment vacancy rate in Canada's Census Metropolitan Areas (CMAs) increased to the highest level since 1999. Among structures of three or more units, the average rental vacancy rate among CMAs reached 2.2 per cent, up from 1.7 per cent in 2002.

In many centres, historically low mortgage rates and competitive mortgage markets have pulled many renters into home ownership. Combined with other factors, this has resulted in 20 of Canada's 28 major centres reporting higher vacancy rates than in 2002. Edmonton recorded the largest rate increase among CMAs, rising from 1.7 per cent in 2002 to 3.4 per cent in 2003. The second largest increase in vacancy rate occurred in Calgary's rental market, where the vacancy rate rose to 4.4 per cent from 2.9 one year earlier. Saguenay and Saint John reported the highest vacancy rates among Canadian CMAs, both reaching 5.2 per cent.

Only two CMAs recorded vacancy rates below 1.0 per cent, one fewer than the number reported in October 2002. For the second year in succession, the Quebec CMA had the tightest vacancy rate in the country. After reaching 0.3 per cent in 2002, Quebec's rental market reported a modest rise in their vacancy rate, reaching 0.5 per cent. Sherbrooke

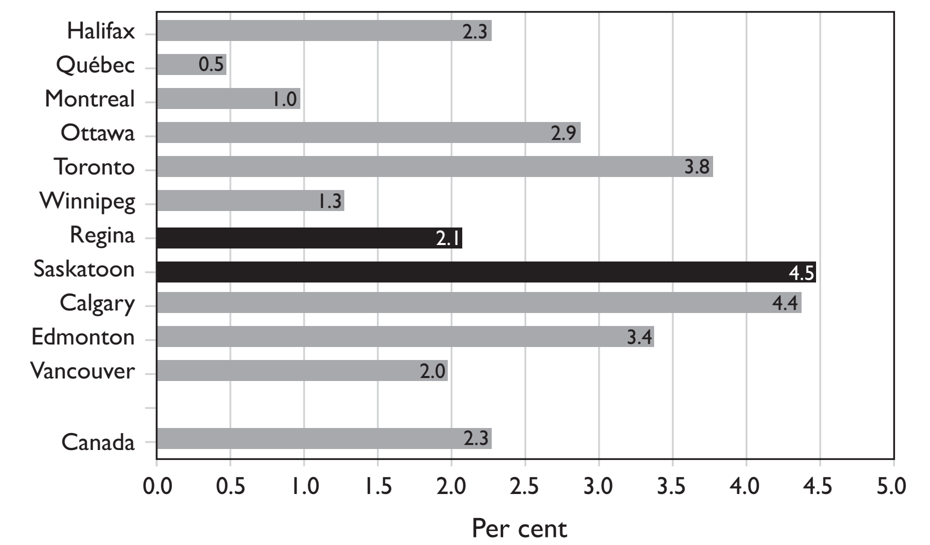
Apartment Vacancy Rates by Census Metropolitan Area

Area	2002	2003
Abbotsford CMA	2.0	2.5
Calgary CMA	2.9	4.4
Edmonton CMA	1.7	3.4
Halifax CMA	2.7	2.3
Hamilton CMA	1.6	3.0
Gatineau CMA	0.5	1.2
Kingston CMA	0.9	1.9
Kitchener CMA	2.3	3.2
London CMA	2.0	2.1
Montreal CMA	0.7	1.0
Oshawa CMA	2.3	2.9
Ottawa CMA	1.9	2.9
Quebec CMA	0.3	0.5
Regina CMA	1.9	2.1
Saguenay CMA	4.9	5.2
Saint John CMA	6.3	5.2
St. Catharines-Niagara CMA	2.4	2.7
St. John's CMA	2.7	2.0
Saskatoon CMA	3.7	4.5
Sherbrooke CMA	1.8	0.7
Greater Sudbury CMA	5.1	3.6
Thunder Bay CMA	4.7	3.3
Toronto CMA	2.5	3.8
Trois-Rivieres CMA	3.0	1.5
Vancouver CMA	1.4	2.0
Victoria CMA	1.5	1.1
Windsor CMA	3.9	4.3
Winnipeg CMA	1.2	1.3
CANADA	1.7	2.2

Average Two-Bedroom Apartment Rents by Census Metropolitan Area

Area	2002	2003
Abbotsford CMA	650	672
Calgary CMA	804	804
Edmonton CMA	709	722
Halifax CMA	704	720
Hamilton CMA	765	778
Gatineau CMA	599	639
Kingston CMA	727	768
Kitchener CMA	750	754
London CMA	705	736
Montreal CMA	552	575
Oshawa CMA	819	845
Ottawa CMA	930	932
Quebec CMA	550	567
Regina CMA	581	589
Saguenay CMA	440	457
Saint John CMA	492	504
St. Catharines-Niagara CMA	695	704
St. John's CMA	589	607
Saskatoon CMA	567	576
Sherbrooke CMA	456	471
Sudbury CMA	647	651
Thunder Bay CMA	657	672
Toronto CMA	1047	1040
Trois-Rivieres CMA	431	436
Vancouver CMA	954	965
Victoria CMA	771	789
Windsor CMA	769	776
Winnipeg CMA	622	645

Vacancy Rates for Major Canadian CMAs: 2003



Source: CMHC Rental Market Survey 2003

was a close second, with a vacancy rate of 0.7 per cent in 2003. Conversely, Calgary recorded the third highest vacancy rate among Canada's 28 major centres at 4.4 per cent.

Next year, CMHC expects that October's survey will find the national apartment vacancy rate among CMAs at 2.6 per cent, up marginally from 2.3 per cent in 2003. Interestingly, increases are expected in only 13 of the 28 CMAs in Canada.

With higher vacancies in many of Canada's major centres, average rent increases were modest compared to previous years. Two-bedroom rent increases were maintained at or below four per cent in the majority of markets, with the most notable exception being Gatineau. Despite a 0.7 percentage point rise in their vacancy rate, average rents increased by almost seven per cent in 2003, the highest gain among CMAs in Canada. Toronto was the only centre to record a decline in average rent, down 0.7 per cent. Meanwhile, after enjoying the highest rent increases across Canada for two consecutive years, the Edmonton CMA recorded a modest 1.8 per cent gain in 2003.

The highest average rental costs among CMAs continue to be in Canada's largest centres, with the exception of Montreal. The highest monthly rents for a two-bedroom apartment continue to be in Toronto ($1,040) and Vancouver ($965). At $804 per month, Calgary retained its ranking of fifth among Canada's major centres. Saguenay renters enjoy the lowest monthly rents, at $457 per month.

Nationally, vacancy rates have increased across the range of rent levels in a number of large centres. Nevertheless, at the most affordable level, there is still an inadequate supply of units. Therefore, there is a need to add to the affordable rental stock. This fact is reinforced by evidence that a large proportion of low income families have to pay more than 30 per cent of their income for rent.

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 2003 survey, CMHC surveyed 13,258 apartments of 15,431 for a percentage of 85.9. CMHC also surveyed row all 946 of 946 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 +	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
CENTRAL	2.6	2.0	5.9	9.7	1.5	1.0	3.1	1.6	**	**
NUTANA	1.4	2.4	3.7	1.7	1.3	1.7	1.3	3.2	0.0	**
LAKEVIEW	0.9	1.7	0.0	**	2.0	1.9	0.5	1.8	1.3	0.7
NORTHEAST	1.3	3.9	**	**	0.6	0.2	0.8	6.0	**	**
NORTH	1.9	0.8	4.9	0.0	1.6	0.0	2.1	1.4	0.0	0.0
SOUTHWEST	13.5	15.3	23.2	9.3	9.6	12.3	16.1	18.4	11.5	11.1
WEST	5.1	6.2	0.0	0.0	3.1	8.0	6.9	6.2	1.7	3.3
SASKATOON CITY 1-7	3.7	4.4	5.0	4.5	2.6	3.1	4.4	5.3	4.7	5.1
OUTLYING AREAS	3.2	7.5	**	**	5.3	10.5	2.0	10.0	0.0	0.0
SASKATOON CMA	**3.7**	**4.5**	**5.1**	**4.5**	**2.6**	**3.2**	**4.4**	**5.4**	**4.6**	**5.0**

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

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
CENTRAL	546	568	358	376	501	516	662	674	**	**
NUTANA	507	507	361	358	451	460	579	573	702	**
LAKEVIEW	554	569	365	**	474	483	572	587	682	695
NORTHEAST	569	580	**	**	484	481	618	636	**	**
NORTH	525	542	393	427	470	484	562	581	659	636
SOUTHWEST	437	439	311	308	378	384	462	461	535	533
WEST	531	533	388	392	469	471	549	551	596	600
SASKATOON CITY 1-7	520	530	362	371	462	470	568	577	636	636
OUTLYING AREAS	408	420	**	**	298	315	390	407	559	563
SASKATOON CMA	**520**	**529**	**362**	**371**	**461**	**469**	**567**	**576**	**635**	**635**

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	54	2,657	24	249	13	1,321	16	1,041	**	**
NUTANA	94	3,926	5	273	31	1,863	56	1,721	**	**
LAKEVIEW	35	2,030	**	**	9	468	25	1,361	1	172
NORTHEAST	53	1,367	**	**	1	460	44	743	**	**
NORTH	11	1,346	0	26	0	505	11	799	0	17
SOUTHWEST	313	2,046	4	43	88	716	197	1,071	24	216
WEST	122	1,966	0	30	41	515	73	1,182	8	239
SASKATOON CITY 1-7	682	15,338	33	725	183	5,847	423	7,917	44	848
OUTLYING AREAS	7	93	**	**	2	19	5	50	0	23
SASKATOON CMA	**689**	**15,431**	**33**	**726**	**185**	**5,866**	**428**	**7,967**	**44**	**871**

*** 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	**	**	0	27	1	8
NUTANA	4	347	**	**	**	**	2	171	2	168
LAKEVIEW	**	**	N/U	N/U	N/U	N/U	N/U	N/U	**	**
NORTHEAST	0	63	N/U	N/U	**	**	**	**	0	53
NORTH	**	**	**	**	**	**	**	**	**	**
SOUTHWEST	3	36	N/U	N/U	N/U	N/U	2	16	1	20
WEST	12	242	N/U	N/U	**	**	**	**	**	**
SASKATOON CITY 1-7	27	889	**	**	0	27	6	346	21	514
OUTLYING AREAS	3	57	N/U	N/U	N/U	N/U	3	49	**	**
SASKATOON CMA	**30**	**946**	**	**	**0**	**27**	**9**	**395**	**21**	**522**

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	0	2.3	N/U	N/U	**	**	0	0	0	12.5
NUTANA	2.1	1.2	**	**	**	**	**	1.2	0.9	1.2
LAKEVIEW	**	**	N/U	N/U	N/U	N/U	N/U	N/U	**	**
NORTHEAST	0	0	N/U	N/U	**	**	**	**	0	0
NORTH	**	**	**	**	**	**	**	**	**	**
SOUTHWEST	3.1	8.3	N/U	N/U	N/U	N/U	**	12.5	0	5
WEST	5.4	5	N/U	N/U	**	**	**	**	**	**
SASKATOON CITY 1-7	4.2	3	**	**	3.7	0	4.8	1.7	3.9	4.1
OUTLYING AREAS	5.7	5.3	N/U	N/U	N/U	N/U	6.7	6.1	**	**
SASKATOON CMA	**4.3**	**3.2**	**	**	**3.7**	**0**	**5.1**	**2.3**	**3.8**	**4**

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	456	474	N/U	N/U	**	**	470	509	484	447
NUTANA	699	716	**	**	**	**	**	673	750	771
LAKEVIEW	**	**	N/U	N/U	N/U	N/U	N/U	N/U	**	**
NORTHEAST	756	758	N/U	N/U	**	**	**	**	786	786
NORTH	**	**	N/A	**	N/A	**	**	**	**	**
SOUTHWEST	572	585	N/U	N/U	N/U	N/U	**	545	615	617
WEST	577	592	N/U	N/U	**	**	**	**	**	**
SASKATOON CITY 1-7	633	654	**	**	443	443	584	614	674	695
OUTLYING AREAS	495	498	N/U	N/U	N/U	N/U	472	476	**	**
SASKATOON CMA	**623**	**644**	**	**	**443**	**443**	**568**	**596**	**672**	**693**

*** 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 +	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
SASKATOON CMA										
NO DATE AVAILABLE	0	**	**	**	0	**	0	**	**	N/U
Pre 1940	5.5	3.3	**	**	3.7	0.6	**	**	**	**
1940 - 1959	2	6.9	2.8	**	2.9	4	0.6	8.9	0	8.8
1960 - 1974	3	3.9	3.5	2.7	2.2	3	4	5.2	0.8	**
1975 - 1984	4.2	4.6	3.4	1.5	2.6	3.7	5	5.1	5.2	5.3
1985 - 1994	3.5	2.6	**	0	3.3	1	2.9	3.1	**	3.2
After 1995	**	15.3	N/U	N/U	**	4.6	0	17.9	**	**
TOTAL	**3.7**	**4.5**	**5.1**	**4.5**	**2.6**	**3.2**	**4.4**	**5.4**	**4.6**	**5**

Table 8

APARTMENT RENTS BY STRUCTURE YEAR OF COMPLETION AND BEDROOM TYPE

Saskatoon CMA

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
SASKATOON CMA										
NO DATE AVAILABLE	487	**	N/A	N/A	405	**	588	**	**	N/U
Pre 1940	455	457	**	**	456	462	**	**	**	**
1940 - 1959	447	455	333	**	408	411	537	529	760	738
1960 - 1974	498	506	359	365	448	458	570	576	680	**
1975 - 1984	531	537	386	395	473	477	555	562	624	621
1985 - 1994	606	611	**	549	525	537	626	630	**	660
After 1995	**	737	N/U	N/U	**	629	760	758	**	**
TOTAL	**520**	**529**	**362**	**371**	**461**	**469**	**567**	**576**	**635**	**635**

Table 9

APARTMENT VACANCY RATES BY STRUCTURE SIZE AND BEDROOM TYPE

Saskatoon CMA

Area	All Units		Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
SASKATOON CMA										
3 - 5 UNITS	3.9	4.6	12.2	0.0	3.0	2.2	2.6	6.5	5.9	7.5
6 - 19 UNITS	4.9	6.3	6.5	4.5	3.5	4.5	6.0	8.5	7.2	6.2
20 - 49 UNITS	3.9	4.5	6.5	7.6	2.8	3.6	4.4	4.9	4.1	4.6
50 - 99 UNITS	1.5	2.6	0.8	1.0	0.7	0.5	2.2	4.0	2.4	3.9
100+UNITS	2.2	1.0	**	**	1.1	0.6	3.3	1.3	**	**
TOTAL	**3.7**	**4.5**	**5.1**	**4.5**	**2.6**	**3.2**	**4.4**	**5.4**	**4.6**	**5.0**

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