



EAST FAX

St. John's

RENTAL MARKET REPORT

St. John's CMA Highlights

Canada Mortgage and Housing Corporation

DECEMBER 2ND, 2003

Metro Vacancy Rate Falls To 13 Year Low

The apartment vacancy rate within the St. John's region fell to its lowest level in 13 years during the latter part of 2003 with overall conditions remaining tight. A seventh consecutive year of employment growth combined with an increase in the number of students from outside the province attending the region's major educational institutions were the major factors behind the sustained upturn in rental demand. A sharp rise in house prices in recent years and reduced supplies of homes being placed on the market for sale have also impeded the ability of some renter households to move into home ownership.

The combination of growing demand and only limited additions to the supply of larger rental projects has contributed to the tight conditions which currently exist. In October 2003, the vacancy rate in apartment structures containing three or more units stood at 2.0 per cent. This was its lowest level since 1990.

Existing market conditions continued to place upward pressure on monthly rental rates. Increases in monthly rents ranged from a high of 9.9 per cent for bachelor units to a low of 2.0 per cent for one bedroom apartments. Average rents for two bedroom units advanced 3.1 per cent while three bedroom rents increased 3.5 per cent over the past twelve months.

Canada Mortgage and Housing Corporation's Rental Market Survey is the most comprehensive source of information on rental markets in Newfoundland and Labrador. To get the complete picture on the rental market in the metro area, including detailed submarket analysis and an in-depth review of economic and demographic factors affecting the market, subscribe to CMHC's annual Rental Market Report.

Apartment Vacancy Rates	2002	2003
Bachelor	6.0%	3.1%
1 Bedroom	2.7%	1.5%
2 Bedroom	1.7%	1.7%
3 + Bedroom	3.8%	3.9%
Total	2.7 %	2.0 %

Apartment Average Rents	2002	2003
Bachelor	\$425	\$467
1 Bedroom	\$510	\$520
2 Bedroom	\$589	\$607
3 + Bedroom	\$599	\$620
Total	\$543	\$568

Apartment Units (2003)	Vacant	Total
Bachelor	12	385
1 Bedroom	22	1,461
2 Bedroom	40	2,295
3 + Bedroom	15	356
Total	89	4,497

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Canada

1. Apartment Vacancy Rates

Apartment Vacancy Rates by Zone and Bedroom Type										
	Bachelor		One Bedroom		Two Bedroom		Three + Bedroom		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Zone 1 – East	4.9	5.0	5.7	2.0	1.4	1.4	1.0	3.6	3.2	2.2
Zone 2 – West	7.0	0.0	0.5	1.2	1.4	1.9	0.9	1.7	1.9	1.5
Zone 1&2 - Subtotal	6.0	3.1	3.0	1.7	1.4	1.6	1.0	2.6	2.5	1.9
Zone 3 – Remainder of Metropolitan Area	**	**	0.0	0.0	4.2	2.5	16.0	10.4	4.4	2.7
Total	6.0	3.1	2.7	1.5	1.7	1.7	3.8	3.9	2.7	2.0

2. Apartment Average Rents

Apartment Average Rents by Zone and Bedroom Type									
	Bachelor		One Bedroom		Two Bedroom		Three + Bedroom		
	2002	2003	2002	2003	2002	2003	2002	2003	
Zone 1 – East	\$420	\$434	\$513	\$555	\$652	\$670	\$643	\$661	
Zone 2 – West	\$429	\$519	\$522	\$494	\$548	\$564	\$607	\$614	
Zone 1&2 – Subtotal	\$425	\$468	\$517	\$525	\$599	\$615	\$623	\$636	
Zone 3 – Remainder of Metropolitan Area	**	**	\$442	\$473	\$509	\$520	\$497	\$488	
Total St. John's CMA	\$425	\$467	\$510	\$520	\$589	\$607	\$599	\$620	

Note: Data are based on 2001 census area definitions.

** Not Available.