



A S T F A X

RENTAL MARKET REPORT

Sault Ste. Marie

Canada Mortgage and Housing Corporation

NOVEMBER 26TH, 2002

Sault Vacancy Rate remains high, but stable

The vacancy rate for Sault Ste. Marie rose slightly in October to 11.1 per cent from 10.9 per cent in 2001. The survey marks the fifth consecutive year that CMHC has recorded a vacancy rate over ten per cent.

Two bedroom vacancies remain high, but stable, with 12.1 per cent of two bedroom units being vacant, down from 12.2 percent in 2001. The one bedroom rate remains relatively low with the rate being 8.9 per cent, down from 9.2 per cent in October 2001. Small sample sizes lead to volatility in three bedroom and bachelor unit analysis. For instance, a large jump in three bedroom unit vacancies saw the vacancy rate for three bedroom apartments in the Sault climb to 15.3 per cent from 8.8 per cent last year.

Rent data reveals little pressure to increase rents in a high vacancy environment. Two bedroom rents fell by one dollar from 2001 to \$612 in October 2002.

Zone 2 or the East End of the city continues to have the lowest vacancy situation with 4.9 per cent of units being vacant as of the October survey, down from 5.6 per cent last October. Both the Downtown, or Zone 1, and Zone 3, the West end, saw their vacancy rates rise to 15.0 and 15.8 per cent respectively.

CMHC surveyed 4,858 apartment units during its October survey, down from 4,912 last year. Fifty-six per cent of the units were two bedrooms, while 34 per cent were one bedroom units. CMHC's survey is done each October and covers all centres in Canada with at least 10,000 people.

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CMHC - Market Analysis

Apartment Vacancy Rates	2001	2002
Bachelor	9.1	6.7
1 Bedroom	9.2	8.9
2 Bedroom	12.2	12.1
3 Bedroom and +	8.8	15.3
Total	10.9	11.1

Average Apartment Rents	2001	2002
Bachelor	378	378
1 Bedroom	504	503
2 Bedroom	613	612
3 Bedroom and +	655	661
Total	570	571

Apartment Units (2002)	Vacant	Total
Bachelor	8	124
1 Bedroom	149	1,672
2 Bedroom	332	2,738
3 Bedroom and +	49	323
Total	539	4,858



Canada

1. Apartment Vacancy Rates

Apartment Vacancy Rates by Zone and Bedroom Type Sault Ste. Marie

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Zone 1 – Downtown	*	*	12.2	10.9	16.7	18.6	11.3	13.5	14.6	15.0
Zone 2 – East	*	*	4.6	5.0	6.5	4.4	*	*	5.6	4.9
Zone 3 – West	*	*	8.0	12.4	14.7	15.0	*	*	12.5	15.8
Total	9.1	6.7	9.2	8.9	12.2	12.1	8.8	8.8	10.9	11.1

2. Average Apartment Rents

Average Apartment Rents by Zone and Bedroom Type Sault Ste. Marie

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Zone 1 – Downtown	*	*	498	495	619	612	638	641	561	559
Zone 2 – East	*	*	522	526	622	624	*	*	589	594
Zone 3 – West	*	*	475	459	565	570	*	*	545	550
Total	389	378	504	503	613	612	655	661	570	571

Note: All data is for privately initiated apartment buildings with 3 units and over.

*sample has less than three apartment structures