



AST FAX

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RENTAL MARKET REPORT

*Greater
Sudbury*

Canada Mortgage and Housing Corporation

Sudbury Vacancy Rate falls again

Greater Sudbury's vacancy rate for structures with at least three units fell again in October to 5.1 per cent, down from 5.7 per cent last year according to CMHC's Rental Market Survey. Sudbury's vacancy rate has fallen each year since peaking in 1999 when the rate was 11.1 per cent.

The largest segment of the market, two bedroom units, actually had its vacancy rate rise to 4.1 per cent from 4.0 per cent in 2001. All other bedroom types' vacancy rates fell with bachelor rates coming down to 12.5 per cent from 17.4 per cent. One bedroom rates and three bedroom rates in Greater Sudbury dropped to 5.9 and 2.5 per cent respectively.

Zone 1 or Lockerby took over from Zone 2 - New Sudbury as having the lowest vacancy rate of any of the four zones in the Greater Sudbury CMA. Lockerby's vacancy rate fell to 1.9 per cent while New Sudbury's declined to 2.2 per cent.

CMHC surveyed 11,000 apartment units during its October survey, up from 10,995 last year. Fifty-six per cent of the units were two bedrooms, while 33 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.

Apartment Vacancy Rates	2001	2002
Bachelor	17.4	12.5
1 Bedroom	6.0	5.9
2 Bedroom	4.0	4.1
3 Bedroom and +	6.1	2.5
Total	5.7	5.1

Average Apartment Rents	2001	2002
Bachelor	387	387
1 Bedroom	500	513
2 Bedroom	620	647
3 Bedroom and +	693	719
Total	570	590

Apartment Units (2002)	Vacant	Total
Bachelor	88	702
1 Bedroom	213	3,588
2 Bedroom	250	6,148
3 Bedroom and +	14	561
Total	565	11,000

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CMHC - Market Analysis



Canada

1. Apartment Vacancy Rates

Apartment Vacancy Rates by Zone and Bedroom Type Greater Sudbury

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Zone 1 – Lockerby	21.9	7.4	2.0	1.3	1.7	1.8	4.6	2.5	2.8	1.9
Zone 2 – New Sudbury	11.0	*	3.4	0.7	1.6	2.2	*	*	2.7	2.2
Zone 3 – Old Sudbury	18.8	16.7	8.7	9.7	7.6	7.0	9.3	1.5	9.3	8.8
Zone 1-3 – Sudbury City	17.5	13.0	5.8	5.9	4.1	4.0	5.8	1.7	5.8	5.2
Zone 4 – Remainder Metropolitan Area	*	*	8.4	6.9	3.4	4.2	7.1	5.3	5.1	4.8
Greater Sudbury CMA	17.4	12.5	6.0	5.9	4.0	4.1	6.1	2.5	5.7	5.1

2. Average Apartment Rents

Average Apartment Rents by Zone and Bedroom Type Greater Sudbury

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Zone 1 – Lockerby	457	432	592	627	699	740	802	840	661	697
Zone 2 – New Sudbury	394	*	550	561	665	681	*	*	620	638
Zone 3 – Old Sudbury	370	365	456	461	572	593	636	661	510	519
Zone 1-3 – Sudbury City	389	387	509	519	637	663	712	752	579	598
Zone 4 – Remainder Metropolitan Area	*	*	402	439	530	560	618	619	506	536
Greater Sudbury CMA	387	387	500	513	620	647	693	719	570	590

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

* sample has less than three apartment structures