



RENTAL MARKET REPORT

ST. JOHN'S CMA

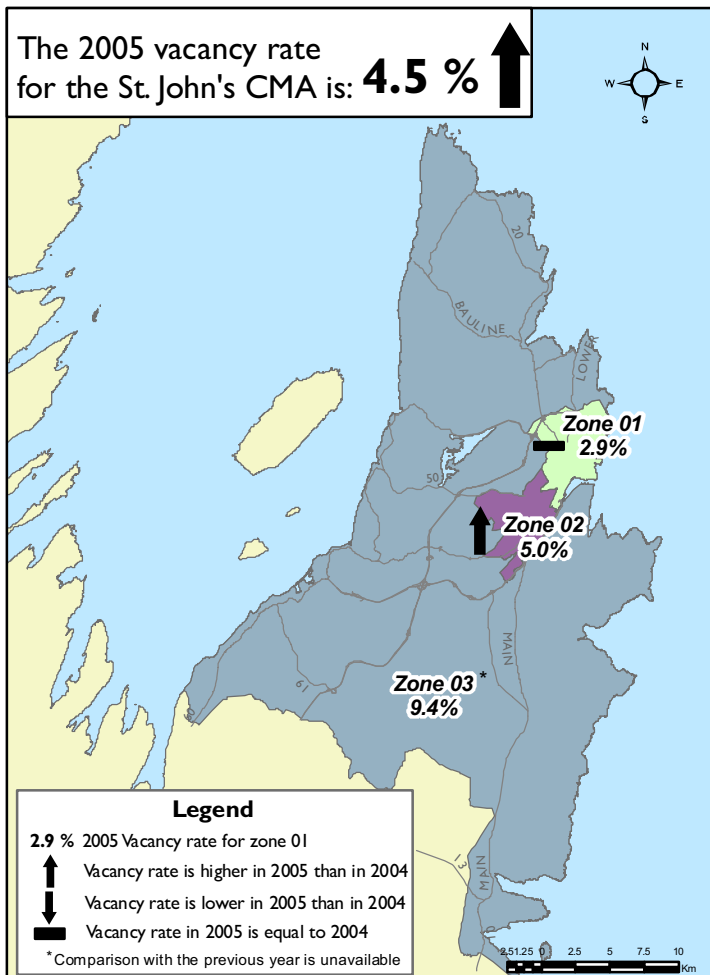
OCTOBER 2005

Metro Vacancy Hits Highest Level Since 1999

■ The vacancy rate for privately initiated apartment structures (three units and over) within the St. John's CMA increased to 4.5 per cent in October 2005, from 3.1 per cent in 2004.

■ Vacancies were highest in three bedroom units at 10.0 per cent and lowest in bachelor units at 3.7 percent. Within the region, Zone 3 (remainder of metropolitan area outside the urban core) posted the highest vacancy rate at 9.4 per cent. St. John's east was the lowest at 2.9 per cent, followed by St. John's west with a vacancy rate of 5.0 per cent.

■ Average monthly rents increased across the board with bachelor units leading the way at 4.2 per cent, followed by three bedroom units at 3.7 per cent, one bedroom units at 3.5 per cent, and two bedroom units at 2.6 per cent.



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As expected, vacancy rates within the St. John's region climbed higher in 2005. This marks the second consecutive year in which the vacancy rate increased and largely reflects sustained demand for home ownership. Low interest rates, steadily rising incomes and buoyant labour markets continue to draw more households away from renting and into home ownership.

CMHC's rental market survey conducted during the first two weeks of October included the enumeration of approximately 4000 privately initiated apartment units. The survey identified 180 vacancies within this stock, which equated to a vacancy rate of 4.5 per cent. This represented an increase from the 3.1 per cent rate recorded a year earlier and marked the second consecutive year in which the vacancy rate rose. Furthermore, at 4.5 per cent, the vacancy rate climbed to its highest level since 1999.

With a vacancy rate of 2.9 per cent, St. John's east posted the lowest vacancy within the metro region. The vacancy rate for St. John's west more than doubled to 5.0 per cent this year, while the remainder of the metropolitan area located outside the urban core, experienced the highest vacancy rate at 9.4 per cent.

More affordable housing in outlying communities enabled renters to purchase homes. This is viewed as a contributing factor to the higher vacancy rate in these outlying areas.

Within the City of St. John's, 3.9 per cent of apartments remained vacant in October. Vacancies were highest in three bedroom units at 10.0 per cent and lowest in bachelor units at 3.7 per cent. One and two bedroom apartments, which comprise 82 per cent of the St. John's CMA rental stock for larger structures, recorded vacancy rates of 4.1 and 4.0 per cent, respectively.

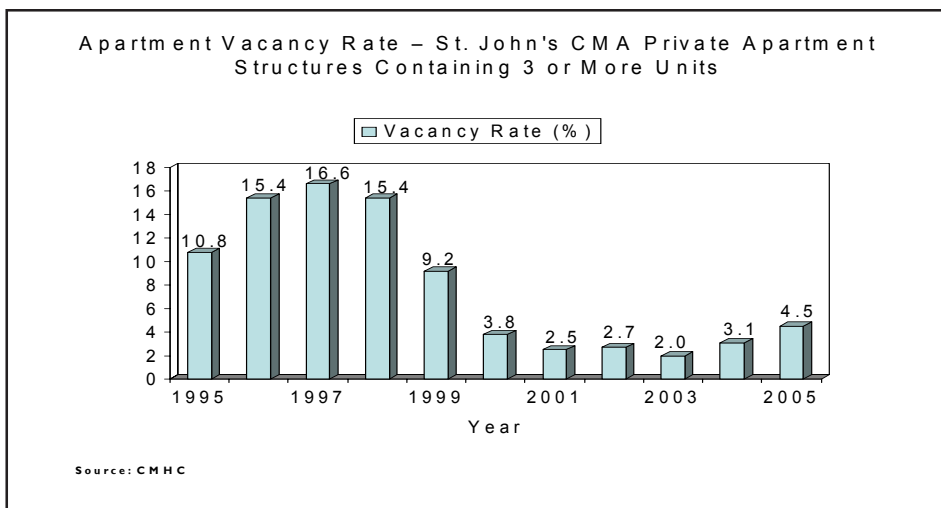
Further analysis indicates that the private rental stock containing 3 to 5 units experienced the highest vacancy in 2005, at 5.8 per cent.

Larger structures containing 50 to 99 units recorded the next highest vacancy rate at 4.6 per cent. Projects with between 6 and 49 units recorded a vacancy rate of 4.5 per cent, while buildings containing more than 100 units experienced the lowest rate of 3.0 per cent.

Following a mixed performance in 2004, average monthly rental rates increased for all bedroom types in 2005. Bachelor units led the way, increasing 4.2 per cent, followed by

three bedroom units at 3.7 per cent. One and two bedroom units increased 3.5 per cent and 2.6 per cent, respectively. Average monthly rents were: \$472 for bachelor units; \$539 for one bedroom units; \$634 for two bedroom units; and \$647 for three bedroom units. This increase was anticipated and largely reflects rising costs for landlords and significant improvements to the stock as a result of renovation activity.

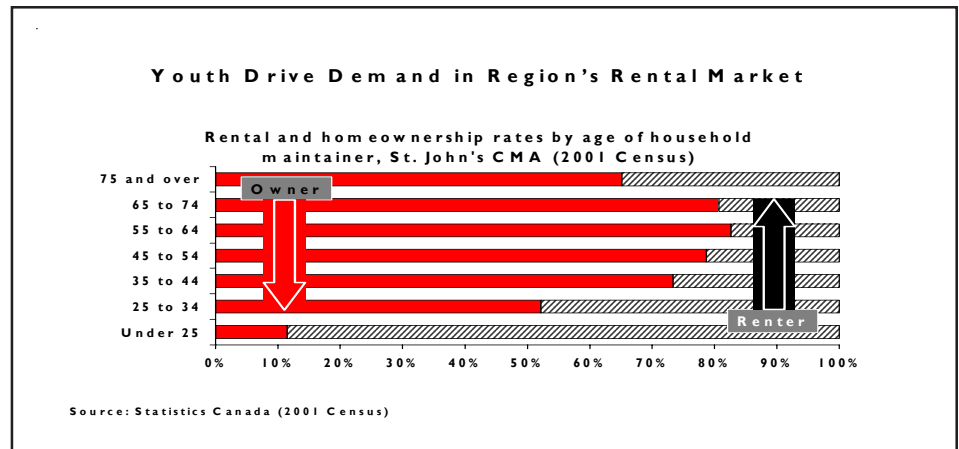
As has been the case throughout the past two decades, limited returns related to economic rents remain a deterrent in the decision to construct new rental projects. However, with rising house prices, the trend towards the construction of single-detached dwellings with basement apartments continued throughout 2005.



Rental market performance is affected by a number of key factors. These factors have remained fairly consistent in recent years and involve both supply and demand influences. Key factors which influence rental demand over the short term include labour market performance, migration flows and competition from other housing options, such as purchasing a home. While CMHC's Rental Market Survey only covers larger structures containing three or more units, demand for this stock is also influenced by competition from other rental options such as basement apartments.

The supply side of the market is impacted by additions to the rental stock, either through new construction, or conversion of vacant space into apartment units. The supply of rental units can also be reduced by conversion activity, as apartment units are converted to other tenure forms such as condominiums or hotel units. Demolition of rental stock for alternate use, or losses due to fire, also reduce the rental stock.

The following analysis discusses the key factors which have influenced this region's rental market performance in the past year.

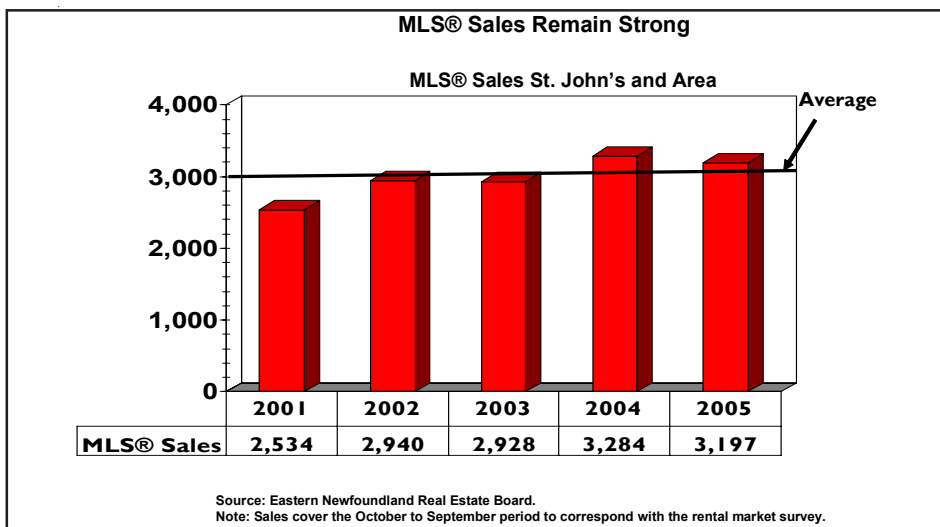


Movement to Home Ownership Remains Strong

While home buying activity is slightly below last year's record setting pace, the market can still be characterized as strong in historical terms. As the chart below indicates, between October of 2004 and September of 2005, MLS® sales were slightly lower than the previous year. Despite the modest decline, MLS® home sales were still at their second highest level on record. Low interest rates, steadily rising incomes, buoyant labour markets and on-going in-migration to the St. John's region continued to stimulate home buying demand throughout the year. These favourable conditions continue to allow more renter households to access home ownership. This trend remains a major factor behind the sustained rise in the region's vacancy rate.

Youth Migration Patterns Impact Rental Demand

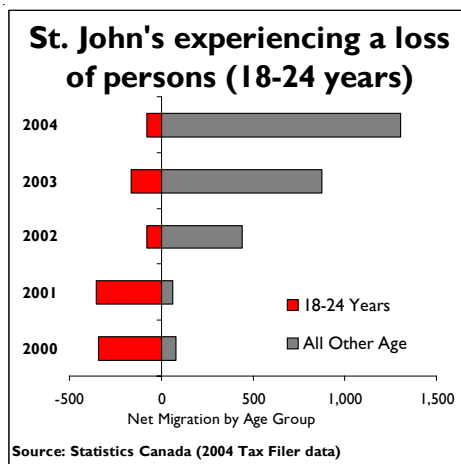
A percentage of all renters will remain renters for extended periods of time. However, for many households, renting is a temporary condition, whereby households save up until such a time when home ownership financing is possible. Traditionally, some of this lost rental demand arising from renters moving into home ownership has, for the most part, been offset by youth moving out of their parents' homes, or from the younger working age population moving to St. John's. Partially as a result of this cycle, and as indicated in the above chart, just over 88 per cent of younger households in St. John's (whose primary maintainer was less than 25 years of age) were renters in 2001. It is undeniable that the younger aged population has been a primary source of rental demand in the local rental market.



Favourable home buying conditions in recent years has accelerated more renter households making the transition to home ownership. As well, St. John's has not seen the customary replacement of this loss in rental demand via younger workers migrating to the provincial capital. Despite recent net migration gains posted for St. John's, the region continues to lose more working age youth than it can attract.

From 2002 to 2004, St. John's gained an additional 2,304 residents from net migration. However, over the same 2002 to 2004 period, the region experienced a net loss of 322 persons aged 18 to 24. The chart below provides a graphic representation of net migration by age group within the region in recent years.

As discussed, the loss of the youth population as a result of out-migration is also viewed as a contributing factor behind the rise in vacancy rates in recent years.



Growing Supply of Basement Apartments Continues to Compete with Larger Projects

After bottoming out in 1999, starts of single-detached homes with basement apartments has been steadily increasing. Existing home owners also continue to add basement apartments to generate income from otherwise unused space. Rising input and development costs (land, labour and materials) for new home construction are largely responsible for the sustained increase in basement apartments, as more home buyers require the rental income to afford their new homes. Also, an expanding seniors population has prompted more families to include a basement apartment to house their parents.

While not included in CMHC's Rental Market Survey, the on-going increase in the supply of basement apartments is impacting demand for units in larger structures in the St. John's region. Many of these basement units are of high quality and located in preferred neighbourhoods, which give them a competitive advantage in the rental market.

As more of these basement apartment units are added to the rental stock, competition with respect to larger projects is intensifying. During the first nine months of 2005 an additional 168 basement apartment starts were recorded within the St. John's region. This increasing supply continued to place upward pressure on vacancy rates in larger projects.

Across the Board Increase in Availability Rates

Results from this year's Rental Market Survey indicate that availability rates increased for all bedroom types over the past year. The overall availability rate was 5.9 per cent this past October. This represented an increase of 1.4 percentage points over the 4.5 per cent recorded in 2004. Availability rates ranged from a low of 4.9 per cent for one bedroom units, to a high of 10.0 per cent for three bedroom units. Bachelor and two bedroom units posted availability rates of 5.8 per cent and 5.9 per cent, respectively.

The availability rate includes actual vacant units as well as units for which the existing tenant has given notice and a new tenant has not yet signed a lease. Availability rates give a slightly broader indication of trends in the supply of vacant stock over the short-term.

The overall spread between the vacancy rate and the availability rate of 1.4 percentage points indicates that the movement to home ownership will likely continue. This is particularly the case for three bedroom units, where availability rates increased from 7.8 per cent last year to 10.0 per cent in 2005. The availability rate for two bedroom units increased 1.7 percentage points to 5.9 per cent over the past 12 months. While all types of renter households are buying homes, those households renting two or three bedroom apartments, typically having the highest rents, will shift to ownership if they can afford to do so. As a result of lower interest rates, the gap between ownership and renting has been favourable enough to support the movement to purchasing over renting.

Outlook for 2006

Since 2003, the St. John's CMA vacancy rate has increased 2.5 per cent, for an average increase of 1.25 per cent per year. Much of the increase has been attributed to the high level of buying activity, including the movement of renter households to home ownership. With MLS® sales and residential construction both forecast to decline next year, their influence on the rise in the vacancy rate will not be as significant as in previous years. Although it is expected that there will be a number of projects completed and a weakening of in-migration to the St. John's region, the combined impact of these effects will result in the vacancy rate for privately initiated rental structures containing three or more units to increase slightly to 5.0 per cent in 2006. This represents a year-over-year increase of 0.5 per cent compared to the 1.4 per cent increase in 2005. This will also result in only modest gains in average rents in 2006.

Apartment Vacancy Rates (%) by Major Centres

	2004	2005
Abbotsford	2.8	3.8
Calgary	4.3	1.6
Edmonton	5.3	4.5
Gatineau	2.1	3.1
Greater Sudbury	2.6	1.6
Halifax	2.9	3.3
Hamilton	3.4	4.4
Kingston	2.4	2.4
Kitchener	3.5	3.3
London	3.7	4.2
Montréal	1.5	2.0
Oshawa	3.4	3.3
Ottawa	3.9	3.3
Québec	1.1	1.4
Regina	2.7	3.2
Saguenay	5.3	4.5
Saint John	5.8	5.7
Saskatoon	6.3	4.6
Sherbrooke	0.9	1.2
St. Catharines-Niagara	2.6	2.7
St. John's	3.1	4.5
Thunder Bay	5.0	4.6
Toronto	4.3	3.7
Trois-Rivières	1.2	1.5
Vancouver	1.3	1.4
Victoria	0.6	0.5
Windsor	8.8	10.3
Winnipeg	1.1	1.7
Total	2.7	2.7

National Apartment Vacancy Rate Stabilizes

The average rental apartment vacancy rate in Canada's 28 major centres¹ was unchanged at 2.7 per cent in October 2005 compared to last year. This follows three consecutive increases in the vacancy rate over the 2002 to 2004 period. The vacancy rate remains below the average of 2.8 per cent observed over the 1995 to 2004 period.

Thanks to a solid economy and strong job creation, household formation has been healthy, which has promoted demand for both ownership and rental housing. The stabilizing of the vacancy rate across

the major centres reflects a number of factors. As the majority of new immigrants initially settle in rental housing, high levels of immigration have been a key driver of rental demand over the past year. Also, across most centres, more renters are remaining in rental units as the gap between the cost of home ownership and renting increased in 2005. These two factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the record level of existing home sales in 2005. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive form of housing that are often purchased by renter households switching to home ownership. In some cases, condos supplement the rental market as they may be purchased by investors who, in turn, rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

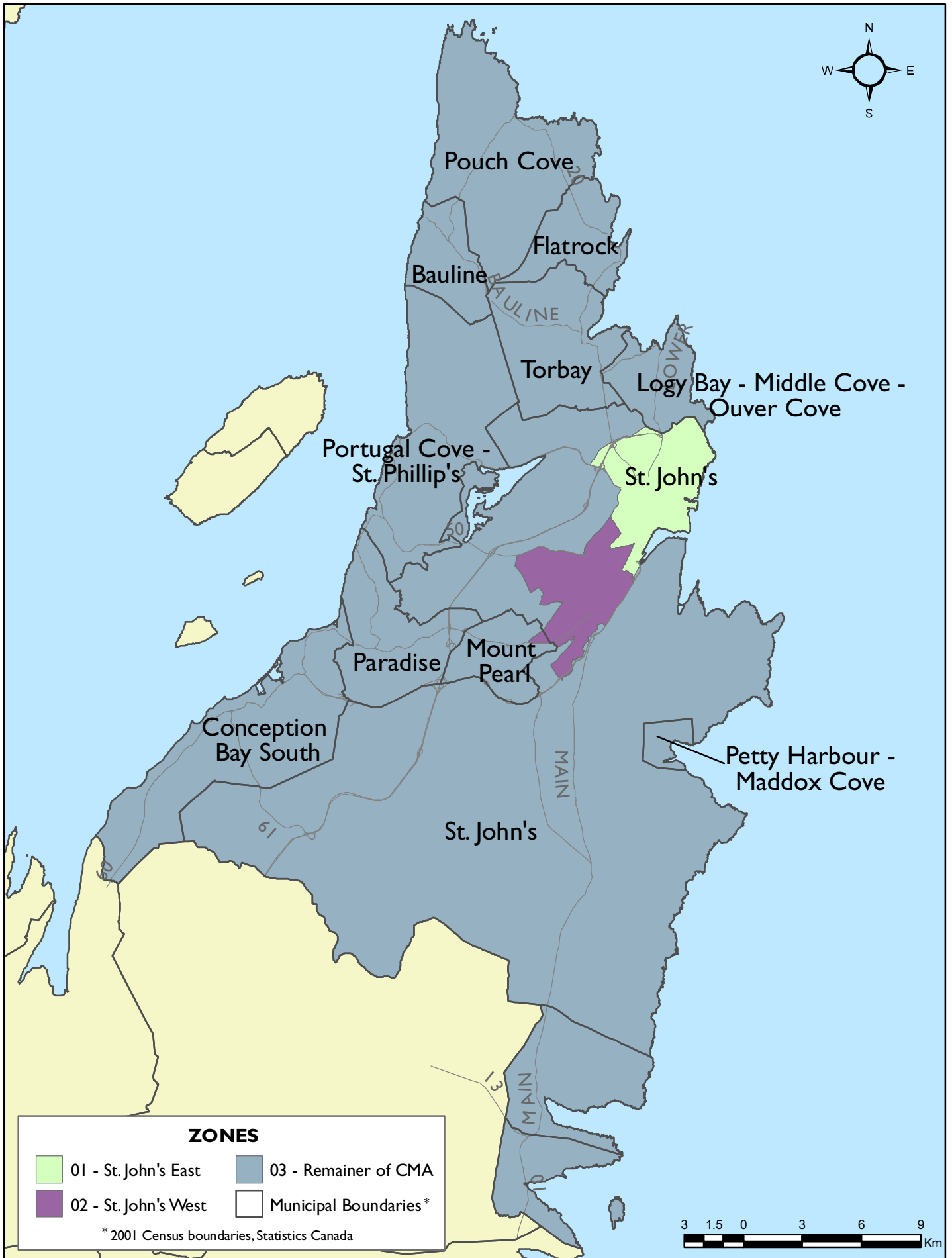
Even though the average rental apartment vacancy rate has moved higher in recent years, many households are still facing affordability issues across Canada. Either these households need to move to less expensive units or require additional help to make their monthly shelter costs more affordable. In some cases, however, there are not enough vacant units to meet the needs of all households in core housing need. Therefore, additional affordable housing units continue to be required.

The centres with the highest vacancy rates in 2005 were Windsor (10.3 per cent), Saint John (NB) (5.7 per cent), Saskatoon (4.6 per cent), Thunder Bay (4.6 per cent), Edmonton (4.5 per cent), St. John's (NFLD) (4.5 per cent), and Saguenay (4.5 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Victoria (0.5 per cent), Sherbrooke (1.2 per cent), Québec (1.4 per cent), Vancouver (1.4 per cent), Trois-Rivières (1.5 per cent), Calgary (1.6 per cent), and Greater Sudbury (1.6 per cent).

Average rents for two-bedroom apartments increased in 25 of the 28 major centres. However in 15 of the 25 major centres where rents were up, the increases were small. The greatest increases occurred in Kitchener, Victoria, and Quebec where rents were up 6.0 per cent, 4.8 per cent, and 4.2 per cent, respectively. Overall, the average rent for two-bedroom apartments across Canada's 28 major centres increased by 1.6 per cent in October 2005 compared to last year.

The highest average monthly rents for two-bedroom apartments were in Toronto (\$1,052), Vancouver (\$1,004), and Ottawa (\$920), while the lowest were in Trois-Rivières (\$474) and Saguenay (\$472).

¹ Major centres are based on Statistics Canada Census Metropolitan Areas (CMA) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.



ZONE DESCRIPTIONS - ST. JOHN'S CMA

Zone 1	St. John's East is the eastern section of the City of St. John's which begins at Sudbury Street to the south, then along Bennett Avenue to Freshwater Road to the north. From Freshwater Road the boundary runs northwest along Empire Avenue to Prince Philip Drive; east to Portugal Cove Road and north along Portugal Cove Road to Major's Path; east along Major's Path to Torbay Road; north on Torbay Road to Stavanger Drive and east on Stavanger Drive through Snow's Lane to Logy Bay Road. Includes all areas in the downtown section of the City of St. John's including Pleasantville, Quidi Vidi and the Outer Battery.
Zone 2	St. John's West is the western section of the City of St. John's commencing at the corner of Prince Philip and Allandale Road; west along Prince Philip Drive to Thorburn Road; north along Thorburn Road to the Outer Ring Road. South along Bonaventure Avenue to Elizabeth Avenue then west to the corner of Blackmarsh Road and Topsail Road. Bordered to the southwest by Brookfield Road at Pearltown Road. Also including both sides of Kenmount Road to the intersection of Mount Carson Avenue.
Zones 1-2	St. John's City
Zone 3	Remainder of Census Metropolitan Area (CMA) is the remaining portion of the Census Metropolitan Area including the City of Mount Pearl, Towns of Paradise, Conception Bay South, Logy Bay-Middle Cove-Outer Cove, Bauline, Bay Bulls, Flatrock, Petty Harbour-Maddox Cove, Pouch Cove, Torbay, Portugal Cove-St. Phillips, and Witless Bay. Also includes the remaining portion of the City of St. John's commonly referred to as Goulds.
Zones 1-3	St. John's CMA

Zone Realignment and Census Tract Revision

For a number of centres, the zones were realigned to better match existing neighbourhoods (see zone descriptions) and, in some cases, the zones were renumbered. At the same time, the census tracts, which make up the zones, were revised to make them correspond to the 2001 census boundaries (as determined by Statistics Canada). The result of these two actions is the following: the universe size, the vacancy rate and the average rent reported for year 2004 in the 2004 rental market publications may be different from the year 2004 numbers reported in the 2005 reports.

Rental Market Report Tables

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type

**I.1.1 Private Apartment Vacancy Rates (%)
by Zone and Bedroom Type
St. John's CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - St. John's East	**	2.7	4.2	4.1	1.8	1.6	0.7	6.6	2.9	2.9
Zone 2 - St. John's West	**	**	1.9	3.3	2.6	6.0	3.3	6.2	2.3	5.0
St. John's City (Zones 1-2)	3.5	3.8	3.0	3.7	2.2	3.8	2.1	6.4	2.6	3.9
Zone 3 - Remainder of Metro Area	**	**	**	**	**	5.8	**	24.1	**	9.4
St. John's CMA	3.8	3.7	3.0	4.1	2.9	4.0	3.7	10.0	3.1	4.5

**I.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
St. John's CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - St. John's East	**	**	532	555	688	694	658	694
Zone 2 - St. John's West	**	**	517	536	579	596	**	**
St. John's City (Zones 1-2)	454	474	524	545	629	645	644	675
Zone 3 - Remainder of Metro Area	**	**	**	**	**	548	**	**
St. John's CMA	453	472	521	539	618	634	624	647

**I.1.3 Number of Private Apartment Units Vacant and Universe in October 2005
by Zone and Bedroom Type
St. John's CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - St. John's East	6	219	23	555	14	854	9	129	51	1,757
Zone 2 - St. John's West	**	**	21	651	52	869	8	133	90	1,808
St. John's City (Zones 1-2)	14	373	44	1,206	66	1,724	17	262	141	3,565
Zone 3 - Remainder of Metro Area	**	**	**	**	13	225	16	67	39	415
St. John's CMA	14	377	54	1,325	79	1,949	33	329	180	3,980

**I.1.4 Private Apartment Availability Rates (%)
by Zone and Bedroom Type
St. John's CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - St. John's East	**	5.5	5.2	5.3	2.6	3.3	6.0	6.6	4.1	4.4
Zone 2 - St. John's West	**	**	3.2	4.0	4.4	7.6	8.0	6.2	4.1	6.1
St. John's City (Zones 1-2)	4.3	5.9	4.1	4.6	3.6	5.5	7.0	6.4	4.1	5.3
Zone 3 - Remainder of Metro Area	**	**	**	**	**	9.2	**	24.1	**	11.3
St. John's CMA	4.5	5.8	4.2	4.9	4.2	5.9	7.8	10.0	4.5	5.9

** : Data suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category

n/s : No units exist in the sample for this category

n/a : Not applicable

**1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type
St. John's CMA**

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
St. John's CMA										
Pre 1940	**	**	5.2	4.5	2.6	1.5	**	6.2	3.5	3.3
1940 - 1959	**	0.0	**	4.4	**	9.8	**	14.7	**	7.5
1960 - 1974	3.6	**	0.0	1.3	1.7	3.4	7.9	10.8	1.8	2.8
1975 - 1989	3.6	4.8	2.8	5.2	2.5	5.0	3.8	11.4	2.8	5.5
1990+	**	**	**	**	**	**	**	**	**	5.4
Total	3.8	3.7	3.0	4.1	2.9	4.0	3.7	10.0	3.1	4.5

**1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
St. John's CMA**

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
St. John's CMA								
Pre 1940	**	**	492	516	568	595	**	**
1940 - 1959	**	372	**	**	**	**	**	**
1960 - 1974	450	**	553	582	754	785	**	**
1975 - 1989	464	490	524	535	593	601	**	652
1990+	**	**	**	**	**	**	**	**
Total	453	472	521	539	618	634	624	647

**1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
St. John's CMA**

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
St. John's CMA										
3 to 5 Units	**	**	8.4	8.9	6.4	2.9	2.6	7.8	7.1	5.8
6 to 19 Units	**	**	**	2.7	1.8	3.0	**	6.5	2.8	4.5
20 to 49 Units	0.0	10.0	4.2	4.0	2.2	4.6	2.7	2.9	2.6	4.5
50 to 99 Units	1.5	2.6	0.0	2.3	3.4	4.6	7.3	28.3	2.2	4.6
100+ Units	10.5	7.0	0.8	3.0	0.0	1.6	**	**	1.6	3.0
Total	3.8	3.7	3.0	4.1	2.9	4.0	3.7	10.0	3.1	4.5

** : Data suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category

n/s : No units exist in the sample for this category

n/a : Not applicable

**I.3.2 Private Apartment Average Rents (\$)
by Structure Size and Bedroom Type
St. John's CMA**

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
St. John's CMA								
3 to 5 Units	**	**	442	463	517	551	**	649
6 to 19 Units	**	**	**	**	**	581	**	645
20 to 49 Units	433	469	491	529	585	602	657	657
50 to 99 Units	457	484	540	553	619	603	620	638
100+ Units	507	500	582	593	1,164	1,252	n/u	n/u
Total	453	472	521	539	618	634	624	647

**I.4 Private Apartment Vacancy Rates (%)
by Rent Range and Bedroom Type
St. John's CMA**

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
St. John's CMA										
LT 400	**	**	4.0	**	**	**	**	n/s	3.6	2.3
400 - 499	**	**	5.0	5.8	7.0	3.7	**	**	5.1	5.0
500 - 599	**	**	2.5	4.0	2.5	5.3	**	**	2.6	4.7
600 - 699	**	**	**	**	0.7	3.2	4.6	11.0	1.6	4.7
700 - 799	n/s	n/s	**	**	**	**	**	**	**	**
800+	**	n/s	**	**	**	**	**	**	**	**
Total	3.8	3.7	3.0	4.1	2.9	4.0	3.7	10.0	3.1	4.5

** : Data suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category

n/s : No units exist in the sample for this category

n/a : Not applicable

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type St. John's CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - St. John's East	**	2.7	4.5	4.0	1.8	1.6	0.6	7.5	2.9	3.0
Zone 2 - St. John's West	**	**	1.9	3.3	2.6	6.0	3.3	6.2	2.3	5.0
St. John's City (Zones 1-2)	3.5	3.8	3.1	3.6	2.2	3.8	1.9	6.9	2.6	4.0
Zone 3 - Remainder of Metro Area	**	**	**	**	**	5.7	**	22.1	**	9.2
St. John's CMA	3.8	3.7	3.2	4.0	2.8	4.0	3.3	10.0	3.1	4.5

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type St. John's CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - St. John's East	**	**	535	556	688	694	730	730
Zone 2 - St. John's West	**	**	517	536	578	596	**	**
St. John's City (Zones 1-2)	454	474	526	546	629	646	682	696
Zone 3 - Remainder of Metro Area	**	**	**	**	**	547	**	**
St. John's CMA	453	472	523	540	617	635	655	664

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2005 by Zone and Bedroom Type St. John's CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - St. John's East	6	219	23	568	14	867	12	156	54	1,809
Zone 2 - St. John's West	**	**	21	651	52	869	8	133	90	1,808
St. John's City (Zones 1-2)	14	373	44	1,219	66	1,736	20	289	144	3,617
Zone 3 - Remainder of Metro Area	**	**	**	**	13	229	16	73	39	425
St. John's CMA	14	377	54	1,337	79	1,966	36	362	183	4,042

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type St. John's CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1 - St. John's East	n/a	5.5	n/a	5.4	n/a	3.2	n/a	10.6	n/a	4.8
Zone 2 - St. John's West	n/a	**	n/a	4.0	n/a	7.6	n/a	6.2	n/a	6.1
St. John's City (Zones 1-2)	n/a	5.9	n/a	4.6	n/a	5.4	n/a	8.5	n/a	5.5
Zone 3 - Remainder of Metro Area	n/a	**	n/a	**	n/a	9.0	n/a	22.1	n/a	11.0
St. John's CMA	n/a	5.8	n/a	5.0	n/a	5.9	n/a	11.3	n/a	6.0

** : Data suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category

n/s : No units exist in the sample for this category

n/a : Not applicable

METHODOLOGY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on its initiation type (public or private), and whether it is an apartment or a row structure. The survey collects vacant unit data for all sampled structures. The market rent data are collected for only privately initiated structures. The available unit data are obtained only for privately initiated apartment or row structures. Most data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

Definitions

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent. The changes in average rent do not necessarily correspond to rent changes within a given structure. The increase or decrease of the average rents between two years may or may not be statistically significant due to other factors such as the variability of the rents.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Information and Subscriptions

For more information about this publication or any other questions on the St. John's housing market, please call our **Client Service Department** at (902) 426-4708 or e-mail us at mmerrick@cmhc-schl.gc.ca .

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