



RENTAL MARKET

REPORT

VANCOUVER CMA

OCTOBER 2005

Rental Demand Stays Strong

- The average vacancy rate in the Vancouver CMA edged up to 1.4 per cent in October from 1.3 per cent in October 2004.
- Despite a robust home ownership market, the vacancy rate has remained below the fifteen-year average of 1.5 per cent during the last two CMHC Rental Market Surveys.
- The average rental rate increased from 1.5 – 2.7 per cent depending on the number of bedrooms, with larger suites seeing greater rent increases.
- Overall, rents continue to keep pace with inflation.

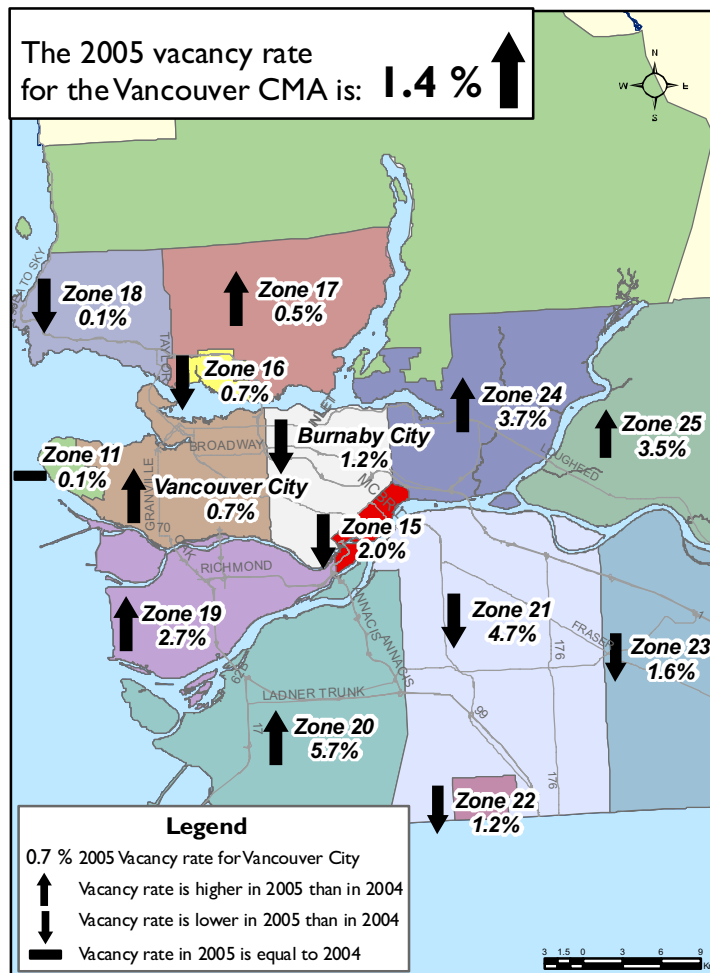
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Apartment Vacancy Rates (%) by Major Centres		
	2004	2005
Abbotsford	2.8	3.8
Calgary	4.3	1.6
Edmonton	5.3	4.5
Gatineau	2.1	3.1
Greater Sudbury	2.6	1.6
Halifax	2.9	3.3
Hamilton	3.4	4.3
Kingston	2.4	2.4
Kitchener	3.5	3.3
London	3.7	4.2
Montréal	1.5	2.0
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 (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

Rents

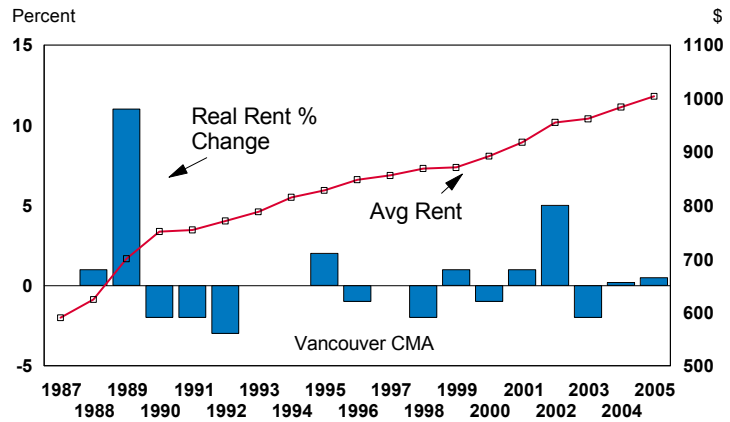
Vacancy Rate Edges Up

The average vacancy rate in the Vancouver CMA edged up to 1.4 per cent in October 2005 from 1.3 per cent in October 2004. Despite a robust home ownership market, the vacancy rate has remained below the fifteen-year average of 1.5 per cent during the last two CMHC Rental Market Surveys. Factors affecting both the demand and supply sides of the rental market are operating to keep vacancies low.

Demand for rental accommodation in the Vancouver CMA has remained strong in the face of a high level of first-time buyer activity. While historically low mortgage rates have increased the purchasing power of Greater Vancouver households, the exodus of renters into home ownership is being delayed in some instances as many renters who purchased new condominiums continue to wait for units to be completed. In addition, the robust Vancouver economy and its associated employment growth has precipitated an increase in the number of migrants to the city, many of which choose to rent at first before they buy.

The overall stock of privately initiated rental housing has hovered around

2 bedroom apartments



Source: CMHC

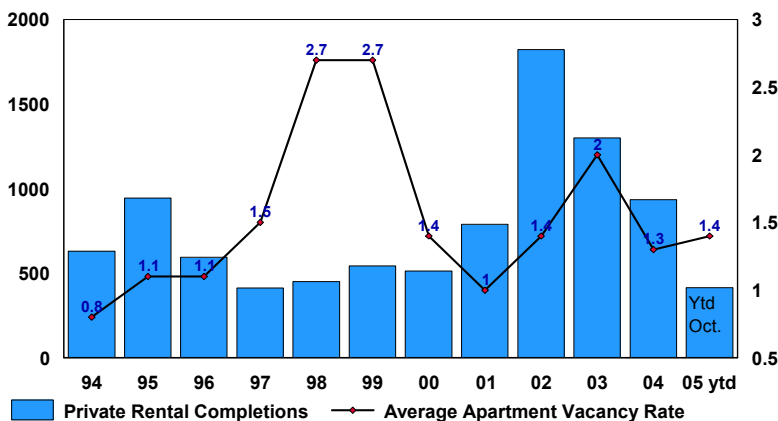
107,000 units for nearly a decade. Sellers' market conditions have enabled condominium builders and developers to bid-up land prices to the point where it is not nearly as economically viable to build rental accommodation as in previous years. However, individual investors have now supplanted large real estate firms as the main suppliers of new rental units to the marketplace. The investor condominium continues to add to the total supply of rental housing in Greater Vancouver. This 'informal' market will expand further as more and more of the apartment condominium units now under construction are completed and let into the marketplace by investors.

The lowest apartment vacancies were recorded in West End/Downtown zones, where just 63 out of 20,609 units were vacant in October, leaving a vacancy rate of 0.3 per cent. The South Granville/Oak and Kitsilano/Point Grey areas also posted a 0.3 per cent vacancy rate, while the Westside/Kerrisdale neighbourhood experienced a vacancy rate of just 0.2 per cent. These areas have consistently experienced the strongest demand for rental accommodation.

Overall, the vacancy rate in the City of Vancouver edged up from 0.6 to 0.7 per cent over the last year. Rising vacancies in the Mount Pleasant/Renfrew Heights, East Hastings, and Southeast Vancouver markets offset the declines in vacancies experienced in the other City of Vancouver rental market zones. The City of Vancouver contains more than half of all the privately initiated rental units in the Vancouver CMA.

Many of the suburban markets experienced declining vacancies in 2005. The Burnaby zones fell from a vacancy rate of 1.4 per cent in October 2004 to 1.2 per cent in October 2005. New Westminster vacancies also declined, with the vacancy rate dipping to 2.0 per cent from 2.4 per cent a year ago. The City of Surrey vacancy rate dropped below the 5 per cent mark, coming in at 4.7 per cent.

Vancouver Market Rental Completions



Source: CMHC

Average Rents Move in Tandem with Inflation

Average rents for larger apartments experienced the biggest increases over the last year. For example, the average rent for a bachelor apartment increased 1.5 per cent to \$678 over the past year, while rents for units with three or more bedrooms rose 2.7 per cent to \$1,184 during the same period. More dramatic rent increases also induced higher vacancies in larger units as consumers seek to maximize their housing dollar. As a result, the average vacancy rate for a bachelor unit increased only slightly from 0.9 per cent to 1.0 per cent over the last year, while the vacancy rate for apartments with three or more bedrooms climbed more significantly, from 1.7 per cent to 2.2 per cent in October 2005.

One bedroom units, which comprise 62 per cent of all rental apartments in the Vancouver CMA, experienced a rent increase of 1.8 per cent to \$788 while maintaining the same 1.2 per cent vacancy rate as in 2004. Rents in the Vancouver CMA typically increase at or near the inflation rate, signalling that property managers are content with the current level of vacancies in their buildings.

The highest average rents were recorded in West Vancouver, an area that also boasts the highest home prices in the country. The average rent for a two-bedroom apartment hit \$1,548 in October, up 3 per cent from the previous year. As expected, the lowest average rents, and hence the most affordable rental accommodations, were in Maple Ridge/Pitt Meadows, where a two-bedroom apartment could be rented for \$768 on average. However, the City of Surrey also posted relatively low rents, with the average rent for a two-bedroom unit recorded at \$777.

Availability Rate

A new CMHC rental market measurement is the availability rate. A rental unit is considered available if the existing tenant has given, or received, notice to move, and a new tenant has not signed a lease, or the unit is simply vacant. The availability rate can be an indicator of turnover in the rental market and under certain circumstances, an indicator of future demand/supply conditions.

The overall availability rate in the Vancouver CMA rose from 2.3 per cent in October 2004 to 2.7 per cent in October 2005. This corresponds to the increase in the traditional vacancy rate as higher turnover is expected as the rate increases. In the West End/Downtown area the availability rate remain at the previous year's level of 1.3 per cent. Overall, in the City of Vancouver, the availability rate climbed to 1.7 per cent from 1.4 per cent in October 2004.

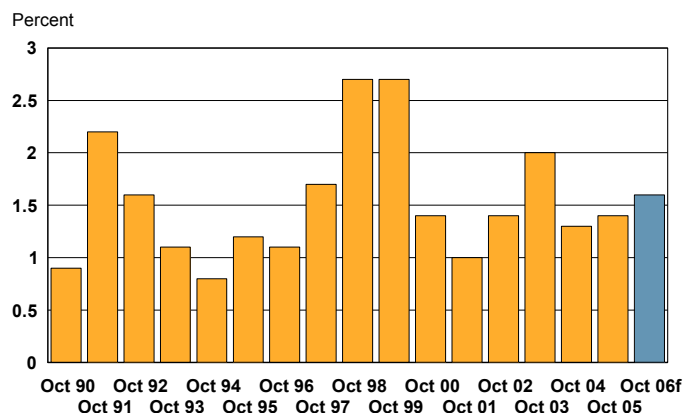
The interpretation of the availability rate is dependent upon market conditions. In the Vancouver CMA, the higher availability rate is not necessarily an indication that vacancies will increase. Higher turnover is a common

occurrence in a market experiencing a transition between existing renter households entering the ownership market and new migrants, attracted by strong employment prospects, entering the rental market. In this way, a higher availability rate may not impact the vacancy rate as overall demand is not affected.

Forecast

The rental market in the Vancouver CMA will continue to be impacted by a robust housing market and an improving economy in 2006. The supply of informal rental accommodation will increase as new investor condominiums are completed and let into the rental market. Renters will continue to be induced into home ownership by low mortgage rates and improving employment conditions. These circumstances will provide upward pressure on vacancies over the next year. However, this pressure will be tempered by an increasing number of migrants moving to the Lower Mainland in search of jobs. As a result, the overall vacancy rate is forecast to edge up in 2006 to 1.6 per cent.

Vacancy Rate Forecast



Source: CMHC

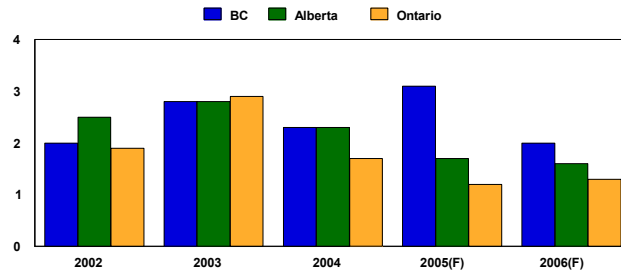
Employment Growth BC Leading Alberta & Ontario

Economic Outlook

The British Columbia economy continues to surge ahead. Provincial GDP is on track to grow by 3.5 per cent this year, second only to Alberta's expected 3.8 per cent increase, and well above the National average of 2.9 per cent. The total value of BC exports was up 7 per cent through September, led by an astonishing 60 per cent increase in energy products. However, both lumber and pulp exports have dipped 10 and 15 per cent, respectively, so far this year.

Strong economic activity has propelled employment growth in the province to the highest in the country. As of the end of October, more than 65,000 new jobs were created and by year-end, BC's employment growth will reach 3.1 per cent, more than twice the national average of 1.4 per cent. Employment in Vancouver increased by 2.3 per cent during the first ten months of the year, accounting for 40 per cent of all job growth in the province.

The goods producing sector has experienced the strongest job growth in the province. While the total number of jobs created year-to-date was split evenly between the goods producing sector and the service sector, the former consists of less than 25 per cent of all jobs in the province. As a result, employment in the goods producing sector has climbed 6 per cent through the first ten months of the year.



Source: Stats Can, CMHC Forecast

Leaders in this sector include mining (+30%) and construction (+21%). In fact, on a net basis, employment growth in the construction sector accounts for nearly all the new jobs created in the goods sector. While residential construction continues at a torrid pace, it is non-residential construction that has posted the largest gains this year. Building permit values in industrial, commercial, and institutional development have increased by 21, 58, and 143 per cent, respectively, over the first eight months of the year.

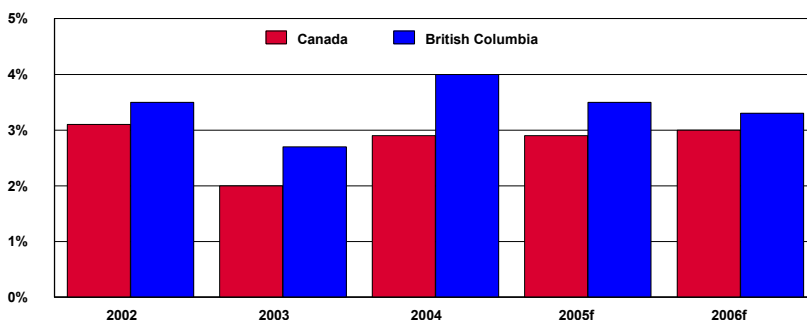
Strong employment growth reduced the provincial unemployment rate to just 5.1 per cent in October. The tighter labour market is now pushing wages higher as employers compete for workers. As a result, the average weekly wage in the province is expected to climb in the 3.2 per cent range through 2005, good news for many potential homebuyers in the face of rapidly rising home prices. Significant wage growth has occurred in some areas of the service sector during the first ten months of the year, especially scientific and professional

services (+11%), transportation and warehousing (+8%), and in the hospitality services (+7%).

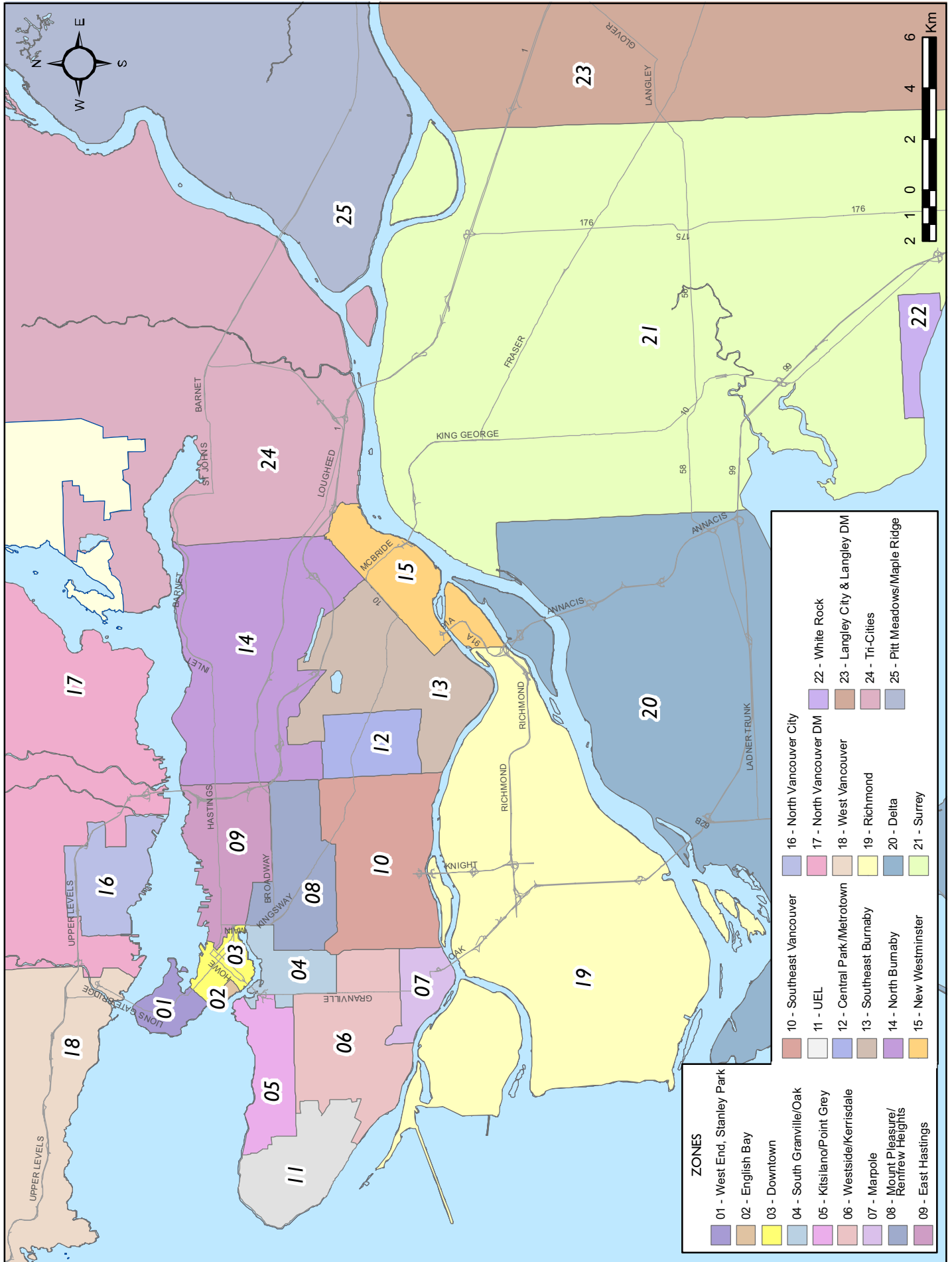
Consumer spending in the province remains robust. Retail sales continue to post new highs, having grown 6.3 per cent over the first nine months of the year. More importantly, wholesale sales have climbed even more rapidly (+9%), a strong signal of continued market confidence on the part of the province's retailers. Continued job growth, rising wages and comparatively low interest rates should keep consumer spending strong through 2006.

Rising employment levels, wage growth, and improving economic prospects will induce increased migration to the province both this year and next. Total net migration to the province is forecast to hit 40,000 persons by the end of this year and increase to 44,000 persons in 2006. Five years ago, total migration was a paltry 14,500. A total of 9,000 net inter-provincial migrants are expected to move to BC this year, with 10,500 forecast to take up residence in the province in 2006. International migration is also on the rise, with 27,000 persons forecast to arrive this year and 29,000 in 2006. The majority of international migrants settle in the Lower Mainland, generating demand for housing, especially rental accommodation.

BC Economy Outpaces the Country Real GDP Growth



Source: Stats Can, CMHC Forecast



ZONE DESCRIPTIONS - VANCOUVER CMA	
Zone 1	West End, Stanley Park is the area between Stanley Park and Denman Street and extends to Coal Harbour to the north and English Bay to the south.
Zone 2	English Bay runs along Sunset Beach and English Bay to the south, connects to Davie Street to the North and Burrard Street to the East.
Zone 3	Downtown is the remainder of the West End not covered in Zone 1 and 2. Does not include the Downtown Eastside.
Zones 1-3	West End/Downtown
Zone 4	South Granville/Oak is west of Mount Pleasant and extends south to 33rd Avenue and west to Granville Street. Also includes the Fairview area and contains a section between Broadway to the north and 16th Avenue to the south, Burrard Street to the west and Granville Street to the east.
Zone 5	Kitsilano/Point Grey is the area west of South Granville/Oak that extends along 16th Avenue to the University Endowment Land.
Zone 6	Westside/Kerrisdale is the area south of Kitsilano/Point Grey and South Granville/Oak, and includes the areas: Kerrisdale, Mackenzie Heights, Dunbar, Shaughnessy and Oakridge.
Zone 7	Marpole is an area in South Vancouver that borders south of 57th Avenue between Cambie Street to the east and MacDonald Street to the west, and extends south down to the Fraser River.
Zone 8	Mount Pleasant/Renfrew Heights is the area that extends from the Mount Pleasant area to the west to Renfrew Heights to the east, and includes the neighbourhoods of Fraser and Knight. The area boundary to the north is Great Northern Way and Broadway, and roughly 33rd Avenue to the South.
Zone 9	East Hastings is the northeast area of Vancouver City, and includes the Downtown Eastside.
Zone 10	Southeast Vancouver includes the areas: Killarney, Fraserview, Collingwood and Champlain Heights.
Zones 1-10	Vancouver City
Zone 11	University Endowment Lands includes both the municipality and University of British Columbia. Note: the Rental Survey does not include student housing.
Zone 12	Central Park/Metrotown is the area between Boundary Road to the west and Royal Oak Avenue to the east, Moscrop Street and Gilpin Street to the north and Marine Drive to the south.
Zone 13	Southeast Burnaby extends to the border of New Westminister and includes the areas: Edmonds, Middlegate, Buckingham Heights, Deer Lake and Burnaby Lake.
Zone 14	North Burnaby is the northern half of Burnaby and includes the areas: Willingdon Heights, Brentwood Park, Capitol Hill, Sperling, Simon Fraser and Lougheed.
Zones 12-14	Burnaby City
Zone 15	New Westminister is the city boundaries.
Zone 16	North Vancouver City is the city boundaries.
Zone 17	North Vancouver DM is the district boundaries.
Zone 18	West Vancouver is the district boundaries.
Zone 19	Richmond is the city boundaries.
Zone 20	Delta is the corporation boundaries.
Zone 21	Surrey is the city boundaries.
Zone 22	White Rock is the city boundaries.
Zone 23	Langley City and Langley DM includes both the city and township boundaries.
Zone 24	Tri-Cities consists of Coquitlam, Port Coquitlam and Port Moody.
Zone 25	Pitt Meadows/Maple Ridge is the district boundaries for both municipalities.
Zones 1-25	Vancouver 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
Vancouver CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
West End/Stanley Park	0.3	0.7	0.5	0.1	0.0	0.0	0.0	1.7	0.4	0.2
English Bay	1.0	0.3	0.8	0.2	0.0	0.2	0.0	0.0	0.8	0.2
Downtown	0.1	0.3	0.5	0.4	0.7	0.7	0.0	0.0	0.4	0.4
West End/Downtown (Zones 1-3)	0.3	0.4	0.6	0.3	0.3	0.4	0.0	1.0	0.5	0.3
South Granville/Oak	0.6	0.3	0.2	0.4	1.1	0.1	**	2.0	0.4	0.3
Kitsilano/Point Grey	0.3	0.4	0.5	0.3	0.9	0.6	**	**	0.6	0.3
Westside/Kerrisdale	1.0	0.0	0.7	0.3	0.3	0.1	0.0	0.0	0.6	0.2
Marpole	2.6	3.8	1.8	1.0	0.2	1.9	**	**	1.6	1.5
Mount Pleasant/Renfrew Heights	0.5	0.9	0.5	1.1	0.5	1.4	**	2.0	0.5	1.2
East Hastings	0.1	2.2	0.6	1.8	0.6	3.5	**	**	0.5	2.1
Southeast Vancouver	**	0.9	1.9	1.9	0.3	1.1	**	1.2	1.1	1.5
City of Vancouver (Zones 1-10)	0.5	0.8	0.6	0.6	0.6	0.9	0.2	1.1	0.6	0.7
University Endowment Lands	**	**	0.0	0.0	0.4	0.3	0.0	0.0	0.1	0.1
Central Park/Metrotown	1.3	1.2	1.2	0.8	1.6	0.9	0.0	0.0	1.3	0.9
Southeast Burnaby	0.8	2.1	3.2	2.2	1.4	1.1	**	**	2.5	2.2
North Burnaby	1.2	3.5	0.7	0.8	0.7	0.9	**	2.4	0.8	1.1
Burnaby (Zones 12-14)	1.2	2.2	1.4	1.0	1.3	0.9	1.5	3.2	1.4	1.2
New Westminster	2.5	2.0	2.3	2.1	2.2	1.6	4.9	3.3	2.4	2.0
North Vancouver City	1.2	0.4	0.9	0.7	0.8	0.6	**	**	0.9	0.7
North Vancouver D.M.	0.0	0.6	0.8	1.2	0.3	0.0	0.0	0.0	0.4	0.5
West Vancouver	0.6	**	0.5	0.1	0.4	0.1	0.0	0.0	0.4	0.1
Richmond	4.1	1.0	0.9	1.9	1.0	3.5	1.7	**	1.3	2.7
Delta	9.2	2.6	1.9	3.6	6.1	8.4	2.6	5.7	4.1	5.7
Surrey	6.7	**	5.3	4.8	5.0	5.0	4.2	2.7	5.1	4.7
White Rock	0.0	1.4	2.6	1.4	0.3	0.5	0.0	0.0	1.8	1.2
Langley City and Langley DM	2.6	0.0	1.9	2.3	1.7	1.0	0.0	2.1	1.8	1.6
Tri-Cities	2.2	3.3	3.9	4.2	2.4	3.3	1.6	1.8	3.2	3.7
Maple Ridge/Pitt Meadows	0.0	0.0	0.9	2.5	3.0	5.6	2.3	0.0	1.7	3.5
Vancouver CMA	0.9	1.0	1.2	1.2	1.6	1.9	1.7	2.2	1.3	1.4

** : 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.1.2 Private Apartment Average Rents (\$)
 by Zone and Bedroom Type
 Vancouver CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
West End/Stanley Park	715	715	920	893	1,507	1,470	2,139	2,236
English Bay	722	747	863	912	1,298	1,266	**	**
Downtown	719	741	921	932	1,391	1,465	**	1,589
West End/Downtown (Zones 1-3)	719	738	902	918	1,389	1,413	2,056	1,967
South Granville/Oak	689	710	839	858	1,175	1,192	**	1,507
Kitsilano/Point Grey	844	776	859	867	1,198	1,227	**	**
Westside/Kerrisdale	708	707	921	946	1,425	1,486	1,852	2,093
Marpole	582	591	680	683	874	875	**	**
Mount Pleasant/Renfrew Heights	639	603	715	723	903	912	**	1,033
East Hastings	570	589	661	672	827	877	**	**
Southeast Vancouver	**	688	742	771	1,038	1,059	**	1,015
City of Vancouver (Zones 1-10)	695	701	823	837	1,160	1,192	1,499	1,450
University Endowment Lands	**	**	1,042	1,030	1,341	1,300	1,749	1,713
Central Park/Metrotown	622	652	718	745	902	920	1,122	1,143
Southeast Burnaby	519	539	642	649	780	801	**	**
North Burnaby	593	613	734	756	919	962	**	1,041
Burnaby (Zones 12-14)	593	615	709	732	879	910	1,018	1,030
New Westminster	538	543	652	656	826	826	1,031	1,043
North Vancouver City	652	666	782	788	966	976	**	**
North Vancouver D.M.	563	684	785	799	1,027	1,032	1,165	1,218
West Vancouver	**	**	997	1,008	1,503	1,548	**	2,276
Richmond	603	606	759	780	931	931	1,064	**
Delta	540	541	656	665	820	856	1,010	964
Surrey	550	**	617	623	770	777	844	851
White Rock	581	574	701	728	859	892	1,127	1,083
Langley City and Langley DM	585	593	686	692	811	814	**	938
Tri-Cities	567	573	654	686	791	798	966	**
Maple Ridge/Pitt Meadows	513	516	587	597	761	768	882	896
Vancouver CMA	668	678	774	788	984	1,004	1,153	1,184

** : 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.1.3 Number of Private Apartment Units Vacant and Universe in October 2005 by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	5	743	2	2,643	0	433	1	59	8	3,878
English Bay	3	937	8	4,929	1	621	0	14	13	6,501
Downtown	6	2,255	28	6,760	8	1,185	0	30	42	10,230
West End/Downtown (Zones 1-3)	14	3,935	38	14,331	9	2,239	1	104	63	20,609
South Granville/Oak	4	1,344	19	4,970	2	1,394	1	51	27	7,760
Kitsilano/Point Grey	4	1,121	12	4,837	8	1,281	**	**	25	7,283
Westside/Kerrisdale	0	206	5	1,831	1	1,009	0	103	6	3,149
Marpole	16	409	30	2,910	13	679	**	**	60	4,016
Mount Pleasant/Renfrew Heights	8	926	48	4,274	15	1,050	2	108	73	6,358
East Hastings	19	871	61	3,377	30	855	**	**	111	5,167
Southeast Vancouver	2	228	19	1,021	7	651	1	96	30	1,996
City of Vancouver (Zones 1-10)	68	9,040	234	37,550	85	9,157	7	591	394	56,338
University Endowment Lands	**	**	0	430	1	304	0	55	1	801
Central Park/Metrotown	4	355	36	4,329	16	1,727	0	89	57	6,500
Southeast Burnaby	3	162	30	1,365	8	711	**	**	52	2,399
North Burnaby	11	298	18	2,338	10	1,133	6	268	45	4,037
Burnaby (Zones 12-14)	18	815	84	8,032	34	3,571	17	518	153	12,936
New Westminster	17	831	112	5,271	32	2,010	4	127	164	8,239
North Vancouver City	2	497	26	3,664	12	1,845	**	**	42	6,034
North Vancouver D.M.	1	177	4	359	0	331	0	130	5	997
West Vancouver	**	**	1	1,283	1	727	0	99	2	2,333
Richmond	2	210	22	1,134	36	1,022	**	**	67	2,493
Delta	2	76	31	852	63	748	2	35	98	1,711
Surrey	**	**	129	2,698	124	2,466	10	359	264	5,587
White Rock	1	69	13	906	2	372	0	14	16	1,361
Langley City and Langley DM	0	79	23	989	9	957	1	47	33	2,072
Tri-Cities	6	184	100	2,365	52	1,582	3	184	161	4,315
Maple Ridge/Pitt Meadows	0	14	22	874	29	517	0	44	50	1,448
Vancouver CMA	118	12,292	801	66,406	479	25,608	53	2,358	1,451	106,665

** : 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.1.4 Private Apartment Availability Rates (%)
by Zone and Bedroom Type
Vancouver CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
West End/Stanley Park	1.1	1.9	1.2	0.8	1.1	1.4	1.5	1.7	1.2	1.1
English Bay	2.0	1.0	1.6	1.0	1.2	1.2	0.0	0.0	1.6	1.0
Downtown	0.4	1.1	1.3	1.7	1.8	2.1	0.0	0.0	1.2	1.6
West End/Downtown (Zones 1-3)	0.9	1.2	1.4	1.3	1.5	1.7	0.8	1.0	1.3	1.3
South Granville/Oak	2.4	1.0	1.1	1.2	1.4	1.2	**	2.0	1.4	1.1
Kitsilano/Point Grey	1.1	1.3	1.4	1.6	3.0	2.2	**	**	1.6	1.6
Westside/Kerrisdale	1.0	2.4	1.6	1.9	1.0	2.8	1.1	2.1	1.3	2.2
Marpole	3.2	6.1	4.0	2.0	1.6	2.6	**	**	3.4	2.5
Mount Pleasant/Renfrew Heights	0.7	1.1	0.8	1.9	0.5	2.2	**	5.5	0.7	1.9
East Hastings	0.6	2.6	0.8	2.4	0.7	3.7	**	**	0.7	2.6
Southeast Vancouver	**	1.4	3.2	3.1	1.3	3.1	**	1.2	2.1	2.8
City of Vancouver (Zones 1-10)	1.2	1.6	1.5	1.6	1.5	2.2	0.6	2.1	1.4	1.7
University Endowment Lands	**	**	0.7	0.7	0.4	1.3	0.0	0.0	0.5	0.9
Central Park/Metrotown	2.2	6.8	2.6	3.0	2.7	3.0	0.0	1.8	2.6	3.2
Southeast Burnaby	3.0	2.7	5.4	2.9	3.2	2.8	**	**	4.4	3.2
North Burnaby	3.8	4.2	1.8	2.2	1.7	1.7	**	2.8	1.9	2.2
Burnaby (Zones 12-14)	3.0	5.0	2.9	2.7	2.5	2.6	1.5	4.1	2.7	2.9
New Westminster	4.3	3.1	3.6	3.5	3.4	2.8	4.9	3.3	3.6	3.3
North Vancouver City	2.7	1.5	1.7	1.6	1.4	1.4	**	**	1.7	1.6
North Vancouver D.M.	2.2	0.6	1.4	1.2	1.7	0.0	0.0	0.0	1.5	0.5
West Vancouver	2.1	**	1.1	1.1	0.8	1.4	0.0	0.0	1.1	1.2
Richmond	5.6	4.1	2.7	3.3	2.3	4.9	4.3	**	2.8	4.1
Delta	9.2	3.9	2.6	6.8	6.8	11.0	5.2	8.6	4.8	8.5
Surrey	6.7	**	6.4	7.1	5.9	7.7	5.4	4.9	6.1	7.2
White Rock	1.5	7.2	4.2	3.3	0.5	1.6	7.1	0.0	3.1	3.0
Langley City and Langley DM	5.3	3.8	2.4	4.7	2.2	2.8	0.0	2.1	2.4	3.7
Tri-Cities	2.8	6.5	5.8	6.2	4.3	5.2	2.2	1.8	4.9	5.6
Maple Ridge/Pitt Meadows	7.7	0.0	2.7	4.6	6.7	6.8	4.7	4.8	4.3	5.3
Vancouver CMA	1.8	2.1	2.3	2.5	2.7	3.4	2.4	3.3	2.3	2.7

** : 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 Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
City of Vancouver (Zones 1-10)										
Pre 1960	0.4	0.6	0.6	0.6	0.3	0.3	0.0	3.7	0.5	0.6
1960 - 1974	0.7	1.0	0.6	0.6	0.7	0.7	0.5	0.5	0.6	0.6
1975 - 1989	0.2	0.2	1.0	0.9	0.8	0.4	**	**	0.8	0.7
1990+	0.2	0.8	0.5	0.8	0.6	2.5	**	**	0.5	1.3
Total	0.5	0.8	0.6	0.6	0.6	0.9	0.2	1.1	0.6	0.7
Burnaby (Zones 12-14)										
Pre 1960	**	2.7	1.3	0.8	1.7	2.0	**	13.2	1.7	2.1
1960 - 1974	1.4	1.1	1.4	1.1	1.1	0.9	0.3	1.2	1.3	1.1
1975 - 1989	0.8	6.3	1.6	0.6	**	0.4	**	**	1.6	1.1
1990+	n/u	**	**	**	**	**	**	n/u	**	**
Total	1.2	2.2	1.4	1.0	1.3	0.9	1.5	3.2	1.4	1.2
New Westminster										
Pre 1960	3.8	1.5	1.9	4.0	3.5	2.5	**	**	2.5	3.5
1960 - 1974	2.6	2.2	2.7	2.0	1.9	1.8	5.7	2.7	2.5	2.0
1975 - 1989	0.0	2.1	1.0	1.0	2.2	0.7	n/u	n/u	1.4	1.0
1990+	**	**	**	**	**	**	**	**	**	**
Total	2.5	2.0	2.3	2.1	2.2	1.6	4.9	3.3	2.4	2.0
Surrey										
Pre 1960	**	n/s	0.0	**	25.5	**	0.0	**	12.9	**
1960 - 1974	0.0	**	5.9	3.8	6.1	4.8	5.3	3.3	5.9	4.2
1975 - 1989	8.1	**	4.1	6.4	3.8	8.2	3.2	**	4.1	7.0
1990+	n/u	n/u	5.4	**	1.4	0.5	0.0	**	1.9	1.8
Total	6.7	**	5.3	4.8	5.0	5.0	4.2	2.7	5.1	4.7
Vancouver CMA										
Pre 1960	0.5	0.7	0.7	0.9	1.0	0.6	1.9	7.1	0.8	0.9
1960 - 1974	1.1	1.1	1.3	1.1	1.6	1.6	2.0	1.6	1.4	1.2
1975 - 1989	0.9	1.2	1.7	2.1	2.2	3.3	1.1	3.0	1.8	2.5
1990+	0.2	0.8	1.1	1.1	1.2	2.3	0.0	0.0	1.0	1.5
Total	0.9	1.0	1.2	1.2	1.6	1.9	1.7	2.2	1.3	1.4

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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

**1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
Vancouver CMA**

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
City of Vancouver (Zones 1-10)								
Pre 1960	656	651	797	820	1,092	1,082	1,413	1,258
1960 - 1974	688	698	818	826	1,202	1,206	1,614	1,610
1975 - 1989	627	659	744	777	1,030	1,108	**	**
1990+	864	871	998	1,002	1,300	1,358	**	**
Total	695	701	823	837	1,160	1,192	1,499	1,450
Burnaby (Zones 12-14)								
Pre 1960	**	546	603	671	739	804	**	876
1960 - 1974	613	626	716	730	888	908	1,069	1,063
1975 - 1989	577	577	753	768	**	980	**	**
1990+	n/u	**	**	**	**	**	**	n/u
Total	593	615	709	732	879	910	1,018	1,030
New Westminister								
Pre 1960	**	488	604	611	746	739	**	**
1960 - 1974	549	551	655	658	832	829	1,036	1,045
1975 - 1989	574	572	680	689	837	854	n/u	n/u
1990+	**	**	**	**	**	**	**	**
Total	538	543	652	656	826	826	1,031	1,043
Surrey								
Pre 1960	**	n/s	526	**	677	**	786	**
1960 - 1974	**	**	602	609	726	731	834	843
1975 - 1989	563	**	641	648	798	819	889	**
1990+	n/u	n/u	709	**	857	835	910	**
Total	550	**	617	623	770	777	844	851
Vancouver CMA								
Pre 1960	642	640	770	794	1,023	1,018	1,118	1,110
1960 - 1974	659	671	767	776	970	981	1,152	1,189
1975 - 1989	609	629	716	739	906	930	1,017	1,050
1990+	862	867	960	964	1,139	1,196	1,347	1,367
Total	668	678	774	788	984	1,004	1,153	1,184

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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.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
City of Vancouver (Zones 1-10)										
3 to 5 Units	**	**	0.3	0.6	1.4	5.7	**	**	0.6	2.7
6 to 19 Units	0.8	1.4	0.7	1.2	0.5	0.4	0.0	2.2	0.7	1.1
20 to 49 Units	0.6	0.6	0.8	0.6	0.6	0.6	0.4	0.4	0.7	0.6
50 to 99 Units	0.2	0.9	0.5	0.3	0.4	0.7	0.0	1.3	0.4	0.4
100 to 199 Units	0.3	0.6	0.4	0.5	0.4	0.7	0.0	**	0.4	0.5
200+ Units	0.0	0.0	1.0	0.2	0.0	0.4	**	**	0.7	0.2
Total	0.5	0.8	0.6	0.6	0.6	0.9	0.2	1.1	0.6	0.7
Burnaby (Zones 12-14)										
3 to 5 Units	n/u	n/u	**	4.7	**	**	**	**	**	13.6
6 to 19 Units	**	1.0	1.0	1.0	1.8	1.4	**	0.0	1.2	1.0
20 to 49 Units	1.1	1.6	1.5	0.9	0.9	0.7	3.9	6.2	1.4	1.1
50 to 99 Units	1.2	3.3	1.4	1.0	0.7	0.3	1.0	1.1	1.2	1.0
100 to 199 Units	2.9	1.1	1.4	0.8	2.5	0.2	**	**	1.7	0.6
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	1.2	2.2	1.4	1.0	1.3	0.9	1.5	3.2	1.4	1.2
New Westminister										
3 to 5 Units	n/s	**	**	**	3.8	**	**	0.0	**	6.6
6 to 19 Units	4.1	1.5	1.7	3.5	3.2	2.6	**	**	2.2	3.1
20 to 49 Units	1.9	3.1	2.1	2.1	1.8	2.1	4.5	4.7	2.1	2.2
50 to 99 Units	0.0	0.7	2.3	1.1	2.8	1.1	7.3	4.0	2.5	1.2
100 to 199 Units	4.9	1.4	4.1	2.5	0.9	0.9	0.0	0.0	3.1	1.8
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	2.5	2.0	2.3	2.1	2.2	1.6	4.9	3.3	2.4	2.0
Surrey										
3 to 5 Units	n/u	n/u	**	**	**	n/u	n/u	n/u	**	**
6 to 19 Units	8.3	n/s	9.0	**	13.8	**	7.7	**	10.9	**
20 to 49 Units	**	**	3.2	6.0	5.1	4.2	4.0	**	4.4	4.8
50 to 99 Units	0.0	**	5.2	5.0	3.2	5.6	2.6	0.6	4.2	5.0
100 to 199 Units	**	**	6.9	2.0	7.6	2.1	**	**	7.3	2.2
200+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	6.7	**	5.3	4.8	5.0	5.0	4.2	2.7	5.1	4.7
Vancouver CMA										
3 to 5 Units	0.0	**	0.9	1.5	1.3	5.6	0.0	4.8	1.0	3.2
6 to 19 Units	1.1	1.3	1.0	1.4	1.5	1.2	1.1	1.7	1.1	1.4
20 to 49 Units	0.9	0.8	1.2	1.1	1.4	1.6	2.0	2.8	1.2	1.2
50 to 99 Units	0.5	1.2	1.7	1.5	2.0	2.7	2.4	2.1	1.7	1.8
100 to 199 Units	1.1	0.7	0.9	0.8	1.4	0.8	0.8	0.8	1.0	0.8
200+ Units	0.8	0.5	1.3	0.9	2.4	2.5	**	**	1.5	1.2
Total	0.9	1.0	1.2	1.2	1.6	1.9	1.7	2.2	1.3	1.4

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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 Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
City of Vancouver (Zones I-10)								
3 to 5 Units	**	**	687	769	965	999	**	**
6 to 19 Units	637	622	743	752	1,045	1,034	1,528	1,293
20 to 49 Units	660	668	795	807	1,150	1,180	1,388	1,473
50 to 99 Units	751	755	854	870	1,250	1,272	1,958	1,723
100 to 199 Units	722	765	935	960	1,426	1,524	**	**
200+ Units	830	820	1,006	996	1,450	1,453	**	**
Total	695	701	823	837	1,160	1,192	1,499	1,450
Burnaby (Zones 12-14)								
3 to 5 Units	n/u	n/u	**	**	**	**	**	**
6 to 19 Units	**	551	630	684	786	824	**	**
20 to 49 Units	573	577	684	693	829	841	859	925
50 to 99 Units	585	587	705	707	888	898	**	1,232
100 to 199 Units	754	766	822	847	1,020	1,055	**	**
200+ Units	**	**	**	**	**	**	**	**
Total	593	615	709	732	879	910	1,018	1,030
New Westminister								
3 to 5 Units	n/s	**	**	**	**	**	**	**
6 to 19 Units	460	490	605	617	746	732	**	**
20 to 49 Units	542	548	637	641	795	793	1,021	1,071
50 to 99 Units	549	544	678	682	855	862	1,063	**
100 to 199 Units	593	**	718	**	881	872	1,059	1,077
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	538	543	652	656	826	826	1,031	1,043
Surrey								
3 to 5 Units	n/u	n/u	**	**	**	n/u	n/u	n/u
6 to 19 Units	**	n/s	559	**	704	**	804	**
20 to 49 Units	**	**	641	647	768	773	831	**
50 to 99 Units	532	**	618	625	781	788	864	868
100 to 199 Units	**	**	586	588	**	**	**	**
200+ Units	**	**	**	**	**	**	n/u	n/u
Total	550	**	617	623	770	777	844	851
Vancouver CMA								
3 to 5 Units	579	**	674	745	937	967	1,108	1,056
6 to 19 Units	612	608	715	731	944	949	1,164	1,088
20 to 49 Units	639	647	750	760	963	975	1,095	1,177
50 to 99 Units	711	714	765	778	937	963	1,103	1,153
100 to 199 Units	692	736	898	916	1,224	1,256	1,512	1,614
200+ Units	816	807	970	955	1,141	1,155	**	**
Total	668	678	774	788	984	1,004	1,153	1,184

** : 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.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Vancouver CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
West End/St Stanley Park	n/u	n/u	**	0.0	0.6	0.1	0.3	0.5	0.0	0.0	n/u	n/u
English Bay	**	**	**	0.0	0.9	0.4	0.6	0.0	0.3	0.2	**	**
Downtown	**	n/s	1.3	0.3	0.6	0.1	0.5	0.4	0.3	0.7	0.1	0.3
West End/Downtown (Zones 1-3)	**	**	0.8	0.1	0.7	0.2	0.5	0.3	0.3	0.5	1.0	0.2
South Granville/Oak	**	0.0	0.5	0.3	0.3	0.4	0.5	0.2	**	**	n/u	n/u
Kitsilano/Point Grey	0.8	0.8	0.5	0.2	0.5	0.4	0.8	0.8	**	**	**	**
Westside/Kerrisdale	0.0	0.0	0.7	0.8	0.6	0.2	0.5	0.0	**	**	n/u	n/u
Marpole	**	**	1.1	1.8	1.9	1.2	**	2.7	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	0.6	1.5	0.6	2.1	0.5	0.6	0.0	0.4	**	**	**	**
East Hastings	0.0	**	0.5	2.5	0.8	1.3	0.1	1.5	**	**	n/u	n/u
Southeast Vancouver	**	2.0	**	1.7	**	4.4	**	**	0.4	0.7	**	**
City of Vancouver (Zones 1-10)	0.6	2.7	0.7	1.1	0.7	0.6	0.4	0.4	0.4	0.5	0.7	0.2
University Endowment Lands	n/u	n/u	**	0.0	**	**	**	0.3	**	**	n/u	n/u
Central Park/Metrotown	n/s	n/s	1.6	0.6	1.2	0.6	0.4	0.8	3.2	0.1	**	**
Southeast Burnaby	**	**	**	2.5	2.2	2.1	4.4	**	**	**	n/u	n/u
North Burnaby	**	10.2	**	1.1	1.1	1.1	0.5	0.8	0.8	1.0	n/u	n/u
Burnaby (Zones 12-14)	**	13.6	1.2	1.0	1.4	1.1	1.2	1.0	1.7	0.6	**	**
New Westminster	**	6.6	2.2	3.1	2.1	2.2	2.5	1.2	3.1	1.8	n/u	n/u
North Vancouver City	**	0.0	0.7	0.4	1.2	0.8	0.5	0.9	0.0	0.0	n/u	n/u
North Vancouver D.M.	**	**	1.0	0.4	0.6	0.0	**	**	**	**	n/u	n/u
West Vancouver	**	**	**	**	**	**	0.2	**	0.5	0.1	n/u	n/u
Richmond	n/u	n/u	**	**	0.7	**	1.1	2.9	**	**	n/u	n/u
Delta	**	**	3.7	3.0	2.5	3.5	5.7	7.8	**	**	n/u	n/u
Surrey	**	**	10.9	**	4.4	4.8	4.2	5.0	7.3	2.2	**	**
White Rock	2.2	2.4	1.9	0.9	1.4	0.4	2.3	2.6	n/u	n/u	n/u	n/u
Langley City and Langley DM	0.0	0.0	0.0	**	2.4	1.7	1.4	0.8	**	**	n/u	n/u
Tri-Cities	**	**	5.4	5.9	2.7	4.0	3.5	3.7	**	**	**	**
Maple Ridge/Pitt Meadows	4.2	12.5	1.4	9.9	1.5	3.3	2.3	2.3	n/u	n/u	n/u	n/u
Vancouver CMA	1.0	3.2	1.1	1.4	1.2	1.2	1.7	1.8	1.0	0.8	1.5	1.2

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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

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Vancouver CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
City of Vancouver (Zones 1-10)										
LT \$550	0.4	1.9	1.2	1.2	**	**	n/s	**	0.7	1.9
\$550 - \$699	0.6	0.9	1.4	1.6	0.5	0.6	n/s	**	1.1	1.3
\$700 - \$849	0.4	0.5	0.4	0.6	0.1	0.7	**	**	0.4	0.6
\$850 - \$999	0.6	0.2	0.6	0.2	0.3	1.7	**	**	0.5	0.4
\$1000 - \$1149	**	**	0.3	0.5	0.7	1.1	**	**	0.4	0.7
\$1150+	**	**	1.1	0.5	0.9	0.5	0.3	1.0	0.9	0.5
Total	0.5	0.8	0.6	0.6	0.6	0.9	0.2	1.1	0.6	0.7
Burnaby (Zones 12-14)										
LT \$550	0.0	2.2	**	**	**	**	n/s	n/s	1.1	2.4
\$550 - \$699	1.5	2.4	1.6	1.0	**	**	**	n/s	1.5	1.2
\$700 - \$849	**	**	1.1	0.9	1.6	1.0	**	**	1.2	0.9
\$850 - \$999	n/s	**	**	**	0.6	0.7	3.5	4.0	1.1	1.5
\$1000 - \$1149	n/s	n/s	**	**	**	**	**	**	2.9	1.0
\$1150+	n/s	n/s	n/s	**	**	**	**	**	1.0	1.8
Total	1.2	2.2	1.4	1.0	1.3	0.9	1.5	3.2	1.4	1.2
New Westminster										
LT \$550	1.8	1.2	**	**	**	n/u	n/u	n/u	2.5	2.4
\$550 - \$699	3.4	3.1	2.1	1.8	**	**	n/u	n/u	2.3	1.9
\$700 - \$849	n/u	n/u	2.9	3.1	2.0	1.1	**	**	2.5	2.2
\$850 - \$999	n/u	n/u	**	**	2.3	2.3	**	**	2.2	2.2
\$1000 - \$1149	n/u	n/u	n/u	n/u	**	**	**	**	**	**
\$1150+	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Total	2.5	2.0	2.3	2.1	2.2	1.6	4.9	3.3	2.4	2.0
Surrey										
LT \$550	**	**	**	**	n/u	n/u	**	n/u	**	**
\$550 - \$699	**	**	5.5	4.8	6.7	**	**	**	5.8	4.7
\$700 - \$849	n/u	n/u	**	**	5.1	5.5	**	**	4.6	5.5
\$850 - \$999	n/u	n/u	**	n/u	**	**	**	**	4.0	3.1
\$1000 - \$1149	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
\$1150+	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	n/u	**	n/u	4.8	**	5.0	**	2.7	**	4.7
Vancouver CMA	6.7		5.3		5.0		4.2		5.1	
LT \$550	0.8	1.6	2.2	2.3	**	**	**	**	1.4	2.0
\$550 - \$699	1.3	1.3	2.2	2.2	3.4	2.1	**	**	2.1	2.0
\$700 - \$849	0.5	0.5	0.9	1.1	2.4	2.6	1.9	6.4	1.2	1.4
\$850 - \$999	0.6	0.3	0.6	0.4	1.1	2.4	2.7	2.1	0.8	1.1
\$1000 - \$1149	**	**	0.3	0.5	1.5	1.2	0.3	1.0	0.8	0.8
\$1150+	**	**	1.3	0.7	0.8	0.6	1.4	1.9	1.0	0.8
Total	0.9	1.0	1.2	1.2	1.6	1.9	1.7	2.2	1.3	1.4

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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

2.1.1 Private Row (Townhouse) Vacancy Rates (%)
by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
West End/St Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	0.0	0.0	n/u	n/u	0.0	0.0
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	0.0	0.0	n/u	n/u	0.0	0.0
South Granville/Oak	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Kitsilano/Point Grey	n/u	n/u	**	n/s	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	0.0	0.0
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	0.0
East Hastings	**	**	0.0	**	3.0	3.0	**	**	0.8	**
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	**	**	0.6	2.6	**	0.7	0.5	2.1
University Endowment Lands	**	n/s	**	n/s	**	n/s	**	n/s	**	n/s
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/u	n/u	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	1.9	0.5	3.0	0.4
Burnaby (Zones 12-14)	n/u	n/u	n/u	n/u	**	3.4	1.8	0.5	2.9	1.1
New Westminster	n/u	n/u	n/s	**	**	**	**	n/s	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	5.0	0.0
North Vancouver D.M.	**	**	**	**	0.0	0.0	0.0	0.0	0.0	0.0
West Vancouver	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Richmond	n/u	n/u	**	**	0.0	**	1.1	**	0.8	0.4
Delta	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Surrey	n/u	n/u	**	**	3.9	1.3	2.5	3.2	2.7	2.9
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	**	3.8	0.5	2.0	0.7	2.9
Tri-Cities	**	**	**	**	3.1	5.5	0.4	2.9	1.0	3.5
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	5.9	8.8	5.9	8.8
Vancouver CMA	0.0	**	0.8	4.5	1.5	2.1	1.2	1.8	1.3	1.9

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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

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	1,364	1,823	n/u	n/u
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	1,364	1,823	n/u	n/u
South Granville/Oak	n/u	n/u	**	**	**	**	n/u	n/u
Kitsilano/Point Grey	n/u	n/u	n/s	n/s	n/s	**	n/u	n/u
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**
East Hastings	**	**	709	**	828	**	**	**
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	**	**	1,263	1,294	**	1,364
University Endowment Lands	**	n/s	**	n/s	**	n/s	**	n/s
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/u	n/u	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	1,234	1,317
Burnaby (Zones 12-14)	n/u	n/u	n/u	n/u	**	1,219	**	1,310
New Westminster	n/u	n/u	n/s	n/s	**	**	n/s	n/s
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**
North Vancouver D.M.	**	**	**	**	**	1,110	1,449	1,470
West Vancouver	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Richmond	n/u	n/u	**	**	**	**	1,185	**
Delta	n/u	n/u	n/u	n/u	**	**	**	**
Surrey	n/u	n/u	**	**	774	828	1,070	1,096
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	**	**	**	962
Tri-Cities	n/s	**	n/s	**	**	1,027	**	1,171
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	1,059	1,081
Vancouver CMA	**	**	**	**	1,075	1,051	1,200	1,208

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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

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2005 by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	0	34	n/u	n/u	0	35
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	0	34	n/u	n/u	0	35
South Granville/Oak	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Kitsilano/Point Grey	n/u	n/u	n/s	n/s	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	0	34
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	0	82
East Hastings	**	**	**	**	1	35	**	**	**	**
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	**	**	5	198	1	161	8	396
University Endowment Lands	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/u	n/u	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	1	214	1	265
Burnaby (Zones 12-14)	n/u	n/u	n/u	n/u	2	59	1	218	3	277
New Westminster	n/u	n/u	**	**	**	**	n/s	n/s	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	0	45
North Vancouver D.M.	**	**	**	**	0	117	0	306	0	435
West Vancouver	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Richmond	n/u	n/u	**	**	**	**	**	**	3	657
Delta	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Surrey	n/u	n/u	**	**	1	76	12	370	13	452
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	2	53	4	202	8	274
Tri-Cities	**	**	**	**	7	128	12	411	19	545
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	9	102	9	102
Vancouver CMA	**	**	4	92	19	890	40	2,290	63	3,277

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

n/a : Not applicable

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
West End/St Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/a	n/u	n/a	**	n/a	0.0	n/a	n/u	n/a	0.0
West End/Downtown (Zones 1-3)	n/a	n/u	n/a	**	n/a	0.0	n/a	n/u	n/a	0.0
South Granville/Oak	n/a	n/u	n/a	**	n/a	**	n/a	n/u	n/a	**
Kitsilano/Point Grey	n/a	n/u	n/a	n/s	n/a	**	n/a	n/u	n/a	**
Westside/Kerrisdale	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	0.0
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	0.0
East Hastings	n/a	**	n/a	**	n/a	3.0	n/a	**	n/a	**
Southeast Vancouver	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
City of Vancouver (Zones 1-10)	n/a	**	n/a	**	n/a	2.6	n/a	2.0	n/a	2.6
University Endowment Lands	n/a	n/s	n/a	n/s	n/a	n/s	n/a	n/s	n/a	n/s
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
North Burnaby	n/a	n/u	n/a	n/u	n/a	**	n/a	0.9	n/a	1.1
Burnaby (Zones 12-14)	n/a	n/u	n/a	n/u	n/a	5.1	n/a	0.9	n/a	1.8
New Westminster	n/a	n/u	n/a	**	n/a	**	n/a	n/s	n/a	**
North Vancouver City	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	2.2
North Vancouver D.M.	n/a	**	n/a	**	n/a	0.0	n/a	0.3	n/a	0.2
West Vancouver	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Richmond	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	0.9
Delta	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Surrey	n/a	n/u	n/a	**	n/a	3.9	n/a	5.1	n/a	4.9
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/a	n/u	n/a	**	n/a	5.7	n/a	3.0	n/a	4.0
Tri-Cities	n/a	**	n/a	**	n/a	7.8	n/a	4.4	n/a	5.1
Maple Ridge/Pitt Meadows	n/a	n/u	n/a	n/u	n/a	n/u	n/a	10.8	n/a	10.8
Vancouver CMA	n/a	**	n/a	11.2	n/a	3.1	n/a	2.8	n/a	3.1

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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 Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
West End/St Stanley Park	0.3	0.7	0.5	0.1	0.0	0.0	0.0	1.7	0.4	0.2
English Bay	1.0	0.3	0.8	0.2	0.0	0.2	0.0	0.0	0.8	0.2
Downtown	0.1	0.3	0.5	0.4	0.6	0.7	0.0	0.0	0.4	0.4
West End/Downtown (Zones 1-3)	0.3	0.4	0.6	0.3	0.3	0.4	0.0	1.0	0.5	0.3
South Granville/Oak	0.6	0.3	0.2	0.4	1.1	0.1	**	2.0	0.4	0.3
Kitsilano/Point Grey	0.3	0.4	0.5	0.3	0.8	0.6	**	**	0.6	0.3
Westside/Kerrisdale	1.0	0.0	0.7	0.3	0.3	0.1	0.0	0.0	0.5	0.2
Marpole	2.6	3.8	1.8	1.0	0.2	1.9	**	**	1.6	1.5
Mount Pleasant/Renfrew Heights	0.5	0.9	0.5	1.1	0.5	1.4	**	1.6	0.5	1.1
East Hastings	0.1	2.2	0.6	1.9	0.7	3.5	**	**	0.5	2.2
Southeast Vancouver	**	0.9	1.9	1.9	0.3	1.6	**	0.9	1.1	1.6
City of Vancouver (Zones 1-10)	0.5	0.8	0.6	0.6	0.6	1.0	0.3	1.0	0.6	0.7
University Endowment Lands	0.0	**	0.0	0.0	0.4	0.3	0.0	**	0.1	0.1
Central Park/Metrotown	1.3	1.2	1.2	0.8	1.6	0.9	0.0	0.0	1.3	0.9
Southeast Burnaby	0.8	2.1	3.2	2.2	1.4	1.4	**	**	2.5	2.2
North Burnaby	1.2	3.5	0.7	0.8	1.0	0.8	1.7	1.5	0.9	1.1
Burnaby (Zones 12-14)	1.2	2.2	1.4	1.0	1.4	1.0	1.6	2.4	1.4	1.2
New Westminster	2.5	2.0	2.3	2.1	2.2	1.5	4.0	3.3	2.4	2.0
North Vancouver City	1.2	0.4	0.9	0.7	0.9	0.6	0.0	**	0.9	0.7
North Vancouver D.M.	0.0	0.6	0.8	1.1	0.2	0.0	0.0	0.0	0.3	0.4
West Vancouver	0.6	**	0.5	0.1	0.4	0.1	0.0	0.0	0.4	0.1
Richmond	4.1	1.0	1.0	1.9	0.8	3.1	1.3	1.4	1.1	2.2
Delta	9.2	2.6	1.9	3.6	6.0	8.3	1.4	3.0	4.0	5.6
Surrey	6.7	**	5.3	4.8	4.9	4.9	3.4	3.0	4.9	4.6
White Rock	0.0	1.4	2.6	1.4	0.3	0.5	0.0	0.0	1.8	1.2
Langley City and Langley DM	2.6	0.0	1.9	2.5	1.7	1.1	0.4	2.0	1.6	1.8
Tri-Cities	2.2	3.2	3.9	4.2	2.4	3.4	0.8	2.6	2.9	3.7
Maple Ridge/Pitt Meadows	0.0	0.0	0.9	2.5	3.0	5.6	4.9	6.2	2.0	3.8
Vancouver CMA	0.9	1.0	1.2	1.2	1.6	1.9	1.4	2.0	1.3	1.4

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n/a : Not applicable

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
West End/St Stanley Park	715	715	920	893	1,507	1,470	2,139	2,236
English Bay	722	747	863	912	1,298	1,266	**	**
Downtown	719	741	921	932	1,389	1,475	**	1,589
West End/Downtown (Zones 1-3)	719	738	902	918	1,388	1,419	2,056	1,967
South Granville/Oak	689	710	839	858	1,181	1,195	**	1,507
Kitsilano/Point Grey	844	776	859	867	1,198	1,233	**	**
Westside/Kerrisdale	708	707	921	946	1,440	1,486	2,033	2,159
Marpole	582	591	680	683	874	875	**	**
Mount Pleasant/Renfrew Heights	639	603	714	723	907	914	**	1,047
East Hastings	570	589	661	672	827	877	**	**
Southeast Vancouver	**	688	742	771	1,032	1,061	**	1,109
City of Vancouver (Zones 1-10)	695	701	823	837	1,163	1,194	1,483	1,431
University Endowment Lands	645	**	1,030	1,030	1,328	1,300	1,570	**
Central Park/Metrotown	622	652	718	745	902	920	1,122	1,143
Southeast Burnaby	519	539	642	649	780	801	**	**
North Burnaby	593	613	734	756	937	976	1,110	1,162
Burnaby (Zones 12-14)	593	615	709	732	885	915	1,089	1,113
New Westminster	538	543	652	656	825	820	1,031	1,043
North Vancouver City	652	666	782	788	967	976	**	**
North Vancouver D.M.	564	683	783	801	1,034	1,052	1,364	1,394
West Vancouver	**	**	997	1,008	1,503	1,548	**	2,276
Richmond	603	606	759	780	966	943	1,160	1,183
Delta	540	541	656	665	818	854	964	957
Surrey	550	**	617	623	770	778	951	977
White Rock	581	574	701	728	859	892	1,127	1,083
Langley City and Langley DM	585	593	683	690	814	815	938	957
Tri-Cities	567	573	654	686	806	816	1,143	1,117
Maple Ridge/Pitt Meadows	513	516	587	597	761	768	1,009	1,028
Vancouver CMA	668	678	774	787	988	1,006	1,177	1,196

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n/a : Not applicable

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2005 by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	5	743	2	2,643	0	433	1	59	8	3,878
English Bay	3	937	8	4,929	1	621	0	14	13	6,501
Downtown	6	2,255	28	6,761	8	1,219	0	30	42	10,265
West End/Downtown (Zones 1-3)	14	3,935	38	14,332	9	2,273	1	104	63	20,644
South Granville/Oak	4	1,344	19	4,971	2	1,423	1	51	27	7,790
Kitsilano/Point Grey	4	1,121	12	4,837	8	1,306	**	**	25	7,308
Westside/Kerrisdale	0	206	5	1,831	1	1,025	0	121	6	3,183
Marpole	16	409	30	2,910	13	679	**	**	60	4,016
Mount Pleasant/Renfrew Heights	8	926	48	4,299	15	1,077	2	138	73	6,440
East Hastings	19	872	63	3,385	31	890	**	**	115	5,292
Southeast Vancouver	2	228	19	1,021	11	684	1	129	34	2,061
City of Vancouver (Zones 1-10)	68	9,041	236	37,586	90	9,355	8	752	402	56,734
University Endowment Lands	**	**	0	430	1	304	**	**	1	801
Central Park/Metrotown	4	355	36	4,329	16	1,727	0	89	57	6,500
Southeast Burnaby	3	162	30	1,365	10	719	**	**	54	2,411
North Burnaby	11	298	18	2,338	10	1,184	7	482	46	4,302
Burnaby (Zones 12-14)	18	815	84	8,032	36	3,630	18	736	156	13,213
New Westminster	17	831	112	5,278	32	2,054	4	127	164	8,289
North Vancouver City	2	497	26	3,664	12	1,867	**	**	42	6,079
North Vancouver D.M.	1	180	4	368	0	448	0	436	5	1,432
West Vancouver	**	**	1	1,283	1	727	0	99	2	2,333
Richmond	2	210	22	1,145	37	1,203	8	592	70	3,150
Delta	2	76	31	852	63	760	2	67	98	1,755
Surrey	**	**	129	2,704	125	2,542	22	729	277	6,039
White Rock	1	69	13	906	2	372	0	14	16	1,361
Langley City and Langley DM	0	79	25	1,008	11	1,010	5	249	41	2,346
Tri-Cities	6	185	100	2,370	59	1,710	15	595	180	4,860
Maple Ridge/Pitt Meadows	0	14	22	874	29	517	9	146	59	1,550
Vancouver CMA	118	12,298	805	66,498	498	26,498	93	4,648	1,514	109,942

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

n/a : Not applicable

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
West End/Stanley Park	n/a	1.9	n/a	0.8	n/a	1.4	n/a	1.7	n/a	1.1
English Bay	n/a	1.0	n/a	1.0	n/a	1.2	n/a	0.0	n/a	1.0
Downtown	n/a	1.1	n/a	1.7	n/a	2.1	n/a	0.0	n/a	1.6
West End/Downtown (Zones 1-3)	n/a	1.2	n/a	1.3	n/a	1.7	n/a	1.0	n/a	1.3
South Granville/Oak	n/a	1.0	n/a	1.2	n/a	1.1	n/a	2.0	n/a	1.1
Kitsilano/Point Grey	n/a	1.3	n/a	1.6	n/a	2.1	n/a	**	n/a	1.6
Westside/Kerrisdale	n/a	2.4	n/a	1.9	n/a	2.7	n/a	1.8	n/a	2.2
Marpole	n/a	6.1	n/a	2.0	n/a	2.6	n/a	**	n/a	2.5
Mount Pleasant/Renfrew Heights	n/a	1.1	n/a	1.9	n/a	2.1	n/a	4.3	n/a	1.9
East Hastings	n/a	2.6	n/a	2.4	n/a	3.6	n/a	**	n/a	2.7
Southeast Vancouver	n/a	1.4	n/a	3.1	n/a	3.6	n/a	0.9	n/a	2.9
City of Vancouver (Zones 1-10)	n/a	1.6	n/a	1.6	n/a	2.2	n/a	2.1	n/a	1.7
University Endowment Lands	n/a	**	n/a	0.7	n/a	1.3	n/a	**	n/a	0.9
Central Park/Metrotown	n/a	6.8	n/a	3.0	n/a	3.0	n/a	1.8	n/a	3.2
Southeast Burnaby	n/a	2.7	n/a	2.9	n/a	3.1	n/a	**	n/a	3.2
North Burnaby	n/a	4.2	n/a	2.2	n/a	1.7	n/a	2.0	n/a	2.2
Burnaby (Zones 12-14)	n/a	5.0	n/a	2.7	n/a	2.6	n/a	3.2	n/a	2.8
New Westminster	n/a	3.1	n/a	3.6	n/a	2.7	n/a	3.3	n/a	3.3
North Vancouver City	n/a	1.5	n/a	1.6	n/a	1.5	n/a	**	n/a	1.6
North Vancouver D.M.	n/a	0.6	n/a	1.1	n/a	0.0	n/a	0.2	n/a	0.4
West Vancouver	n/a	**	n/a	1.1	n/a	1.4	n/a	0.0	n/a	1.2
Richmond	n/a	4.1	n/a	3.3	n/a	4.4	n/a	1.7	n/a	3.5
Delta	n/a	3.9	n/a	6.8	n/a	10.8	n/a	4.5	n/a	8.3
Surrey	n/a	**	n/a	7.1	n/a	7.6	n/a	5.0	n/a	7.0
White Rock	n/a	7.2	n/a	3.3	n/a	1.6	n/a	0.0	n/a	3.0
Langley City and Langley DM	n/a	3.8	n/a	4.8	n/a	3.0	n/a	2.8	n/a	3.8
Tri-Cities	n/a	6.5	n/a	6.2	n/a	5.4	n/a	3.6	n/a	5.6
Maple Ridge/Pitt Meadows	n/a	0.0	n/a	4.6	n/a	6.8	n/a	9.0	n/a	5.7
Vancouver CMA	n/a	2.1	n/a	2.5	n/a	3.4	n/a	3.0	n/a	2.7

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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 Vancouver housing market, please call our **Client Service Department** at (604) 737-4088 or e-mail us at lpreston@cmhc-schl.gc.ca .

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