



# RENTAL MARKET REPORT

## MANITOBA HIGHLIGHTS\*

OCTOBER 2005 SURVEY

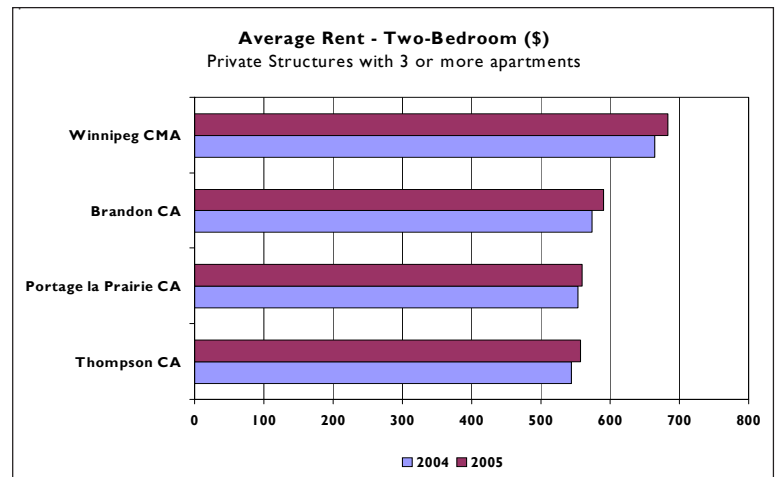
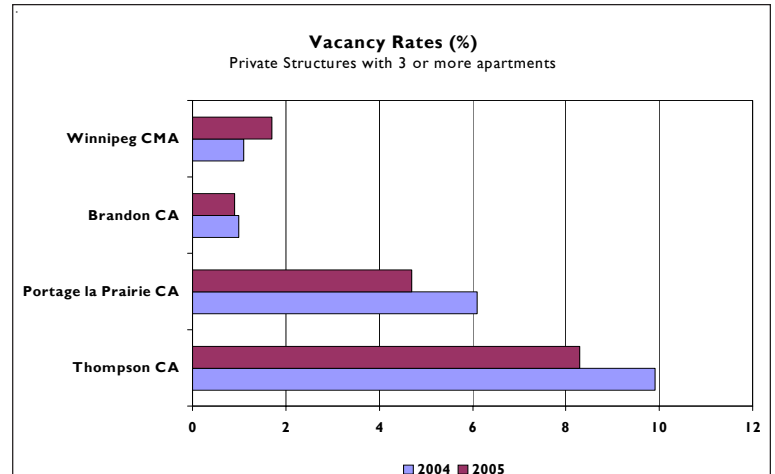
### Vacancies Up in Winnipeg, Down in Other Urban Centres

Vacancy rates in Manitoba's smaller urban centres tightened in 2005 while the vacancy rate in Winnipeg eased, according to results of Canada Mortgage and Housing Corporation's annual Rental Market Survey.

The search for an apartment in the Winnipeg Census Metropolitan Area (CMA) became a little easier in 2005 as the vacancy rate relaxed by more than half of a percentage point, going from 1.1 per cent in the October 2004 survey to 1.7 per cent in the October 2005 survey. This represents the first significant increase in vacancy rates since 1996. The increase can likely be attributed to renters making the jump to home-ownership. Additions to the rental stock this past year also contributed to the increase in the number of vacant units. However, at 1.7 per cent, the Winnipeg vacancy rate is still one of the lowest among Canadian CMAs. The average two-bedroom rent also increased in the Winnipeg CMA from \$664 in 2004 to \$683 per month in 2005, an increase of 2.9 per cent. New construction, renovations to the rental stock and increased utility costs contributed to an increase in average rent above the rent control guideline of 1.5 per cent in effect for 2005.

With continued demand pressures coming from an influx of workers, the rental apartment vacancy rate in Brandon has hovered around one per cent for the last five years. A high number of rental starts in 2004 did not ease the situation this year as the vacancy rate tightened from 1.0 per cent in October of 2004 to 0.9 per cent this past October. The average rent for a two-bedroom unit in Brandon rose from \$574 per month to \$590 for an increase of 2.8 per cent.

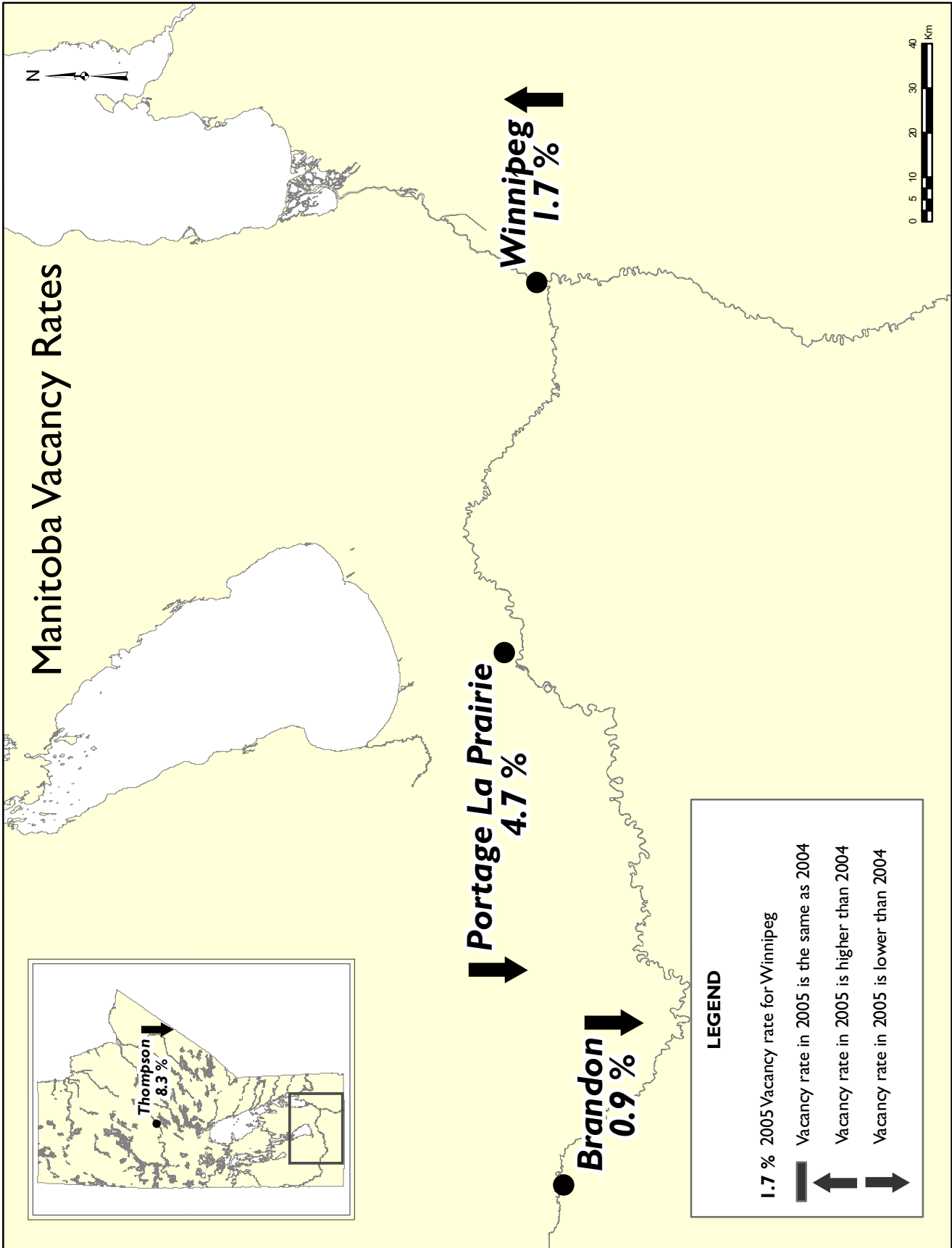
The overall vacancy rate in Portage La Prairie saw a larger decline than in Brandon, dropping from 6.1 per cent in 2004 to 4.7 per cent this past October. The vacancy rate for two-bedroom apartments remained relatively stable



while the biggest decreases were recorded in one-bedroom and three-bedroom units. Average two-bedroom rents saw the lowest increase in the province, rising modestly from \$553 per month to \$559.

The largest decline in the vacancy rate was seen in Thompson where the rate dropped from 9.9 per cent in 2004 to 8.3 per cent in 2005. Two bedroom units remain the most difficult to find with a vacancy rate of 0.6 per cent.

\*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.



**Private Apartment Vacancy Rates (%)  
by Bedroom Type  
Province of Manitoba**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Winnipeg CMA	1.4	3.1	1.2	1.8	0.9	1.4	1.9	1.1	1.1	1.7
Brandon CA	1.1	0.0	0.9	1.1	1.1	0.9	**	0.0	1.0	0.9
Portage la Prairie CA	**	12.8	8.1	4.5	4.0	4.1	9.3	4.7	6.1	4.7
Thompson CA	12.8	9.7	20.1	17.8	1.6	0.6	0.0	3.4	9.9	8.3
<b>Manitoba 10,000+</b>	<b>1.6</b>	<b>3.2</b>	<b>1.7</b>	<b>2.1</b>	<b>1.0</b>	<b>1.3</b>	<b>2.0</b>	<b>1.2</b>	<b>1.4</b>	<b>1.9</b>

**Private Apartment Average Rents (\$)  
by Bedroom Type  
Province of Manitoba**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Winnipeg CMA	388	405	519	539	664	683	785	795	568	589
Brandon CA	358	365	458	469	574	590	**	**	530	544
Portage la Prairie CA	308	301	457	445	553	559	497	**	506	494
Thompson CA	414	424	479	494	544	557	622	638	512	526
<b>Manitoba 10,000+</b>	<b>387</b>	<b>404</b>	<b>515</b>	<b>534</b>	<b>650</b>	<b>669</b>	<b>769</b>	<b>784</b>	<b>564</b>	<b>584</b>

**Number of Private Apartment Units Vacant and Universe in October 2005  
by Bedroom Type  
Province of Manitoba**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Winnipeg CMA	126	4,137	481	27,423	277	20,363	13	1,123	897	53,046
Brandon CA	0	100	11	992	16	1,772	0	56	28	2,920
Portage la Prairie CA	4	33	11	252	12	306	1	21	29	612
Thompson CA	7	72	123	690	5	856	1	29	136	1,648
<b>Manitoba 10,000+</b>	<b>138</b>	<b>4,342</b>	<b>626</b>	<b>29,357</b>	<b>311</b>	<b>23,297</b>	<b>15</b>	<b>1,230</b>	<b>1,090</b>	<b>58,226</b>

**Private Apartment Availability Rates (%)  
by Bedroom Type  
Province of Manitoba**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Winnipeg CMA	2.5	3.9	1.8	2.6	1.5	2.2	2.5	2.1	1.8	2.5
Brandon CA	n/a	4.1	n/a	3.2	n/a	2.4	n/a	0.0	n/a	2.7
Portage la Prairie CA	n/a	16.1	n/a	5.7	n/a	4.4	n/a	4.7	n/a	5.6
Thompson CA	n/a	9.7	n/a	17.8	n/a	0.6	n/a	3.4	n/a	8.3
<b>Manitoba 10,000+</b>	<b>2.5</b>	<b>4.1</b>	<b>1.8</b>	<b>3.0</b>	<b>1.5</b>	<b>2.2</b>	<b>2.5</b>	<b>2.1</b>	<b>1.8</b>	<b>2.7</b>

\*\* : 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 Manitoba housing market, please call our **Client Service Department** at (403) 515-3006 or e-mail us at [msilenzi@cmhc-schl.gc.ca](mailto:msilenzi@cmhc-schl.gc.ca) .

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Cette publication est aussi disponible en français sous le titre: Rapport sur le marché locative – Faits saillants.

**Note:** Tables for rental row (townhouses) are not released in this current publication. However, tables are available on request where applicable.

To get a national overview and statistics for all CMAs across Canada, please refer to CMHC's website at the following address:  
[www.cmhc.ca/en/news/nere/index.cfm](http://www.cmhc.ca/en/news/nere/index.cfm)

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