

R

ENTAL MARKET

Northern Ontario

REPORT

Canada Mortgage and Housing Corporation

Greater Sudbury and Thunder Bay Vacancy Rates Continue to Fall

The vacancy rates for Greater Sudbury and Thunder Bay fell again this year according to CMHC's annual survey of residential rental structures with at least three units. Greater Sudbury's vacancy declined for the fourth consecutive year to 3.6 per cent while Thunder Bay's dropped to 3.3 per cent. The pattern in Greater Sudbury and Thunder Bay was repeated throughout Northern Ontario in each of the seven other centers over 10,000 surveyed by CMHC during the first two weeks of October.

The rate reductions in Northern Ontario's two CMA's came in a low mortgage rate environment that prompted robust resale activity. But, increased demand for rental out-stripped the movement away to homeownership causing the vacancy rates to drop. Of course, these low mortgage rate conditions were present throughout the country. Elsewhere in Ontario, of the eleven CMA's, all nine outside Northern Ontario saw their vacancy rates rise as strong employment growth drove renters into homeownership (see Table 1 on Page 3)

Sudbury Summary

- Greater Sudbury's vacancy rate for rental structures with at least three units fell again this year to 3.6 per

cent, down from 5.1 per cent in October 2002.

- The rate decline marks the fourth consecutive year the vacancy rate has fallen in Sudbury coming off the 1999 peak of 11.1 per cent.
- Lower vacancies have occurred despite very good conditions for homebuying over the past year.
- The presence of College Boréal, Cambrian College and Laurentian University combined with this year's double cohort of students has meant greater demand for off-campus housing this fall.
- Decreased out-migration and more jobs in retail and call centres have helped the rental market.
- Employment by age data shows employment in the 15-24 age group is off over the past twelve months but has been increasing over the past three or four months.
- Net migration figures released by Statistics Canada this fall show a continuing improvement in Greater Sudbury in turn helping the rental market. Out-migration, is still negative but has declined dramatically from 2900 leaving in 1998-99 to less than 400 between 2001-2002..

October 2003 Survey

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- After having the second highest vacancy rate in the country last year, Greater Sudbury sits sixth, trailing Saint John, New Brunswick and Saguenay, Quebec, tied for first with a rate of 5.2 per cent.
- Zone specific vacancy rate information always is varied in Greater Sudbury. It is true once more as Zone 1 - Lockerby continues to have the lowest vacancy rate in Greater Sudbury. Lockerby's vacancy rate of 1.6 per cent

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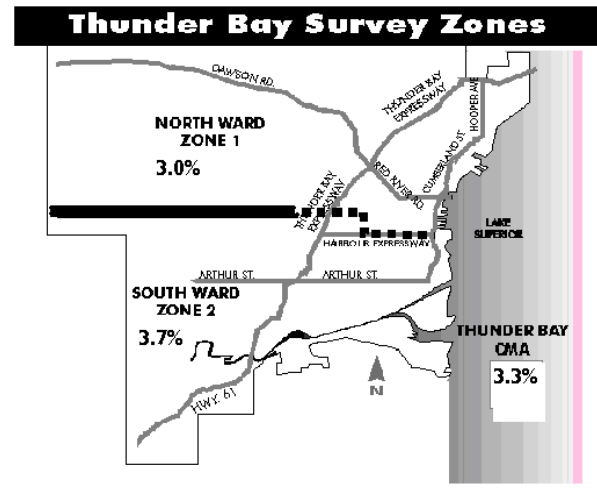
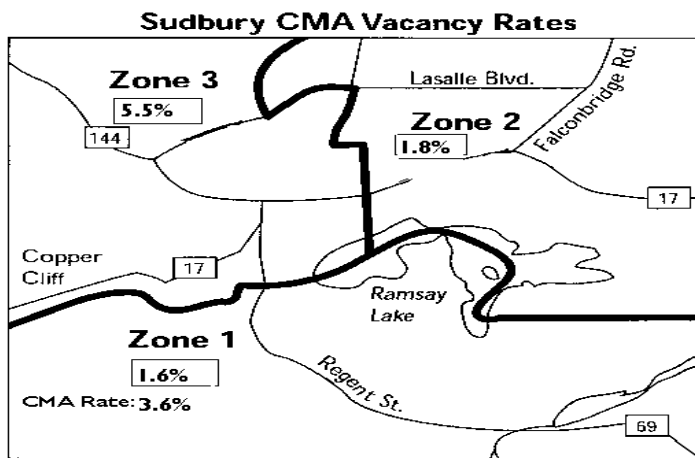
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HOME TO CANADIANS

Canada



Zone 4: Valley East, Rayside Balfour, Nickel Centre, Walden & Onaping Falls

is only 0.2 per cent lower than Zone 2 – New Sudbury. All four zones of the Greater Sudbury CMA are experiencing a lower vacancy rate than one year ago according to survey data.

- The falling vacancy rate allowed for some rent increases with one bedroom units rising 2.1 per cent to \$552 this October from \$532 last year. Two bedroom rents rose 2.3 % to \$651 per month from \$647.
- The highest rents in Greater Sudbury were found again in Zone 1 and 2 respectively, areas with the lowest vacancy rates.

Thunder Bay Summary

- Vacancy rate continued to trend lower dropping to 3.3 per cent in October 2003 down from 4.7 per cent last year according to results from Canada Mortgage and Housing Corporation’s (CMHC) Rental Market Survey.
- Call centre and retail sector jobs have been key to bringing down vacancy rates. The double cohort effect on enrolment at Lakehead University and Confederation College has

also contributed to increased demand in the fall of 2003.

- North ward vacancies continue to be fewer than in the south ward but south ward vacancies did fall sharply this year to 3.7 per cent from 6.5 per cent last year. The vacancy rate in the north ward fell only slightly to 3.0 per cent from 3.1 per cent in 2002.
- Vacancies by bedroom type fell consistently across all bedroom types compared to one year ago in Thunder Bay.
- With the decline in the vacancy rate, increases in apartment rents have also occurred. Two bedroom rents increased 2.3 per cent to \$672 per month while one bedroom rents rose 3.8 per cent to \$552.
- The rate decline moves Thunder Bay into ninth place among CMA’s (centres with populations over 100,000) in Canada with high vacancy rates.
- Out-migration increased marginally between 2000-01 and 2001-02 and still remains negative with migrants leaving Thunder Bay but is better than the average over the latter half of the nineties.
- Thunder Bay’s strong employment growth overall has

helped fuel the drop in the vacancy rate over the past twelve months. 15-24 job growth is improving of late after year-over-year declines.

- The highest rents in Thunder Bay were found in Zone 1 or the North Ward, also the part of the city with the lowest vacancy rate.

2004 Rental Outlook: No New Supply Forecast Keeping Vacancy Rates Lower

No new rental construction is forecasted in either market adding to the likelihood of a fall in vacancy rates. Service and trade employment expansion continues which appeals to the prime renter age group of 18-30. Out-migration appears to also be on the decline which bodes well for continued demand. A small rise in homeownership carrying costs will prompt continued movement out of rental combating any large decline in vacancy rates. On balance, Sudbury’s rate should fall to 3.3 per cent while Thunder Bay’s should drop to 3.0 per cent by the fall of 2004.

Rents are forecast to rise with falling vacancy rates. After a jump in average two bedroom rents to \$651 per month, Greater Sudbury rents will rise two percent in 2004 to \$664 per month. Rents in Thunder Bay meanwhile, will rise 1.3 per cent in 2004 to \$681 per month.

**TABLE 1: VACANCY RATES IN PRIVATE APT STRUCTURES OF 3 UNITS AND OVER
1997-2003**

METROPOLITAN AREA	1997 October	1998 October	1999 October	2000 October	2001 October	2002 October	2003 October
ABBOTSFORD	**	**	**	**	**	2.0	2.5
CALGARY	0.5	0.6	2.8	1.3	1.2	2.9	4.4
EDMONTON	4.6	1.9	2.2	1.4	0.9	1.7	3.4
GREATER SUDBURY	7.2	9.4	11.1	7.7	5.7	5.1	3.6
HALIFAX	7.7	5.5	3.6	3.6	2.8	2.7	2.3
HAMILTON	3.1	3.2	1.9	1.7	1.3	1.6	3.0
KINGSTON	**	**	**	**	**	0.9	1.9
KITCHENER	1.9	1.5	1.0	0.7	0.9	2.3	3.2
LONDON	5.1	4.5	3.5	2.2	1.6	2.0	2.1
MONTRÉAL	5.9	4.7	3.0	1.5	0.6	0.7	1.0
OSHAWA	2.4	2.0	1.7	1.7	1.3	2.3	2.9
OTTAWA-GATINEAU	5.4	3.1	1.6	0.5	0.7	1.6	2.5
GATINEAU	9.4	6.7	4.4	1.4	0.6	0.5	1.2
OTTAWA	4.2	2.1	0.7	0.2	0.8	1.9	2.9
QUÉBEC	6.6	5.2	3.3	1.6	0.8	0.3	0.5
REGINA	1.5	1.7	1.4	1.4	2.1	1.9	2.1
SAGUENAY	4.1	4.8	4.9	4.4	4.4	4.9	5.2
ST. CATHARINES - NIAGARA	5.4	4.6	3.2	2.6	1.9	2.4	2.7
SAINT JOHN	8.2	7.3	5.2	3.4	5.6	6.3	5.2
ST. JOHN'S	16.6	15.4	9.2	3.8	2.5	2.7	2.0
SASKATOON	0.9	0.8	0.9	1.7	2.9	3.7	4.5
SHERBROOKE	7.5	7.3	7.6	4.7	2.3	1.8	0.7
THUNDER BAY	7.7	9.3	7.5	5.8	5.8	4.7	3.3
TORONTO	0.8	0.8	0.9	0.6	0.9	2.5	3.8
TROIS-RIVIÈRES	8.6	8.5	7.9	6.8	4.7	3.0	1.5
VANCOUVER	1.7	2.7	2.7	1.4	1.0	1.4	2.0
VICTORIA	3.5	3.8	3.6	1.8	0.5	1.5	1.1
WINDSOR	4.5	4.3	2.7	1.9	2.9	3.9	4.3
WINNIPEG	5.9	4.0	3.0	2.0	1.4	1.2	1.3
TOTAL (I)	4.1	3.4	2.6	1.6	1.1	1.7	2.2

(I) Weighted average of Metropolitan areas surveyed.

**Table 2: Average rent of private apartments (in structures of 3 units and over)
October 2003**

Area	Number of bedrooms			
	Bach	1	2	3
Abbotsford, CMA	445	537	672	*
Calgary, CMA	508	661	804	786
Charlottetown, CA	403	469	591	711
Edmonton, CMA	503	588	722	797
Gatineau, CMA	462	548	639	720
Greater Sudbury, CMA	388	524	651	729
Halifax, CMA	537	596	720	935
Hamilton, CMA	498	633	778	945
Kingston, CMA	504	627	768	890
Kitchener, CMA	517	646	754	915
London, CMA	458	586	736	912
Montréal, CMA	441	528	575	679
Oshawa, CMA	581	752	845	944
Ottawa, CMA	627	768	932	1,157
Québec, CMA	405	506	567	656
Regina, CMA	349	490	589	689
Saguenay, CMA	309	374	457	493
Saint John, CMA	373	423	504	533
Saskatoon, CMA	371	469	576	635
St. Catharines-Niagara, CMA	434	600	704	774
St. John's, CMA	467	520	607	620
Thunder Bay, CMA	421	552	672	834
Toronto, CMA	731	884	1,040	1,208
Trois-Rivières, CMA	314	382	436	493
Vancouver, CMA	654	759	965	1,116
Victoria, CMA	515	619	789	900
Windsor, CMA	494	650	776	954
Winnipeg, CMA	379	508	645	777

**Table 3: Apartment Vacancy Rates By Zone and Bedroom Type
Sudbury CMA**

Area	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom+	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Zone 1	1.9	1.6	7.4	8.2	1.3	1.3	1.8	1.3	2.5	2.5
Zone 2	2.2	1.8	**	1.3	0.7	1.8	2.2	1.9	**	**
Zone 3	8.8	5.5	16.7	12.8	9.7	6.9	7	3.1	1.5	0
Sudbury City 1-3	5.2	3.5	13	9.5	5.9	4.5	4	2.2	1.7	1.1
Zone 4	4.8	4.3	**	**	6.9	5.6	4.2	3.3	5.3	**
Sudbury CMA	5.1	3.6	12.5	9.6	5.9	4.6	4.1	2.4	2.5	2.1

**Table 3a: Apartment Vacancy Rates By Zone and Bedroom Type
Thunder Bay CMA**

Area	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom+	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
North Ward 1	3.1	3.1	**	**	2.8	2.7	2.3	3.1	**	**
South Ward 2	6.5	3.7	12.4	4.5	7.7	3.9	5.5	3.5	**	**
Thunder Bay CMA	4.7	3.3	14.1	5.5	5.3	3.3	3.8	3.3	6.8	2.1

Page Highlights

- Vacancy rates are lower in newer structures in Greater Sudbury according to Table 5 on page 5, while rates in older structures have generally lower vacancy rates in Thunder Bay. Newer structures have better amenities and are in greater demand.
- In Greater Sudbury and Thunder Bay, the dearth of newly completed rental accommodation is evident, with no data showing up in cells for completed projects since 1995. (see Table 5)
- Rents in older structures in Greater Sudbury and Thunder Bay generally have seen larger rent increases than newer structures.

**Table 4: Apartment Average Rents By Zone and Bedroom Type
Sudbury CMA**

Area	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom+	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Zone 1	697	689	432	433	627	609	740	732	840	846
Zone 2	638	648	**	421	561	579	681	685	**	**
Zone 3	519	533	365	366	461	472	593	606	661	702
Sudbury City 1-3	598	604	387	389	519	524	663	667	752	760
Zone 4	536	557	**	**	439	521	560	570	619	**
Sudbury CMA	590	598	387	388	513	524	647	651	719	728

**Table 4a: Apartment Average Rents By Zone and Bedroom Type
Thunder Bay CMA**

Area	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom+	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
North Ward 1	650	669	**	**	567	586	684	708	**	**
South Ward 2	573	584	412	429	501	519	626	632	**	**
Thunder Bay CMA	612	627	398	421	532	552	657	672	820	834

**Table 5: Apartment Vacancy Rates By Structure Year of Completion and Bedroom Type
Sudbury CMA**

Year of Completion	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom+	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
No Date Available	**	**	N/A	**	**	**	**	**	N/U	N/U
Pre 1940	6.5	5.2	**	**	6.5	6	5.5	1.5	**	**
1940 - 1959	11.1	6.6	14.6	14.8	12.1	7.5	10.2	3.9	**	**
1960 - 1974	4.5	3.7	12.9	8.7	3.6	3.4	4.1	3.3	3.5	3.5
1975 - 1984	3.2	2.4	**	**	**	4.8	3.2	1	**	**
1985 - 1994	2.6	1.6	9.6	1.9	3.9	2.1	1.8	1.6	**	**
After 1995		**	N/U	N/U	**	**	**	**	N/U	
Total	5.1	3.6	12.5	9.6	5.9	4.6	4.1	2.4	2.5	2.1

**Table 5a: Apartment Vacancy Rates By Structure Year of Completion and Bedroom Type
Thunder Bay CMA**

Year of Completion	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom+	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
No Date Available	**	**	**	**	**	**	**	**	N/U	N/U
Pre 1940	12.5	9.7	**	**	13.3	8.2	11.3	11.4	**	**
1940 - 1959	**	1.4	**	**	**	0.9	**	1.6	**	**
1960 - 1974	2.1	2.2	**	**	1	3.2	3.1	1.6	**	**
1975 - 1984	2.5	3	**	**	1.9	2.5	2.7	3.3	**	**
1985 - 1994	7.2	2.9	41.4	**	14.7	1.2	4.2	2.9	0	9.4
After 1995	**	**	N/U	N/U	**	**	**	**	**	**
Total	4.7	3.3	14.1	5.5	5.3	3.3	3.8	3.3	6.8	2.1

**Table 6: Average Apartment Rents By Year of Completion and Bedroom Type
Sudbury CMA**

Year of Completion	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom+	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
No Date Available	**	**	N/A	**	**	**	**	N/A	N/U	N/U
Pre 1940	466	476	**	**	432	432	522	530	**	**
1940 - 1959	471	486	363	369	430	443	534	539	**	667
1960 - 1974	587	597	397	396	538	550	618	627	718	733
1975 - 1984	718	711	**	**	**	613	782	765	**	**
1985 - 1994	672	671	420	427	581	589	700	706	**	**
After 1995	**	**	N/U	N/U	**	**	**	**	N/U	N/U
Total	590	598	387	388	513	524	647	651	719	728

**Table 6a: Average Apartment Rents By Year of Completion and Bedroom Type
Thunder Bay CMA**

Year of Completion	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
No Date Available	**	**	**	**	**	**	**	**	N/U	N/U
Pre 1940	467	494	**	**	430	466	540	552	**	**
1940 - 1959	**	520	**	**	**	483	**	599	**	**
1960 - 1974	620	630	**	**	570	579	663	674	**	**
1975 - 1984	641	656	**	**	578	592	672	687	**	848
1985 - 1994	671	672	354	**	542	565	676	685	828	843
After 1995	**	**	N/U	N/U	**	**	**	**	**	**
Total	612	627	398	421	532	552	657	672	820	834

**Table 7: Apartment Vacancy Rates By Structure Size and Bedroom Type
Sudbury CMA**

Structure Size	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom+	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
3 - 5 Units	9.7	5.8	14.8	11.3	11.3	7.3	8.9	3.8	1.6	1.5
6 - 19 Units	5.7	5	16.2	12.3	6.7	7.2	4	3	6.8	5
20 - 49 Units	4.1	2.5	5.9	6.6	6.5	3	2.7	2	4.4	0
50 - 99 Units	2.5	2.6	9.8	4.2	1	1.6	1.8	2.8	0.9	2.6
100+ Units	2.3	0.8	**	0	1.3	1.2	2.9	0.6	0.9	0.9
Total	5.1	3.6	12.5	9.6	5.9	4.6	4.1	2.4	2.5	2.1

**Table 7a: Apartment Vacancy Rates By Structure Size and Bedroom Type
Thunder Bay CMA**

Structure Size	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom+	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
3 - 5 Units	5.3	5.7	**	**	4.9	5.9	6.1	5.9	**	**
6 - 19 Units	9.9	4.7	**	**	12.8	4	6.6	4.9	**	**
20 - 49 Units	1.2	1	**	**	1.4	1.7	1.1	0.4	0	0
50 - 99 Units	0.6	2.4	0	0	0.4	1.6	0.7	2.9	**	**
100+ Units	**	**	N/U	N/U	**	**	**	**	**	**
Total	4.7	3.3	14.1	5.5	5.3	3.3	3.8	3.3	6.8	2.1

Page Highlights

- The smaller the project the higher the vacancy rates is borne out examining information found in Table 7 above with rents being generally higher (see Table 8 below) in larger projects in both Greater Sudbury and Thunder Bay. Smaller projects suffered the most as the market went through transition during the last five years. Even this year, the vacancy rate is above five per cent for 3-5plexes in Thunder Bay and Sudbury CMA's.

**Table 8: Average Apartment Rents By Structure Size and Bedroom Type
Sudbury CMA**

Structure Size	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom+	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
3 - 5 Units	482	498	352	350	421	428	538	541	654	681
6 - 19 Units	542	547	377	378	454	461	598	604	625	649
20 - 49 Units	613	620	412	428	526	539	671	677	695	687
50 - 99 Units	672	684	411	415	645	654	738	753	849	861
100+ Units	699	702	**	458	632	637	726	727	782	779
Total	590	598	387	388	513	524	647	651	719	728

**Table 8a: Average Apartment Rents By Structure Size and Bedroom Type
Thunder Bay CMA**

Structure Size	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom+	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
3 - 5 Units	529	539	**	**	460	476	566	583	**	**
6 - 19 Units	596	613	**	**	508	540	630	636	**	**
20 - 49 Units	633	649	**	**	554	568	689	711	769	815
50 - 99 Units	688	704	438	450	622	641	720	737	**	**
100+ Units	**	**	N/U	N/U	**	**	**	**	**	**
Total	612	627	398	421	532	552	657	672	820	834

**Table 9: Apartment Vacancy Rates By Rent Range and Bedroom Type
Sudbury CMA**

Rent Range	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom+	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
< \$400	13.6	8.2	15.5	10.4	13.6	7	**	**	**	**
\$400 - 499	7.7	6.3	9.2	6.6	8.2	7.4	5.5	3.7	**	**
\$500 - 599	6.2	4.2	**	**	4	4.8	7.7	3.7	**	**
\$600 - 699	3.8	2.9	N/U	**	2	1.5	4.3	3.4	2.9	0.7
\$700 - 799	1.5	0.9	N/U	N/U	**	**	1.3	0.8	**	1.7
\$800 +	1.6	0.7	N/U	N/U	**	**	**	**	**	**
Total	5.3	3.7	12.2	8.5	6.2	5.0	4.2	2.5	2.3	1.8

**Table 9a: Apartment Vacancy Rates By Rent Range and Bedroom Type
Thunder Bay CMA**

Rent Range	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom+	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
< \$400	24.9	21.6	24.8	**	28	**	**	**	N/U	N/U
400-499	9	7.8	9.2	**	10	8.3	**	7	**	**
500-599	4.5	4.3	**	**	3.7	2.9	5.8	6.2	**	N/U
600-699	5.7	3.4	N/U	**	2.1	0.6	6.5	4.4	**	**
700-799	2.7	1.2	N/U	N/U	**	**	2.8	1.4	**	**
\$800 +	2.1	4.5	N/U	N/U	**	**	**	**	**	**
Total	6.1	4.7	18.0	10.9	6.9	5.5	4.9	3.7	3.3	7.9

Page Highlights

- Vacancy rates in both Greater Sudbury and Thunder Bay are higher in structures with lower rents and lower in structures with higher rents according to Table 9 on page 7. Rates in projects with rents over \$800 in Thunder Bay are an exception to this rule.
- As seen in Table 10, two bedroom units continue to dominate both markets. In Greater Sudbury, 56 per cent of units are two bedrooms while in Thunder Bay, 58 per cent of units are two bedroom units.

**Table 10: Number of Apartment Units - Vacant and Total (Universe) By Zone and Bedroom Type
Sudbury CMA**

Area	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom+	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	45	2,730	10	117	11	892	20	1,558	4	162
Zone 2	42	2,357	2	158	10	557	29	1,521	**	**
Zone 3	244	4,446	57	445	121	1,755	65	2,079	0	167
Sudbury City 1-3	331	9,533	69	720	143	3,204	114	5,158	5	450
Zone 4	65	1,532	**	**	19	331	34	1,028	**	**
Sudbury CMA	396	11,065	74	776	161	3,535	149	6,186	12	567

**Table 10a: Number of Apartment Units - Vacant and Total (Universe) By Zone and Bedroom Type
Thunder Bay CMA**

Area	All Units		Bachelor		One Bedroom		Two Bedroom		Three Bedroom+	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
North Ward 1	84	2,804	**	**	27	984	51	1,630	**	**
South Ward 2	96	2,586	5	120	36	924	81	1,487	**	**
Thunder Bay CMA	180	5,390	10	183	63	1,908	103	3,117	4	183

METHODOLOGY

Canada Mortgage and Housing Corporation conducts the Rental Market Survey every year in October to determine the number of vacancies and the rents charged in rental structures. The survey is conducted on a sample basis in all urban areas with populations of 10,000 or more. Only structures which have been on the market for at least three months are included. While this publication is mainly about privately initiated apartments with three units and more, the CMHC survey also examines row houses and publicly initiated rental and co-op housing.

Acknowledgement

The Rental Market Survey could not have been conducted without the co-operation of the many property owners and managers throughout Canada. We greatly acknowledge their hard work and assistance in providing timely and accurate information. We sincerely hope that the results of this work will provide a benefit to these clients and to the entire housing industry.

Zones

The survey zones reported in this publication are identified on the map on page two.

Thunder Bay Zones

Zone 1: Thunder Bay's North Ward: Thunder Bay Census Metropolitan Area north of a line running roughly along 10th and 11th Avenues to Edward Street; then east of Edward Street to Oliver Road; then north of Oliver Road to the CMA's western boundary.

Zone 2: Thunder Bay's South Ward: Thunder Bay Census Metropolitan Area south of a line running roughly along 10th and 11th Avenues to Edward Street; then west of Edward Street to Oliver Road; then south of Oliver Road to the CMA's western boundary.

Sudbury Zones

Zone 1: - Lockerby: includes the entire area south of Ramsey Lake.

Zone 2: - New Sudbury: includes New Sudbury and Minnow Lake.

Zone 3: - Old Sudbury: includes the West End, Gatchell and Copper Cliff.

Zone 4: - Remainder Metropolitan Area: includes Valley East, Rayside-Balfour, Nickel Centre, Walden and Onaping Falls.

Definitions

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

Rent: The rent data refers to the actual amount tenants pay for their unit. Amenities and services such as heat, light, parking, hot water and laundry facilities may or may not be included in the monthly rent

reported in individual cases. The average rent figures reported in the publication represent the average of different units in the market area, some of which may have some or all of these services.

Rental apartment structure: Any building containing three or more rental dwellings which are not ground-oriented.

Rental row house structure: Any building with three or more ground-oriented rental dwellings.

Abbreviations:

** - data cannot be published due to confidentiality concerns.

N/U - no units in this category.

