



# AST FAX

*St. John's*

## RENTAL MARKET REPORT

### St. John's CMA Highlights

Canada Mortgage and Housing Corporation

NOVEMBER 26TH, 2002

### Metro Rental Market Remains Tight

The private rental market within the St. John's region remained tight during 2002 as the number of vacant units was quite low in historical terms. In October 2002 there were only 100 vacancies in apartment structures containing three or more units. While vacancies remained low, the vacancy rate actually increased from the year before. However, with an overall vacancy rate of 2.7 per cent, the market remains undersupplied.

The slight increase in the vacancy rate largely reflects ongoing movement of renter households to home ownership. The combination of low interest rates, growing incomes and record levels of employment has provided a major boost in home buying activity this year. These factors coupled with the lack of new large scale rental projects in recent years combined to keep overall rental market conditions tight.

Existing market conditions have also served to push average rents higher for all unit types. The increase in average rents ranged from a low of 1.4 per cent for bachelor units to a high of 4.3 per cent for one bedroom apartments. Average rents for two bedroom units climbed 2.4 per cent while three bedroom rents increased 3.1 per cent.

Canada Mortgage and Housing Corporation's Rental Market Survey is the most comprehensive source of information on rental markets in Newfoundland. To get the complete picture on the rental market in the metro area, including detailed submarket analysis and an indepth review of economic and demographic factors affecting the market, subscribe to CMHC's annual Rental Market Report.

Apartment Vacancy Rates	2001	2002
Bachelor	8.6%	6.0%
1 Bedroom	1.7%	2.7%
2 Bedroom	1.5%	1.7%
3 + Bedroom	2.2%	3.8%
Total	2.5 %	2.7 %

Apartment Average Rents	2001	2002
Bachelor	\$419	\$425
1 Bedroom	\$489	\$510
2 Bedroom	\$575	\$589
3 + Bedroom	\$581	\$599
Total	\$528	\$543

Apartment Units (2002)	Vacant	Total
Bachelor	28	470
1 Bedroom	32	1,180
2 Bedroom	30	1,767
3 + Bedroom	10	267
Total	100	3,685



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## 1. Rates

Apartment Vacancy Rates by Zone and Bedroom Type										
	Bachelor		One Bedroom		Two Bedroom		Three + Bedroom		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Zone 1 – East	9.5	4.9	3.5	5.7	1.6	1.4	2.9	1.0	3.3	3.2
Zone 2 – West	**	7.0	0.2	0.5	0.4	1.4	**	0.9	1.4	1.9
Zone 1&2 - Subtotal	8.7	6.0	1.8	3.0	1.0	1.4	1.5	1.0	2.4	2.5
Zone 3 – Remainder of Metropolitan Area	**	**	**	0.0	6.2	4.2	**	16.0	4.1	4.4
Total	8.6	6.0	1.7	2.7	1.5	1.7	2.2	3.8	2.5	2.7

## 2. Apartment Average Rents

Apartment Average Rents by Zone and Bedroom Type									
	Bachelor		One Bedroom		Two Bedroom		Three + Bedroom		
	2001	2002	2001	2002	2001	2002	2001	2002	
Zone 1 – East	\$422	\$420	\$478	\$513	\$637	\$652	\$602	\$643	
Zone 2 – West	**	\$429	\$516	\$522	\$535	\$548	**	\$607	
Zone 1&2 – Subtotal	\$420	\$425	\$498	\$517	\$587	\$599	\$604	\$623	
Zone 3 – Remainder of Metropolitan Area	**	**	**	\$442	\$459	\$509	**	\$497	
Total St. John's CMA	\$419	\$425	\$489	\$510	\$575	\$589	\$581	\$599	

Note: Data are based on 2001 census area definitions.

\*\* Data not available