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NOVEMBER 26TH, 2002

RENTAL MARKET REPORT

Haileybury

Canada Mortgage and Housing Corporation

Vacancy Rates Fall

Renters seeking accommodation continue to have excellent choice in Haileybury despite a decline in the vacancy rate. After increasing to 18.6 per cent in 2001, the vacancy rate has fallen back to 13.7 per cent this year according to the recent CMHC survey. The results in Haileybury are not unlike several small Northern Ontario centres where economic and demographic conditions unfavourable for the rental market persist.

After a rent decrease in 2001 from the previous year, rents have begun to rise again in Haileybury. Two bedroom units rents jumped to \$524 from \$509. The \$524 monthly rent is the highest two bedroom recorded since at least 1992.

Interestingly this year, one bedroom units are most in demand in Haileybury. The vacancy rate for one bedroom units plummeted to 8.3 per cent this year from 26.5 per cent in 2001. A relatively small sample size does make the survey results somewhat volatile.

CMHC surveyed 365 apartment units during its October survey, up from 354 last year. Forty-eight per cent of the units were two bedrooms, while 33 per cent were one bedroom units. CMHC's survey is done each October and covers all centres in Canada with at least 10,000 people.

Apartment Vacancy Rates	2001	2002
Bachelor	12.0	15.4
1 Bedroom	26.5	8.3
2 Bedroom	14.5	15.4
3 Bedroom +	18.2	20.9
Total	18.6	13.7

Average Apartment Rents	2001	2002
Bachelor	366	371
1 Bedroom	414	434
2 Bedroom	509	524
3 Bedroom +	558	589
Total	466	490

Apartment Units (2002)	Vacant	Total
Bachelor	4	26
1 Bedroom	10	121
2 Bedroom	27	175
3 Bedroom +	9	43
Total	50	365

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CMHC - Market Analysis

Note: All data is for privately initiated apartment buildings with 3 units and over.

* sample has less than three apartment structures



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