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A S T F A X

Sarnia CA

RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

Apartment vacancy rate continues to decline

November 26, 2002

Sarnia's apartment vacancy rate dropped for the fourth year in a row in October 2002, falling to 4.4 from 6.3 per cent in October 2001 after peaking at 11.2 per cent in 1998 according to the **Rental Market Survey** released today by Canada Mortgage and Housing Corporation (CMHC).

Vacancy Rates by Apartment Type	2001	2002
Bachelor	14.7%	2.4%
1 Bedroom	5.7%	5.4%
2 Bedroom	6.6%	3.5%
3 Bedroom +	4.7%	4.3%
Total	6.3%	4.4%

Vacancies declined for all bedroom types but most significantly in two bedroom units. Increasing employment especially in the 15-24 year age group has allowed many of them to move out of the family home and share a rental apartment. Lower vacancies have made it possible for rents to increase by more than the rate of inflation. Average rents in one bedroom and two bedroom units increased 5.7 per cent and 3.4 per cent respectively. This follows several years of stagnant or falling rental charges.

Average Rents by Apartment Type	2001	2002
Bachelor	\$406	\$436
1 Bedroom	\$508	\$537
2 Bedroom	\$610	\$631
3 Bedroom +	\$783	\$880

Economic recovery in Sarnia-Lambton has benefit all housing sectors; rental, new construction and resale homeownership. The lack of new rental supply has also contributed to the decline. There were no new apartment units completed during the last two years in Sarnia, however there is currently a 164-unit rental apartment building under construction. The last addition of significant rental stock was 1993 with 153 units completed.

Apartment Types	Vacant Units	Total Units
Bachelor	4	154
1 Bedroom	127	2,341
2 Bedroom	93	2,631
3 Bedroom +	9	202
Total	233	5,328

CMHC's survey was conducted in early October and measured trends in a universe of 5,328 private apartments in buildings with three or more units available for rent. At the same time, the 858 unit private rental row housing universe was surveyed (Oct 2002 rate 4.7% down from 6.6%). The vacancy rate in 1,055 assisted apartment and row housing units was unchanged at 0.6 per cent.

Survey covers private apartment buildings which have at least 3 units available to rent.

Sarnia CA (census agglomeration) includes Sarnia, Moore Township, Point Edward and Indian R45 .

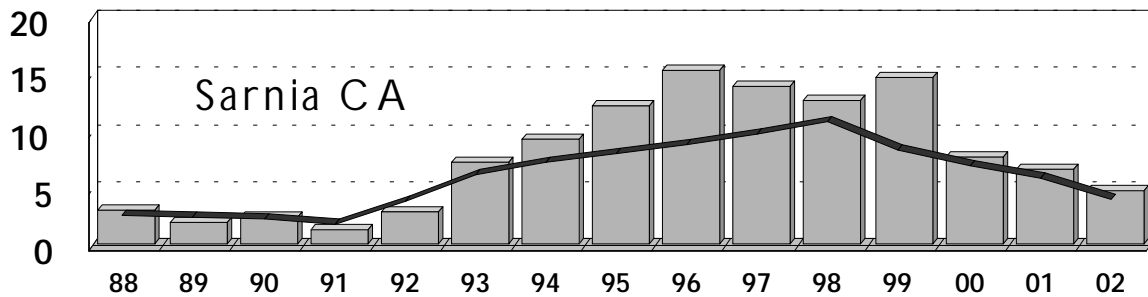
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Vacancy rate at a 10-year low

Vacancy Rate (%)



	88	89	90	91	92	93	94	95	96	97	98	99	00	01	02
■ Apts	3.1	2.8	2.7	2.3	4.2	6.6	7.7	8.5	9.2	10.2	11.2	8.8	7.3	6.3	4.4
■ Row	3.0	1.9	2.4	1.3	2.8	7.2	9.2	12.2	15.3	13.8	12.6	14.6	7.7	6.6	4.7

Private apartments with 3 or more rental units
Source: CMHC Annual October Rental Market Survey

Western Ontario Region

Vacancy rates of privately initiated apartments structures
with three or more apartments available for rent

	Vacancy Rates (%)				October 2002	
	1999	2000	2001	2002	Vacant Units	Universe
Chatham	7.6	9.2	10.5	9.0	344	3,819
Guelph CA	0.5	0.7	1.0	2.7	184	6,730
Kitchener CMA	1.0	0.7	0.9	2.3	612	26,234
Leamington CA	9.2	4.5	2.0	4.2	53	1,272
London CMA	3.5	2.2	1.6	2.0	765	38,903
Owen Sound	2.9	2.8	1.6	1.5	27	1,828
Sarnia CA	8.8	7.3	6.3	4.4	233	5,328
Stratford	5.5	3.4	3.2	3.7	72	1,969
Strathroy	5.0	4.5	4.3			
Tillsonburg	7.5	3.6	3.0	3.7	32	879
Wallaceburg	24.3	24.8	18.0	9.8	46	472
Windsor CMA	2.7	1.9	2.9	3.9	600	15,211
Woodstock	5.2	4.3	4.6	4.1	86	2,073

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

** Chatham only, Wallaceburg was included in Chatham Kent from 1998.