



AST FAX

NOVEMBER 26TH, 2002

RENTAL MARKET REPORT

Thunder Bay

Canada Mortgage and Housing Corporation

Thunder Bay vacancy rate drops to 4.7 per cent

The vacancy rate among apartments with at least three units (3+) in the Thunder Bay Census Metropolitan Area (CMA) declined to 4.7 per cent in October 2002, down from 5.8 per cent last year according to the CMHC's Rental Market Survey.

With the October vacancy rate falling, Thunder Bay no longer has the highest vacancy rate for centres with populations over 100,000. Saint John New Brunswick now holds that distinction. Northern Ontario's other major centre, Sudbury saw its rate drop from 5.7 per cent to 5.1 per cent so it remains the centre with the second highest vacancy rate.

Fewer out-migrants and job growth in the prime renter age group has helped fuel the drop in the vacancy rate over that past twelve month. Despite these positive developments, there has been insufficient demand to fuel rent increases at least in most populous, two bedroom universe.

Vacancies by bedroom type show only three bedroom units with a higher vacancy rate than one year ago. The two bedroom unit vacancy rate fell to 3.8 per cent from 4.9 per cent and the one bedroom unit vacancy rate declined to 5.3 per cent.

North ward vacancies continue to be fewer than in the south ward. The vacancy rate in the north ward fell to 3.1 per cent while the south ward rate increased to 6.5 per cent compared to one year ago.

CMHC surveyed nearly 5441 apartment units during their October survey down from 5462 last year. Fifty-eight per cent of the units were two bedrooms while 35 per cent were one bedroom units. CMHC's survey is done each October and covers all centres with at least 10,000 people.

Apartment Vacancy Rates	2001	2002
Bachelor	17.7%	14.1%
1 Bedroom	6.3%	5.3%
2 Bedroom	4.9%	3.8%
3 Bedroom and +	3.1%	6.8%
Total	5.8 %	4.7 %

Average Apartment Rents	2001	2002
Bachelor	\$375	\$398
1 Bedroom	\$529	\$532
2 Bedroom	\$657	\$657
3 Bedroom and +	\$819	\$820
Total	\$605	\$612

Apartment Units (2002)	Vacant	Total
Bachelor	24	171
1 Bedroom	101	1,921
2 Bedroom	119	3,157
3 Bedroom and +	13	192
Total	258	5,441

Warren Philp (807) 343-2016
CMHC - Thunder Bay Office



Canada

1. Vacancy Rates

Apartment Vacancy Rates by Zone and Bedroom Type Thunder Bay

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
North Ward	**	**	3.5	2.8	4.2	2.3	**	**	4.1	3.1
South Ward	21.5	12.4	9.1	7.7	5.5	5.5	**	**	7.7	6.5
Thunder Bay CMA	17.7	14.1	6.3	5.3	4.9	3.8	3.1	6.8	5.8	4.7

2. Average Rents

Apartment Average Rents by Zone and Bedroom Type Thunder Bay

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
North Ward	**	**	561	567	692	684	**	**	647	650
South Ward	371	412	498	501	618	626	**	**	562	573
Thunder Bay CMA	375	398	529	532	657	657	819	820	605	612

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

**sample has less than three apartment structures