

RENTAL MARKET REPORT

St. Catharines-Niagara CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Highlights

- The apartment vacancy rate in the St. Catharines-Niagara Census Metropolitan Area (CMA) remained stable at 4.1 per cent in 2013.
- The apartment availability rate rose from 5.9 to 6.3 per cent but the change wasn't significant.
- The average two bedroom rent edged up by 2.2 per cent.

Figure 1

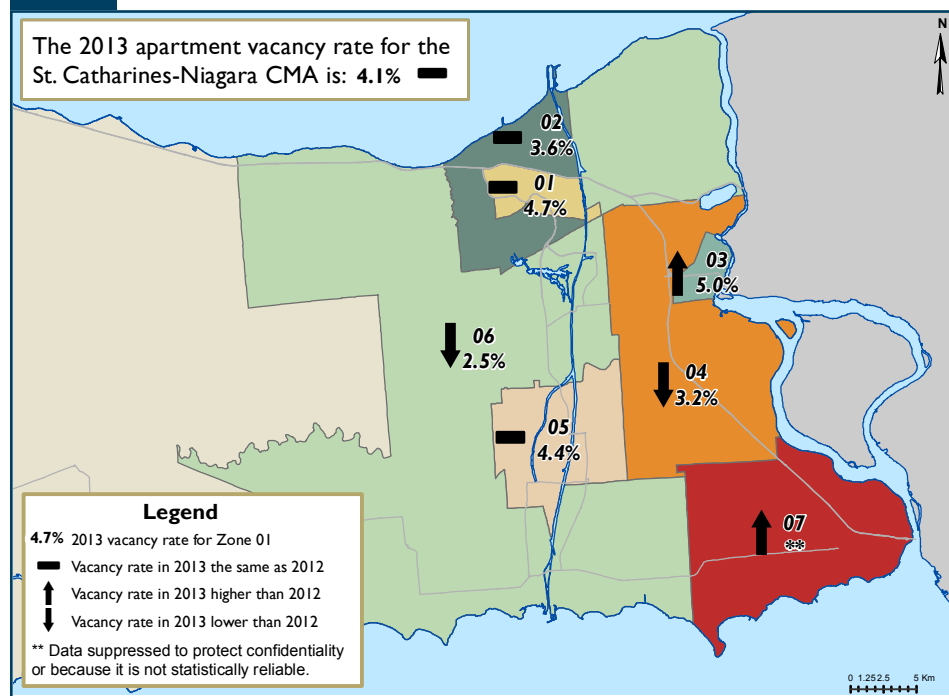


Table of Contents

- 1 Highlights
- 2 Vacancy Rate Remains Stable
- 3 Average Rent Grows
- 3 Proximity to Highway Boosts Niagara Falls Rental Demand
- 5 Survey Zone Map
- 6 Survey Zone Descriptions
- 7 Rental Market Report Tables

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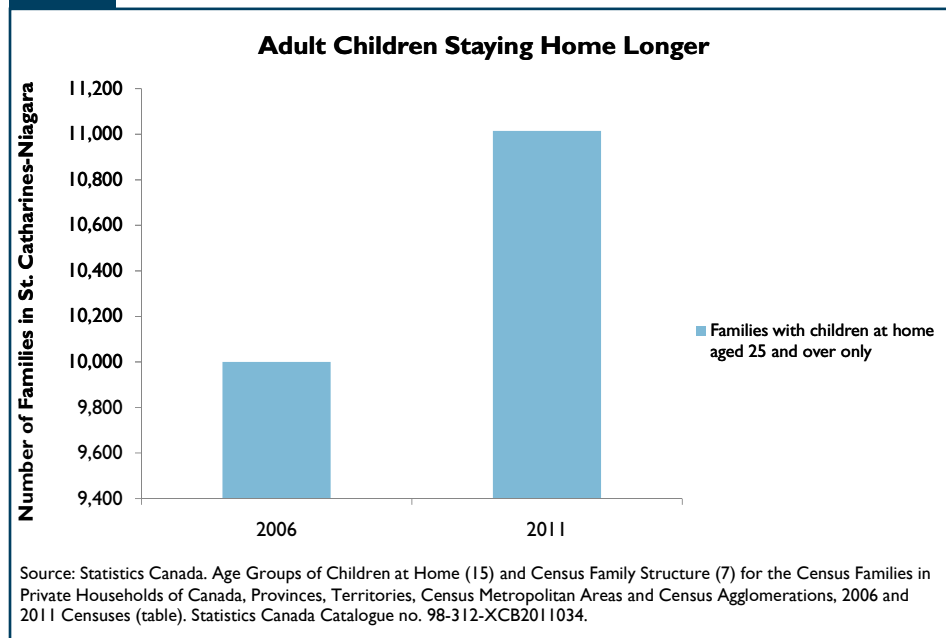
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Vacancy Rate Remains Stable

The private apartment vacancy rate for the St. Catharines-Niagara CMA remained stable in 2013 reaching 4.1 per cent, in line with the 4.0 per cent in the fall of last year. The stable vacancy rate is attributable to lower immigration and more young adults aged 25-29 staying with their families. In addition, lower homeownership costs encouraged first time home-buying and moved tenants out of rental. The lower demand was offset by the rental demand from growing employment amongst 15-24 year olds and a slightly lower rental supply.

The availability rate is a measure favoured by property managers as it includes not only the units that are vacant, but also those about to

Figure 2



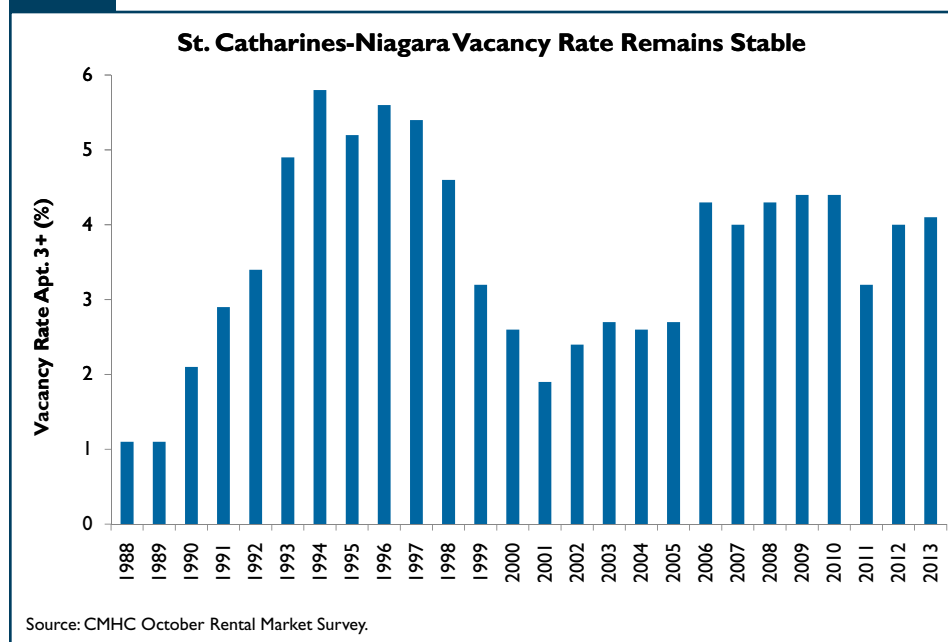
become vacant because the existing tenant has given, or has received, notice to move, and for which a new tenant has not signed a lease. The

private apartment availability rate rose in 2013, though the increase was not considered significant.

Fewer immigrants are choosing the St. Catharines-Niagara CMA as their destination. Immigration is on a declining trend that began in 2010. As a consequence, there is less demand from immigrants for rental units.

In the St. Catharines-Niagara CMA, more families have children aged 25 and over living at home in 2011 than in 2006. The statistic is part of a growing trend in Canada. During the last two decades, a higher percentage of young adults aged 25 to 29 were living at home, which was sometimes the result of difficulty in finding a job¹. This factor lowered the demand for two bedroom rental apartment units and put upward pressure on the vacancy rate.

Figure 3



¹ Milan, Anne and Nora Bohnert, "Living arrangements of young adults aged 20 to 29," Statistics Canada, last modified January 9, 2013, http://www12.statcan.gc.ca/census-recensement/2011/as-sa/98-312-x/98-312-x2011003_3-eng.cfm.

The employment increase for 15-24 year olds over the last year suggests a rising demand for rent from this age group.

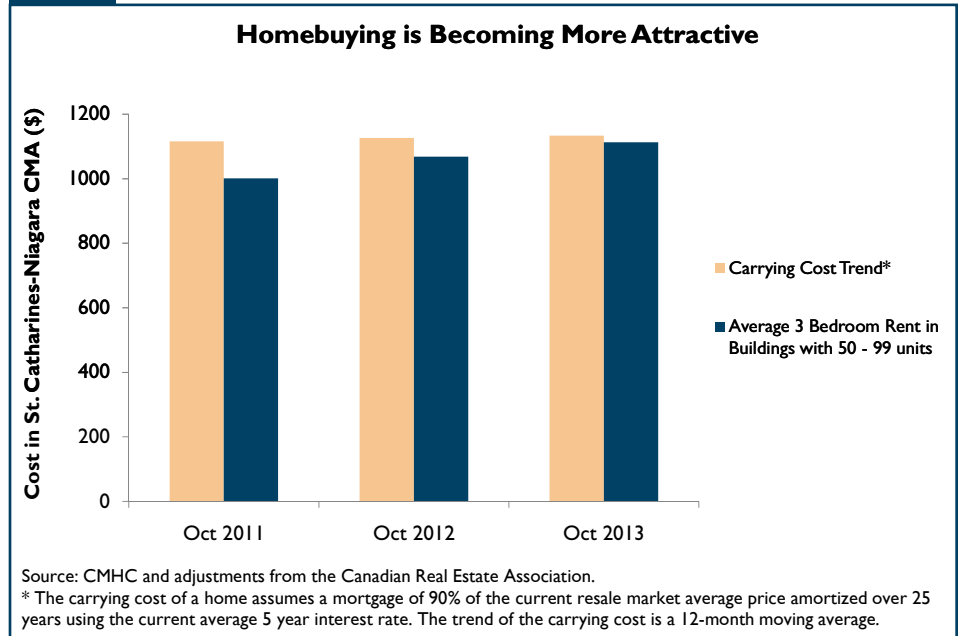
Homeownership is an attainable alternative for renters living in three or more bedroom units. Movement from rental to homeownership lowered the demand for rental units of three or more bedrooms that cost \$1,000 or more. The average rent of a unit with three bedrooms continued to increase while the carrying cost of homeownership remained relatively stable.

On the supply side, the apartment universe declined marginally and partially offset the effect of lower demand for rental apartment units.

Average Rent Grows

The same sample average rent for two bedrooms edged up 2.2 per cent

Figure 4



for the St. Catharines-Niagara CMA in 2013. This rise in rent was below Ontario's allowable Rent Increase Guideline of 2.5 per cent for 2013. Landlords were not able to raise the rents by the allowable maximum since

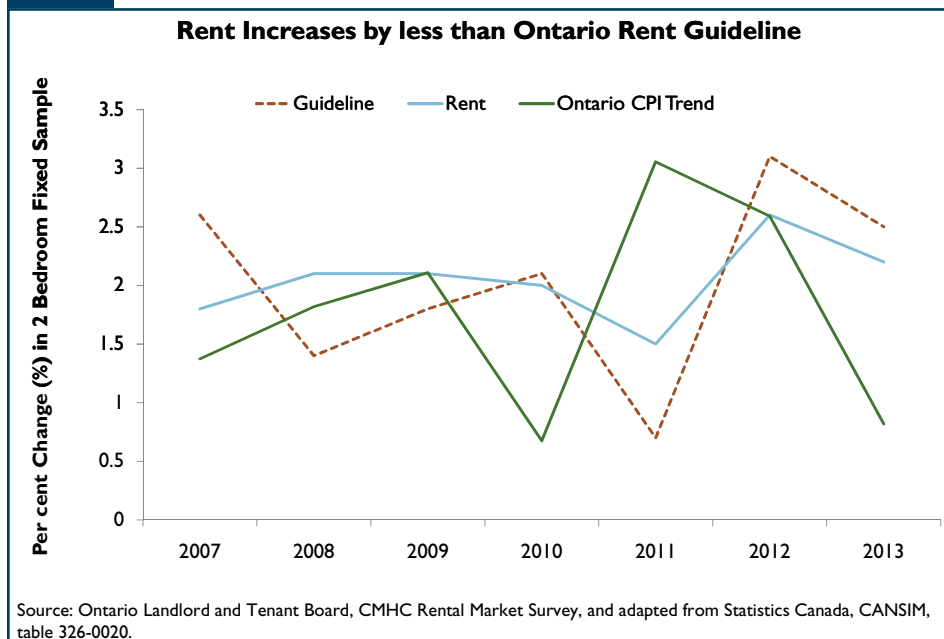
renters had ample supply to choose from.

The electricity price has trended up since the beginning of 2013. However, its upward pressure on rents was partially offset by the lower demand and the increased apartment availability in 2013. As a consequence, the average rent increase was below the 2013 rent increase guideline.

Proximity to Highway Boosts Niagara Falls Rental Demand

The apartment vacancy rates in all zones in St. Catharines remained stable. The vacancy rate for Niagara Falls as a whole remained stable. But the vacancy rate for the Niagara Falls' core zone (which covers downtown) increased while the remainder of Niagara Falls had a lower vacancy rate.

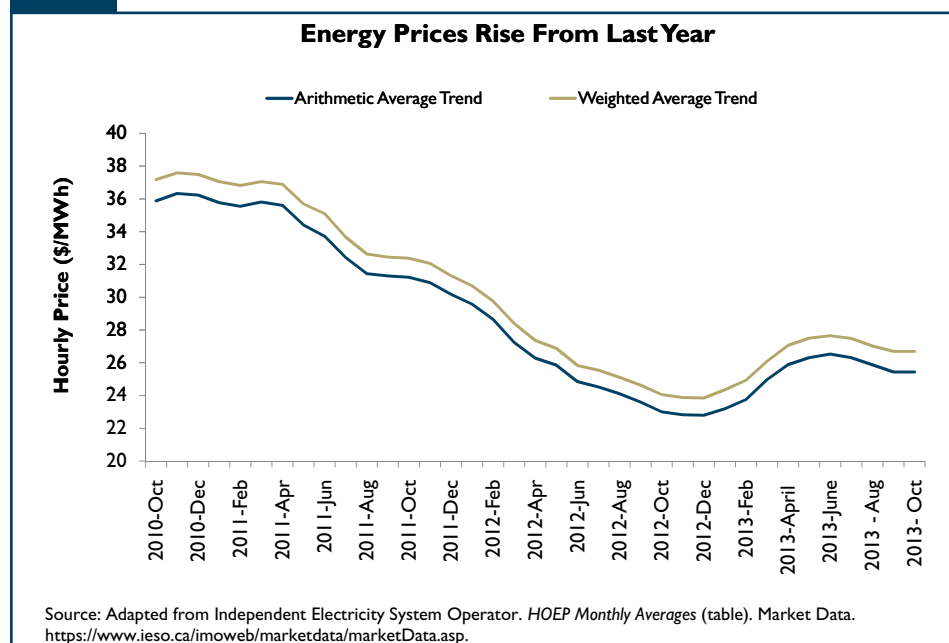
Figure 5



Renters favoured the zone outside of the Niagara Falls core because there are more QEW highway entry points. The apartment vacancy rate dropped for the zone covering Niagara-on-the-Lake, Lincoln, Wainfleet, Port

Colborne, Thorold, and Pelham. This zone is popular because it offers one of the lowest average rents for a one bedroom apartment in the St. Catharines-Niagara CMA.

Figure 6



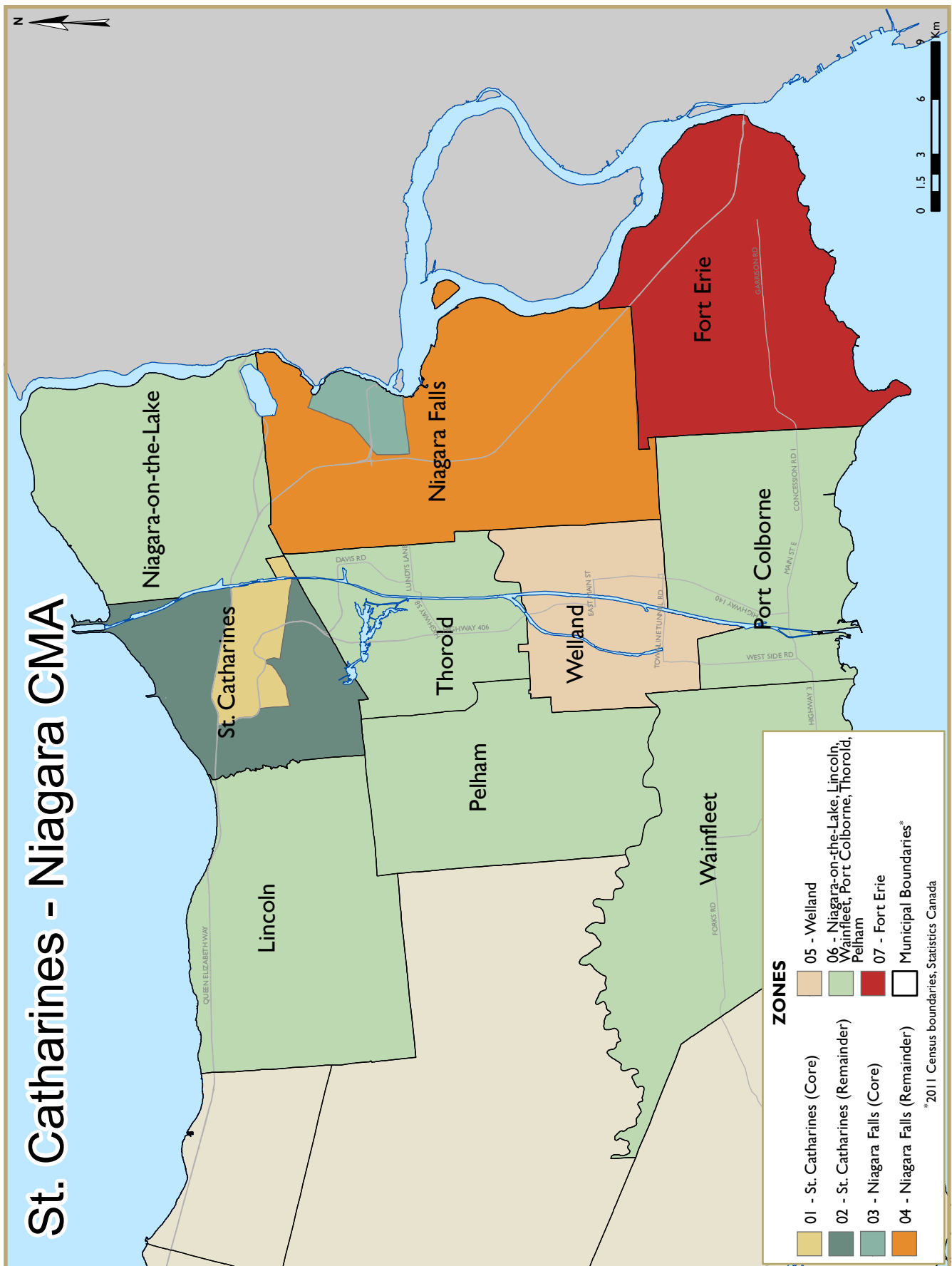
Apartment Vacancy Rates (%) by Major Centres		
	Oct. 2012	Oct. 2013
Abbotsford	4.2	3.2
Barrie	2.0	3.0
Brantford	3.5	2.9
Calgary	1.3	1.0
Edmonton	1.7	1.4
Gatineau	3.3	5.1
Greater Sudbury	2.7	3.4
Guelph	1.4	1.9
Halifax	3.0	3.2
Hamilton	3.5	3.4
Kelowna	4.0	1.8
Kingston	1.7	2.3
Kitchener-Cambridge-Waterloo	2.6	2.9
London	3.9	3.3
Moncton	6.7	9.1
Montréal	2.8	2.8
Oshawa	2.1	2.1
Ottawa	2.5	2.9
Peterborough	2.7	4.8
Québec	2.0	2.3
Regina	1.0	1.8
Saguenay	2.0	2.8
Saint John	9.7	11.4
Saskatoon	2.6	2.7
Sherbrooke	5.0	5.3
St. Catharines-Niagara	4.0	4.1
St. John's	2.8	3.2
Thunder Bay	1.1	2.6
Toronto	1.7	1.6
Trois-Rivières	5.2	5.1
Vancouver	1.8	1.7
Victoria	2.7	2.8
Windsor	7.3	5.9
Winnipeg	1.7	2.5
Total	2.6	2.7

An Explanation of CMHC's Primary and Secondary Rental Market Surveys

CMHC'S Rental Market Survey and Secondary Rental Market Survey only include privately initiated structures.

The primary rental market encompasses units in structures with three or more units, composed of self-contained units where the primary purpose of the structure is to house rental tenants. CMHC's Rental Market Survey (RMS) surveys the primary rental market in all centres with a population of 10,000 or more.

The secondary rental market represents self-contained units, such as condominiums and other rental homes not surveyed in CMHC's RMS. There are two types of Secondary Rental Market Surveys: of rented Condominiums and of rented structures with less than three self contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada.



RMS ZONE DESCRIPTIONS - ST. CATHARINES-NIAGARA CMA	
Zone 1	St. Catharines (Core)
Zone 2	St. Catharines (Remainder)
Zones 1-2	St. Catharines City
Zone 3	Niagara Falls (Core)
Zone 4	Niagara Falls (Remainder)
Zones 3-4	Niagara Falls City
Zone 5	Welland
Zone 6	Niagara-on-the-Lake, Lincoln, Wainfleet, Port Colborne, Thorold, Pelham
Zone 7	Fort Erie
Zones 1-7	St. Catharines-Niagara CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$) by Bedroom Type
- 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

I.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1	**	**	4.3 c	4.1 c	5.3 c	5.0 b	2.2 c	**	5.0 c	4.7 b
Zone 2	5.1 d	3.6 d	2.8 a	3.0 b	4.1 b	3.9 b	4.2 c	3.9 b	3.7 a	3.6 b
St. Catharines (Zones 1-2)	7.5 c	5.6 d	3.5 b	3.5 b	4.6 b	4.3 b	3.9 c	4.2 b	4.2 b	4.0 a
Zone 3	**	**	**	4.3 d	4.1 d	5.2 c	**	**	3.1 c	5.0 c
Zone 4	0.0 d	**	3.7 d	0.8 a	4.3 c	4.1 b	**	**	4.8 b	3.2 b
Niagara Falls (Zones 3-4)	**	**	2.4 c	3.4 c	4.2 c	4.7 b	**	4.6 d	3.8 b	4.2 b
Zone 5	**	**	**	3.0 d	3.9 c	4.9 c	**	**	3.1 c	4.4 c
Zone 6	5.6 d	**	3.6 c	1.3 a	3.1 c	3.0 d	**	**	3.6 b	2.5 b
Zone 7	**	**	**	12.3 d	2.2 a	4.4 d	**	**	6.8 c	**
St. Catharines-Niagara CMA	6.0 c	**	3.3 b	3.5 b	4.1 a	4.3 a	5.0 c	4.3 c	4.0 a	4.1 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1	541 a	546 a	707 a	722 a	855 a	880 a	926 a	1,002 a	769 a	790 a
Zone 2	655 a	654 a	788 a	795 a	926 a	953 a	1,105 a	1,134 a	892 a	913 a
St. Catharines (Zones 1-2)	584 a	589 a	749 a	759 a	902 a	927 a	1,076 a	1,115 a	843 a	863 a
Zone 3	502 b	548 b	683 a	715 a	876 a	845 a	883 c	970 a	790 a	782 a
Zone 4	559 b	563 a	766 a	762 a	842 a	849 a	868 a	943 a	825 a	832 a
Niagara Falls (Zones 3-4)	517 b	552 b	705 a	727 a	861 a	847 a	872 a	955 a	804 a	802 a
Zone 5	588 c	497 c	679 a	714 a	798 a	810 a	818 a	873 b	759 a	778 a
Zone 6	551 a	528 b	654 a	655 a	809 b	806 b	909 b	901 b	749 a	753 a
Zone 7	**	**	670 a	645 a	804 a	805 a	871 a	918 a	765 a	751 a
St. Catharines-Niagara CMA	570 a	564 a	718 a	733 a	862 a	872 a	953 a	1,012 a	809 a	822 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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- No units exist in the universe for this category n/a: Not applicable

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I.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1	191	188	1,469	1,462	1,394	1,404	94	96	3,148	3,150
Zone 2	110	108	1,642	1,590	2,556	2,544	477	470	4,785	4,712
St. Catharines (Zones 1-2)	301	296	3,111	3,052	3,950	3,948	571	566	7,933	7,862
Zone 3	62	63	645	663	1,082	1,073	59	62	1,848	1,861
Zone 4	19	19	288	289	810	809	129	126	1,246	1,243
Niagara Falls (Zones 3-4)	81	82	933	952	1,892	1,882	188	188	3,094	3,104
Zone 5	61	53	993	983	1,377	1,372	277	276	2,708	2,684
Zone 6	51	47	527	527	888	880	95	94	1,561	1,548
Zone 7	10	9	179	177	287	286	28	28	504	500
St. Catharines-Niagara CMA	504	487	5,743	5,691	8,394	8,368	1,159	1,152	15,800	15,698

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I.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1	**	**	6.0 b	6.8 b	9.1 b	7.4 b	4.4 d	**	7.7 b	7.0 b
Zone 2	9.5 c	**	5.6 a	4.9 b	6.3 a	7.1 a	6.4 b	7.0 b	6.1 a	6.3 a
St. Catharines (Zones 1-2)	10.2 d	**	5.8 a	5.8 b	7.3 a	7.2 a	6.1 b	6.9 b	6.7 a	6.6 a
Zone 3	**	**	2.8 c	**	5.1 c	7.4 c	**	**	4.0 c	7.4 c
Zone 4	0.0 d	**	6.7 c	2.9 b	7.3 c	6.1 b	11.2 d	5.5 d	7.5 b	5.4 b
Niagara Falls (Zones 3-4)	**	**	3.9 c	5.8 c	6.1 b	6.8 b	**	**	5.4 b	6.6 b
Zone 5	**	**	2.2 c	3.3 d	5.6 c	6.9 c	**	**	4.3 c	5.9 c
Zone 6	5.6 d	**	4.7 c	3.3 d	4.0 c	3.6 c	**	**	4.5 b	3.5 c
Zone 7	**	**	**	22.3 d	5.4 a	**	**	**	9.6 c	11.8 d
St. Catharines-Niagara CMA	7.8 c	8.4 c	5.1 a	5.7 a	6.4 a	6.6 a	6.3 b	6.8 c	5.9 a	6.3 a

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- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type St. Catharines-Niagara CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1	++	++	2.3 b	2.0 b	3.0 b	2.6 b	**	4.7 d	2.7 b	2.2 b
Zone 2	2.9 b	2.2 b	2.5 a	1.9 a	2.1 b	2.3 a	3.5 b	2.5 b	2.3 a	2.1 a
St. Catharines (Zones 1-2)	1.8 c	++	2.4 a	2.0 a	2.4 a	2.4 a	4.4 c	3.2 c	2.5 a	2.1 a
Zone 3	**	2.9 c	++	1.1 d	4.3 c	++	2.4 c	2.5 b	4.0 c	++
Zone 4	3.7 d	++	4.7 c	1.2 a	2.4 c	2.1 b	2.4 c	2.8 c	2.8 b	2.0 b
Niagara Falls (Zones 3-4)	3.4 d	2.3 c	2.2 c	1.1 a	3.5 c	1.3 a	2.4 b	2.6 b	3.5 b	1.4 a
Zone 5	**	++	2.8 c	3.2 c	2.7 c	3.1 c	2.1 c	4.2 c	3.1 d	3.1 b
Zone 6	++	++	1.1 d	++	1.8 c	2.0 c	++	1.8 c	1.2 a	1.2 d
Zone 7	**	**	1.6 a	2.2 a	2.0 a	1.4 a	3.5 a	**	2.3 a	1.8 a
St. Catharines-Niagara CMA	3.1 d	**	2.3 a	1.9 a	2.6 a	2.2 a	3.2 c	3.2 b	2.7 a	2.1 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type St. Catharines-Niagara CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
St. Catharines-Niagara CMA										
Pre 1940	**	**	4.4 d	**	**	**	**	**	**	7.1 c
1940 - 1959	**	**	4.4 d	5.8 c	5.8 c	3.9 d	**	**	5.1 c	4.8 c
1960 - 1974	6.0 c	**	3.6 b	3.0 b	3.2 a	4.6 b	4.8 c	**	3.5 a	4.3 b
1975 - 1989	5.4 d	**	2.7 a	2.6 a	3.8 b	3.7 b	4.8 c	2.1 b	3.6 b	3.2 b
1990 - 1999	**	**	0.0 d	0.0 d	**	1.3 a	**	**	**	1.0 a
2000+	-	-	**	**	**	**	**	**	**	**
Total	6.0 c	**	3.3 b	3.5 b	4.1 a	4.3 a	5.0 c	4.3 c	4.0 a	4.1 a

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- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type St. Catharines-Niagara CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
St. Catharines-Niagara CMA										
Pre 1940	529 ^b	528 ^b	619 ^a	618 ^a	765 ^b	734 ^a	830 ^b	899 ^b	676 ^a	664 ^a
1940 - 1959	540 ^b	560 ^b	619 ^a	661 ^a	747 ^a	763 ^a	825 ^c	843 ^b	689 ^a	720 ^a
1960 - 1974	582 ^a	558 ^a	731 ^a	748 ^a	854 ^a	861 ^a	955 ^a	1,043 ^a	817 ^a	829 ^a
1975 - 1989	619 ^a	625 ^a	777 ^a	787 ^a	909 ^a	922 ^a	973 ^a	1,010 ^a	865 ^a	877 ^a
1990 - 1999	**	**	763 ^b	753 ^a	1,050 ^d	986 ^b	**	**	905 ^c	900 ^b
2000+	-	-	**	**	**	**	**	**	**	**
Total	570 ^a	564 ^a	718 ^a	733 ^a	862 ^a	872 ^a	953 ^a	1,012 ^a	809 ^a	822 ^a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type St. Catharines-Niagara CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
St. Catharines-Niagara CMA										
3 to 5 Units	**	**	3.8 ^d	**	4.3 ^d	**	**	**	4.7 ^c	6.9 ^c
6 to 19 Units	**	**	4.9 ^c	4.3 ^c	5.5 ^c	4.5 ^b	**	**	5.3 ^b	4.5 ^b
20 to 49 Units	5.4 ^c	8.8 ^c	3.4 ^b	3.0 ^a	3.8 ^b	4.2 ^b	6.0 ^b	3.2 ^d	3.9 ^a	3.8 ^b
50 to 99 Units	0.0 ^c	**	1.9 ^b	1.2 ^a	2.5 ^a	3.5 ^b	1.9 ^c	4.2 ^b	2.3 ^a	2.8 ^a
100+ Units	6.4 ^a	3.7 ^a	2.6 ^a	2.7 ^a	4.8 ^b	3.6 ^c	4.5 ^a	3.4 ^b	4.0 ^b	3.2 ^b
Total	6.0 ^c	**	3.3 ^b	3.5 ^b	4.1 ^a	4.3 ^a	5.0 ^c	4.3 ^c	4.0 ^a	4.1 ^a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type St. Catharines-Niagara CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
St. Catharines-Niagara CMA										
3 to 5 Units	512 ^b	488 ^b	583 ^a	603 ^a	691 ^a	699 ^a	789 ^a	844 ^a	658 ^a	671 ^a
6 to 19 Units	546 ^a	535 ^a	653 ^a	661 ^a	773 ^a	778 ^a	879 ^b	900 ^b	717 ^a	726 ^a
20 to 49 Units	557 ^b	563 ^b	753 ^a	764 ^a	878 ^a	899 ^a	985 ^a	1,057 ^a	834 ^a	853 ^a
50 to 99 Units	691 ^a	707 ^a	808 ^a	816 ^a	957 ^a	969 ^a	1,068 ^a	1,113 ^a	913 ^a	920 ^a
100+ Units	642 ^a	659 ^a	782 ^a	809 ^a	912 ^a	938 ^a	1,073 ^a	1,121 ^a	876 ^a	906 ^a
Total	570^a	564^a	718^a	733^a	862^a	872^a	953^a	1,012^a	809^a	822^a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone St. Catharines-Niagara CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1	4.2 ^d	**	**	2.8 ^c	3.6 ^b	3.7 ^b	2.2 ^c	2.7 ^c	5.7 ^a	5.5 ^a
Zone 2	**	**	4.8 ^d	6.3 ^c	2.5 ^b	2.6 ^a	3.3 ^a	3.0 ^a	3.9 ^a	3.1 ^b
St. Catharines (Zones 1-2)	4.7 ^d	**	6.7 ^c	4.1 ^c	3.0 ^b	3.2 ^b	3.0 ^a	2.9 ^b	4.3 ^a	3.6 ^b
Zone 3	**	**	4.0 ^d	4.5 ^c	1.6 ^a	5.2 ^b	1.3 ^d	4.0 ^d	-	**
Zone 4	**	11.9 ^d	2.5 ^c	2.2 ^c	6.5 ^b	3.2 ^c	**	1.0 ^a	-	-
Niagara Falls (Zones 3-4)	**	**	3.5 ^c	3.8 ^c	5.1 ^b	3.9 ^c	1.4 ^a	3.0 ^d	-	**
Zone 5	**	**	5.3 ^d	7.0 ^c	2.7 ^c	**	**	2.3 ^a	3.4 ^d	**
Zone 6	4.4 ^d	2.2 ^c	3.5 ^d	3.3 ^d	3.5 ^c	1.3 ^d	**	**	-	-
Zone 7	**	**	**	**	**	**	**	**	**	**
St. Catharines-Niagara CMA	4.7^c	6.9^c	5.3^b	4.5^b	3.9^a	3.8^b	2.3^a	2.8^a	4.0^b	3.2^b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type St. Catharines-Niagara CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
St. Catharines-Niagara CMA										
LT \$600	5.7 ^d	5.2 ^d	2.3 ^c	2.7 ^c	**	**	**	**	3.0 ^d	3.5 ^d
\$600 - \$699	**	**	5.3 ^c	5.7 ^c	2.4 ^c	**	**	**	4.3 ^c	6.0 ^c
\$700 - \$799	**	**	2.4 ^b	2.7 ^b	5.5 ^c	4.3 ^d	**	**	4.1 ^b	3.5 ^b
\$800 - \$899	**	**	3.6 ^c	3.2 ^c	4.9 ^b	4.2 ^b	**	**	4.7 ^b	3.9 ^b
\$900 - \$999	**	**	2.3 ^c	2.1 ^c	3.8 ^b	4.5 ^b	**	3.9 ^d	3.9 ^b	4.2 ^b
\$1000+	**	**	**	**	2.6 ^c	2.7 ^b	2.3 ^c	4.6 ^c	2.4 ^b	3.2 ^c
Total	6.0^c	**	3.3^b	3.5^b	4.1^a	4.3^a	5.0^c	4.3^c	4.0^a	4.1^a

¹Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1	-	-	-	-	-	**	**	**	**	**
Zone 2	**	**	-	-	0.9 ^a	9.4 ^c	5.1 ^a	8.5 ^a	3.6 ^b	8.9 ^a
St. Catharines (Zones 1-2)	**	**	-	-	0.9 ^a	9.4 ^c	4.7 ^a	7.8 ^a	3.4 ^b	8.3 ^b
Zone 3	-	-	**	-	**	**	**	**	**	**
Zone 4	-	**	**	**	**	**	**	**	**	**
Niagara Falls (Zones 3-4)	-	**	**	**	**	**	**	**	**	5.7 ^d
Zone 5	-	-	**	**	**	**	**	**	**	**
Zone 6	-	-	-	-	**	**	**	0.0 ^a	**	0.0 ^a
Zone 7	-	-	-	-	**	**	**	**	0.0 ^a	**
St. Catharines-Niagara CMA	**	**	**	**	4.1^d	**	6.9^c	6.5^b	5.9^c	6.4^c

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1	-	-	-	-	-	**	**	**	**	**
Zone 2	**	**	-	-	**	**	958 ^a	977 ^b	916 ^b	940 ^b
St. Catharines (Zones 1-2)	**	**	-	-	**	**	970 ^a	992 ^a	925 ^a	951 ^a
Zone 3	-	-	**	-	**	**	**	**	**	**
Zone 4	-	**	**	**	**	**	**	961 ^c	891 ^b	916 ^c
Niagara Falls (Zones 3-4)	-	**	**	**	**	**	931 ^c	956 ^c	862 ^b	906 ^c
Zone 5	-	-	**	**	**	**	**	**	**	**
Zone 6	-	-	-	-	**	**	**	936 ^a	**	892 ^a
Zone 7	-	-	-	-	**	**	**	**	**	**
St. Catharines-Niagara CMA	**	**	**	**	805^a	860^a	934^b	947^a	887^b	917^a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1	0	0	0	0	0	3	16	16	16	19
Zone 2	1	1	0	0	119	122	195	192	315	315
St. Catharines (Zones 1-2)	1	1	0	0	119	125	211	208	331	334
Zone 3	0	0	3	0	22	10	9	3	34	13
Zone 4	0	1	13	11	26	22	90	152	129	186
Niagara Falls (Zones 3-4)	0	1	16	11	48	32	99	155	163	199
Zone 5	0	0	8	8	6	6	86	80	100	94
Zone 6	0	0	0	0	10	10	18	18	28	28
Zone 7	0	0	0	0	16	16	8	8	24	24
St. Catharines-Niagara CMA	1	2	24	19	199	189	422	469	646	679

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1	-	-	-	-	-	**	**	**	**	**
Zone 2	**	**	-	-	5.3 c	10.3 d	6.7 a	9.6 a	6.1 a	9.8 a
St. Catharines (Zones 1-2)	**	**	-	-	5.3 c	10.3 d	7.1 a	8.7 a	6.5 a	9.3 a
Zone 3	-	-	**	-	**	**	**	**	**	**
Zone 4	-	**	**	**	**	**	**	**	**	**
Niagara Falls (Zones 3-4)	-	**	**	**	**	**	**	**	**	**
Zone 5	-	-	**	**	**	**	**	**	**	**
Zone 6	-	-	-	-	**	**	**	0.0 a	**	0.0 a
Zone 7	-	-	-	-	**	**	**	**	0.0 a	**
St. Catharines-Niagara CMA	**	**	**	**	7.3 c	**	10.1 d	8.4 b	9.0 c	8.1 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type St. Catharines-Niagara CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1	-	-	-	-	-	**	**	**	**	**
Zone 2	**	**	-	-	**	**	4.4 c	2.2 b	4.7 b	2.8 b
St. Catharines (Zones 1-2)	**	**	-	-	**	**	4.3 b	2.3 b	4.6 b	2.8 b
Zone 3	-	-	**	-	**	**	**	**	**	**
Zone 4	-	**	**	**	**	**	**	**	3.2 b	1.0 d
Niagara Falls (Zones 3-4)	-	**	**	**	**	**	3.3 c	++	3.3 b	1.2 d
Zone 5	-	-	**	**	**	**	**	**	**	**
Zone 6	-	-	-	-	**	**	**	**	**	**
Zone 7	-	-	-	-	-	-	-	-	-	-
St. Catharines-Niagara CMA	**	**	**	**	4.7 c	3.9 d	3.7 b	1.8 b	3.7 b	2.1 b

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1	**	**	4.3 c	4.1 c	5.3 c	5.0 b	1.9 c	5.2 d	5.0 c	4.7 b
Zone 2	5.1 d	3.6 d	2.8 a	3.0 b	4.0 b	4.1 b	4.5 b	5.1 b	3.7 a	3.9 b
St. Catharines (Zones 1-2)	7.5 c	5.6 d	3.5 b	3.5 b	4.5 b	4.4 b	4.1 b	5.1 b	4.2 a	4.2 a
Zone 3	**	**	**	4.3 d	4.8 c	5.2 c	**	**	3.5 c	4.9 c
Zone 4	0.0 d	**	3.5 d	0.8 a	4.2 c	3.9 b	11.6 d	5.6 d	5.3 b	3.6 b
Niagara Falls (Zones 3-4)	**	**	2.4 c	3.3 c	4.5 c	4.6 b	9.1 c	6.0 d	4.2 b	4.3 b
Zone 5	**	**	**	3.0 d	3.9 c	4.9 c	4.3 d	**	3.2 c	4.4 c
Zone 6	5.6 d	**	3.6 c	1.3 a	3.1 c	3.0 b	**	**	3.6 b	2.5 b
Zone 7	**	**	**	12.3 d	2.1 a	4.4 d	**	0.0 d	6.5 c	**
St. Catharines-Niagara CMA	6.0 c	**	3.3 b	3.5 b	4.1 a	4.4 a	5.5 b	5.0 b	4.0 a	4.2 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1	541 a	546 a	707 a	722 a	855 a	880 a	953 a	1,027 a	771 a	792 a
Zone 2	655 a	654 a	788 a	795 a	923 a	949 a	1,063 a	1,092 a	893 a	915 a
St. Catharines (Zones 1-2)	584 a	589 a	749 a	759 a	900 a	925 a	1,048 a	1,083 a	847 a	867 a
Zone 3	502 b	548 b	683 a	715 a	873 a	844 a	866 c	960 a	789 a	782 a
Zone 4	559 b	560 a	762 a	757 a	840 a	847 a	900 b	953 b	832 a	843 a
Niagara Falls (Zones 3-4)	517 b	551 b	705 a	726 a	858 a	846 a	892 a	955 b	807 a	808 a
Zone 5	588 c	497 c	679 a	714 a	796 a	809 a	824 a	871 a	761 a	780 a
Zone 6	551 a	528 b	654 a	655 a	809 b	806 a	914 b	907 b	752 a	755 a
Zone 7	**	**	670 a	645 a	804 a	805 a	871 a	874 a	765 a	755 a
St. Catharines-Niagara CMA	570 a	564 a	718 a	733 a	861 a	872 a	948 a	993 a	813 a	826 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1	191	188	1,469	1,462	1,394	1,407	110	112	3,164	3,169
Zone 2	111	109	1,642	1,590	2,675	2,666	672	662	5,100	5,027
St. Catharines (Zones 1-2)	302	297	3,111	3,052	4,069	4,073	782	774	8,264	8,196
Zone 3	62	63	648	663	1,104	1,083	68	65	1,882	1,874
Zone 4	19	20	301	300	836	831	219	278	1,375	1,429
Niagara Falls (Zones 3-4)	81	83	949	963	1,940	1,914	287	343	3,257	3,303
Zone 5	61	53	1,001	991	1,383	1,378	363	356	2,808	2,778
Zone 6	51	47	527	527	898	890	113	112	1,589	1,576
Zone 7	10	9	179	177	303	302	36	36	528	524
St. Catharines-Niagara CMA	505	489	5,767	5,710	8,593	8,557	1,581	1,621	16,446	16,377

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1	**	**	6.0 b	6.8 b	9.1 b	7.4 b	5.6 c	5.2 d	7.7 b	7.0 b
Zone 2	9.5 c	**	5.6 a	4.9 b	6.3 a	7.2 a	6.5 b	7.7 a	6.1 a	6.5 a
St. Catharines (Zones 1-2)	10.2 d	**	5.8 a	5.8 b	7.3 a	7.3 a	6.4 b	7.4 a	6.7 a	6.7 a
Zone 3	**	**	2.8 c	**	5.8 c	7.4 c	**	**	4.4 c	7.3 c
Zone 4	0.0 d	**	6.5 c	2.7 b	7.0 c	6.1 b	13.8 d	**	8.0 b	6.0 b
Niagara Falls (Zones 3-4)	**	**	3.9 c	5.7 c	6.3 b	6.8 b	10.7 d	**	5.9 b	6.7 b
Zone 5	**	**	2.2 c	3.3 d	5.6 c	6.8 c	**	**	4.5 c	5.9 c
Zone 6	5.6 d	**	4.7 c	3.3 d	4.2 c	3.6 c	**	**	4.6 b	3.5 c
Zone 7	**	**	**	22.3 d	5.1 a	**	**	0.0 d	9.2 c	11.3 d
St. Catharines-Niagara CMA	7.8 c	8.4 c	5.1 a	5.6 a	6.4 a	6.6 a	7.2 b	7.3 b	6.1 a	6.4 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type St. Catharines-Niagara CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1	++	++	2.3 b	2.0 b	3.0 b	2.6 b	**	4.6 d	2.7 b	2.2 b
Zone 2	2.9 b	2.2 b	2.5 a	1.9 a	2.3 b	2.5 a	3.6 b	2.5 b	2.5 a	2.2 a
St. Catharines (Zones 1-2)	1.8 c	++	2.4 a	2.0 a	2.5 a	2.5 a	4.4 c	3.1 c	2.6 a	2.2 a
Zone 3	**	2.9 c	++	1.1 d	4.3 c	++	2.4 c	2.5 b	4.0 c	++
Zone 4	3.7 d	++	4.5 c	1.2 a	2.4 c	2.0 b	2.6 b	2.4 c	2.8 b	1.9 b
Niagara Falls (Zones 3-4)	3.4 d	2.3 c	2.2 c	1.1 a	3.5 b	1.3 a	2.5 b	2.5 b	3.5 b	1.3 a
Zone 5	**	++	2.8 c	3.2 c	2.7 c	3.1 c	2.1 c	4.1 c	3.1 d	3.1 b
Zone 6	++	++	1.1 d	++	1.8 c	2.0 c	++	1.8 b	1.2 a	1.2 a
Zone 7	**	**	1.6 a	2.2 a	2.0 a	1.4 a	3.5 a	**	2.3 a	1.8 a
St. Catharines-Niagara CMA	3.1 d	**	2.3 a	1.9 a	2.7 a	2.3 a	3.3 c	3.1 b	2.7 a	2.1 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

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

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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