



Number of Private Apartment Units				
	Oct-21	Oct-22	Oct-23	Oct-24
Bachelor	82	82	82	81
1 Bedroom	798	780	789	743
2 Bedroom	870	820	820	776
3 Bedroom +	118	114	114	111
Total	1,868	1,796	1,805	1,711

Private Apartment Vacancy Rates (%)				
	Oct-21	Oct-22	Oct-23	Oct-24
Bachelor	0.0 c	0.0 d	0.0 c	0.0 c
1 Bedroom	0.6 a	0.2 b	1.2 a	1.3 a
2 Bedroom	0.9 a	1.4 a	1.6 c	0.9 a
3 Bedroom +	1.0 d	0.0 d	0.0 d	**
Total	0.7 a	0.7 a	1.2 a	1.0 a

Private Apartment Average Rents (\$)				
	Oct-21	Oct-22	Oct-23	Oct-24
Bachelor	737 b	716 b	783 b	851 b
1 Bedroom	932 a	1,002 a	1,121 a	1,097 b
2 Bedroom	1,253 a	1,339 a	1,435 a	1,522 a
3 Bedroom +	1,257 b	1,342 c	1,433 b	1,740 b
Total	1,095 a	1,167 a	1,270 a	1,328 b

Private Apartment Availability Rates (%)				
	Oct-21	Oct-22	Oct-23	Oct-24
Bachelor	**	**	**	**
1 Bedroom	**	**	**	**
2 Bedroom	**	**	**	**
3 Bedroom +	**	**	**	**
Total	**	**	**	**

Private Apartment Estimate of Percentage Change (%) of Average Rent				
	Oct-21	Oct-22	Oct-23	Oct-24
Bachelor	++	5.1 d	**	++
1 Bedroom	++	5.5 d	11.8 c	++
2 Bedroom	++	4.5 d	10.4 d	++
3 Bedroom +	++	7.2 c	3.5 d	++
Total	**	4.9 c	10.2 d	++

Source: CMHC Rental Market Survey

Notes:

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

a — Excellent, b — Very good, c — Good, d — Poor (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). (Applies only to % Change of Average Rent Tables).

The 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.

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