MAYOR'S HOUSING COMMISSION

Thursday, March 5, 2015
4:00 PM

Henry Baker Hall, Main Floor, City Hall

Public Agenda
Mayor's Housing Commission
Thursday, March 5, 2015

Approval of Public Agenda

Minutes of the meeting held on January 8, 2015

Other Reports

MHC15-2 Fall 2014 Rental Vacancy Report

Recommendation
That this report be received and filed.

MHC15-3 Point-In-Time Count on Homelessness

Recommendation
That this report be received and filed.

Adjournment

AT REGINA, SASKATCHEWAN, THURSDAY, JANUARY 8, 2015

AT A MEETING OF THE MAYOR'S HOUSING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Mayor Michael Fougere, in the Chair
Councillor Bryon Burnett
Councillor Bob Hawkins
Councillor Barbara Young
Blair Forster
Tim Gross
Dave McEachern
Malcolm Neill

Regrets: Robert Byers

Also in Attendance: Deputy City Clerk, Erna Hall
Solicitor, Cheryl Willoughby
A/Executive Director of City Planning & Development, Diana Hawryluk
Senior City Planner, Jennifer Barrett

APPROVAL OF PUBLIC AGENDA

Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

Councillor Barbara Young moved, AND IT WAS RESOLVED, that the minutes for the meeting held on December 18, 2014 be adopted, as circulated.

COMMUNICATIONS

MHC15-1 Saskatchewan Housing Corporation - SHC's programs and initiatives

Recommendation
That this report be received and filed

Blair Forster moved, AND IT WAS RESOLVED, that this communication be received and filed.

ADJOURNMENT

Councillor Barbara Young moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:30 p.m.

Chairperson

Secretary

March 5, 2015

To: Members,
Mayor's Housing Commission

Re: CMHC Fall 2014 Rental Vacancy Reports

RECOMMENDATION

That this report be received and filed.

CONCLUSION

Canadian Mortgage and Housing Corporation (CMHC) has released the Fall 2014 Rental Market Report for the Regina Census Metropolitan Area (CMA) and Fall 2014 Rental Market Report – Saskatchewan Highlights. The rental vacancy rate for the Regina CMA increased to three per cent, up from 2.5 per cent reported in the spring 2014 survey. This vacancy rate increase achieves the target of the Comprehensive Housing Strategy to attain a three per cent rental vacancy rate by 2017. This vacancy rate includes purpose-built rental buildings of three units or more but does not include social or affordable housing units.

BACKGROUND

The Mayor's Housing Commission has the authority to seek, gather and research information that will assist in providing overall guidance in the implementation of the Comprehensive Housing Strategy (CHS). As part of the implementation of the CHS, the rental vacancy rate has been monitored with a goal of reaching a three per cent vacancy by 2017. The October 2014 Rental Market Report states a three per cent vacancy rate in the Regina CMA. This is the first time since 2006 that Regina CMA has seen a vacancy rate at or above three per cent.

Rental vacancy rates are recorded in the spring (April) and fall (October) of each year. The report for the Regina CMA, released in December, tracks the vacancy rate for purpose-built rental buildings with three or more units for the Regina CMA and the submarket neighbourhood level zones, current supply and demand, as well as the secondary rental market. The Fall 2014 Rental Market Report – Saskatchewan Highlights reports the vacancy rates and average rents of the 10 major urban centres in the Province.

The tracking of housing data is a critical process in the evaluation of the effectiveness and appropriateness of the City's housing incentives. Current data allows Administration to assess measures that may be taken by the City to improve housing affordability and supply. This analysis will be the basis of the upcoming Housing Incentives Policy review in 2015.

DISCUSSION

In December 2014, CHMC released the Fall 2014 Rental Market Reports for the Regina CMA and Saskatchewan (see Appendix A and B). Data for the Regina CMA is based on information gathered in the first two weeks of October 2014. This report will be accompanied by a short presentation to provide charts and graphs of this information.

A summary of the data presented is as follows:

- The primary rental market vacancy rate reached three per cent in October 2014, up from 1.8 per cent in October 2013.

- The average monthly rent for a two-bedroom apartment unit in Regina is $1,079, up from $1,018 in October 2013, resulting in a three per cent rise in the average monthly rental cost.

- The number of purpose-built rental apartment units in Regina CMA has increased to 11,647, up from 11,082 reported in October 2013.

- In order for a newly constructed building to be considered for the October survey, it must be completed and available for occupancy by June 30. An additional 337 units were completed between July 1 and December 31, 2014 and would not have been counted in the Fall Survey.

- The vacancy rate does not include social or affordable housing units such as those under federal operating agreements, and those owned and operated by non-profits or housing authorities for eligible households that are not available in the open market. Until 2004 these units were measured as a separate vacancy rate. However, CMHC has stopped reporting on these units as the vacancy rate was consistently zero per cent.

Vacancy rates are also recorded for eight zones in the city to capture neighbourhood-level data. Vacancies increased in almost all submarket zones in the city in 2014 (see Figures 1 and 3 in Appendix A). These numbers also reflect a large increase in purpose-built rental units in the two north zones in Regina, resulting in higher vacancy rates.

- Regina's Northeast and Northwest neighbourhoods saw the most change in vacancy and rental price. Rental vacancies are highest in Regina Northeast and Northwest zones reporting 4.2 per cent and 4.7 per cent vacancies respectively. The Northwest also reported the highest average monthly rent for a two-bedroom apartment at $1,280, up from $1,085 in October 2013. This is likely due to the increase in new construction in these areas resulting in new, higher-priced units being added to the market.

- Apartment vacancies continue to remain low (0.9 per cent) in the South. There is a high rental demand from students in the Wascana-University zone given its proximity to the University and Saskatchewan Polytechnic.

- The East zone was the only one with a decline in vacancy rate of 2.1 per cent, down from 3.5 per cent in October 2013.

In addition to the primary rental market, CMHC also conducts a survey for the Secondary Rental Market in September and October each year to estimate the rental market not covered by the Rental Market Survey (RMS). The information collected for the secondary rental market reflects rented condominiums, single-detached and semi-detached houses, secondary suites, townhouses or any other dwelling containing one or two dwelling units. Year-to-year changes in the secondary rental market differ from those in the RMS as owners of these types of dwellings can

move them in and out of the rental market. Unlike units counted in the RMS, which are built for rental tenure, units in the secondary market can be rented one year and owner occupied the next.

- In the fall of 2014, the vacancy rate of investor-owned and rented condominiums saw little change, 1.2 per cent, down from 1.4 per cent at the same time in 2013.

- There were an estimated 12,559 households in the secondary rental market, of these households, 7,007 lived in single family detached rental homes, 2,765 rented semi-detached or duplex units, 1,582 were housed in rented condominiums and the remainder in other forms of secondary rental units such as secondary suites.

- The average rent in the secondary market for all unit types in 2014 was $1,243, compared to $1,026 in October 2013. In 2014 the secondary rental market saw a 21 per cent increase in rental rates, compared to the three per cent rental increase observed in purpose-built rental units.

The Fall 2014 Rental Market Report - Saskatchewan Highlights was also released in December, reporting on urban centres exceeding a population of 10,000. Province-wide there were increased rental demands and a rise in rental stocks, which contributed to higher vacancy rates.

- Vacancy rates have increased across the province. The Fall 2014 Rental Market Report indicates a 4.1 per cent vacancy rate in the major urban centres in the Province, up from three per cent in October 2013. Eight of the 10 cities in Saskatchewan reported vacancy rate increases.

- The average monthly rent for a two-bedroom unit in Saskatchewan's urban centres in fall 2014 was $1,056. Regina reported a slightly higher than average two-bedroom rent of $1,079 per month. The highest average two bedroom rents in the province were reported in Lloydminster and Estevan at $1,226 and $1,240 per month respectively.

As a result of the high number of 2014 rental starts, the Regina CMA has reached the City's vacancy rate target of three percent. CMHC predicts that increased construction will continue to lift vacancies over the next two years. Administration has estimated that approximately 350 - 400 additional units are needed annually to keep up with projected growth. CMHC has reported 900 new rental unit starts in Regina between January and December 2014. Given this rental development, Regina should remain at a three per cent vacancy rate or higher in the next reporting period. The vacancy rate data as well as additional data on rental starts and completions will be considered as part of Administration's review of the Housing Incentives Policy scheduled for 2015.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

The CHS has a target of three per cent vacancy rate by 2017. This goal has been achieved in this fall's report. However, Administration will continue to monitor the data to evaluate whether policy and incentives are required to maintain a steady vacancy rate.

The Condominium Conversion Policy is affected by this increase in vacancy rate. A rental building may be considered for condominium conversion when the average of the two most recently published spring vacancy rates or the two most recently published fall vacancy rates for the Regina CMA and neighbourhood zone are both at or above three per cent. Additional restrictions apply for units that have received rental incentives through the City's Housing Incentives Policy.

Other Implications

None with respect to this report.

Accessibility Implications

Five per cent of units in rental development must be accessible as per the provincial *Uniform Building and Accessibility Standards Regulations*. Development criteria established for eligibility for housing incentives encourages development of accessible units that exceed the required five per cent in multi-unit rental developments and the creation of accessible units in ownership developments.

COMMUNICATIONS

None with respect to this report.

DELEGATED AUTHORITY

The Mayor's Housing Commission has the authority to seek, gather and research information that will assist in providing overall guidance in the implementation of the Comprehensive Housing Strategy.

Respectfully submitted,

Geoff Brown, A/ Director
Planning Department

Respectfully submitted,

Diana Hawryluk, Executive Director
City Planning & Development

Report prepared by:
Denise Donahue, City Planner II; Jennifer Barrett, Senior City Planner

HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Regina CMA

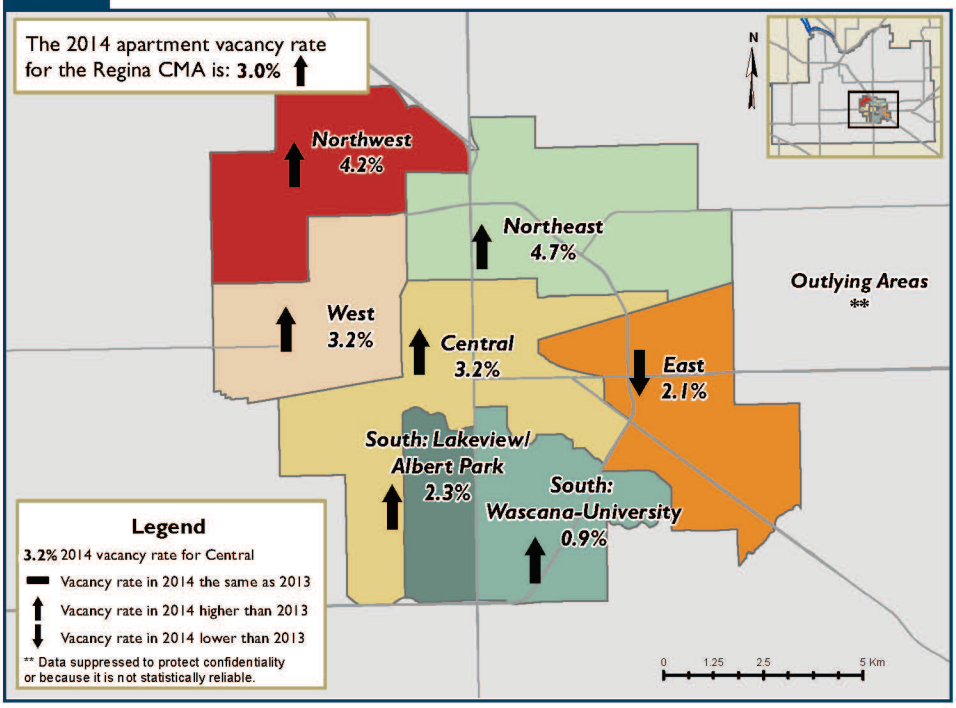
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2014

Highlights

- In the primary rental market, the vacancy rate in Regina's privately-initiated rental apartments was three per cent in October 2014, up from 1.8 per cent in October 2013.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Regina CMA was $1,079 in October 2014, up from $1,018 in October 2013.
- In rental structures common to both the October 2013 and October 2014 surveys, the year-over-year change in the average rent for a two-bedroom apartment was three per cent.

Figure 1



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5 Secondary Rental Market Survey: Vacancies unchanged in rental condominium apartments

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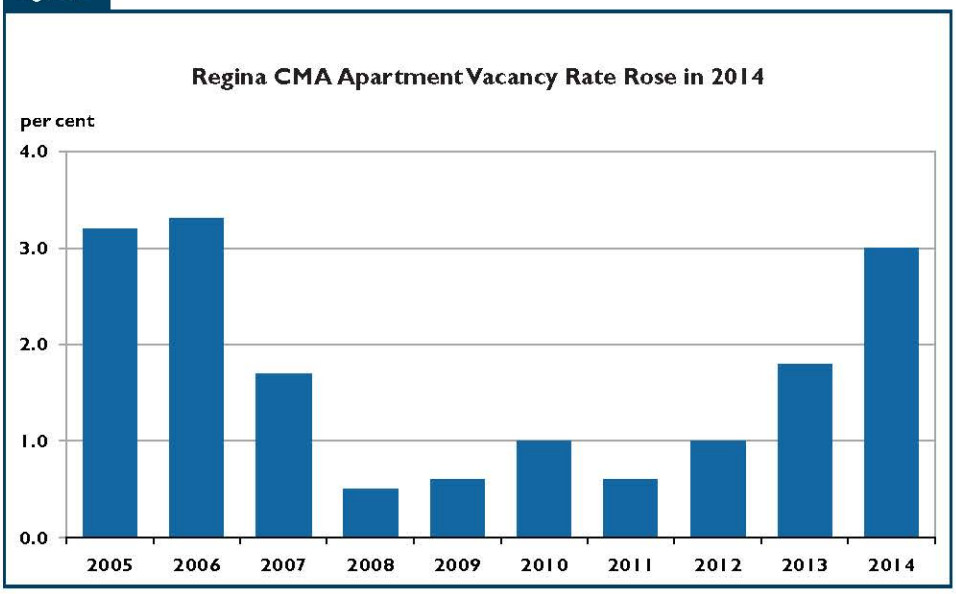
Primary Rental Market Survey

Overview: Regina's Vacancies and Rents Increased in 2014

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2014, the apartment vacancy rate[1] in the primary rental market in the Regina Census Metropolitan Area (CMA) was three per cent, up from 1.8 per cent in October 2013. The higher vacancy rate can be attributed to rising supply of newly constructed rental apartments that more than surpassed a more modest increase in rental demand between the two fall surveys. Regina's persistently low vacancies in previous years have spurred the construction of rental apartments in the past two years. As many of these units have been completed, this has added to the overall supply levels across the CMA. On the demand side, the contraction in Regina's full-time job creation, the arrival of fewer non-permanent residents so far this year, and the movement into homeownership by some renter households have moderated the growth in rental demand. Together, these factors have resulted in a higher apartment vacancy rate in the October 2014 survey.

The vacancy rates by bedroom type ranged from two per cent for apartments with three or more bedrooms to a high of 3.4 per cent for two-bedroom suites. Bachelor suites reported a vacancy rate of 2.7 per cent in October 2014, compared to 2.2 per cent last fall. The vacancy rate in one-bedroom apartments increased 0.7 of a percentage point to 2.7 per cent in the current survey. Among apartments with three or more bedrooms, the vacancy rate was two per cent in October 2014, down from 2.6 per cent in the previous survey. Two-bedroom suites posted the largest increase in apartment vacancies, rising 1.9 percentage points to 3.4 per cent from 1.5 per cent in October 2013. This is unsurprising

Figure 2



Source: CMHC October Rental Market Survey – Structures of 3+ units

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2013	Oct. 2014
Abbotsford-Mission	3.2	3.1
Barrie	3.0	1.6
Brantford	2.9	2.4
Calgary	1.0	1.4
Edmonton	1.4	1.7
Gatineau	5.1	6.5
Greater Sudbury	3.4	4.2
Guelph	1.9	1.2
Halifax	3.2	3.8
Hamilton	3.4	2.2
Kelowna	1.8	1.0
Kingston	2.3	1.9
Kitchener-Cambridge-Waterloo	2.9	2.3
London	3.3	2.9
Moncton	9.1	8.7
Montréal	2.8	3.4
Oshawa	2.1	1.8
Ottawa	2.9	2.6
Peterborough	4.8	2.9
Québec	2.3	3.1
Regina	1.8	3.0
Saguenay	2.8	4.2
Saint John	11.4	9.0
Saskatoon	2.7	3.4
Sherbrooke	5.3	5.4
St. Catharines-Niagara	4.1	3.6
St. John's	3.2	4.6
Thunder Bay	2.6	2.3
Toronto	1.6	1.6
Trois-Rivières	5.1	5.3
Vancouver	1.7	1.0
Victoria	2.8	1.5
Windsor	5.9	4.3
Winnipeg	2.5	2.5
Total	**2.7**	**2.8**

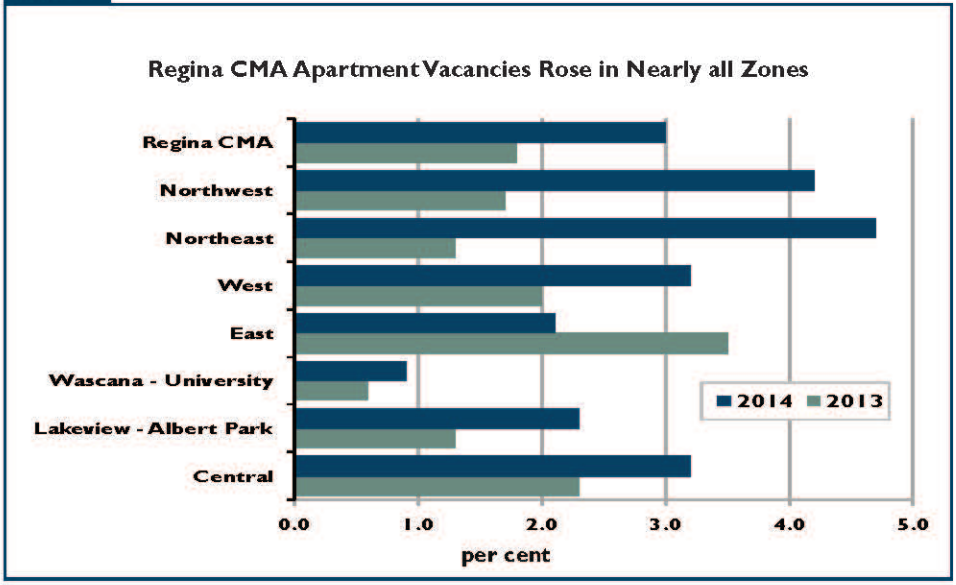
[1] Based on privately-initiated rental apartment structures of three or more units.

given that two-bedroom suites also reported the largest increase in the rental universe between the two October surveys, adding 511 more units this fall.

Across the Regina CMA, the average monthly rent for a two-bedroom apartment in new and existing structures was $1,079 in October 2014, up from $1,018 in last fall's survey. Based on units common to both the 2013 and 2014 October surveys[2], the average rent for a two-bedroom apartment in the Regina CMA rose three per cent this fall after rising 3.7 per cent in the previous year.

Regina's availability rate[3] for apartment rental units increased in the October 2014 survey compared to last fall, rising to 4.4 per cent from 2.6 per cent in October 2013. The availability rate can serve as a useful tool for property managers as it allows them to manage not only the units that are currently vacant, but also those that will be vacant in the coming months. At the time of the October survey, the difference between the apartment vacancy rate and the availability rate had increased to 1.4 percentage points from 0.8 of a percentage point in the previous survey, pointing to the possibility of more vacant units in the months ahead.

Figure 3



Source: CMHC October Rental Market Survey – Structures of 3+ units

Submarket Results:

Vacancies rose in nearly all zones

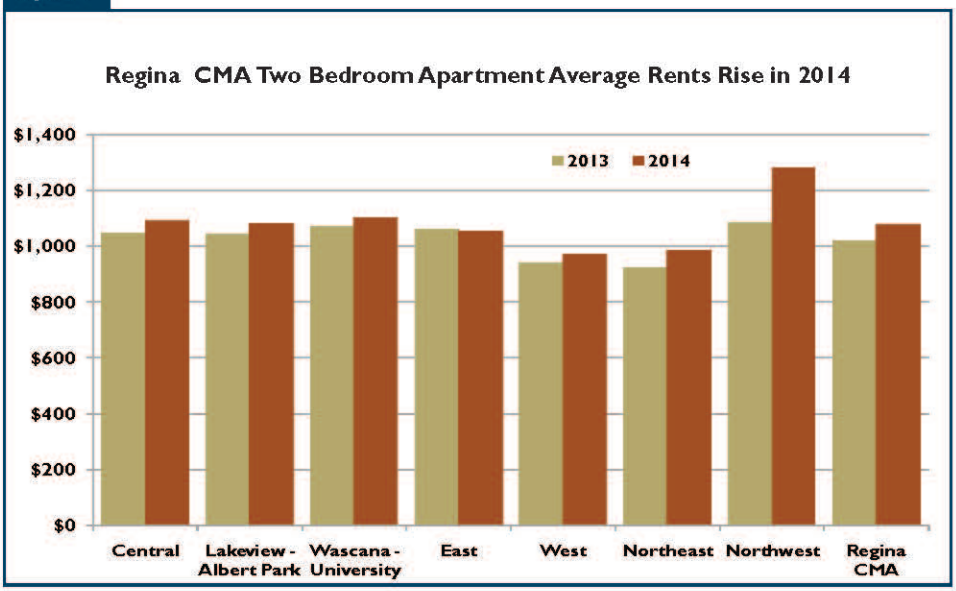
CMHC's October 2014 survey reported an increase in apartment vacancies in nearly all zones within the City of Regina. The vacancy rate ranged from as high as 4.7 per cent in the Northeast zone to as low as 0.9 per cent in the Wascana University area. Much like in the October 2013 survey, apartment vacancies remained low in the Wascana University area, given the proximity of units to the University of Regina and strong demand from students. The East was the only zone that reported a decline in the apartment vacancy rate at 2.1 per cent, down from 3.5 per cent in the October 2013 survey. Of the areas that reported higher vacancies this fall, the Northeast zone not only had the highest vacancy rate at 4.7 per cent, but also recorded the largest vacancy increase of 3.4 percentage points between the two surveys. This coincided with only a 2.1 per cent increase in the rental apartment universe, suggesting that along with supply, demand factors also impacted vacancy rates such as some tenants entering into homeownership or moving to rent in other neighbourhoods. Meanwhile, the vacancy rate in both the West and Central zones was 3.2 per cent. The vacancy rate in the Lakeview/Albert Park area increased to 2.3 per cent in the October 2014 survey from 1.3 per cent last fall.

Unlike in October 2013, newer structures reported a higher vacancy rate relative to older buildings in the current survey. The apartment vacancy rate in structures built in 2005 or later was 6.2 per cent in the current survey, up from 0.2 per cent last fall. By comparison, structures built from 1940 to 1959 reported a vacancy rate of 5.4 per cent, up from 3.8 per cent in October 2013. Both ends of the spectrum reported higher vacancies over the previous year. Older rental buildings in the Regina CMA have been faced with increasing competition from newer rental structures whose units offer additional amenities to attract a wider

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2013 and 2014 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

[3] A rental unit is 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.

Figure 4



Source: CMHC October Rental Market Survey – Structures of 3+ units

demographic. In newer structures, the increase in vacancies this fall can be attributed to higher supply of newly constructed rental units, which generally command a higher average monthly rent.

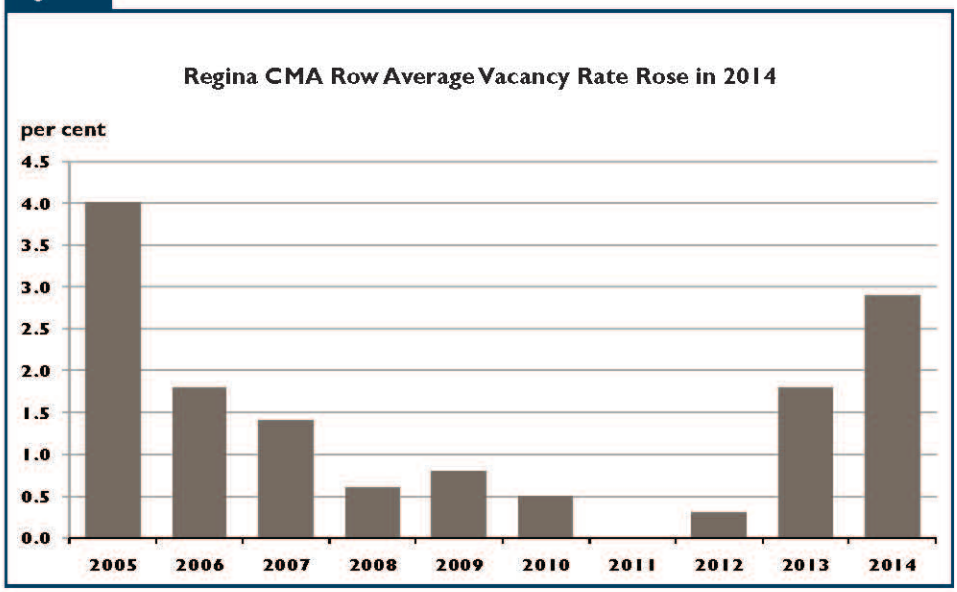
The availability rate for rental apartments in Regina increased in nearly all zones within city limits this October. At 8.4 per cent, the Northwest zone not only reported the highest availability rate this fall but also recorded the largest increase in the availability rate, rising 5.8 percentage points from the previous year. This coincided with a large increase in the rental universe for this zone between the two October surveys. The lowest availability rate for rental apartments in Regina was reported in the Wascana University area, at 2.1 per cent.

In structures common to both surveys, bachelor suites posted the largest year-over-year increase in same-sample rents, rising an estimated 4.9 per cent from October 2013 to October 2014. Among the smallest gains in structures common to both surveys were apartments with three or more bedrooms, with an estimated 2.5 per cent rent increase over the October 2013 survey. The increase in same-sample rents for both one-bedroom and two-bedroom apartments was estimated at 3.0 per cent in October 2014 survey. The Northeast had among the highest same-sample rent increases in two-bedroom apartments, at 4.6 per cent year-over-year. Meanwhile, the Central zone reported among the lowest same-sample rent increases in two-bedroom suites compared to the previous survey, at 2.8 per cent.

In new and existing structures, the Northwest reported the highest average monthly rent for a two-bedroom apartment at $1,280, up from $1,085 in the October 2013 survey. Rental structures in this zone tend to be newer with additional amenities, thus command higher rents. Meanwhile, the lowest average rent for a two-bedroom apartment was reported in the West zone at $969 per month.

In October 2014, the vacancy rate for Regina's row (townhouse) rentals in the primary rental market increased to 2.9 per cent, up from 1.8 per cent in the previous year. Across the Regina CMA, row vacancies ranged from 0.4 per cent among two-bedroom suites to 7.1 per cent for one-bedroom units. Given the relatively small rental universe among row units, readers should be cautious when interpreting

Figure 5



Source: CMHC October Rental Market Survey – Structures of 3+ units

the high vacancy rate among one-bedroom units. Overall, the universe of Regina's row rental units declined to 836 units in October 2014 from 901 in October 2013.

Despite having a vacancy rate slightly lower than Regina's rental apartments, same-sample rents for row units in the primary rental market increased at a faster pace than apartments in the October 2014 survey at 5.2 per cent year-over-year.

The average monthly rent for a two-bedroom townhouse in the Regina CMA this fall was $1,201, up from $1,121 in October 2013. Within the city boundaries, the average monthly rent for a two-bedroom row unit was $1,211 in October 2014.

Supply and Demand Factors:

New rental additions have eased demand pressures

While net migration in the first half of 2014 remains elevated, the reduction in the number of non-permanent residents arriving in Saskatchewan during this period has impacted rental demand in Regina this year. Non-permanent workers typically look to the rental market for their accommodation needs. Another factor impacting rental demand is the moderation of employment growth in Regina this year, which is impacting full-time job creation among a traditional renter group aged 15-24. In addition, discussion with industry suggests that the rising supply in Regina's resale and new home markets, along with low mortgage rates and increasing lower-price housing options in the new home multi-family sector, has encouraged some renter households to move into homeownership. Together, these factors have helped increase vacancies in Regina this year.

On the supply side, persistently low vacancies in recent years prompted local builders to increase rental apartment starts in the past few years. As many of these units have been completed, this has alleviated some of the downward pressure on rental apartment vacancies in the Regina CMA, resulting in a higher vacancy rate this year. In the October 2014 survey, the universe of purpose-built rental apartments in the Regina CMA increased to 11,647 units from 11,082 in October 2013, an addition of 565 units. Changes in the number of units in the universe are impacted by new unit completions and structures that are added or removed due to renovations, demolitions, fire damage, or condominium conversions. Other buildings removed from the survey can either be vacant and for sale, demolished, boarded up, or converted to other uses.

From July 2013 to June 2014, local builders applied finishing touches to 944 rental apartments.[4] This followed only 159 completions during the previous 12-month period. The recent additions resulted in an increase in Regina's apartment rental universe in the October 2014 survey. There were a total of 230 apartment rental units removed from the universe in the past year via condominium conversions, compared to none from October 2012 to October 2013. A lower number of units were removed from the universe due to renovation or demolition.

Secondary Rental Market Survey[5]:

Vacancies unchanged in rental condominium apartments

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

In October 2014, the vacancy rate in Regina's investor-owned and rented condominiums was relatively unchanged from October 2013 survey. As depicted on Table 4.1.1, the vacancy rate in rental condominium apartments across the Regina CMA was 1.2 per cent this fall, compared to 1.4 per cent in the fall of 2013.

In the current survey, the universe of condominium apartments in Regina increased 14 per cent to 6,404 units from 5,616 in October 2013. The number of condominium apartments identified as rental totalled 1,582 units, up from 1,280 in last fall's survey. As a result, the proportion of condominium units indentified as investor-owned and rented rather than owner-occupied was 24.7 per

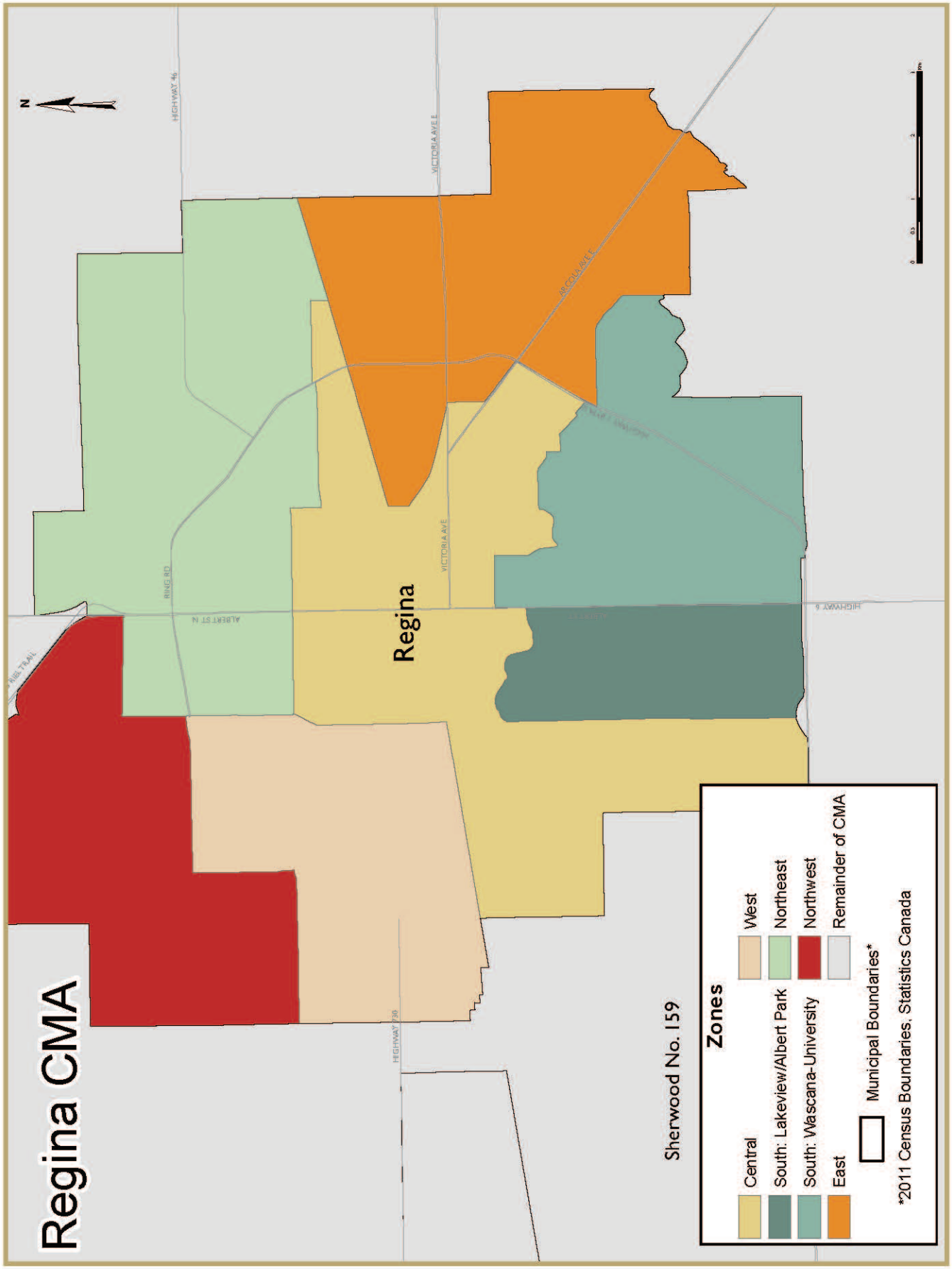
[4] In order for a newly constructed building to be included in CMHC's October rental market survey, it must be completed by June 30.

[5] The secondary rental market represents self-contained units, such as condominiums and other rental homes not surveyed in CMHC's Rental Market Survey. There are two types of Secondary Rental Market Surveys of 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. Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

cent of the total condominium universe, compared to 22.8 per cent in 2013.

Regina's other segment of the secondary rental market includes households in rented single-detached houses, semi-detached houses, freehold row or townhouses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. In the fall of 2014, there were an estimated 10,977 households in Regina's other secondary rental market, compared to 10,595 households in October 2013. Of these, an estimated 7,007 Regina households rented single-detached homes, compared to 6,603 households in October 2013. An estimated 2,765 households rented semi-detached, row, or duplex units this October, compared to 3,308 in 2013.

As highlighted by Table 5.1, the average rent in the secondary market for all unit types in October 2014 was $1,243, compared to $1,026 in October 2013. A single-detached house rented for an average of $1,319 per month this fall. Meanwhile, semi-detached, row, and duplex units commanded an average monthly rent of $1,156, compared to $1,011 in the previous October survey.


Regina CMA
Regina
Sherwood No. 159
Zones
Central
South: Lakeview/Albert Park
South: Wascana-University
East
West
Northeast
Northwest
Remainder of CMA
Municipal Boundaries*
*2011 Census Boundaries, Statistics Canada
N
HIGHWAY 46
VICTORIA AVE E
ARCOLA AVE E
RING RD
ALBERT ST N
HIGHWAY 6
HIGHWAY 39
NB TRAIL

RMS ZONE DESCRIPTIONS - REGINA CMA	
Zone 1	**Central** - North: Ross Ave E, McKinley Ave; East: Hwy 1, Park St; West: Courtney St; South: Hwy 1.
Zone 2	**South: Lakeview/Albert Park** - North: Wascana Creek; East: Albert St; West: Lewvan Dr; South: Hwy 1.
Zone 3	**South: Wascana-University** - North: College Ave, 19th Ave; East: Fleet St; West: Albert St; South: 5th Base Line.
Zone 4	**East** -North: Cormorant Dr; East: Prince of Wales Dr; West: Winnipeg St, Park St, Hwy 1; South: Wascana Lake.
Zone 5	**West** - North: 9th Ave N; East: Pasqua St, Lewvan Dr; West: Pinkie Rd; South: Surveyed Rd.
Zone 6	**Northeast** - North: South of Inland Dr; East: Prince of Wales Dr; West: Pasqua St; South: Ross Ave E.
Zone 7	**Northwest** - North: Armour Rd; East: Albert St N; West: Pinkie Rd; South: between Read Ave and Fulton Dr., 9th Ave. N.
Zones 1-7	**Regina City**
Zone 8	**Outlying Areas**
Zones 1-8	**Regina 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 (%)
4.2.1 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

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	2.4 b	2.6 b -	2.3 a	3.3 a ↑	2.1 a	3.3 a ↑	4.4 a	0.0 a ↓	2.3 a	3.2 a ↑
Zone 2 - South: Lakeview/Albert Park	2.3 a	1.9 a ↓	1.3 a	2.4 a ↑	1.1 a	2.1 a ↑	0.0 a	7.1 a ↑	1.3 a	2.3 a ↑
Zone 3 - South: Wascana University	0.0 a	0.0 c -	0.8 a	1.2 a ↑	0.5 a	0.8 a ↑	**	**	0.6 a	0.9 a ↑
Zone 4 - East	0.0 a	28.6 a ↑	5.1 a	0.9 a ↓	2.7 a	2.5 a ↓	4.1 a	0.8 a ↓	3.5 a	2.1 a ↓
Zone 5 - West	0.0 c	4.6 d ↑	2.6 a	3.6 b ↑	1.8 a	2.7 a ↑	0.0 a	5.2 d ↑	2.0 a	3.2 a ↑
Zone 6 - Northeast	3.3 a	3.5 d -	1.5 a	2.4 a ↑	1.1 a	5.7 b ↑	**	**	1.3 a	4.7 b ↑
Zone 7 - Northwest	**	**	2.6 a	1.3 a ↓	1.2 a	5.1 a ↑	**	2.8 a	1.7 a	4.2 a ↑
Regina City (Zones 1-7)	2.2 a	2.7 a ↑	2.0 a	2.7 a ↑	1.5 a	3.4 a ↑	2.6 a	2.0 a ↓	1.8 a	3.0 a ↑
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**2.2 a**	**2.7 a ↑**	**2.0 a**	**2.7 a ↑**	**1.5 a**	**3.4 a ↑**	**2.6 a**	**2.0 a ↓**	**1.8 a**	**3.0 a ↑**

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	639 a	680 a	838 a	863 a	1,049 a	1,090 a	1,241 a	1,352 a	889 a	923 a
Zone 2 - South: Lakeview/Albert Park	695 a	730 a	931 a	966 a	1,046 a	1,080 a	1,354 a	1,382 a	966 a	1,002 a
Zone 3 - South: Wascana University	697 a	708 a	903 a	945 a	1,070 a	1,102 a	**	**	999 a	1,031 a
Zone 4 - East	**	688 a	899 a	909 a	1,060 a	1,055 a	1,228 a	1,250 a	1,049 a	1,044 a
Zone 5 - West	619 b	693 a	846 a	867 a	941 a	969 a	1,138 a	1,150 b	895 a	922 a
Zone 6 - Northeast	687 a	714 a	846 a	872 a	924 a	987 a	**	**	895 a	949 a
Zone 7 - Northwest	**	**	968 a	1,009 a	1,085 a	1,280 a	**	1,469 a	1,044 a	1,227 a
Regina City (Zones 1-7)	657 a	696 a	875 a	904 a	1,018 a	1,079 a	1,211 a	1,271 a	938 a	989 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**657 a**	**696 a**	**875 a**	**904 a**	**1,018 a**	**1,079 a**	**1,211 a**	**1,271 a**	**938 a**	**988 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

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	395	391	2,018	2,066	1,179	1,240	22	25	3,614	3,722
Zone 2 - South: Lakeview/Albert Park	171	163	1,135	1,126	1,051	1,046	31	29	2,388	2,364
Zone 3 - South: Wascana University	22	22	393	361	611	537	8	8	1,034	928
Zone 4 - East	5	7	196	220	547	605	121	123	869	955
Zone 5 - West	49	49	407	405	624	622	20	20	1,100	1,096
Zone 6 - Northeast	30	30	457	426	1,003	1,065	18	18	1,508	1,539
Zone 7 - Northwest	2	2	190	223	347	758	6	36	545	1,019
Regina City (Zones 1-7)	674	664	4,796	4,827	5,362	5,873	226	259	11,058	11,623
Zone 8 - Outlying Areas	1	1	12	12	11	11	0	0	24	24
Regina CMA	**675**	**665**	**4,808**	**4,839**	**5,373**	**5,884**	**226**	**259**	**11,082**	**11,647**

** 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

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	2.7 b	4.3 c ↑	2.8 a	4.6 a ↑	2.6 a	4.2 a ↑	4.4 a	8.4 a ↑	2.7 a	4.4 a ↑
Zone 2 - South: Lakeview/Albert Park	2.3 a	1.9 a ↓	3.0 a	4.0 a ↑	2.0 a	2.8 a ↑	0.0 a	7.1 a ↑	2.5 a	3.3 a ↑
Zone 3 - South: Wascana University	0.0 a	0.0 c -	1.3 a	3.4 b ↑	1.6 a	1.3 a ↓	**	**	1.5 a	2.1 a ↑
Zone 4 - East	0.0 a	28.6 a ↑	7.1 a	1.4 a ↓	4.0 a	3.6 a ↓	6.6 a	0.8 a ↓	5.1 a	2.9 a ↓
Zone 5 - West	**	**	3.1 b	4.9 a ↑	2.3 a	3.4 a ↑	0.0 a	5.2 d ↑	2.6 a	4.2 a ↑
Zone 6 - Northeast	3.3 a	3.5 d -	3.1 a	3.1 a -	1.5 a	6.5 a ↑	**	**	2.0 a	5.5 a ↑
Zone 7 - Northwest	**	**	4.2 a	4.5 a ↑	1.7 a	9.6 a ↑	**	8.3 a	2.6 a	8.4 a ↑
Regina City (Zones 1-7)	2.5 a	3.9 b ↑	3.0 a	4.1 a ↑	2.2 a	4.7 a ↑	4.0 a	3.6 a ↓	2.6 a	4.4 a ↑
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**2.5 a**	**3.9 b ↑**	**3.0 a**	**4.1 a ↑**	**2.2 a**	**4.7 a ↑**	**4.0 a**	**3.6 a ↓**	**2.6 a**	**4.4 a ↑**

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Central	3.7 c	5.4 b	5.5 a	3.1 c	3.9 b	2.8 a	5.4 c	**	4.7 a	3.3 b
Zone 2 - South: Lakeview/Albert Park	5.9 a	4.9 b	4.9 a	3.9 a	4.1 a	3.2 a	3.9 d	**	4.6 a	3.3 a
Zone 3 - South: Wascana University	2.8 c	1.0 a	3.4 a	4.6 a	3.8 a	3.1 a	**	**	3.3 a	3.6 a
Zone 4 - East	**	**	1.5 b	1.2 a	1.6 b	++	1.2 a	2.8 a	1.9 a	++
Zone 5 - West	3.3 c	**	6.8 a	1.2 a	1.5 a	3.1 b	**	**	3.1 a	3.5 b
Zone 6 - Northeast	3.9 b	2.8 c	6.1 b	2.4 a	5.3 a	4.6 b	**	**	5.5 a	4.1 b
Zone 7 - Northwest	**	**	3.5 a	2.6 a	4.0 a	2.9 a	**	**	++	**
Regina City (Zones 1-7)	3.9 b	4.9 a	5.0 a	2.9 a	3.7 a	3.0 a	4.1 b	2.5 b	4.1 a	3.4 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**3.9 b**	**4.9 a**	**5.0 a**	**3.0 a**	**3.7 a**	**3.0 a**	**4.1 b**	**2.5 b**	**4.1 a**	**3.4 a**

[1]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.

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 Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
Pre 1940	1.1 a	1.9 c -	1.8 c	4.6 c ↑	0.0 b	5.2 d ↑	8.3 a	0.0 a ↓	1.4 a	4.0 c ↑
1940 - 1959	0.0 b	5.8 d ↑	4.4 b	5.3 b ↑	3.9 b	5.5 b ↑	0.0 a	0.0 a -	3.8 b	5.4 a ↑
1960 - 1974	3.0 a	2.1 a ↓	1.9 a	2.7 a ↑	1.3 a	2.3 a ↑	1.6 a	3.3 c ↑	1.7 a	2.5 a ↑
1975 - 1989	2.6 a	7.7 a ↑	1.9 a	1.4 a ↓	1.5 a	2.3 a ↑	2.9 a	1.5 a ↓	1.7 a	2.0 a ↑
1990 - 2004	-	-	**	0.0 a	**	**	-	**	**	0.0 a
2005+	-	-	0.0 a	1.2 a ↑	0.3 a	7.7 a ↑	-	3.3 a	0.2 a	6.2 a ↑
Total	2.2 a	2.7 a ↑	2.0 a	2.7 a ↑	1.5 a	3.4 a ↑	2.6 a	2.0 a ↓	1.8 a	3.0 a ↑

The following letter codes are used to indicate the reliability of the estimates:
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1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
Pre 1940	596 a	648 a	753 a	769 a	893 a	930 a	**	1,194 a	740 a	776 a
1940 - 1959	673 a	698 a	809 a	846 a	921 a	963 a	1,353 b	1,323 a	853 a	889 a
1960 - 1974	685 a	715 a	856 a	884 a	989 a	1,024 a	1,131 a	1,144 b	907 a	939 a
1975 - 1989	632 b	726 a	949 a	970 a	1,048 a	1,072 a	1,245 a	1,270 a	1,014 a	1,038 a
1990 - 2004	-	-	**	**	**	**	-	**	**	**
2005+	-	-	1,007 a	1,062 a	1,173 a	1,307 a	-	1,478 a	1,116 a	1,260 a
Total	657 a	696 a	875 a	904 a	1,018 a	1,079 a	1,211 a	1,271 a	938 a	988 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

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1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
3 to 5 Units	**	**	1.6 c	2.4 c -	1.9 a	6.1 b ↑	4.1 a	**	2.3 a	5.2 b ↑
6 to 19 Units	3.4 c	4.5 b ↑	2.4 a	2.8 a ↑	1.9 a	3.1 a ↑	4.0 a	1.1 a ↓	2.2 a	3.0 a ↑
20 to 49 Units	1.6 b	2.0 b -	1.9 a	3.0 b ↑	0.9 a	2.7 a ↑	1.6 a	1.2 a ↓	1.4 a	2.7 a ↑
50 to 99 Units	1.4 a	1.6 a ↑	1.3 a	2.5 a ↑	0.7 a	5.0 a ↑	**	2.3 a	1.0 a	3.8 b ↑
100+ Units	-	-	1.5 a	1.3 a ↓	2.3 a	2.3 a -	**	**	1.8 a	1.7 a ↓
Total	2.2 a	2.7 a ↑	2.0 a	2.7 a ↑	1.5 a	3.4 a ↑	2.6 a	2.0 a ↓	1.8 a	3.0 a ↑

The following letter codes are used to indicate the reliability of the estimates:
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1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
3 to 5 Units	593 b	650 a	755 a	802 a	909 a	962 a	1,229 b	1,290 b	883 a	933 a
6 to 19 Units	665 a	713 a	858 a	881 a	993 a	1,020 a	1,240 a	1,242 a	929 a	955 a
20 to 49 Units	658 a	689 a	853 a	884 a	1,030 a	1,105 a	1,110 a	1,253 a	912 a	973 a
50 to 99 Units	642 a	701 a	900 a	947 a	1,030 a	1,166 a	**	1,311 a	951 a	1,067 a
100+ Units	-	-	1,031 a	1,043 a	1,222 a	1,229 a	**	**	1,119 a	1,129 a
Total	657 a	696 a	875 a	904 a	1,018 a	1,079 a	1,211 a	1,271 a	938 a	988 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Regina CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	2.7 b	3.8 c -	3.4 a	4.2 a ↑	2.0 b	3.4 b ↑	1.1 a	1.8 b -	2.2 a	2.6 a ↑
Zone 2 - South: Lakeview/Albert Park	0.0 a	6.7 b ↑	1.9 a	3.6 a ↑	0.6 a	0.9 a ↑	**	**	**	**
Zone 3 - South: Wascana University	**	**	0.3 a	0.4 a ↑	0.9 a	1.4 a ↑	-	-	-	-
Zone 4 - East	6.3 a	5.0 a ↓	4.4 a	2.1 a ↓	0.7 a	3.4 a ↑	**	**	-	-
Zone 5 - West	3.8 c	5.3 d -	2.3 a	3.0 a ↑	0.0 a	2.8 a ↑	-	-	-	-
Zone 6 - Northeast	-	-	0.6 a	3.1 a ↑	2.4 a	1.9 a ↓	**	12.7 a	-	-
Zone 7 - Northwest	-	-	2.5 a	2.0 a ↓	2.3 a	6.5 a ↑	**	3.1 a	-	-
Regina City (Zones 1-7)	2.3 a	5.2 b ↑	2.2 a	3.0 a ↑	1.4 a	2.8 a ↑	1.0 a	3.8 b ↑	1.8 a	1.7 a ↓
Zone 8 - Outlying Areas	-	-	-	-	**	**	-	-	-	-
Regina CMA	**2.3 a**	**5.2 b ↑**	**2.2 a**	**3.0 a ↑**	**1.4 a**	**2.7 a ↑**	**1.0 a**	**3.8 b ↑**	**1.8 a**	**1.7 a ↓**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Regina CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
LT $400	**	**	**	**	**	**	**	**	**	**
$400 - $499	2.9 c	**	**	**	**	**	**	**	2.3 c	**
$500 - $599	1.1 a	2.0 c -	0.0 c	**	**	**	**	**	0.6 a	1.4 a ↑
$600 - $699	1.7 b	1.9 b -	1.5 a	0.6 b ↓	0.0 c	**	**	**	1.4 a	1.3 a -
$700 - $799	3.1 c	1.4 a ↓	1.3 a	2.6 a ↑	1.0 a	0.0 b ↓	**	**	1.5 a	2.1 a ↑
$800+	**	11.6 d	2.4 a	2.9 a ↑	1.6 a	3.5 a ↑	2.8 a	2.1 a ↓	2.0 a	3.3 a ↑
Total	2.2 a	2.7 a ↑	2.0 a	2.7 a ↑	1.5 a	3.4 a ↑	2.6 a	2.0 a ↓	1.8 a	3.0 a ↑

[1]Vacancy 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.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

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 Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	**	**	**	**	**	**	0.0 a	5.7 a ↑	0.3 a	3.5 a ↑
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	**	-	4.6 a	**	1.8 a	2.6 a ↑	3.0 a	2.3 a ↓
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	7.9 a	**	1.1 a	0.4 a ↓	1.5 a	3.8 a ↑	1.8 a	2.9 a ↑
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	**7.5 a**	**7.1 a ↓**	**1.1 a**	**0.4 a ↓**	**1.5 a**	**3.8 a ↑**	**1.8 a**	**2.9 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.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

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 Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	**	**	**	**	**	**	1,340 a	1,391 a	1,238 a	1,288 a
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	**	-	1,023 a	**	1,231 a	1,316 a	1,166 a	1,313 a
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	849 a	**	1,127 a	1,211 a	1,285 a	1,353 a	1,218 a	1,310 a
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	**834 a**	**865 a**	**1,121 a**	**1,201 a**	**1,285 a**	**1,353 a**	**1,214 a**	**1,305 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 Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	1	1	12	10	163	158	174	175	350	344
Zone 2 - South: Lakeview/Albert Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 3 - South: Wascana University	0	0	0	0	0	0	34	33	34	33
Zone 4 - East	0	0	24	0	65	34	275	274	364	308
Zone 5 - West	0	0	0	0	35	35	40	39	75	74
Zone 6 - Northeast	0	0	0	0	0	0	12	12	12	12
Zone 7 - Northwest	0	0	2	2	4	4	52	51	58	57
Regina City (Zones 1-7)	1	1	38	12	267	231	587	584	893	828
Zone 8 - Outlying Areas	0	0	2	2	6	6	0	0	8	8
Regina CMA	**1**	**1**	**40**	**14**	**273**	**237**	**587**	**584**	**901**	**836**

** 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 Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	**	**	**	**	**	**	0.0 a	9.7 a ↑	0.3 a	7.0 a ↑
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	**	-	4.6 a	**	2.9 a	5.5 a ↑	3.8 a	4.9 a ↑
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	7.9 a	**	1.1 a	3.0 a ↑	2.2 a	6.7 a ↑	2.2 a	5.8 a ↑
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	**7.5 a**	**14.3 a ↑**	**1.5 a**	**3.0 a ↑**	**2.2 a**	**6.7 a ↑**	**2.3 a**	**5.7 a ↑**

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Central	**	**	**	**	**	**	4.9 a	4.6 d	4.4 a	4.2 a
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	**	-	0.3 a	**	1.5 c	7.1 c	1.9 b	**
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	7.3 a	**	2.7 a	4.1 a	3.4 b	5.4 c	3.4 a	5.3 c
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	**7.4 a**	**6.1 a**	**2.8 a**	**4.0 a**	**3.4 b**	**5.4 c**	**3.4 a**	**5.2 c**

[1]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.

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 Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	2.6 c	2.6 b -	2.3 a	3.4 b ↑	1.8 a	3.0 a ↑	0.5 a	5.0 a ↑	2.1 a	3.2 a ↑
Zone 2 - South: Lakeview/Albert Park	2.3 a	1.9 a ↓	1.3 a	2.4 a ↑	1.1 a	2.1 a ↑	0.0 a	7.1 a ↑	1.3 a	2.3 a ↑
Zone 3 - South: Wascana University	0.0 a	0.0 c -	0.8 a	1.2 a ↑	0.5 a	0.8 a ↑	**	**	0.8 a	0.9 a -
Zone 4 - East	0.0 a	28.6 a ↑	5.9 a	0.9 a ↓	2.9 a	2.3 a ↓	2.5 a	2.0 a ↓	3.3 a	2.1 a ↓
Zone 5 - West	0.0 c	4.6 d ↑	2.6 a	3.6 b ↑	1.7 a	2.6 a ↑	0.0 a	5.2 b ↑	1.9 a	3.1 a ↑
Zone 6 - Northeast	3.3 a	3.5 d -	1.5 a	2.4 a ↑	1.1 a	5.7 b ↑	3.3 a	3.3 a -	1.3 a	4.7 b ↑
Zone 7 - Northwest	**	**	2.6 a	1.3 a ↓	1.1 a	5.1 a ↑	**	3.4 a	1.5 a	4.2 a ↑
Regina City (Zones 1-7)	2.3 b	2.7 a -	2.1 a	2.7 a ↑	1.5 a	3.3 a ↑	1.8 a	3.2 a ↑	1.8 a	3.0 a ↑
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**2.3 b**	**2.7 a -**	**2.1 a**	**2.7 a ↑**	**1.5 a**	**3.3 a ↑**	**1.8 a**	**3.2 a ↑**	**1.8 a**	**3.0 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.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

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 Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	639 a	679 a	838 a	863 a	1,063 a	1,103 a	1,329 a	1,386 a	921 a	955 a
Zone 2 - South: Lakeview/Albert Park	695 a	730 a	931 a	966 a	1,046 a	1,080 a	1,354 a	1,382 a	966 a	1,002 a
Zone 3 - South: Wascana University	697 a	708 a	903 a	945 a	1,070 a	1,102 a	**	**	1,013 a	1,047 a
Zone 4 - East	**	688 a	889 a	909 a	1,056 a	1,059 a	1,230 a	1,296 a	1,083 a	1,109 a
Zone 5 - West	619 b	693 a	846 a	867 a	952 a	983 a	1,250 b	1,291 a	916 a	945 a
Zone 6 - Northeast	687 a	714 a	846 a	872 a	924 a	987 a	996 a	1,051 b	897 a	951 a
Zone 7 - Northwest	**	**	969 a	1,010 a	1,086 a	1,280 a	**	1,422 a	1,070 a	1,234 a
Regina City (Zones 1-7)	657 a	695 a	875 a	904 a	1,023 a	1,084 a	1,265 a	1,330 a	959 a	1,010 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**657 a**	**695 a**	**875 a**	**903 a**	**1,023 a**	**1,083 a**	**1,265 a**	**1,330 a**	**959 a**	**1,010 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** 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 Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	396	392	2,030	2,076	1,342	1,398	196	200	3,964	4,066
Zone 2 - South: Lakeview/Albert Park	171	163	1,135	1,126	1,051	1,046	31	29	2,388	2,364
Zone 3 - South: Wascana University	22	22	393	361	611	537	42	41	1,068	961
Zone 4 - East	5	7	220	220	612	639	396	397	1,233	1,263
Zone 5 - West	49	49	407	405	659	657	60	59	1,175	1,170
Zone 6 - Northeast	30	30	457	426	1,003	1,065	30	30	1,520	1,551
Zone 7 - Northwest	2	2	192	225	351	762	58	87	603	1,076
Regina City (Zones 1-7)	675	665	4,834	4,839	5,629	6,104	813	843	11,951	12,451
Zone 8 - Outlying Areas	1	1	14	14	17	17	0	0	32	32
Regina CMA	**676**	**666**	**4,848**	**4,853**	**5,646**	**6,121**	**813**	**843**	**11,983**	**12,483**

** 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

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	3.0 c	4.3 c -	2.8 a	4.6 a ↑	2.3 a	4.1 a ↑	0.5 a	9.5 a ↑	2.5 a	4.7 a ↑
Zone 2 - South: Lakeview/Albert Park	2.3 a	1.9 a ↓	3.0 a	4.0 a ↑	2.0 a	2.8 a ↑	0.0 a	7.1 a ↑	2.5 a	3.3 a ↑
Zone 3 - South: Wascana University	0.0 a	0.0 c -	1.3 a	3.4 b ↑	1.6 a	1.3 a ↓	**	**	1.7 a	2.0 a ↑
Zone 4 - East	0.0 a	28.6 a ↑	7.7 a	1.4 a ↓	4.1 a	3.4 a ↓	4.0 a	4.0 a -	4.7 a	3.4 a ↓
Zone 5 - West	**	**	3.1 b	4.9 a ↑	2.2 a	3.4 a ↑	0.0 a	5.2 b ↑	2.4 a	4.1 a ↑
Zone 6 - Northeast	3.3 a	3.5 d -	3.1 a	3.1 a -	1.5 a	6.5 a ↑	3.3 a	3.3 a -	2.0 a	5.5 a ↑
Zone 7 - Northwest	**	**	4.2 a	4.9 a ↑	1.7 a	9.6 a ↑	**	8.0 a	2.5 a	8.5 a ↑
Regina City (Zones 1-7)	2.7 b	3.9 b ↑	3.1 a	4.1 a ↑	2.2 a	4.6 a ↑	2.7 a	5.7 a ↑	2.6 a	4.5 a ↑
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**2.6 b**	**3.9 b ↑**	**3.0 a**	**4.2 a ↑**	**2.2 a**	**4.6 a ↑**	**2.7 a**	**5.7 a ↑**	**2.6 a**	**4.5 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.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

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 Rent[1] by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Central	3.6 c	5.4 b	5.5 a	3.1 c	3.8 b	2.9 a	5.2 b	3.9 c	4.7 b	3.4 b
Zone 2 - South: Lakeview/Albert Park	5.9 a	4.9 b	4.9 a	3.9 a	4.1 a	3.2 a	3.9 d	**	4.6 a	3.3 a
Zone 3 - South: Wascana University	2.8 c	1.0 a	3.4 a	4.6 a	3.8 a	3.1 a	**	**	3.3 a	3.6 a
Zone 4 - East	**	**	2.0 b	1.2 a	1.4 a	++	1.4 a	4.8 c	1.9 a	2.1 c
Zone 5 - West	3.3 c	**	6.8 a	1.2 a	1.8 a	3.3 b	++	++	3.2 a	3.5 b
Zone 6 - Northeast	3.9 b	2.8 c	6.1 b	2.4 a	5.3 a	4.6 b	**	++	5.5 a	4.2 b
Zone 7 - Northwest	**	**	3.5 a	2.6 a	4.0 a	2.9 a	**	**	++	**
Regina City (Zones 1-7)	3.9 b	4.9 a	5.1 a	2.9 a	3.6 a	3.0 a	3.8 b	3.7 b	4.1 a	3.5 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**3.8 b**	**4.9 a**	**5.0 a**	**3.0 a**	**3.6 a**	**3.0 a**	**3.8 b**	**3.7 b**	**4.1 a**	**3.5 a**

[1]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.

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

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Regina CMA - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	1.4 a	1.2 a	1.8 a	3.0 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

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

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Regina CMA - October 2014

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA				
3 to 24 Units	2.0 c	1.3 a	2.0 a	2.9 a
25 to 49 Units	1.4 a	2.4 c	1.3 a	3.3 a
50+ Units	1.2 a	0.8 a	1.3 a	3.2 b
Total	1.4 a	1.2 a	1.8 a	3.0 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

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

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Regina CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	5,616	6,404	1,280 a	1,582 a	22.8 a	24.7 a	1.4 a	1.2 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

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

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Regina CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA								
3 to 24 Units	1,140	1,178	236 a	254 a	20.7 a	21.6 a	2.0 c	1.3 a
25 to 49 Units	1,680	1,721	255 d	239 c	15.2 d	13.9 c	1.4 a	2.4 c
50+ Units	2,796	3,505	786 d	**	28.1 d	**	1.2 a	0.8 a
Total	5,616	6,404	1,280 a	1,582 a	22.8 a	24.7 a	1.4 a	1.2 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

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

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Regina CMA - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
Single Detached	**	**	**	**	**	**	1,186 b	1,350 b	**	1,319 d
Semi detached, Row and Duplex	**	**	586 d	**	1,019 c	1,009 c	1,037 b	1,269 b	1,011 b	1,156 b
Other-Primarily Accessory Suites	**	**	**	**	1,028 c	1,013 d	**	**	**	951 d
Total	**	**	**	642 d	899 b	**	1,134 b	1,325 b	1,026 b	1,243 c

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

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

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Regina CMA - October 2014

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-13	Oct-14
Regina CMA		
Single Detached	6,603 b	7,007 a
Semi detached, Row and Duplex	3,308 a	2,765 a
Other-Primarily Accessory Suites	684 b	1,205 a
Total	10,595	10,977

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

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

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.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being 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.

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- Housing Now, Regional
- Monthly Housing Statistics
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HOUSING MARKET INFORMATION

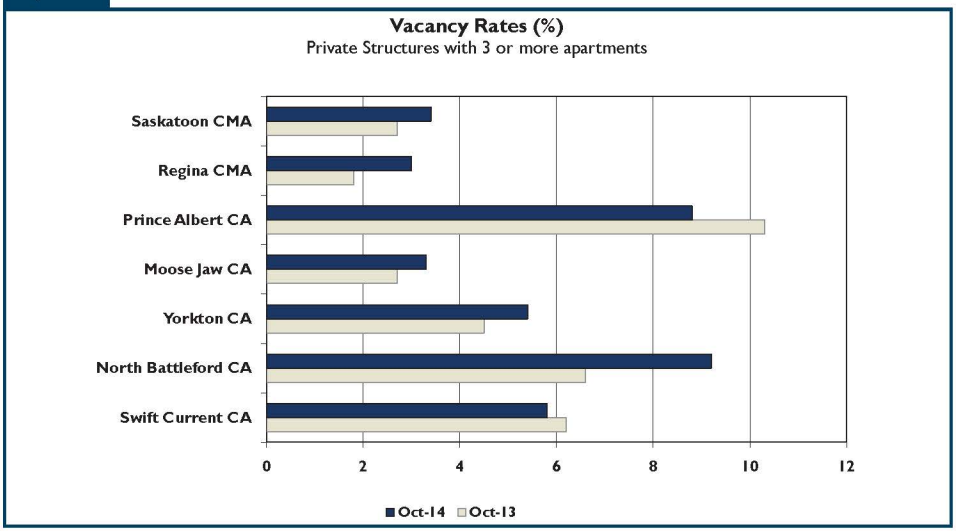
RENTAL MARKET REPORT

Saskatchewan Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

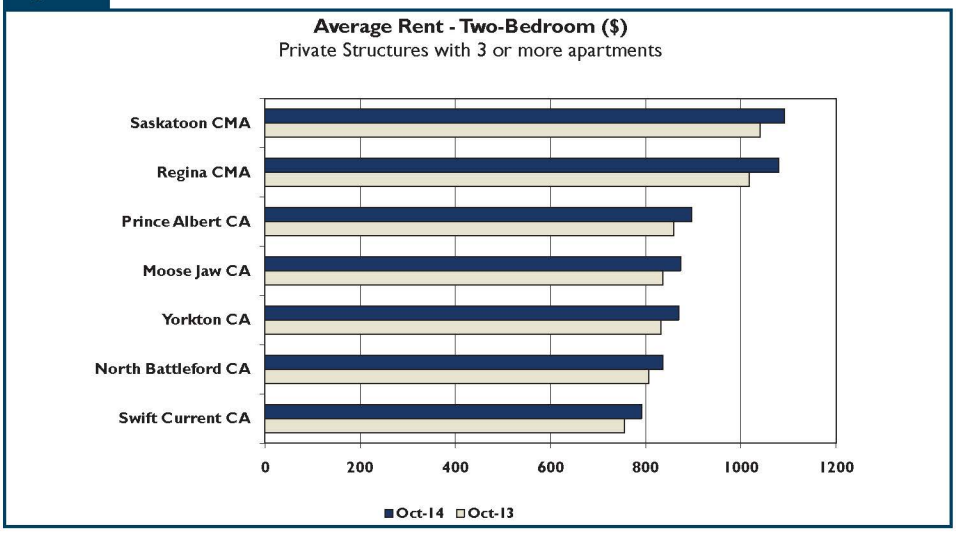
Date Released: Fall 2014

Figure 1



Source: CMHC Rental Market Survey

Figure 2



Source: CMHC Rental Market Survey

*Urban centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Provincial Vacancy Rates Increased

- In the primary rental market, the average apartment vacancy rate in Saskatchewan's urban centres was 4.1 per cent in October 2014, up from three per cent in October 2013.
- In October 2014, apartment vacancy rates in the province's Census Agglomerations (CAs) ranged from 3.3 per cent in Moose Jaw to 12.5 per cent in Estevan.
- Regina and Saskatoon, Saskatchewan's largest urban centres, reported average apartment vacancy rates of three per cent and 3.4 per cent, respectively.
- For units common to both the October 2013 and 2014 surveys, the average two-bedroom apartment rent in Saskatchewan increased by 4.7 per cent.

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Vacancy Rates Increased in Saskatchewan

According to the results of Canada Mortgage and Housing Corporation's (CMHC) October 2014 Rental Market Survey[1], the overall apartment vacancy rate[2] in the primary rental market in Saskatchewan's urban centres[3] increased from three per cent in October 2013 to 4.1 per cent in October 2014, with most centres reporting higher vacancies. Provincially, apartment vacancies were highest for three-bedroom units at 5.6 per cent in October 2014. One-bedroom units recorded the lowest vacancy rate among bedroom type at 3.9 per cent. Bachelor units had a vacancy rate of 4.6 per cent in the October 2014 survey, while two-bedroom units reported a vacancy rate of four per cent.

Increase in Purpose Built Rentals Led to Higher Vacancy Rates

Despite heightened rental demand, an increase in the rental stock was a key contributor to the higher vacancy rate in the province this fall. A total of 1,368 purpose built rental apartments units were completed during the 12-month period prior to the October survey, more than double the previous year. The inclusion of these units within the October 2014 survey has led to a significant increase in the purpose built rental apartment universe and to higher vacancy rates this year. The addition of investor-owned condominium units also created additional competition for the traditional rental market this year.

A rising number of people entering the province contributed to an increase in total occupancy, helping offset the increase in rental supply. Total net migration to Saskatchewan increased in the first two quarters of 2014, with year-to-date figures up six per cent from 2013. In the first half of 2014, Saskatchewan attracted 7,354 net migrants, with the most significant portion coming from international migrants, most of whom are more likely to enter into the rental market upon arriving to the province.

A strong job market, with increasing employment levels and low unemployment rate contributed to the rise in migration to Saskatchewan. Average employment across the province was up 1.6 per cent to the end of October 2014, reaching 574,800 people, the highest level on record. During the same time, the unemployment rate averaged 3.8 per cent, the lowest in the country. Given continued growth in the job market and elevated migration levels, rental demand remained strong in Saskatchewan. However, along with the increase in rental supply in both the primary and secondary rental markets, industry consultations indicate that low mortgage rates, rising rents, and the increasing pace of average weekly earnings have motivated some households to move from rental to homeownership, further contributing to the rise in vacancies.

Same Sample Rent Increases Highest in Lloydminster

Based on units common to both the 2013 and 2014 October surveys[4], the average rent for a two-bedroom unit in Saskatchewan's urban centres increased 4.7 per cent this year. In Regina, two-bedroom same sample rents increased three per cent, while in Saskatoon it increased by 4.3 per cent. With one of the lowest vacancy rates in the province, the increase in same sample rents was the highest in Lloydminster at 16.5 per cent. Activity in the oil and gas sector has led to employment growth and a rise in migration, which contributed to an increase in demand for rental units in Lloydminster. Further, the amount of furnished units being offered on the market has become more prevalent, leading to higher rents. At 3.3 per cent, the lowest same sample increase for a two-bedroom apartment was found in Estevan, where overall vacancies were the highest among all urban areas.

Vacancies Increase in Eight of Ten Centres in Saskatchewan

The average apartment vacancy rate in the Saskatoon Census Metropolitan Area (CMA) was 3.4 per cent in October 2014, up from 2.7 per cent in October 2013. An increase in rental supply and the movement into homeownership contributed to the increase in vacancies this

[1] Due to seasonal factors, the results of the October 2014 Rental Market Survey are not directly comparable with the results from the April 2014 Rental Market Survey.

[2] The survey is based on privately-initiated rental apartment structures of three or more units.

[3] Urban centres defined as centres with a population of 10,000 or more.

[4] Year-over-year comparisons of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. Excluding new structures and focusing on structures existing in both the October 2013 and October 2014 surveys provides a better indication of actual rent increases paid by tenants.

year, as did increased competition in the secondary rental market. In addition, consultation with industry participants confirms that rising rents, low mortgage rates, and growing employment have prompted some renters to move to home ownership, further contributing to the higher vacancy rate. To the end of September 2014, a total of 6,900 jobs were created in Saskatoon, representing an increase of 3.9 per cent over the previous year.

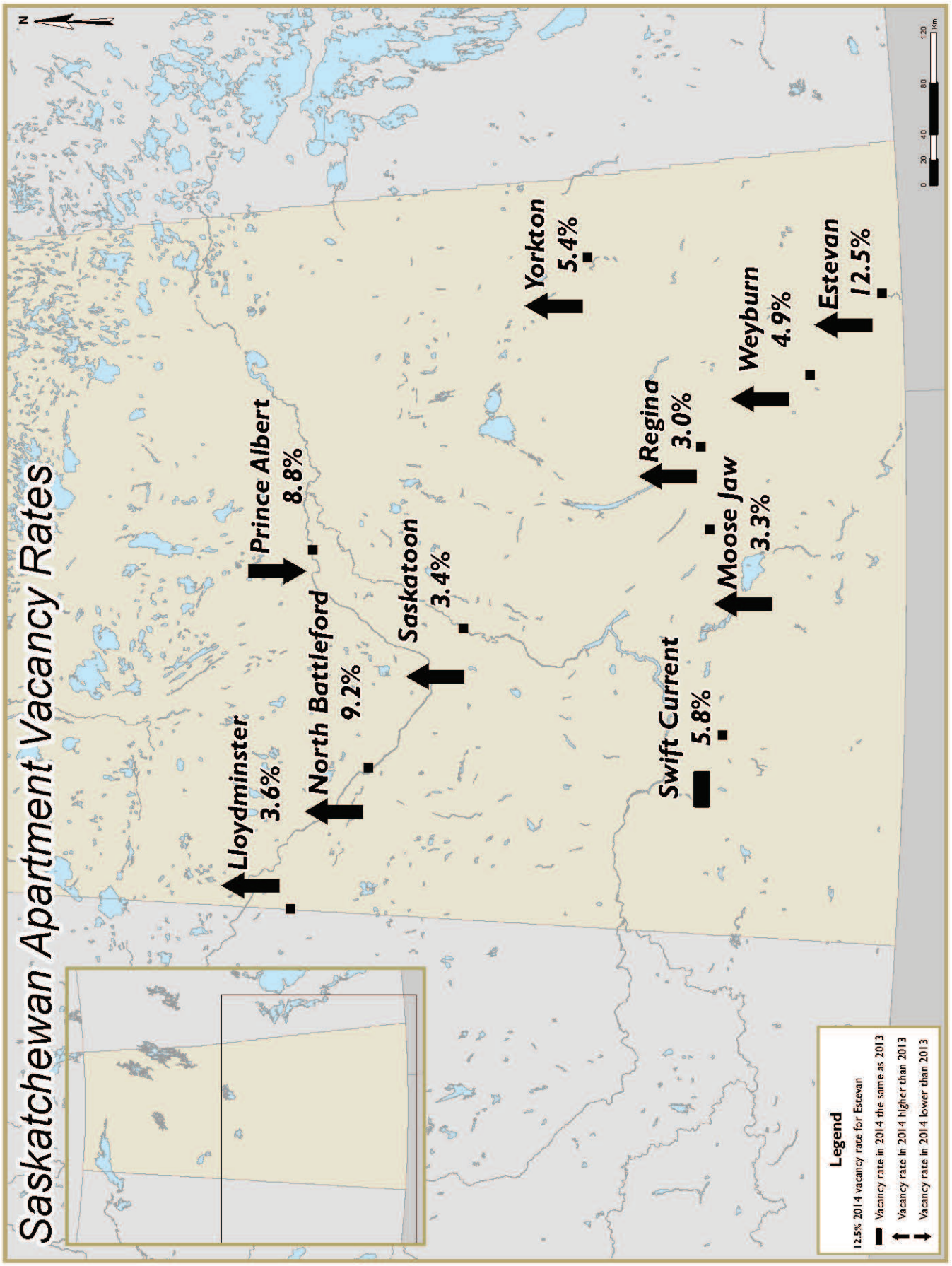
The average apartment vacancy rate in the Regina CMA in October 2014 increased to three per cent from 1.8 per cent in October 2013. The tight rental market in Regina for the past several years prompted builders to increase rental construction. The rental universe in Regina increased by 565 units in the October 2014 survey, due in part to the 944 rental apartment completions which occurred since the previous survey. These additional units increased supply and alleviated some of the rental pressures experienced in Regina. Further to that, the addition of investor-owned condominium units over the past few years has created additional competition for the traditional apartment rental market. From October 2013 to October 2014, the number of rented condominiums in Regina increased 24 per cent.

Apartment vacancy rates increased in six of Saskatchewan's CAs in October 2014. Moose Jaw's vacancy rate was one of the lowest among the province's CAs at 3.3 per cent. Lloydminster also reported a vacancy rate below the provincial average, at 3.6 per cent in October 2014.

Estevan experienced the largest year-over-year increase in the vacancy rate and was the highest among the province's CAs, rising from 1.8 per cent in October 2013 to 12.5 per cent in October 2014. The completion of a major project and subsequent downsizing by some employers contributed to the decline in rental demand. Further contributing to the increase in vacancy was a number of newly completed condominium apartments this year, which provided the opportunity for many renters to move into homeownership. North Battleford's vacancy rate was also among the highest in the province at 9.2 per cent, increasing from 6.6 per cent a year prior.

Average Rents Highest in Estevan and Lloydminster

The overall average monthly rent for a two-bedroom unit in Saskatchewan's urban centres in October 2014 was $1,056. Regina reported an average two-bedroom rent of $1,079 per month, while Saskatoon's was $1,091 per month. The highest average two-bedroom rents in the province were recorded in Lloydminster and Estevan, at $1,226 and $1,240 per month, respectively. Given the higher salaries in the oil and gas industry, landlords are able to command higher rents in these centres. Further, builders in Lloydminster have responded to increased rental demand with the addition of new rental units to the universe, which command higher than average rents.


Saskatchewan Apartment Vacancy Rates
Lloydminster 3.6%
North Battleford 9.2%
Prince Albert 8.8%
Saskatoon 3.4%
Yorkton 5.4%
Swift Current 5.8%
Regina 3.0%
Moose Jaw 3.3%
Weyburn 4.9%
Estevan 12.5%
Legend
12.5% 2014 vacancy rate for Estevan
Vacancy rate in 2014 the same as 2013
Vacancy rate in 2014 higher than 2013
Vacancy rate in 2014 lower than 2013
N
0 20 40 80 120 km

1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	2.2 a	2.7 a ↑	2.0 a	2.7 a ↑	1.5 a	3.4 a ↑	2.6 a	2.0 a ↓	1.8 a	3.0 a ↑
Saskatoon CMA	2.7 a	4.1 b ↑	2.6 a	3.3 a ↑	3.0 a	3.5 a ↑	1.7 a	3.5 b ↑	2.7 a	3.4 a ↑
Estevan CA	4.2 a	33.3 a ↑	4.1 d	16.8 a ↑	0.0 b	8.9 a ↑	**	6.3 a	1.8 b	12.5 a ↑
Lloydminster CA	1.9 a	2.0 a ↑	2.6 a	5.3 a ↑	1.8 a	2.6 a ↑	1.0 a	7.5 a ↑	2.0 a	3.6 a ↑
Moose Jaw CA	4.0 a	4.1 d -	2.9 a	3.0 a -	2.3 b	3.6 a ↑	**	**	2.7 a	3.3 a ↑
North Battleford CA	18.4 d	0.0 a ↓	6.1 a	6.6 a -	6.3 a	12.0 a ↑	0.0 a	0.0 a -	6.6 a	9.2 a ↑
Prince Albert CA	8.7 c	9.6 c -	7.8 a	9.2 a ↑	10.6 a	7.3 a ↓	16.6 a	15.1 a ↓	10.3 a	8.8 a ↓
Swift Current CA	9.9 a	17.9 d ↑	5.2 a	5.1 b -	6.8 a	4.0 a ↓	1.7 a	10.7 a ↑	6.2 a	5.8 a -
Weyburn CY	**	12.8 a	2.1 a	6.5 b ↑	1.1 a	4.2 a ↑	0.0 a	0.0 a -	1.5 a	4.9 a ↑
Yorkton CA	7.5 a	4.0 a ↓	4.0 a	6.1 a ↑	4.0 a	5.5 a ↑	6.0 a	3.7 a ↓	4.5 a	5.4 a ↑
Saskatchewan 10,000+ (2)	**3.6 a**	**4.6 a ↑**	**2.8 a**	**3.9 a ↑**	**3.0 a**	**4.0 a ↑**	**4.6 a**	**5.6 a ↑**	**3.0 a**	**4.1 a ↑**

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

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.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	657 a	696 a	875 a	904 a	1,018 a	1,079 a	1,211 a	1,271 a	938 a	988 a
Saskatoon CMA	666 a	693 a	845 a	884 a	1,041 a	1,091 a	1,114 a	1,172 a	951 a	998 a
Estevan CA	740 b	674 b	1,031 a	1,071 a	1,175 a	1,240 a	1,262 a	1,314 a	1,106 a	1,158 a
Lloydminster CA	670 a	699 a	794 a	938 a	1,085 a	1,226 a	1,052 a	1,270 a	988 a	1,131 a
Moose Jaw CA	531 a	576 b	677 a	709 a	836 a	873 a	**	**	752 a	795 a
North Battleford CA	538 a	527 a	638 a	643 a	807 a	836 a	860 a	862 a	736 a	753 a
Prince Albert CA	576 a	620 a	744 a	782 a	859 a	897 a	971 a	984 a	825 a	861 a
Swift Current CA	493 a	555 a	609 a	648 a	755 a	791 a	914 a	951 a	699 a	741 a
Weyburn CY	534 b	579 b	635 b	690 a	880 a	900 a	904 a	830 a	806 a	829 a
Yorkton CA	602 a	572 a	724 a	758 a	832 a	869 a	891 a	915 a	776 a	807 a
Saskatchewan 10,000+ (2)	**642 a**	**673 a**	**829 a**	**869 a**	**998 a**	**1,056 a**	**1,069 a**	**1,131 a**	**917 a**	**970 a**

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

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.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	675	665	4,808	4,839	5,373	5,884	226	259	11,082	11,647
Saskatoon CMA	588	589	4,956	4,964	6,767	6,912	530	552	12,841	13,017
Estevan CA	24	24	171	184	280	302	33	32	508	542
Lloydminster CA	54	53	577	588	1,288	1,293	100	107	2,019	2,041
Moose Jaw CA	52	52	505	505	606	607	15	16	1,178	1,180
North Battleford CA	34	34	302	305	466	476	18	18	820	833
Prince Albert CA	70	71	621	646	1,078	1,092	217	221	1,986	2,030
Swift Current CA	61	59	272	268	456	452	57	55	846	834
Weyburn CY	16	16	195	195	377	370	32	29	620	610
Yorkton CA	81	74	300	295	383	387	83	78	847	834
Saskatchewan 10,000+ (2)	**1,655**	**1,637**	**12,707**	**12,789**	**17,074**	**17,775**	**1,311**	**1,367**	**32,747**	**33,568**

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	2.5 a	3.9 b ↑	3.0 a	4.1 a ↑	2.2 a	4.7 a ↑	4.0 a	3.6 a ↓	2.6 a	4.4 a ↑
Saskatoon CMA	3.1 b	5.6 a ↑	3.7 a	4.7 a ↑	4.8 a	5.3 a ↑	1.9 a	4.7 b ↑	4.1 a	5.0 a ↑
Estevan CA	4.2 a	33.3 a ↑	4.1 d	17.4 a ↑	0.0 b	8.9 a ↑	**	6.3 a	1.8 b	12.7 a ↑
Lloydminster CA	1.9 a	2.0 a ↑	3.2 a	5.3 a ↑	3.7 a	5.4 a ↑	1.0 a	7.5 a ↑	3.3 a	5.4 a ↑
Moose Jaw CA	4.0 a	**	2.9 a	3.0 a -	2.3 b	3.6 a ↑	**	**	2.7 a	3.5 a ↑
North Battleford CA	18.4 d	0.0 a ↓	6.5 a	6.9 a -	6.8 a	12.2 a ↑	0.0 a	0.0 a -	7.0 a	9.5 a ↑
Prince Albert CA	8.7 c	9.6 c -	8.1 a	9.5 a ↑	11.0 a	7.4 a ↓	16.6 a	15.1 a ↓	10.6 a	9.0 a ↓
Swift Current CA	11.5 a	25.1 a ↑	5.2 a	5.9 b -	7.5 a	4.5 a ↓	1.7 a	10.7 a ↑	6.7 a	6.8 a -
Weyburn CY	**	12.8 a	2.1 a	6.5 b ↑	1.1 a	5.0 a ↑	0.0 a	0.0 a -	1.5 a	5.4 a ↑
Yorkton CA	7.5 a	4.0 a ↓	5.7 a	8.1 a ↑	6.4 a	6.5 a -	6.0 a	3.7 a ↓	6.2 a	6.6 a ↑
Saskatchewan 10,000+ (2)	**4.0 a**	**6.0 a ↑**	**3.7 a**	**5.1 a ↑**	**4.2 a**	**5.4 a ↑**	**4.9 a**	**6.4 a ↑**	**4.0 a**	**5.3 a ↑**

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

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.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Regina CMA	3.9 b	4.9 a	5.0 a	3.0 a	3.7 a	3.0 a	4.1 b	2.5 b	4.1 a	3.4 a
Saskatoon CMA	4.0 a	5.4 a	4.5 a	4.2 a	4.0 a	4.3 a	5.1 a	2.8 a	4.1 a	4.4 a
Estevan CA	14.3 c	-7.8 b	9.9 c	**	9.1 c	3.3 c	11.7 d	5.9 d	10.4 c	**
Lloydminster CA	5.7 a	6.6 a	5.2 a	20.5 a	5.7 a	16.5 a	4.8 b	21.1 a	6.0 a	16.2 a
Moose Jaw CA	**	7.0 c	1.4 a	4.9 b	1.7 c	3.7 b	**	**	1.6 c	4.8 b
North Battleford CA	4.8 b	++	2.9 b	1.0 a	2.6 a	3.5 a	0.6 a	0.8 a	2.4 a	2.3 a
Prince Albert CA	3.2 c	7.8 c	3.4 a	5.4 b	3.3 b	4.7 b	4.0 c	3.1 b	3.2 a	4.8 b
Swift Current CA	++	11.0 c	++	5.8 b	++	4.7 b	2.6 a	5.5 b	++	5.5 b
Weyburn CY	-	6.9 c	-	5.6 d	-	**	-	-8.0 c	-	5.1 d
Yorkton CA	5.5 b	2.9 b	6.2 a	4.9 a	4.6 a	4.8 a	5.6 a	5.9 a	5.0 a	3.9 b
Saskatchewan 10,000+ (2)	**4.3 a**	**5.3 a**	**4.5 a**	**4.7 a**	**3.8 a**	**4.7 a**	**4.7 a**	**4.7 a**	**4.1 a**	**4.8 a**

[1]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.

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

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).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Saskatchewan - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	1.4 a	1.2 a	1.8 a	3.0 a
Saskatoon CMA	0.7 a	1.2 a	2.7 a	3.4 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

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.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Saskatchewan - October 2014

Condo Sub Area	Condominium Universe		Rental Units[1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	5,616	6,404	1,280 a	1,582 a	22.8 a	24.7 a	1.4 a	1.2 a
Saskatoon CMA	9,417	9,897	1,884 a	2,155 d	20.0 a	21.8 d	0.7 a	1.2 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

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.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Saskatchewan - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
Single Detached	**	**	**	**	**	**	1,186 b	1,350 b	**	1,319 d
Semi detached, Row and Duplex	**	**	586 d	**	1,019 c	1,009 c	1,037 b	1,269 b	1,011 b	1,156 b
Other-Primarily Accessory Suites	**	**	**	**	1,028 c	1,013 d	**	**	**	951 d
Total	**	**	**	642 d	899 b	**	1,134 b	1,325 b	1,026 b	1,243 c
Saskatoon CMA										
Single Detached	**	**	**	**	**	1,090 c	**	1,393 c	**	1,302 c
Semi detached, Row and Duplex	**	**	551 c	**	**	**	1,125 b	1,215 b	910 d	1,053 c
Other-Primarily Accessory Suites	**	**	553 d	654 b	962 c	974 c	**	**	808 d	826 c
Total	**	**	547 c	669 c	1,058 c	1,029 c	1,088 b	1,312 b	909 c	1,009 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

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.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Saskatchewan - October 2014

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-13	Oct-14
Regina CMA		
Single Detached	6,603 b	7,007 a
Semi detached, Row and Duplex	3,308 a	2,765 a
Other-Primarily Accessory Suites	684 b	1,205 a
Total	10,595	10,977
Saskatoon CMA		
Single Detached	6,778 c	7,326 c
Semi detached, Row and Duplex	**	**
Other-Primarily Accessory Suites	8,363 b	13,168 c
Total	30,660	31,766

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

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.
n/u: No units exist in the universe for this category n/s: No units exist in the sample 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.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being 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.

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64519_2014_B02

March 5, 2015

To: Members,
Mayor's Housing Commission

Re: Point-In-Time Count on Homelessness

RECOMMENDATION

This report be received and filed.

CONCLUSION

The Community Entity (YMCA) and the Community Advisory Board of the Homelessness Partnering Strategy will be undertaking a Point-In-Time (PIT) Count in May 2015. This will be Regina's first PIT Count. A PIT Count involves teams of volunteers assigned to a specific geographical area counting and surveying the sheltered and unsheltered populations over a 24-hour period.

The PIT Count will quantify Regina's homelessness issue and provide an improved understanding of the characteristics of the homeless population. It will also provide baseline data to measure the effectiveness of interventions, such as Housing First. The key components of the PIT Count include a media and communications strategy, volunteer recruitment and volunteer training. Typically, PIT Counts are completed every two years.

Drs. Alina Turner and Steven Gaetz have been contracted through a call for proposals to provide consulting services. Dr. Turner will be in Regina on March 3 to 5 to begin the process of mobilizing the community around the PIT Count. She will attend the Mayor's Housing Commission to address questions on the project.

BACKGROUND

The Administration provides regular updates on the activities of the Homelessness Partnering Strategy. The City is a member of the Community Advisory Board.

The Homelessness Partnering Strategy is a federal government initiative aimed at preventing and reducing homelessness. It provides funds to designated communities across Canada to address homelessness issues. The federal government will provide the Regina community with approximately $1.1 million each year from April 1, 2014 to March 31, 2019 to support the priorities identified in the Community Plan on Homelessness. The Community Plan identifies a PIT Count as a 2015 priority.

DISCUSSION

Under the work of the Homelessness Partnering Strategy, the YMCA in conjunction with the Community Advisory Board will plan and implement a homeless count in May. This will be Regina's first PIT Count. The project has two components:

- An enumeration, which will count the number of homeless individuals staying in emergency shelters, transitional housing and outdoors. The count could also involve the public systems, such as police cells and detoxification centres.
- A local needs assessment involving a survey of the homeless population.

A PIT Count involves teams of volunteers assigned to a specific geographical area counting the sheltered and unsheltered populations over a 24-hour period. PIT Counts are typically conducted every two years.

The count is expected to accomplish the following:

1. Bring increased understanding of the characteristics of the homeless in Regina;
2. Help mobilize the community around homelessness issues;
3. Improve system planning and program development;
4. Provide baseline data to measure progress on ending homelessness over time;
5. Build capacity in Regina to complete future counts; and
6. Develop a stronger culture where data on homelessness regularly plays a role in planning and implementation.

In its renewal of the Homelessness Partnering Strategy, the federal government prioritized Housing First as a key strategy to reduce homelessness. Housing First is an intervention based on the assumption that permanent housing is the first and primary need of a homeless individual. Once stable housing is obtained, other issues such as addictions or mental health can be addressed appropriately. To measure the effectiveness of Regina's upcoming efforts on Housing First, it is necessary to establish a baseline count.

A media and communications strategy will be developed to ensure that the media and other key stakeholders understand the intended outcomes of the count and the findings of the survey. As well, the count will have a volunteer recruitment and management strategy. It will involve key stakeholders, including the general public, media, policy makers, business sector, non-profits and people experiencing homelessness. Volunteer training is an essential component of the count.

Dr. Alina Turner and Dr. Stephen Gaetz have been contracted to assist with the count. Dr. Turner is recognized as a leading researcher on homelessness. She has led the development of the methodology and materials for the homelessness counts across Canada. Dr Gaetz is a professor at York University and the director of the Canadian Observation on Homelessness and the director of the Homeless Hub.

The consultants will work with the YMCA and Community Advisory Board to create the research methodology, develop tool-kits, conduct the training and work with the local stakeholders to carry out the 2015 PIT Count. They will use and test the methodology they recently developed as part of the National Homeless Count and adapt the methodology to Regina's context. Regina will be the first community in Canada to fully implement the new National Homeless Count approach.

Dr. Turner will be in Regina on March 3 to 5 and will attend the Mayor's Housing Commission meeting to answer questions on the PIT Count.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no financial requests of the City related to this report. The PIT Count is being funded through the Homelessness Partnering Strategy. The funds are housed and allocated by the Community Entity (YMCA) based on the recommendations of the Community Advisory Board.

Environmental Implications

There are no environmental issues related to this report.

Policy and/or Strategic Implications

The City's role does not include being the primary level of government responsible for the overall issue of housing; however, the City will continue to support and complement the policies and programs of the provincial and federal governments.

Other Implications

There are no other implications associated with this report.

Accessibility Implications

There are no accessibility issues associated with this report.

COMMUNICATIONS

The Administration will continue to provide updates on the Homelessness Partnering Strategy and the PIT Count as the work progresses. The PIT Count has a media and communications strategy.

DELEGATED AUTHORITY

There is no delegated authority associated with this report as it is for information purposes only.

Respectfully submitted,

Shanie Leugner

Shanie Leugner, A/Director
Planning Department

Respectfully submitted,

for

Diana Hawryluk, Executive Director
City Planning & Development

Report prepared by:
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