

RENTAL MARKET REPORT

Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

Date Released: December 2006

Vancouver CMA**Vacancy Rates Lowest Since 1989**

After edging up slightly to 1.4 per cent in 2005, robust demand and a lack of rental apartment supply lowered the rental apartment vacancy rate in the Vancouver Census Metropolitan Area (CMA) to

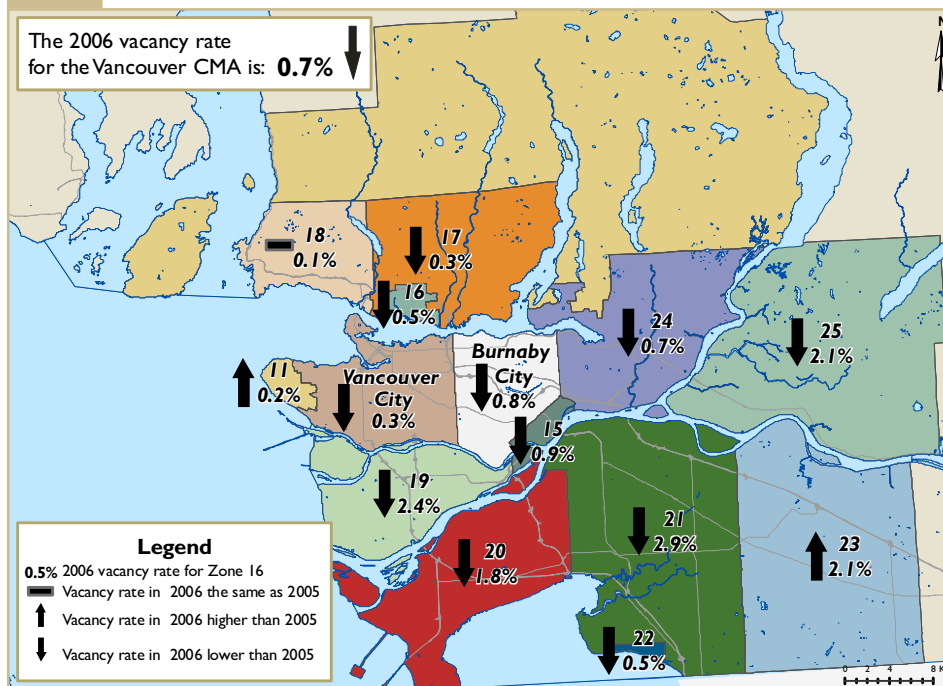
0.7 per cent in October 2006, the lowest level since 1989. This translated into just 761 units that were available for rent and immediate occupancy at the time of CMHC's Rental Market Survey, significantly less than the 1,451 units recorded in 2005.

More than half of all vacant apartment units in the Vancouver

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Figure 1

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CMA were one bedroom units, reflecting the unique composition of Vancouver's purpose built apartment universe. In most large Canadian centres, 85 to 95 per cent of the rental universe is split relatively evenly between one and two-bedroom suites. However, in Vancouver, one-bedroom units represent 62 per cent of all units, while two-bedroom suites comprise only 24 per cent. In part, the disproportionate share of one-bedroom units reflects higher land values in the Vancouver CMA, which have required higher densities to ensure the economic viability of projects.

As a result, the overall vacancy rate is sensitive to changes in the one-bedroom market. The vacancy rate for one-bedroom suites fell 0.5 percentage points to 0.7 per cent, while two-bedroom units recorded the largest decline in 2006, falling 0.9 percentage points to one per cent.

The lowest vacancy rates in the CMA were found primarily in the City of Vancouver. In the West End/ Downtown zones, the average vacancy rate dropped marginally to 0.2 per cent. Meanwhile, the vacancy rate in Kitsilano/Point Grey fell to near zero from 0.3 per cent in 2005.

South Granville/Oak and Westside/ Kerrisdale also recorded low vacancies of 0.2 and 0.1 per cent, respectively. These areas have consistently experienced the strongest demand for rental accommodation as they are closer to the downtown business district, and cater to households seeking a more urban Vancouver lifestyle.

Areas of Vancouver City which experienced higher vacancy rates in 2005, including Marpole, Mount Pleasant/Renfrew Heights, East Hastings, and Southeast Vancouver, also observed lower vacancies in 2006. As a result, the City of Vancouver's overall vacancy rate fell from 0.7 per cent in 2005 to 0.3 per cent in 2006. With the City of Vancouver accounting for 53 per cent of the CMA's rental apartment universe, this translated into just 193 units available for immediate rent and occupancy within the city limits.

Elsewhere in the CMA, vacancy rates mirrored the downward trend observed in the City of Vancouver. The Burnaby zones declined from 1.2 per cent in 2005 to 0.8 per cent in 2006, while the vacancy rate in New Westminster dipped from two per cent to 0.9 per cent. The City of Surrey observed an average vacancy

rate of 2.9 per cent, down from 4.7 per cent in 2005. After recording the highest vacancy of areas in the CMA in 2005 at 5.7 per cent, Delta's vacancy rate fell to 1.8 per cent in 2006.

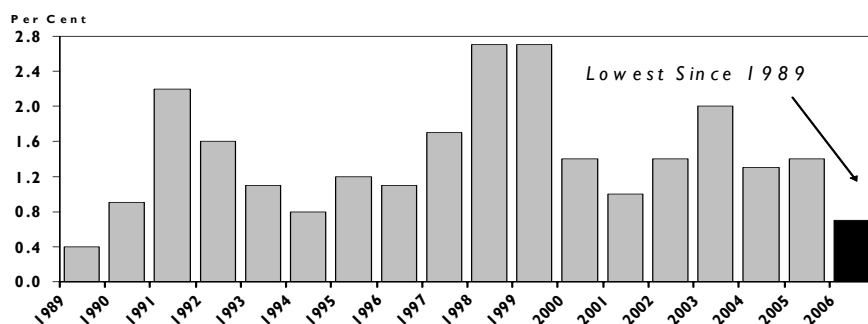
Availability Rate Dips With Vacancies

CMHC also tracks the availability of units in its Rental Market Survey as an additional measure to gauge market conditions. A unit is considered available if it is vacant, or if the existing tenant has given or received official notice to move, and a new tenant has not yet signed a lease. Since the availability rate includes vacant units, it always equals or exceeds the vacancy rate.

Following the vacancy trend, the availability rate in the Vancouver CMA dipped in 2006 to 1.3 per cent, 1.4 percentage points below the level observed in 2005, and resulted in a narrowing of the differential between the availability rate and vacancy rate to 0.6 percentage points. In the one and two-bedroom markets, availability rates dipped to 1.2 and 1.6 per cent, respectively.

Low vacancies and a smaller differential between vacancy and availability rates suggest low rental market turnover. Given the lack of vacant units in the apartment rental market, and significant price increases in the homeownership market, many renter households have stayed in their current dwellings, resulting in lower intentions to move. Lower turnover and strong demand for rental units have made it easier for landlords to find tenants for available units,

Figure 2: Vancouver CMA - Average Vacancy Rate



Source: CMHC

minimizing the risk of rental income loss associated with empty suites.

Average Rent Increases

This year, CMHC is introducing a measure for the change in rents for existing structures. By focusing on existing structures, we can exclude the impact of new structures built between surveys and conversions and get a better indication of the rent increase in existing structures. For the Vancouver CMA, the average rent for a two-bedroom apartment in existing structures increased by 4.4 per cent in October 2006 compared to a year ago.

With the vacancy rate falling to its lowest level in more than a decade and robust demand, landlords secured higher rents in October 2006 compared to October 2005. Not surprisingly, two-bedroom suites, which experienced the steepest vacancy rate decline, recorded the largest increase, pushing the average rent level in existing structures up 4.4 per cent in October 2006 compared to a year ago. In the one-bedroom market, apartment average rents increased by 3.9 per cent, while average rents for bachelor's suites and apartments with three or more bedrooms grew by 3.9 and three per cent, respectively.

The highest average rents in the CMA were once again recorded in the municipality of West Vancouver, an area which also boasts the country's highest home prices. The average rent in this area reached \$1,234 in 2006, with two-bedroom units hitting \$1,590. As expected, apartment rents for units further out in the CMA were lower, reflecting lower home prices and

compensating for higher commute costs to major urban centres. Maple Ridge/ Pitt Meadows recorded the lowest average rents in the CMA at \$679. Average rents also remained relatively low in the City of Surrey at \$738.

Migration Offsets Transition to Homeownership

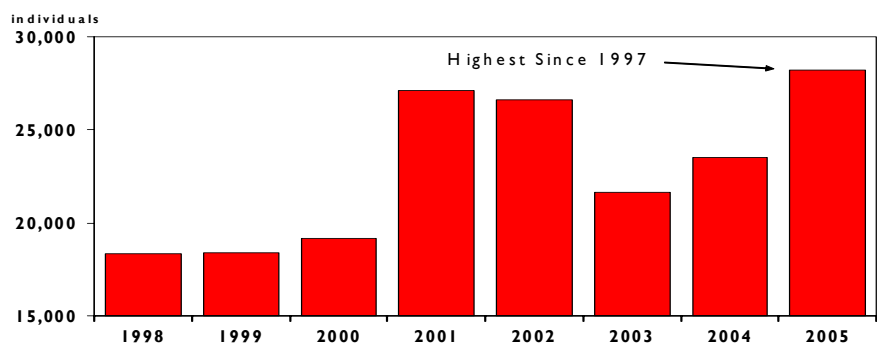
In recent years, low mortgage rates, and a strong economy induced many renters to enter the homeownership market, a trend that has persisted in 2006. However, a number of these buyers have been forced to stay in rental tenure for the time being as they await the completion of their condominium units. Completion times have been extended in the face of growing labour shortages and increased complexity of projects, reflected in the record number of condominium apartment units under construction, most of which were pre-sold. These delays have dampened some upward pressure on vacancy rates resulting from homeownership demand.

Meanwhile, solid net-migration levels have partially offset the ongoing movement of renters to the homeownership market. In the first

six months of 2006, 22,839 net migrants were added to the population of British Columbia, similar to the same period in 2005. Historically, most new migrants to the province have located in the Greater Vancouver Area, which has helped maintain robust rental demand, given the high propensity of new migrants to initially rent.

While most new entrants to Vancouver are international immigrants, Vancouver has experienced a revival in the number of individuals it has drawn from provinces outside of BC. From 1998 to 2003, Vancouver consistently lost more individuals than it gained from other provinces, reflecting a local labour market that at best performed on par with the rest of the country. In recent years, Vancouver's economy has improved, with an unemployment rate that has fallen well below the national average. As a result, Vancouver attracted a net of 2,145 migrants from provinces outside of BC in 2005. Although modest in magnitude, these gains were significant given the attraction of neighbouring Alberta, which has funneled workers from across the country to maintain its fast-growing economy.

Figure 3: Total Net Migration – Greater Vancouver



Source: BC Stats

Total net migration to Vancouver reached 28,203 individuals in 2005, the highest level since 1997. These gains, coupled with growth in the number of non-permanent residents have ensured that demand for rental accommodations remain at high levels.

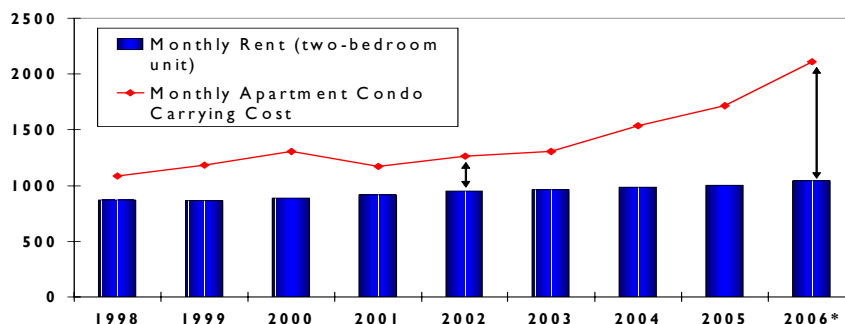
Higher Home Prices Induce Individuals to Stay in Rental

While migratory inflows have partially maintained rental demand, surging home prices have also delayed the move to homeownership for some individuals. In September 2006, the average year-to-date MLS® resale home price stood at \$504,391, an increase of 20 per cent over the same period in 2005. In the apartment condominium market, which is the most likely ownership transition for renters, the average price grew to \$341,310, up 18 per cent gain from the previous year. This meant that renters would need to save longer for down payments. In addition, with a bump up in mortgage rates earlier in the year, price gains have also translated into significantly higher monthly mortgage payments for new buyers, further tempering homeownership demand.

Rental Supply Dips Slightly in 2006

While rental demand has remained robust, a slight dip in the apartment rental supply further contributed to downward pressure on the vacancy rate as condominium conversions, and units removed for renovations surpassed the number of newly constructed suites. Since the previous Rental Market Survey

Figure 4: Average Rents Stable as Home Prices Rise



Source: Bank of Canada, CMHC Forecast, REBGV, CMHC Rental Market Survey

conducted in 2005, only 446 rental apartments were completed in the CMA, located primarily in the cities of Vancouver and Surrey. Rental apartment construction has been low since 2005, as sellers' market conditions in the resale market led to higher land prices, making new rental accommodations less economically viable. Meanwhile, large price gains in the resale market, and relatively low rent increases in recent years, have made the conversion to condominiums more attractive to building owners and investors. The result has been a marginal decline in the universe of privately-initiated rental apartments, contributing to a lower average vacancy rate.

Although the privately-initiated apartment rental stock declined slightly in 2006, other types of rental units added to supply. This secondary rental supply includes secondary suites in single-detached and townhouse structures and condominium rentals. The growth in this market partly explains the small decline in traditional renter occupied units in 2006. As apartment rental units were

converted to condominium or being renovated, a number of the affected tenants found alternative accommodations through investor-owned condominiums or in secondary suites, rather than in the purpose-built rental apartment stock.

Forecast - Vacancies to Edge Up in 2007

The average vacancy rate for privately initiated apartment units is expected to edge up slightly to 1.1 per cent in 2007, as many of the condominium units currently under construction are completed. This will allow a number of renters who had purchased these units at the construction or pre-construction phase to take possession of their new homes, easing some of the downward pressure on vacancy rates. On the supply side, higher condominium completions also suggest an increase in the number of condominium rentals entering the market, attracting some tenants who would usually enter the purpose built rental stock. In addition, 629 rental units remained under construction at the time of this report, which, in combination with

the units currently under renovation, will add to the rental supply in 2007. However, any vacancy rate increase will be minimal as the widening gap between average rents and the rising cost of homeownership slows the movement to homeownership, and new migrants continue to locate to Vancouver.

Condominium Rentals & Secondary Suites

CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, CMHC will now provide information on apartment condominiums offered for rent in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. The additional information should help to provide a more complete overview of the rental markets in those centres. Also, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

The methodology section at the end of this report provides more detailed information on the Secondary Rental Market Survey.

Of the private condominium apartment stock, CMHC estimates that 22 per cent were investor owned units, either rented or vacant

at the time of the survey. Rental market conditions for these units were similar to those of the purpose built rental apartment stock, showing a vacancy rate of 0.4 per cent. The average rent for a two-bedroom rented apartment condominium unit was observed to be \$1,273, 22 per cent above the average two-bedroom apartment rent in the purpose built rental stock.

In the secondary unit rental market, which includes suites in single-detached or townhouse structures, or other primarily accessory suites, the average rent for all bedroom types was found to be \$1,085 in 2006.

Abbotsford CMA Apartment Vacancy Rate

For the purpose of CMHC's Rental Market Survey, Abbotsford CMA consists of only the City of Abbotsford and the District of Mission. The average vacancy rate in the Abbotsford CMA dropped nearly two percentage points from 3.8 per cent in 2005 to 2.0 per cent in 2006, stopping the recent trend of rising vacancy rates observed since 2002.

The average vacancy rate is also well below the fifteen year average of 3.9 per cent. Average apartment vacancy rates declined in both Abbotsford City and Mission. In line with the CMA, Abbotsford City saw overall rates drop from 3.4 per cent in 2005 to two per cent in 2006. The decline was more noticeable in Mission, with the rate dropping almost six percentage points to two per cent in 2006. It should be noted, however, that the Mission market is quite small with 392 conventional rental apartments in its universe. The downward shift in vacancy represents approximately 23 units.

Strong demand was experienced for all bedroom types in Abbotsford CMA. The largest declines in vacancy rates were seen in bachelor and one-bedroom units. The vacancy rate for bachelor suites dropped from 5.3 per cent in 2005 to 3.2 per cent in 2006, while one bedroom units fell from 4.6 per cent to 1.8 per cent within the same time period.

Lower vacancy rates were experienced for units in newer buildings in comparison to the existing older stock. The overall vacancy rate for buildings that were

Figure 5: Abbotsford CMA – Vacancy Rate

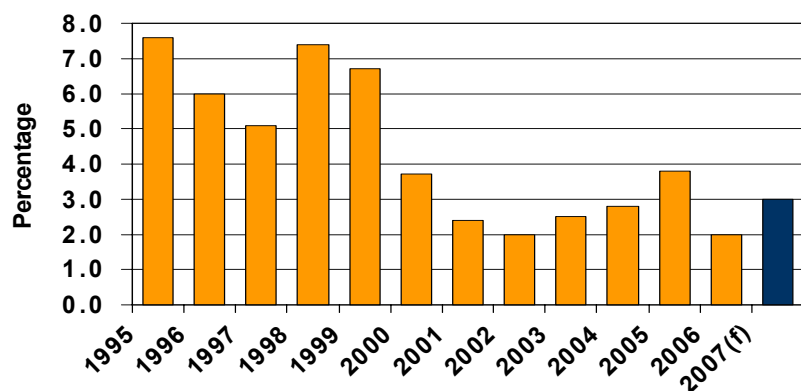
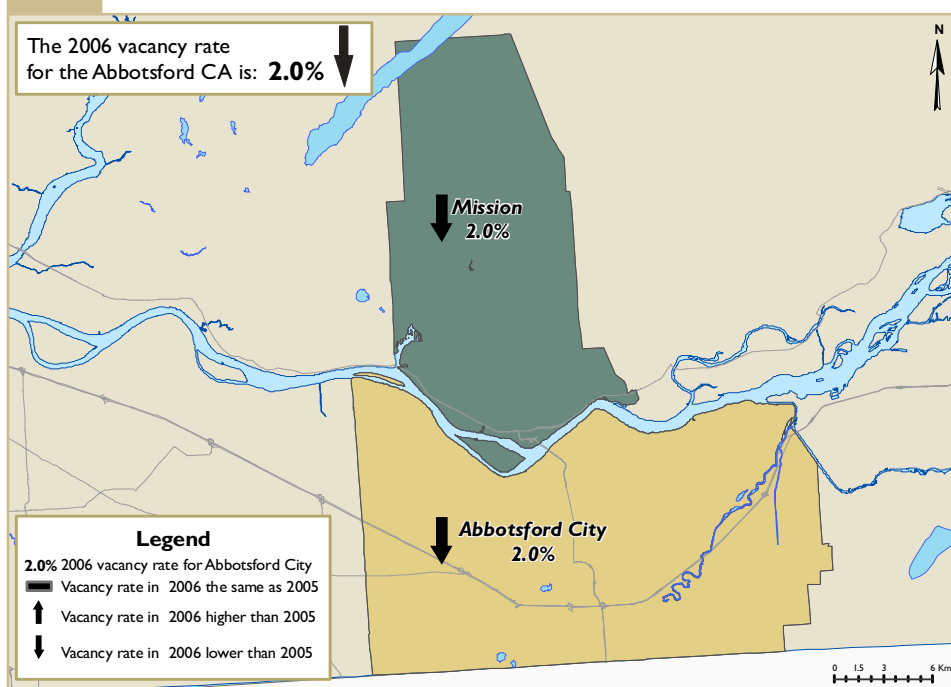


Figure 6



built after 1990 was one per cent. The next highest vacancy rate was for residences that were built from 1960 to 1974 at 1.5 per cent. The highest recorded vacancy rate was 9.4 per cent for stock built pre-1960. These figures indicate that demand is greater for newer units as well as older units that have been updated and renovated.

The total universe of privately initiated apartments in Abbotsford CMA is made up of 115 structures containing 4,155 units. Approximately 91 per cent of all rental apartment units are located in Abbotsford City. Also, just over 52 per cent of the apartment units are two bedrooms, with 47 per cent being comprised of smaller bachelor and one-bedroom suites.

The overall stock of purpose built apartment rental housing has hovered over 4,100 units for the past five years. Additions to Abbotsford CMA's total rental

apartment stock have been minimal with 62 new units being completed in 2005 and only 47 units being completed for the first 10 months of 2006. With historically low interest rates, rising home prices and high land costs, developers have focused on the homeownership market. Construction of apartment condominiums made up almost 50 per cent of overall housing starts in the CMA so far in 2006.

Apartment Rental Rates

With the drop in the vacancy rate, rent increases in existing structures for smaller bedroom types in 2006 were larger than experienced in larger units. Bachelor suites recorded the largest rent increase at 9.7 per cent over 12 months, while one-bedroom suites increased 3.7 per cent compared to October 2005. Rent increases can be due to higher demand for smaller units, and turnover causing larger than average rental increases for new tenants. The results for bachelor units should be

interpreted with caution since the number of units in the universe is small, especially in Mission with only 20 units in the district.

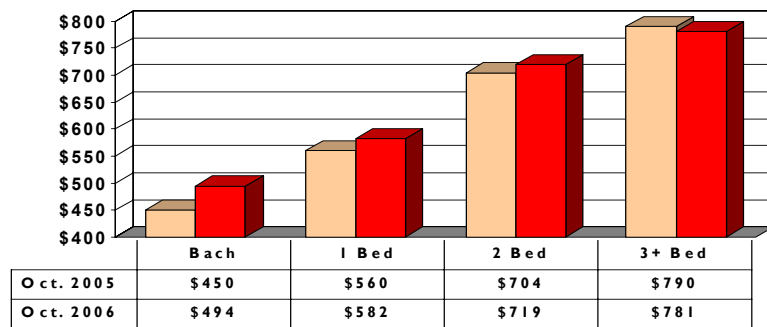
With higher demand for newer accommodations, rental rates followed as tenants were willing to pay more for updated and renovated units. The average rental rate for a two-bedroom unit that was built after 1990 was \$758, a 12 per cent difference in comparison to the average rent of a two-bedroom unit built before 1960 at \$674.

The District of Mission saw the largest average rental increases of the two centres. With steady population growth and a younger-than-average population base, Mission is experiencing stronger demand for rental accommodations, which has induced upward pressure on average rents.

Availability Rate

CMHC has captured the availability rate for Abbotsford CMA since 2004. The availability rate followed similar trends to those observed with the vacancy rate in the Abbotsford CMA. The average availability rate dropped from 4.6 per cent in 2005 to 3.5 per cent in 2006. Every bedroom type in the Abbotsford CMA recorded a decline in the availability rate, with the exception of the units with three or more bedrooms, which saw an increase in the availability rate from zero in 2005 to 2.4 per cent in 2006. Mission recorded the highest availability rate at 5.6 per cent, mainly due to a higher availability rate for bachelor suites.

The higher availability rate in relation to the vacancy rate does not indicate

Figure 7: Abbotsford CMA - Apartment Rental Rates

that demand is waning. Tenants who feel comfortable with their current and future financial situation are either upgrading their rental accommodations or moving into homeownership. With the strong domestic economy, new migrants who are attracted by employment prospects and the lower cost of renting are replacing renters who are moving to homeownership.

Forecast

With the robust and expanding economy being experienced in the Lower Mainland/Southwest region of British Columbia, many people have moved into the area looking for employment opportunities. Abbotsford CMA is viewed by many new arrivals as one of the less expensive areas to live in this region.

Manufacturing, generated from agriculture and forestry, and retail trade will continue to be the main drivers to expand the domestic economy in 2007. Abbotsford City is considered the main retail hub of the Fraser Valley and should see more business with the upgrade of the local airport.

Net migration is expected to increase the population base in the CMA. Both Abbotsford City and Mission have a younger age structure than the provincial average. This younger age cohort will help fuel demand for rental accommodations as people move into the region searching for employment.

A trend that has been occurring in other centres in BC is the conversion of existing rental buildings to condominium. The resale housing market has favoured sellers throughout 2006 as people view Abbotsford CMA as less expensive to live in the Southwest Region in comparison to the Lower Mainland. As a result, owners who are interested in capitalizing on the resale market may look to have their rental buildings converted to strata title, reducing the purpose-built rental stock.

The supply of rental accommodation will increase in 2007. CMHC's Starts and Completions Survey suggests that approximately 80 purpose built rental units will be completed and added to the rental universe in 2007. There are also approximately 600 condominium units that are

projected to be completed by the middle of 2007, which will draw tenants from rental accommodations, or which were purchased by investors and could be subsequently offered on a rental basis. There are also approximately 60 secondary suites expected to be completed in the next year which will increase the overall rental stock. Offsetting these increases will be conversions from rental to condominium. However, the net effect will push the vacancy rate up in 2007 to 3.0 per cent.

National rental vacancy rate inches down to 2.6 per cent

The average rental apartment vacancy rate in Canada's 28 major centres decreased slightly by 0.1 of a percentage point to 2.6 per cent in October 2006 compared to last year.

Solid job creation and healthy income gains helped to strengthen demand for both ownership and rental housing. High levels of immigration were a key driver of rental demand in 2006, as was the increasing gap between the cost of home ownership and renting. These factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the near record level of existing home sales and the high level of housing starts in 2006. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership.

Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The centres with the highest vacancy rates in 2006 were Windsor (10.4 per cent), Saint John (NB) (6.8 per cent), and St. John's (NFLD) (5.1 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Calgary (0.5 per cent), Victoria (0.5 per cent), and Vancouver (0.7 per cent).

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Toronto (\$1,067) and Vancouver (\$1,045), followed by Calgary (\$960) and Ottawa (\$941). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$488) and Saguenay (\$485).

By excluding the impact of new structures added to the universe since the last survey and conversions from the calculation, we can get a better indication of the rent increase in existing structures. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 28 major centres increased by 3.2 per cent between October 2005 and October 2006. The greatest rent increases occurred in Calgary where rents were up 19.5 per cent and in Edmonton where rents increased by 9.9 per cent. Excluding Calgary and Edmonton, the average rent for two-bedroom apartments in existing structures was up only 2.4 per cent in 2006 compared to 2005.

In 2006, vacancy rates for rental condominium apartments were below one per cent in five of the seven centres surveyed (Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec). Rental condominiums in Vancouver and Toronto had the lowest vacancy rate at 0.4 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 1.2 per cent and 2.8 per cent in 2006, respectively. The survey showed that vacancy rates for rental condominium apartments in 2006 were lower than vacancy rates in the conventional rental market in all the surveyed centres, except Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,487), Vancouver (\$1,273), and Calgary (\$1,257). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2006.

Also, the average monthly rent for a two-bedroom unit in the secondary rental market (dwelling types other than private apartments such as duplexes and accessory apartments) was lower than the average rent in both the conventional and condominium apartment markets in Montréal and Vancouver. In Toronto, the average monthly rent for a two-bedroom unit in the secondary rental market was slightly higher than in the conventional rental market.

¹ Major centres are based on Statistics Canada Census Metropolitan Areas

Apartment Vacancy Rates (%) by Major Centres		
	2005	2006
Abbotsford	3.8	2.0
Calgary	1.6	0.5
Edmonton	4.5	1.2
Gatineau	3.1	4.2
Greater Sudbury	1.6	1.2
Halifax	3.3	3.2
Hamilton	4.3	4.3
Kingston	2.4	2.1
Kitchener	3.3	3.3
London	4.2	3.6
Montréal	2.0	2.7
Oshawa	3.3	4.1
Ottawa	3.3	2.3
Québec	1.4	1.5
Regina	3.2	3.3
Saguenay	4.5	4.1
Saint John	5.7	6.8
Saskatoon	4.6	3.2
Sherbrooke	1.2	1.2
St. Catharines-Niagara	2.7	4.3
St. John's	4.5	5.1
Thunder Bay	4.6	4.9
Toronto	3.7	3.2
Trois-Rivières	1.5	1.0
Vancouver	1.4	0.7
Victoria	0.5	0.5
Windsor	10.3	10.4
Winnipeg	1.7	1.3
Total	2.7	2.6

(CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

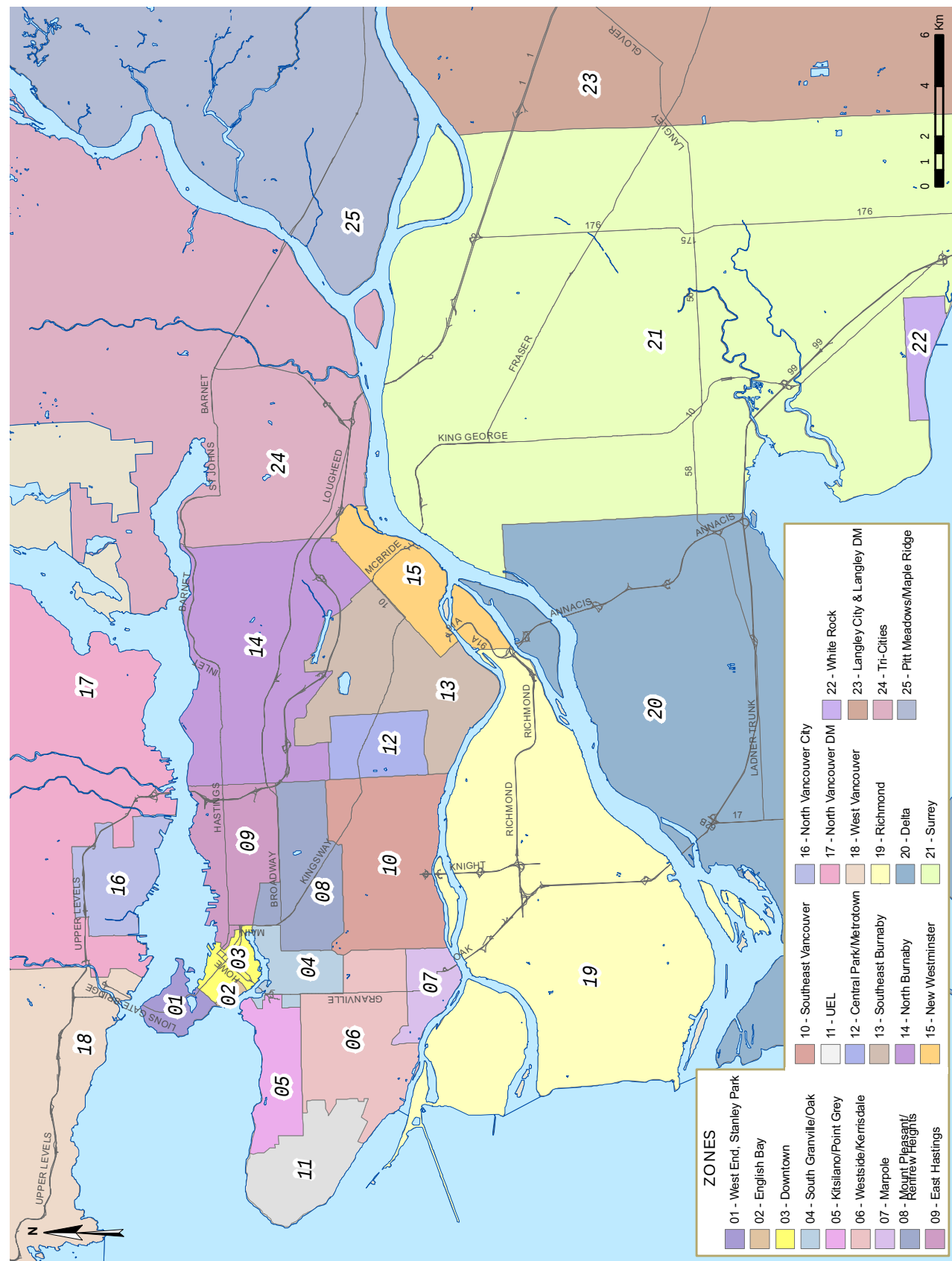
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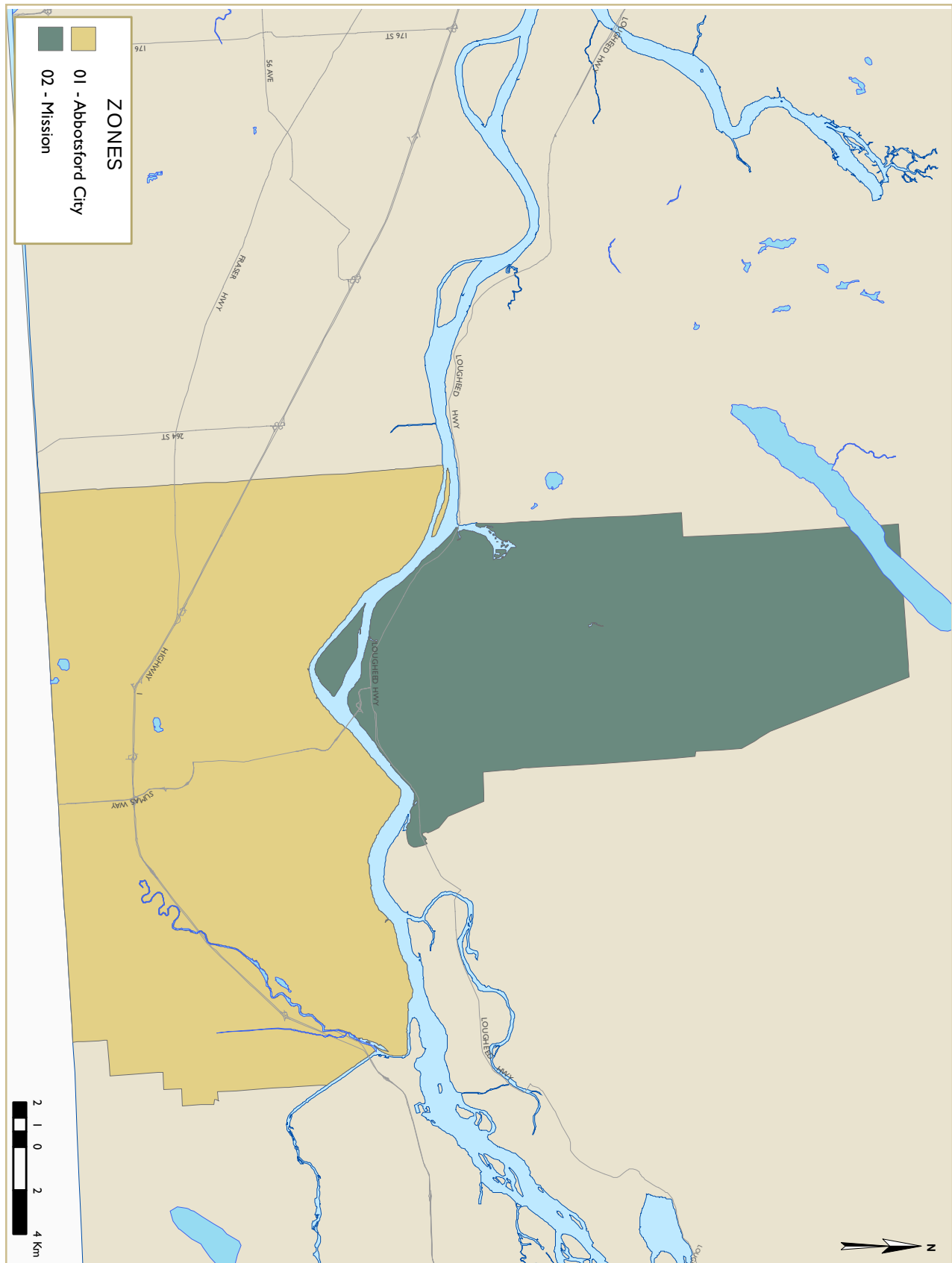
- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;

- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

Rental Market Survey – now also done in the spring

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in addition to the one conducted in the fall. The results of the spring survey will be published in June and will provide centre-level information on key rental market indicators such as vacancy rates and average rents. This will give users access to more timely information on market trends.





RMS ZONE DESCRIPTIONS - VANCOUVER CMA	
Zone 1	West End, Stanley Park is the area between Stanley Park and Denman Street and extends to Coal Harbour to the north and English Bay to the south.
Zone 2	English Bay runs along Sunset Beach and English Bay to the south, connects to Davie Street to the North and Burrard Street to the East.
Zone 3	Downtown is the remainder of the West End not covered in Zone 1 and 2. Does not include the Downtown Eastside.
Zones 1-3	West End/Downtown
Zone 4	South Granville/Oak is west of Mount Pleasant and extends south to 33rd Avenue and west to Granville Street. Also includes the Fairview area and contains a section between Broadway to the north and 16th Avenue to the south, Burrard Street to the west and Granville Street to the east.
Zone 5	Kitsilano/Point Grey is the area west of South Granville/Oak that extends along 16th Avenue to the University Endowment Land.
Zone 6	Westside/Kerrisdale is the area south of Kitsilano/Point Grey and South Granville/Oak, and includes the areas: Kerrisdale, Mackenzie Heights, Dunbar, Shaughnessy and Oakridge.
Zone 7	Marpole is an area in South Vancouver that borders south of 57th Avenue between Cambie Street to the east and MacDonald Street to the west, and extends south down to the Fraser River.
Zone 8	Mount Pleasant/Renfrew Heights is the area that extends from the Mount Pleasant area to the west to Renfrew Heights to the east, and includes the neighbourhoods of Fraser and Knight. The area boundary to the north is Great Northern Way and Broadway, and roughly 33rd Avenue to the South.
Zone 9	East Hastings is the northeast area of Vancouver City, and includes the Downtown Eastside.
Zone 10	Southeast Vancouver includes the areas: Killarney, Fraserview, Collingwood and Champlain Heights.
Zones 1-10	Vancouver City
Zone 11	University Endowment Lands includes both the municipality and University of British Columbia. Note: the Rental Survey does not include student housing.
Zone 12	Central Park/Metrotown is the area between Boundary Road to the west and Royal Oak Avenue to the east, Moscrop Street and Gilpin Street to the north and Marine Drive to the south.
Zone 13	Southeast Burnaby extends to the border of New Westminster and includes the areas: Edmonds, Middlegate, Buckingham Heights, Deer Lake and Burnaby Lake.
Zone 14	North Burnaby is the northern half of Burnaby and includes the areas: Willingdon Heights, Brentwood Park, Capitol Hill, Sperling, Simon Fraser and Lougheed.
Zones 12-14	Burnaby City
Zone 15	New Westminster is the city boundaries.
Zone 16	North Vancouver City is the city boundaries.
Zone 17	North Vancouver DM is the district boundaries.
Zone 18	West Vancouver is the district boundaries.
Zone 19	Richmond is the city boundaries.
Zone 20	Delta is the corporation boundaries.
Zone 21	Surrey is the city boundaries.
Zone 22	White Rock is the city boundaries.
Zone 23	Langley City and Langley DM includes both the city and township boundaries.
Zone 24	Tri-Cities consists of Coquitlam, Port Coquitlam and Port Moody.
Zone 25	Pitt Meadows/Maple Ridge is the district boundaries for both municipalities.
Zones 1-25	Vancouver CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - VANCOUVER CMA	
Sub Area 1	North Shore includes RMS Zone 16 (North Vancouver City), Zone 17 (North Vancouver DM), and Zone 18 (West Vancouver).
Sub Area 2	Burrard Peninsula includes RMS Zone 1 (West End, Stanley Park), Zone 2 (English Bay), and Zone 3 (Downtown).
Sub Area 3	Vancouver East/Westside includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings), Zone 10 (Southeast Vancouver), and Zone 11 (University Endowment Lands).
Sub Areas 2-3	City of Vancouver
Sub Area 4	Suburban Vancouver includes RMS Zone 12 (Central Park/Metrotown), Zone 13 (Southeast Burnaby), Zone 14 (North Burnaby), Zone 15 (New Westminster), Zone 19 (Richmond), and Zone 24 (Tri-Cities).
Sub Area 5	Fraser Valley includes RMS Zone 20 (Delta), Zone 21 (Surrey), Zone 22 (White Rock), Zone 23 (Langley City and Langley D.M.), and Zone 25 (Pitt Meadows/Maple Ridge).
Sub Areas 1-5	Vancouver CMA

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RMS ZONE DESCRIPTIONS - ABBOTSFORD CMA	
Zone 1	Abbotsford City - Includes census tracts 001.00, 002.00, 003.00, 004.00, 005.01, 005.02, 006.00, 007.01, 007.02, 008.01, 008.02, 009.01, 009.02, 010.00, 011.00, 012.00, 013.00, 014.00, 100.00, 101.00, 102.00, 103.00, 104.00, 105.00, 106.01, 106.02 and 106.03.
Zone 2	Mission - Includes census tracts 200.00, 201.00, 202.00, 203.00, 204.00, 205.00, 206.00 and 207.00.
Zones 1-2	Abbotsford CMA

RENTAL MARKET REPORT TABLES

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* New Surveys - Please refer to the Methodology section for additional information.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
West End/Stanley Park	0.7 a	0.0 b	0.1 a	0.3 a	0.0 b	0.0 b	1.7 c	0.0 a	0.2 a	0.2 a
English Bay	0.3 a	0.3 a	0.2 a	0.2 a	0.2 a	0.2 a	0.0 a	0.0 a	0.2 a	0.2 a
Downtown	0.3 a	0.2 a	0.4 a	0.1 a	0.7 a	0.3 a	0.0 c	0.0 a	0.4 a	0.1 a
West End/Downtown (Zones 1-3)	0.4 a	0.2 a	0.3 a	0.1 a	0.4 a	0.2 a	1.0 a	0.0 a	0.3 a	0.2 a
South Granville/Oak	0.3 a	0.2 a	0.4 a	0.2 a	0.1 a	0.3 a	2.0 b	0.0 b	0.3 a	0.2 a
Kitsilano/Point Grey	0.4 a	0.1 b	0.3 a	0.0 c	0.6 a	0.0 c	0.0 d	0.0 d	0.3 a	0.0 b
Westside/Kerrisdale	0.0 b	0.0 a	0.3 a	0.1 a	0.1 a	0.2 a	0.0 b	0.0 a	0.2 a	0.1 a
Marpole	3.8 b	1.5 c	1.0 a	0.5 a	1.9 b	0.5 b	**	0.0 d	1.5 a	0.6 a
Mount Pleasant/Renfrew Heights	0.9 a	0.1 b	1.1 a	0.5 a	1.4 a	0.1 b	**	0.0 d	1.2 a	0.3 a
East Hastings	2.2 c	1.3 a	1.8 b	1.6 b	3.5 d	2.4 c	0.0 d	0.0 d	2.1 b	1.7 b
Southeast Vancouver	0.9 a	0.0 b	1.9 a	0.7 a	1.1 a	0.2 a	1.2 a	0.0 a	1.5 a	0.4 a
City of Vancouver (Zones 1-10)	0.8 a	0.3 a	0.6 a	0.3 a	0.9 a	0.4 a	1.1 a	0.0 b	0.7 a	0.3 a
University Endowment Lands	**	**	0.0 a	0.0 a	0.3 a	0.7 a	0.0 a	0.0 a	0.1 a	0.2 a
Central Park/Metrotown	1.2 a	0.0 b	0.8 a	0.7 a	0.9 a	0.7 a	0.0 b	0.0 d	0.9 a	0.7 a
Southeast Burnaby	2.1 b	1.4 a	2.2 b	1.2 a	1.1 a	0.9 a	6.4 b	2.7 a	2.2 b	1.2 a
North Burnaby	3.5 b	0.7 a	0.8 a	0.3 a	0.9 a	0.8 a	2.4 c	2.3 c	1.1 a	0.6 a
Burnaby (Zones 12-14)	2.2 a	0.5 a	1.0 a	0.7 a	0.9 a	0.8 a	3.2 c	2.2 b	1.2 a	0.8 a
New Westminster	2.0 a	1.4 a	2.1 a	1.0 a	1.6 a	0.6 a	3.3 c	0.8 a	2.0 a	0.9 a
North Vancouver City	0.4 a	0.8 a	0.7 a	0.4 a	0.6 a	0.6 b	**	0.0 d	0.7 a	0.5 a
North Vancouver D.M.	0.6 a	0.0 a	1.2 a	0.3 a	0.0 b	0.6 a	0.0 a	0.0 a	0.5 a	0.3 a
West Vancouver	0.0 c	0.4 a	0.1 a	0.1 a	0.1 a	0.0 b	0.0 a	0.0 a	0.1 a	0.1 a
Richmond	1.0 a	1.6 a	1.9 a	1.7 b	3.5 c	3.5 b	5.5 d	0.7 a	2.7 a	2.4 a
Delta	2.6 a	0.0 a	3.6 a	2.3 a	8.4 a	1.5 a	5.7 a	2.5 a	5.7 a	1.8 a
Surrey	1.5 b	1.3 a	4.8 b	3.0 a	5.0 b	2.8 a	2.7 c	3.6 c	4.7 a	2.9 a
White Rock	1.4 a	0.0 b	1.4 a	0.8 a	0.5 a	0.0 b	0.0 a	**	1.2 a	0.5 a
Langley City and Langley DM	0.0 c	6.3 a	2.3 a	2.1 a	1.0 a	1.6 a	2.1 a	6.4 a	1.6 a	2.1 a
Tri-Cities	3.3 a	1.1 a	4.2 a	0.7 a	3.3 a	0.8 a	1.8 a	0.5 a	3.7 a	0.7 a
Maple Ridge/Pitt Meadows	0.0 a	0.0 a	2.5 a	2.1 a	5.6 b	2.4 a	0.0 a	0.0 a	3.5 a	2.1 a
Vancouver CMA	1.0 a	0.5 a	1.2 a	0.7 a	1.9 a	1.0 a	2.2 a	1.3 a	1.4 a	0.7 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 is not statistically reliable

n/u: No units exist in 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 links](#) for more details

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
West End/Stanley Park	715 a	739 a	893 a	935 a	1,470 a	1,483 a	2,236 a	2,150 a	945 a	983 a
English Bay	747 a	756 a	912 a	903 a	1,266 a	1,359 a	1,419 a	1,732 b	921 a	927 a
Downtown	741 a	781 a	932 a	988 a	1,465 a	1,529 a	1,589 b	1,956 a	952 a	1,007 a
West End/Downtown (Zones 1-3)	738 a	768 a	918 a	948 a	1,413 a	1,474 a	1,967 a	2,031 a	941 a	977 a
South Granville/Oak	710 a	722 a	858 a	881 a	1,192 a	1,254 a	1,507 b	1,598 b	895 a	923 a
Kitsilano/Point Grey	776 b	816 c	867 a	910 a	1,227 a	1,288 a	**	**	920 a	967 a
Westside/Kerrisdale	707 a	729 a	946 a	974 a	1,486 a	1,488 a	2,093 a	1,992 a	1,143 a	1,157 a
Marpole	591 a	615 a	683 a	712 a	875 a	905 a	1,017 a	1,194 b	706 a	734 a
Mount Pleasant/Renfrew Heights	603 a	645 a	723 a	729 a	912 a	942 a	1,033 b	1,066 b	741 a	756 a
East Hastings	589 b	601 b	672 a	721 a	877 a	955 b	920 c	929 b	691 a	742 a
Southeast Vancouver	688 a	704 a	771 a	794 a	1,059 a	1,099 a	1,015 a	1,151 a	867 a	901 a
City of Vancouver (Zones 1-10)	701 a	727 a	837 a	868 a	1,192 a	1,241 a	1,450 a	1,533 a	878 a	912 a
University Endowment Lands	**	**	1,030 a	1,086 a	1,300 a	1,362 a	1,713 a	1,652 a	1,175 a	1,225 a
Central Park/Metrotown	652 a	662 a	745 a	775 a	920 a	952 a	1,143 a	1,110 c	790 a	817 a
Southeast Burnaby	539 a	564 a	649 a	675 a	801 a	822 a	954 a	948 a	707 a	729 a
North Burnaby	613 a	640 a	756 a	791 a	962 a	982 a	1,041 a	1,084 b	824 a	852 a
Burnaby (Zones 12-14)	615 a	635 a	732 a	762 a	910 a	935 a	1,030 a	1,039 a	785 a	811 a
New Westminster	543 a	572 a	656 a	685 a	826 a	863 a	1,043 a	1,104 a	693 a	723 a
North Vancouver City	666 a	702 a	788 a	802 a	976 a	1,010 a	1,130 b	1,070 c	839 a	857 a
North Vancouver D.M.	684 a	672 a	799 a	826 a	1,032 a	1,088 a	1,218 a	1,275 a	911 a	946 a
West Vancouver	756 a	785 a	1,008 a	1,064 a	1,548 a	1,590 a	2,276 a	2,134 a	1,203 a	1,234 a
Richmond	606 a	635 a	780 a	821 a	931 a	1,018 a	1,115 b	1,170 a	842 a	912 a
Delta	541 a	548 a	665 a	677 a	856 a	914 a	964 a	1,010 a	748 a	781 a
Surrey	559 a	549 a	623 a	655 a	777 a	814 a	851 a	887 a	704 a	738 a
White Rock	574 a	604 a	728 a	740 a	892 a	909 a	1,083 a	1,073 a	768 a	777 a
Langley City and Langley DM	593 a	596 a	692 a	708 a	814 a	837 a	938 a	928 a	750 a	768 a
Tri-Cities	573 a	589 a	686 a	695 a	798 a	834 a	988 a	1,069 a	734 a	758 a
Maple Ridge/Pitt Meadows	516 a	504 a	597 a	602 a	768 a	772 a	896 a	975 a	665 a	679 a
Vancouver CMA	678 a	701 a	788 a	816 a	1,004 a	1,045 a	1,184 a	1,220 a	835 a	866 a

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

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in 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 links](#) for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/St Stanley Park	0 b	727	7 a	2,627	0 b	468	0 a	56	7 a	3,878
English Bay	2 a	792	10 a	5,043	1 a	641	0 a	15	13 a	6,491
Downtown	5 a	2,217	4 a	6,604	3 a	1,178	0 a	41	12 a	10,040
West End/Downtown (Zones 1-3)	7 a	3,736	21 a	14,274	4 a	2,288	0 a	111	32 a	20,409
South Granville/Oak	2 a	1,305	11 a	4,883	4 a	1,373	0 b	50	17 a	7,611
Kitsilano/Point Grey	1 b	964	0 c	4,733	0 c	1,267	0 d	63	1 b	7,027
Westside/Kerrisdale	0 a	208	2 a	1,752	2 a	1,003	0 a	97	4 a	3,060
Marpole	6 c	399	14 a	2,904	3 b	656	0 d	22	24 a	3,981
Mount Pleasant/Renfrew Heights	1 b	878	19 a	4,119	1 b	973	0 d	90	21 a	6,059
East Hastings	12 a	878	53 b	3,338	21 c	876	0 d	53	86 b	5,145
Southeast Vancouver	0 b	232	7 a	1,000	1 a	651	0 a	101	8 a	1,984
City of Vancouver (Zones 1-10)	29 a	8,600	127 a	37,002	37 a	9,085	0 b	588	193 a	55,276
University Endowment Lands	**	**	0 a	427	2 a	307	0 a	55	2 a	801
Central Park/Metrotown	0 b	338	32 a	4,315	12 a	1,663	0 d	47	44 a	6,363
Southeast Burnaby	2 a	152	16 a	1,377	6 a	712	4 a	156	29 a	2,397
North Burnaby	2 a	308	7 a	2,298	9 a	1,130	6 c	260	25 a	3,996
Burnaby (Zones 12-14)	4 a	798	56 a	7,989	27 a	3,505	10 b	463	97 a	12,756
New Westminster	11 a	830	51 a	5,240	11 a	1,983	1 a	130	75 a	8,182
North Vancouver City	4 a	518	14 a	3,606	10 b	1,782	0 d	23	28 a	5,929
North Vancouver D.M.	0 a	177	1 a	348	2 a	329	0 a	135	3 a	989
West Vancouver	1 a	243	1 a	1,288	0 b	705	0 a	96	2 a	2,332
Richmond	3 a	189	16 b	952	34 b	949	1 a	155	54 a	2,244
Delta	0 a	75	20 a	862	11 a	758	1 a	40	32 a	1,735
Surrey	1 a	89	78 a	2,636	68 a	2,423	13 c	356	160 a	5,504
White Rock	0 b	81	7 a	916	0 b	347	**	7	7 a	1,352
Langley City and Langley DM	5 a	80	21 a	990	15 a	960	3 a	47	44 a	2,077
Tri-Cities	2 a	183	17 a	2,344	12 a	1,588	1 a	197	32 a	4,312
Maple Ridge/Pitt Meadows	0 a	14	18 a	847	13 a	544	0 a	58	31 a	1,463
Vancouver CMA	61 a	11,890	427 a	65,447	242 a	25,264	30 a	2,351	761 a	104,952

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
West End/Stanley Park	1.9 a	0.1 a	0.8 a	0.6 a	1.4 a	0.0 b	1.7 c	0.0 a	1.1 a	0.5 a
English Bay	1.0 a	0.9 a	1.0 a	0.5 a	1.2 a	0.7 a	0.0 a	0.0 a	1.0 a	0.6 a
Downtown	1.1 a	0.8 a	1.7 a	0.5 a	2.1 a	1.0 a	0.0 c	0.0 a	1.6 a	0.6 a
West End/Downtown (Zones 1-3)	1.2 a	0.7 a	1.3 a	0.5 a	1.7 a	0.7 a	1.0 a	0.0 a	1.3 a	0.6 a
South Granville/Oak	1.0 a	0.7 a	1.2 a	0.4 a	1.2 a	0.4 a	2.0 b	0.0 b	1.1 a	0.5 a
Kitsilano/Point Grey	1.3 a	0.9 a	1.6 a	0.2 a	2.2 b	0.6 a	0.0 d	0.0 d	1.6 a	0.3 a
Westside/Kerrisdale	2.4 c	1.0 a	1.9 a	0.5 a	2.8 a	0.6 a	2.1 c	0.0 a	2.2 a	0.6 a
Marpole	6.1 b	2.7 b	2.0 a	1.2 a	2.6 b	0.7 a	**	**	2.5 a	1.3 a
Mount Pleasant/Renfrew Heights	1.1 a	1.0 a	1.9 a	1.2 a	2.2 b	0.9 a	**	0.0 d	1.9 a	1.1 a
East Hastings	2.6 b	2.5 c	2.4 a	2.9 a	3.7 d	2.8 c	0.0 d	0.0 d	2.6 b	2.8 b
Southeast Vancouver	1.4 a	0.0 b	3.1 b	1.3 a	3.1 a	0.5 a	1.2 a	1.2 a	2.8 a	0.9 a
City of Vancouver (Zones 1-10)	1.6 a	1.0 a	1.6 a	0.8 a	2.2 a	0.8 a	2.1 b	0.6 a	1.7 a	0.9 a
University Endowment Lands	**	**	0.7 a	0.0 a	1.3 a	0.7 a	0.0 a	0.0 a	0.9 a	0.2 a
Central Park/Metrotown	6.8 b	1.3 a	3.0 a	1.6 a	3.0 a	1.6 a	1.8 c	0.0 d	3.2 a	1.5 a
Southeast Burnaby	2.7 b	3.6 c	2.9 b	2.4 a	2.8 a	1.5 a	7.7 b	5.1 a	3.2 b	2.4 a
North Burnaby	4.2 b	1.0 a	2.2 a	0.8 a	1.7 a	1.2 a	2.8 c	2.3 c	2.2 a	1.0 a
Burnaby (Zones 12-14)	5.0 a	1.6 a	2.7 a	1.5 a	2.6 a	1.5 a	4.1 c	3.0 c	2.9 a	1.5 a
New Westminster	3.1 a	2.1 a	3.5 a	1.5 a	2.8 a	1.6 a	3.3 c	0.8 a	3.3 a	1.6 a
North Vancouver City	1.5 a	1.6 b	1.6 a	0.6 a	1.4 a	0.6 a	**	0.0 d	1.6 a	0.7 a
North Vancouver D.M.	0.6 a	0.0 a	1.2 a	0.3 a	0.0 b	0.6 a	0.0 a	0.0 a	0.5 a	0.3 a
West Vancouver	1.0 a	0.4 a	1.1 a	0.3 a	1.4 a	0.1 a	0.0 a	0.0 a	1.2 a	0.2 a
Richmond	4.1 b	2.7 a	3.3 a	2.1 a	4.9 c	4.2 b	5.5 d	0.7 a	4.1 b	3.0 a
Delta	3.9 a	0.0 a	6.8 a	2.6 a	11.0 a	2.2 a	8.6 a	2.5 a	8.5 a	2.3 a
Surrey	4.9 d	2.4 a	7.1 a	3.9 a	7.7 a	4.5 a	4.9 d	4.8 c	7.2 a	4.2 a
White Rock	7.2 a	1.2 d	3.3 a	1.9 a	1.6 a	0.7 a	0.0 a	**	3.0 a	1.5 a
Langley City and Langley DM	3.8 a	6.3 a	4.7 a	2.8 a	2.8 a	2.5 a	2.1 a	6.4 a	3.7 a	2.9 a
Tri-Cities	6.5 a	1.6 a	6.2 a	2.2 a	5.2 a	1.6 a	1.8 a	1.0 a	5.6 a	1.9 a
Maple Ridge/Pitt Meadows	0.0 a	7.1 a	4.6 a	2.7 a	6.8 b	2.4 a	4.8 a	1.7 a	5.3 a	2.6 a
Vancouver CMA	2.1 a	1.2 a	2.5 a	1.2 a	3.4 a	1.6 a	3.3 b	1.9 a	2.7 a	1.3 a

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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006										
City of Vancouver (Zones 1-10)																				
Pre 1960	0.6	a	0.3	a	0.6	a	0.3	a	3.7	d	0.0	b	0.6	a	0.3	a				
1960 - 1974	1.0	a	0.4	a	0.6	a	0.3	a	0.7	a	0.7	a	0.5	a	0.0	b	0.6	a	0.3	a
1975 - 1989	0.2	a	0.0	c	0.9	a	0.6	a	0.4	a	0.4	a	0.0	c	0.0	d	0.7	a	0.5	a
1990+	0.8	a	0.5	a	0.8	a	0.4	a	2.5	b	0.3	a	0.0	d	0.0	c	1.3	a	0.4	a
Total	0.8	a	0.3	a	0.6	a	0.3	a	0.9	a	0.4	a	1.1	a	0.0	b	0.7	a	0.3	a
Burnaby (Zones 12-14)																				
Pre 1960	2.7	c	**		0.8	d	1.0	a	2.0	c	1.1	a	13.2	a	7.7	b	2.1	b	1.5	a
1960 - 1974	1.1	a	0.4	a	1.1	a	0.7	a	0.9	a	0.6	a	1.2	a	1.1	a	1.1	a	0.6	a
1975 - 1989	6.3	a	0.8	a	0.6	a	0.5	a	0.4	a	1.5	b	**		0.0	a	1.1	a	0.9	a
1990+	**		**		**		**		**		**		n/u		n/u		0.5	a	**	
Total	2.2	a	0.5	a	1.0	a	0.7	a	0.9	a	0.8	a	3.2	c	2.2	b	1.2	a	0.8	a
New Westminster																				
Pre 1960	1.5	c	0.7	a	4.0	b	1.5	a	2.5	c	0.5	a	**		0.0	a	3.5	b	1.2	a
1960 - 1974	2.2	a	1.8	a	2.0	a	0.8	a	1.8	a	0.6	a	2.7	a	0.9	a	2.0	a	0.9	a
1975 - 1989	2.1	a	0.0	a	1.0	a	1.5	a	0.7	a	0.5	a	n/u		n/u		1.0	a	1.0	a
1990+	**		**		**		2.0	c	**		**		**		**		**		1.2	d
Total	2.0	a	1.4	a	2.1	a	1.0	a	1.6	a	0.6	a	3.3	c	0.8	a	2.0	a	0.9	a
Surrey																				
Pre 1960	n/s		**		**		**		**		**		**		**		**		**	
1960 - 1974	**		8.0	a	3.8	a	2.6	a	4.8	a	2.6	a	3.3	d	3.3	d	4.2	a	2.7	a
1975 - 1989	1.7	a	0.0	a	6.4	c	3.9	a	8.2	b	4.7	a	**		3.2	a	7.0	b	4.1	a
1990+	n/u		**		**		**		0.5	a	0.5	a	**		4.5	c	1.8	b	0.8	a
Total	1.5	b	1.3	a	4.8	b	3.0	a	5.0	b	2.8	a	2.7	c	3.6	c	4.7	a	2.9	a
Vancouver CMA																				
Pre 1960	0.7	a	0.3	a	0.9	a	0.5	a	0.6	a	0.6	a	7.1	c	2.8	c	0.9	a	0.5	a
1960 - 1974	1.1	a	0.6	a	1.1	a	0.6	a	1.6	a	0.8	a	1.6	a	0.9	a	1.2	a	0.6	a
1975 - 1989	1.2	a	0.5	a	2.1	a	1.3	a	3.3	b	1.9	a	3.0	d	2.0	b	2.5	a	1.4	a
1990+	0.8	a	0.5	a	1.1	a	0.5	a	2.3	a	0.5	a	0.0	c	1.1	a	1.5	a	0.5	a
Total	1.0	a	0.5	a	1.2	a	0.7	a	1.9	a	1.0	a	2.2	a	1.3	a	1.4	a	0.7	a

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

n/u: No units exist in 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 links](#) for more details

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
City of Vancouver (Zones 1-10)										
Pre 1960	651 ^a	682 ^a	820 ^a	836 ^a	1,082 ^a	1,109 ^a	1,258 ^b	1,490 ^b	835 ^a	859 ^a
1960 - 1974	698 ^a	721 ^a	826 ^a	862 ^a	1,206 ^a	1,265 ^a	1,610 ^b	1,587 ^a	852 ^a	888 ^a
1975 - 1989	659 ^a	712 ^a	777 ^a	809 ^a	1,108 ^a	1,160 ^a	1,134 ^b	1,270 ^c	852 ^a	901 ^a
1990+	871 ^a	856 ^a	1,002 ^a	1,037 ^a	1,358 ^a	1,419 ^a	1,641 ^c	1,659 ^c	1,099 ^a	1,130 ^a
Total	701 ^a	727 ^a	837 ^a	868 ^a	1,192 ^a	1,241 ^a	1,450 ^a	1,533 ^a	878 ^a	912 ^a
Burnaby (Zones 12-14)										
Pre 1960	546 ^a	568 ^a	671 ^a	692 ^a	804 ^a	822 ^a	876 ^a	866 ^a	717 ^a	730 ^a
1960 - 1974	626 ^a	647 ^a	730 ^a	764 ^a	908 ^a	936 ^a	1,063 ^a	1,079 ^a	785 ^a	814 ^a
1975 - 1989	577 ^a	588 ^a	768 ^a	804 ^a	980 ^a	996 ^a	1,046 ^b	992 ^a	822 ^a	850 ^a
1990+	**	**	**	**	1,031 ^c	**	n/u	n/u	956 ^b	**
Total	615 ^a	635 ^a	732 ^a	762 ^a	910 ^a	935 ^a	1,030 ^a	1,039 ^a	785 ^a	811 ^a
New Westminster										
Pre 1960	488 ^a	524 ^a	611 ^a	655 ^a	739 ^a	784 ^a	**	1,014 ^a	618 ^a	663 ^a
1960 - 1974	551 ^a	579 ^a	658 ^a	685 ^a	829 ^a	864 ^a	1,045 ^a	1,117 ^a	694 ^a	723 ^a
1975 - 1989	572 ^a	600 ^a	689 ^a	718 ^a	854 ^a	890 ^a	n/u	n/u	739 ^a	771 ^a
1990+	**	**	681 ^a	698 ^a	784 ^b	922 ^b	**	**	737 ^a	784 ^a
Total	543 ^a	572 ^a	656 ^a	685 ^a	826 ^a	863 ^a	1,043 ^a	1,104 ^a	693 ^a	723 ^a
Surrey										
Pre 1960	n/s	**	**	621 ^a	**	748 ^a	**	875 ^a	**	730 ^b
1960 - 1974	**	518 ^a	609 ^a	638 ^a	731 ^a	755 ^a	843 ^a	874 ^a	675 ^a	701 ^a
1975 - 1989	562 ^a	560 ^a	648 ^a	683 ^a	819 ^a	872 ^a	**	912 ^a	724 ^a	763 ^a
1990+	n/u	**	705 ^a	755 ^a	835 ^a	900 ^a	893 ^a	946 ^a	821 ^a	886 ^a
Total	559 ^a	549 ^a	623 ^a	655 ^a	777 ^a	814 ^a	851 ^a	887 ^a	704 ^a	738 ^a
Vancouver CMA										
Pre 1960	640 ^a	670 ^a	794 ^a	811 ^a	1,018 ^a	1,044 ^a	1,110 ^b	1,184 ^b	817 ^a	840 ^a
1960 - 1974	671 ^a	693 ^a	776 ^a	806 ^a	981 ^a	1,014 ^a	1,189 ^a	1,209 ^a	817 ^a	846 ^a
1975 - 1989	629 ^a	668 ^a	739 ^a	768 ^a	930 ^a	992 ^a	1,050 ^a	1,133 ^a	801 ^a	845 ^a
1990+	867 ^a	854 ^a	964 ^a	1,000 ^a	1,196 ^a	1,252 ^a	1,367 ^b	1,400 ^a	1,046 ^a	1,081 ^a
Total	678 ^a	701 ^a	788 ^a	816 ^a	1,004 ^a	1,045 ^a	1,184 ^a	1,220 ^a	835 ^a	866 ^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 is not statistically reliable

n/u: No units exist in 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 links](#) for more details

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
City of Vancouver (Zones 1-10)										
3 to 5 Units	0.0 c	**	0.6 b	1.2 d	5.7 d	0.2 b	**	0.0 d	**	1.0 d
6 to 19 Units	1.4 a	1.0 d	1.2 a	0.7 a	0.4 a	0.8 a	**	0.0 c	1.1 a	0.7 a
20 to 49 Units	0.6 a	0.1 a	0.6 a	0.3 a	0.6 a	0.4 a	0.4 a	0.0 a	0.6 a	0.3 a
50 to 99 Units	0.9 a	0.1 a	0.3 a	0.2 a	0.7 a	0.1 a	1.3 a	0.0 a	0.4 a	0.2 a
100 to 199 Units	0.6 a	0.3 a	0.5 a	0.2 a	0.7 a	0.1 a	**	0.0 a	0.5 a	0.2 a
200+ Units	0.0 a	0.0 a	0.2 a	0.1 a	0.4 a	0.4 a	**	**	0.2 a	0.1 a
Total	0.8 a	0.3 a	0.6 a	0.3 a	0.9 a	0.4 a	1.1 a	0.0 b	0.7 a	0.3 a
Burnaby (Zones 12-14)										
3 to 5 Units	n/u	**	4.7 d	3.3 a	**	0.0 a	**	0.0 c	13.6 d	1.3 a
6 to 19 Units	**	**	1.0 a	0.8 a	1.4 a	0.0 c	0.0 c	**	1.0 a	0.6 a
20 to 49 Units	1.6 b	0.0 b	0.9 a	1.0 a	0.7 a	1.1 a	**	3.1 a	1.1 a	1.1 a
50 to 99 Units	3.3 a	0.8 a	1.0 a	0.6 a	0.3 a	1.0 a	1.1 a	0.0 a	1.0 a	0.7 a
100 to 199 Units	1.1 a	1.2 a	0.8 a	0.1 a	0.2 a	0.8 a	**	**	0.6 a	0.4 a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	2.2 a	0.5 a	1.0 a	0.7 a	0.9 a	0.8 a	3.2 c	2.2 b	1.2 a	0.8 a
New Westminster										
3 to 5 Units	**	**	**	0.0 a	0.0 d	0.0 a	0.0 a	0.0 a	**	0.0 a
6 to 19 Units	1.5 a	0.7 a	3.5 b	1.5 a	2.6 b	1.0 a	**	0.0 a	3.1 b	1.3 a
20 to 49 Units	3.1 b	2.1 a	2.1 a	1.0 a	2.1 b	0.8 a	4.7 c	0.0 c	2.2 a	1.1 a
50 to 99 Units	0.7 a	1.2 a	1.1 a	1.0 a	1.1 a	0.6 a	4.0 d	**	1.2 a	0.9 a
100 to 199 Units	1.4 a	0.0 a	2.5 a	0.0 a	0.9 a	0.0 a	0.0 a	0.0 a	1.8 a	0.0 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	2.0 a	1.4 a	2.1 a	1.0 a	1.6 a	0.6 a	3.3 c	0.8 a	2.0 a	0.9 a
Surrey										
3 to 5 Units	n/u	n/u	**	0.0 a	n/u	**	n/u	n/u	**	0.0 a
6 to 19 Units	n/s	7.6 a	**	9.5 c	**	7.3 b	**	3.2 a	**	7.2 b
20 to 49 Units	**	0.0 a	6.0 b	2.5 b	4.2 b	3.2 c	**	**	4.8 b	3.4 c
50 to 99 Units	**	0.0 a	5.0 b	2.8 a	5.6 b	2.0 a	0.6 a	1.0 a	5.0 b	2.4 a
100 to 199 Units	**	**	2.0 a	3.7 a	2.1 a	4.9 a	**	**	2.2 a	3.9 a
200+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	1.5 b	1.3 a	4.8 b	3.0 a	5.0 b	2.8 a	2.7 c	3.6 c	4.7 a	2.9 a
Vancouver CMA										
3 to 5 Units	0.0 c	**	1.5 a	1.3 d	5.6 d	0.3 b	4.8 d	**	3.2 d	1.2 a
6 to 19 Units	1.3 a	1.0 a	1.4 a	1.0 a	1.2 a	1.0 a	1.7 c	0.9 a	1.4 a	1.0 a
20 to 49 Units	0.8 a	0.4 a	1.1 a	0.6 a	1.6 a	1.0 a	2.8 b	2.2 a	1.2 a	0.7 a
50 to 99 Units	1.2 a	0.5 a	1.5 a	0.8 a	2.7 a	1.2 a	2.1 a	0.5 a	1.8 a	0.8 a
100 to 199 Units	0.7 a	0.4 a	0.8 a	0.2 a	0.8 a	0.6 a	0.8 a	1.3 a	0.8 a	0.3 a
200+ Units	0.5 a	0.0 a	0.9 a	0.1 a	2.5 a	0.2 a	**	0.0 a	1.2 a	0.1 a
Total	1.0 a	0.5 a	1.2 a	0.7 a	1.9 a	1.0 a	2.2 a	1.3 a	1.4 a	0.7 a

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

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
City of Vancouver (Zones 1-10)										
3 to 5 Units	543 ^c	571 ^c	769 ^a	768 ^a	999 ^a	1,017 ^a	1,202 ^c	1,207 ^c	865 ^a	863 ^a
6 to 19 Units	622 ^a	639 ^a	752 ^a	784 ^a	1,034 ^a	1,080 ^a	1,293 ^c	1,543 ^c	798 ^a	833 ^a
20 to 49 Units	668 ^a	688 ^a	807 ^a	832 ^a	1,180 ^a	1,224 ^a	1,473 ^a	1,481 ^a	850 ^a	877 ^a
50 to 99 Units	755 ^a	796 ^a	870 ^a	898 ^a	1,272 ^a	1,332 ^a	1,723 ^a	1,601 ^a	901 ^a	939 ^a
100 to 199 Units	765 ^a	771 ^a	960 ^a	1,006 ^a	1,524 ^a	1,564 ^a	1,982 ^b	2,065 ^a	1,010 ^a	1,050 ^a
200+ Units	820 ^a	906 ^a	996 ^a	1,022 ^a	1,453 ^a	1,559 ^a	**	**	1,004 ^a	1,060 ^a
Total	701 ^a	727 ^a	837 ^a	868 ^a	1,192 ^a	1,241 ^a	1,450 ^a	1,533 ^a	878 ^a	912 ^a
Burnaby (Zones 12-14)										
3 to 5 Units	n/u	**	622 ^a	716 ^a	812 ^b	827 ^a	947 ^b	982 ^a	776 ^a	820 ^a
6 to 19 Units	551 ^a	585 ^a	684 ^a	708 ^a	824 ^a	841 ^a	999 ^a	1,007 ^b	748 ^a	753 ^a
20 to 49 Units	577 ^a	603 ^a	693 ^a	719 ^a	841 ^a	868 ^a	925 ^a	926 ^a	732 ^a	759 ^a
50 to 99 Units	587 ^a	606 ^a	707 ^a	755 ^a	898 ^a	962 ^a	1,232 ^a	1,282 ^a	764 ^a	818 ^a
100 to 199 Units	766 ^a	798 ^a	847 ^a	883 ^a	1,055 ^a	1,079 ^a	**	**	908 ^a	935 ^a
200+ Units	**	**	**	**	**	**	**	n/s	**	**
Total	615 ^a	635 ^a	732 ^a	762 ^a	910 ^a	935 ^a	1,030 ^a	1,039 ^a	785 ^a	811 ^a
New Westminster										
3 to 5 Units	**	**	584 ^a	634 ^a	745 ^a	813 ^a	**	887 ^a	680 ^b	737 ^a
6 to 19 Units	490 ^a	514 ^a	617 ^a	648 ^a	732 ^a	781 ^a	**	1,179 ^a	624 ^a	658 ^a
20 to 49 Units	548 ^a	573 ^a	641 ^a	671 ^a	793 ^a	826 ^a	1,071 ^a	1,100 ^a	666 ^a	695 ^a
50 to 99 Units	544 ^a	576 ^a	682 ^a	708 ^a	862 ^a	890 ^a	1,052 ^b	1,120 ^a	732 ^a	760 ^a
100 to 199 Units	591 ^a	616 ^a	713 ^a	739 ^a	872 ^a	932 ^a	1,077 ^a	1,256 ^a	762 ^a	792 ^a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	543 ^a	572 ^a	656 ^a	685 ^a	826 ^a	863 ^a	1,043 ^a	1,104 ^a	693 ^a	723 ^a
Surrey										
3 to 5 Units	n/u	n/u	**	555 ^a	n/u	**	n/u	n/u	**	647 ^a
6 to 19 Units	n/s	482 ^a	566 ^a	616 ^a	703 ^a	748 ^a	810 ^b	864 ^a	678 ^b	717 ^a
20 to 49 Units	**	520 ^a	647 ^a	681 ^a	773 ^a	850 ^a	837 ^a	870 ^a	733 ^a	793 ^a
50 to 99 Units	**	542 ^a	625 ^a	654 ^a	788 ^a	804 ^a	868 ^a	899 ^a	702 ^a	726 ^a
100 to 199 Units	**	**	588 ^a	648 ^a	**	**	**	**	659 ^a	714 ^a
200+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	559 ^a	549 ^a	623 ^a	655 ^a	777 ^a	814 ^a	851 ^a	887 ^a	704 ^a	738 ^a
Vancouver CMA										
3 to 5 Units	530 ^c	560 ^c	745 ^a	753 ^a	967 ^a	985 ^a	1,056 ^b	1,063 ^a	841 ^a	849 ^a
6 to 19 Units	608 ^a	624 ^a	731 ^a	758 ^a	949 ^a	992 ^a	1,088 ^a	1,175 ^a	783 ^a	812 ^a
20 to 49 Units	647 ^a	668 ^a	760 ^a	784 ^a	975 ^a	1,015 ^a	1,177 ^a	1,194 ^a	804 ^a	833 ^a
50 to 99 Units	714 ^a	746 ^a	778 ^a	804 ^a	963 ^a	999 ^a	1,153 ^a	1,182 ^a	825 ^a	856 ^a
100 to 199 Units	736 ^a	746 ^a	916 ^a	963 ^a	1,256 ^a	1,326 ^a	1,614 ^a	1,560 ^a	975 ^a	1,017 ^a
200+ Units	807 ^a	877 ^a	955 ^a	987 ^a	1,155 ^a	1,197 ^a	**	**	970 ^a	1,014 ^a
Total	678 ^a	701 ^a	788 ^a	816 ^a	1,004 ^a	1,045 ^a	1,184 ^a	1,220 ^a	835 ^a	866 ^a

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Vancouver CMA													
Zone	3-5		6-19		20-49		50-99		100-199		200+		
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	
West End/Stanley Park	n/u	n/u	0.0 a	0.0 a	0.1 a	0.1 a	0.5 a	0.1 a	0.0 a	0.9 a	n/u	n/u	
English Bay	**	**	0.0 a	0.5 a	0.4 a	0.3 a	0.0 b	0.3 a	0.2 a	0.1 a	**	**	
Downtown	n/s	**	0.3 a	0.0 b	0.1 a	0.1 a	0.4 a	0.2 a	0.7 a	0.1 a	0.3 a	0.2 a	
West End/Downtown (Zones 1-3)	**	0.0 a	0.1 a	0.1 a	0.2 a	0.1 a	0.3 a	0.2 a	0.5 a	0.2 a	0.2 a	0.1 a	
South Granville/Oak	0.0 b	2.0 c	0.3 a	0.4 a	0.4 a	0.1 a	0.2 a	0.0 a	**	**	n/u	n/u	
Kitsilano/Point Grey	0.8 a	0.0 b	0.2 b	0.0 c	0.4 a	0.0 a	0.8 a	0.0 a	**	n/s	**	**	
Westside/Kerrisdale	0.0 a	0.0 a	0.8 a	0.9 a	0.2 a	0.0 a	0.0 a	0.0 a	**	**	n/u	n/u	
Marpole	**	**	1.8 c	1.0 d	1.2 a	0.5 a	2.7 a	**	n/u	n/u	n/u	n/u	
Mount Pleasant/Renfrew Heights	**	0.0 c	2.1 a	0.5 b	0.6 a	0.3 a	0.4 a	0.2 a	**	**	**	**	
East Hastings	**	**	2.5 c	**	1.3 a	0.9 a	1.5 b	1.0 a	**	**	n/u	n/u	
Southeast Vancouver	2.0 c	0.0 a	1.7 c	1.4 a	4.4 a	0.6 b	**	**	0.7 a	0.0 a	**	**	
City of Vancouver (Zones 1-10)	**	1.0 d	1.1 a	0.7 a	0.6 a	0.3 a	0.4 a	0.2 a	0.5 a	0.2 a	0.2 a	0.1 a	
University Endowment Lands	n/u	n/u	0.0 a	0.0 a	**	**	0.3 a	0.0 a	**	**	n/u	n/u	
Central Park/Metrotown	n/s	**	0.6 a	0.7 b	0.6 a	1.1 a	0.8 a	0.4 a	0.1 a	0.2 a	**	**	
Southeast Burnaby	**	**	2.5 a	1.0 a	2.1 c	1.2 a	2.0 c	1.0 a	**	**	n/u	n/u	
North Burnaby	10.2 d	1.9 a	1.1 a	0.3 b	1.1 a	0.8 a	0.8 a	0.8 a	1.0 a	0.2 a	n/u	n/u	
Burnaby (Zones 12-14)	13.6 d	1.3 a	1.0 a	0.6 a	1.1 a	1.1 a	1.0 a	0.7 a	0.6 a	0.4 a	**	**	
New Westminster	**	0.0 a	3.1 b	1.3 a	2.2 a	1.1 a	1.2 a	0.9 a	1.8 a	0.0 a	n/u	n/u	
North Vancouver City	0.0 a	**	0.4 b	**	0.8 a	0.5 a	0.9 a	0.2 a	0.0	**	n/u	n/u	
North Vancouver D.M.	**	**	0.4 a	1.1 a	0.0 a	0.0 a	**	**	**	**	n/u	n/u	
West Vancouver	**	**	**	**	0.0 d	0.1 a	0.2 a	0.2 b	0.1 a	0.0 a	n/u	n/u	
Richmond	n/u	n/u	**	**	1.8 c	1.3 a	2.9 a	3.6 a	**	**	n/u	n/u	
Delta	**	**	3.0 a	4.9 a	3.5 a	1.6 a	7.8 a	1.3 a	**	**	n/u	n/u	
Surrey	**	0.0 a	**	7.2 b	4.8 b	3.4 c	5.0 b	2.4 a	2.2 a	3.9 a	**	**	
White Rock	2.4 a	**	0.9 a	0.9 a	0.4 a	0.6 a	2.6 a	0.2 a	n/u	n/u	n/u	n/u	
Langley City and Langley DM	0.0 a	7.7 a	**	3.2 a	1.7 a	2.1 a	0.8 a	1.8 a	**	**	n/u	n/u	
Tri-Cities	**	0.0	5.9 a	2.4 a	4.0 a	0.8 a	3.7 a	0.6 a	**	**	**	**	
Maple Ridge/Pitt Meadows	12.5 a	8.3 a	9.9 a	1.1 a	3.3 b	2.2 a	2.3 a	1.8 a	n/u	n/u	n/u	n/u	
Vancouver CMA	3.2 d	1.2 a	1.4 a	1.0 a	1.2 a	0.7 a	1.8 a	0.8 a	0.8 a	0.3 a	1.2 a	0.1 a	

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Vancouver CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
City of Vancouver (Zones 1-10)										
LT \$550	1.9 b	0.7 a	1.2 a	2.1 c	**	0.0 a	**	n/s	1.9 a	1.2 a
\$550 - \$699	0.9 a	0.6 a	1.6 a	0.8 a	0.6 b	4.9 d	0.0 a	n/s	1.3 a	0.8 a
\$700 - \$849	0.5 a	0.3 a	0.6 a	0.3 a	0.7 a	1.3 a	0.0 a	0.0 a	0.6 a	0.3 a
\$850 - \$999	0.2 a	0.0 a	0.2 a	0.2 a	1.7 b	0.5 a	0.7 b	0.0 a	0.4 a	0.2 a
\$1000 - \$1149	0.0 a	0.0 a	0.5 a	0.2 a	1.1 a	0.2 a	0.0 a	0.0 a	0.7 a	0.2 a
\$1150+	2.2 c	0.0 a	0.5 a	0.4 a	0.5 a	0.2 a	1.0 a	0.0 a	0.5 a	0.3 a
Total	0.8 a	0.3 a	0.6 a	0.3 a	0.9 a	0.4 a	1.1 a	0.0 b	0.7 a	0.3 a
Burnaby (Zones 12-14)										
LT \$550	2.2 c	1.0 a	2.8 c	0.0 a	0.0 a	0.0 a	n/s	0.0 a	2.4 b	0.9 a
\$550 - \$699	2.4 b	0.4 a	1.0 a	1.3 a	0.0 a	0.0 a	n/s	n/s	1.2 a	1.1 a
\$700 - \$849	1.3 a	0.8 a	0.9 a	0.5 a	1.0 a	0.7 a	**	0.0 a	0.9 a	0.5 a
\$850 - \$999	8.3 a	0.0 a	2.0 b	1.0 a	0.7 a	0.5 a	4.0 d	2.7 b	1.5 a	0.8 a
\$1000 - \$1149	n/s	n/s	1.3 a	0.2 a	1.1 a	0.4 b	0.0 a	**	1.0 a	0.7 a
\$1150+	n/s	n/s	0.0 a	0.0 a	2.2 b	2.5 b	**	0.0 a	1.8 b	2.0 b
Total	2.2 a	0.5 a	1.0 a	0.7 a	0.9 a	0.8 a	3.2 c	2.2 b	1.2 a	0.8 a
New Westminster										
LT \$550	1.2 a	0.9 a	6.5 c	0.0 a	n/s	n/s	n/s	n/s	2.4 b	0.7 a
\$550 - \$699	3.1 c	1.6 b	1.8 a	1.0 a	1.2 a	3.2 d	n/s	n/s	1.9 a	1.1 a
\$700 - \$849	n/s	0.0 a	3.1 b	1.1 a	1.1 a	0.6 a	0.0 a	0.0 a	2.2 a	0.9 a
\$850 - \$999	n/s	n/s	0.0 a	0.0 a	2.3 b	0.3 a	3.3 d	0.0 a	2.2 b	0.2 a
\$1000 - \$1149	n/s	n/s	n/s	0.0 a	1.8 c	0.7 a	**	0.0 a	2.2 c	0.6 a
\$1150+	n/s	n/s	n/s	n/s	n/s	1.8 b	4.4 d	**	4.4 d	1.7 c
Total	2.0 a	1.4 a	2.1 a	1.0 a	1.6 a	0.6 a	3.3 c	0.8 a	2.0 a	0.9 a
Surrey										
LT \$550	0.0 a	**	3.5 c	**	n/s	0.0 a	n/s	n/s	2.9 c	**
\$550 - \$699	2.5 a	0.0 a	4.8 b	2.8 a	3.6 c	2.6 c	0.0 a	0.0 a	4.7 b	2.7 a
\$700 - \$849	n/s	n/s	5.3 c	2.1 b	5.5 b	2.4 a	**	**	5.5 b	2.6 a
\$850 - \$999	n/s	n/s	n/s	9.0 c	4.0 c	0.3 a	1.7 c	2.0 b	3.1 c	1.9 b
\$1000 - \$1149	n/s	n/s	n/s	0.0 a	0.0 a	0.0 a	n/s	0.0 a	0.0 a	0.0 a
\$1150+	n/s	n/s	n/s	0.0 a	n/s	**	n/s	n/s	n/s	**
Total	1.5 b	1.3 a	4.8 b	3.0 a	5.0 b	2.8 a	2.7 c	3.6 c	4.7 a	2.9 a
Vancouver CMA										
LT \$550	1.6 a	0.8 a	2.3 a	2.1 b	3.6 d	0.0 a	**	0.0 a	2.0 a	1.2 a
\$550 - \$699	1.3 a	0.9 a	2.2 a	1.4 a	2.1 a	2.8 b	0.0 a	0.0 a	2.0 a	1.3 a
\$700 - \$849	0.5 a	0.3 a	1.1 a	0.5 a	2.6 a	1.4 a	6.4 c	**	1.4 a	0.7 a
\$850 - \$999	0.3 a	0.0 a	0.4 a	0.4 a	2.4 a	0.5 a	2.1 b	2.1 a	1.1 a	0.5 a
\$1000 - \$1149	0.0 a	0.0 a	0.5 a	0.2 a	1.2 a	0.4 a	1.0 a	0.7 a	0.8 a	0.3 a
\$1150+	2.2 c	0.0 a	0.7 a	0.4 a	0.6 a	1.2 a	1.9 b	0.1 a	0.8 a	0.9 a
Total	1.0 a	0.5 a	1.2 a	0.7 a	1.9 a	1.0 a	2.2 a	1.3 a	1.4 a	0.7 a

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

n/u: No units exist in 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 links](#) for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total									
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006								
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u								
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u								
Downtown	n/u	n/u	**	**	0.0	a	5.7	a	n/u	n/u	0.0	a	5.6	a				
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	0.0	a	5.7	a	n/u	n/u	0.0	a	5.6	a				
South Granville/Oak	n/u	n/u	**	**	**	**	n/u	n/u	**	**								
Kitsilano/Point Grey	n/u	n/u	n/s	**	**	**	n/u	n/u	**	**								
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	0.0	a	0.0	a						
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u								
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	0.0	a	0.0	a						
East Hastings	**	**	**	20.0	a	3.0	a	0.0	a	**	**	**	2.5	a				
Southeast Vancouver	n/u	n/u	n/u	**	**	**	**	**	**	**	**	**	**					
City of Vancouver (Zones 1-10)	**	**	**	2.9	a	2.6	c	1.2	d	0.7	a	0.0	c	2.1	c	1.3	d	
University Endowment Lands	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s					
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u					
Southeast Burnaby	n/u	n/u	n/u	n/u	**	**	**	**	**	**	**	**	**					
North Burnaby	n/u	n/u	n/u	n/u	**	**	0.5	a	3.8	a	0.4	a	3.1	a				
Burnaby (Zones 12-14)	n/u	n/u	n/u	n/u	3.4	a	**	0.5	a	3.7	b	1.1	a	2.8	a			
New Westminster	n/u	n/u	**	**	**	**	n/s	**	**	**	**	**	**					
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	0.0	a	0.0	a	0.0	a				
North Vancouver D.M.	**	**	**	**	0.0	a	0.8	a	0.0	a	0.0	a	0.0	a				
West Vancouver	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u					
Richmond	n/u	n/u	**	**	**	4.2	a	0.3	b	1.5	a	0.4	b	2.6	a			
Delta	n/u	n/u	n/u	n/u	**	**	**	**	**	**	**	**	**					
Surrey	n/u	n/u	**	**	1.3	a	1.3	a	3.2	a	6.5	a	2.9	a	5.5	a		
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u					
Langley City and Langley DM	n/u	n/u	**	**	3.8	a	0.0	a	2.0	a	0.5	a	2.9	a	0.4	a		
Tri-Cities	**	n/u	**	**	5.5	a	0.0	a	2.9	a	0.0	c	3.5	a	0.0	c		
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	8.8	a	**	8.8	a	**	8.8	a	**			
Vancouver CMA	**	**	4.5	d	1.8	c	2.1	b	1.6	a	1.8	a	2.0	a	1.9	a	1.9	a

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

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

2.1.2 Private Row (Townhouse) Average Rents (\$)

by Zone and Bedroom Type

Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
West End/Stnley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	1,823 ^a	2,115 ^a	n/u	n/u	1,810 ^a	2,101 ^a
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	1,823 ^a	2,115 ^a	n/u	n/u	1,810 ^a	2,101 ^a
South Granville/Oak	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Kitsilano/Point Grey	n/u	n/u	n/s	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	2,065 ^a	1,937 ^a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	940 ^a	948 ^a
East Hastings	**	**	**	**	860 ^a	837 ^a	**	**	1,084 ^a	1,108 ^b
Southeast Vancouver	n/u	n/u	n/u	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	744 ^b	914 ^a	1,294 ^a	1,350 ^a	1,364 ^a	1,416 ^a	1,278 ^a	1,295 ^a
University Endowment Lands	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/u	n/u	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	1,317 ^a	1,353 ^a	1,308 ^a	1,343 ^a
Burnaby (Zones 12-14)	n/u	n/u	n/u	n/u	1,219 ^a	1,184 ^a	1,310 ^a	1,341 ^a	1,291 ^a	1,303 ^a
New Westminster	n/u	n/u	n/s	**	**	**	n/s	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	1,207 ^a	1,215 ^a
North Vancouver D.M.	**	**	**	**	1,110 ^a	1,052 ^a	1,470 ^a	1,536 ^a	1,355 ^a	1,382 ^a
West Vancouver	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Richmond	n/u	n/u	**	**	1,014 ^c	1,267 ^a	1,203 ^b	1,268 ^a	1,147 ^b	1,264 ^a
Delta	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Surrey	n/u	n/u	**	**	828 ^a	843 ^a	1,096 ^a	1,138 ^a	1,045 ^a	1,081 ^a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	841 ^a	885 ^a	962 ^a	975 ^a	915 ^a	940 ^a
Tri-Cities	**	n/u	**	**	1,027 ^a	1,037 ^a	1,171 ^a	1,168 ^a	1,132 ^a	1,132 ^a
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	1,081 ^a	**	1,081 ^a	**
Vancouver CMA	**	**	717^a	843^a	1,051^a	1,137^a	1,208^a	1,246^a	1,153^a	1,200^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 is not statistically reliable

n/u: No units exist in 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 links](#) for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2006 by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	2 ^a	35	n/u	n/u	2 ^a	36
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	2 ^a	35	n/u	n/u	2 ^a	36
South Granville/Oak	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	0 ^a	34
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	0 ^a	82
East Hastings	**	**	2 ^a	10	0 ^a	31	**	**	3 ^a	119
Southeast Vancouver	n/u	n/u	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	2 ^a	68	2 ^d	173	0 ^c	147	5 ^d	390
University Endowment Lands	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/u	n/u	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	8 ^a	211	8 ^a	262
Burnaby (Zones 12-14)	n/u	n/u	n/u	n/u	**	69	8 ^b	217	8 ^a	286
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	0 ^a	45
North Vancouver D.M.	**	**	**	**	1 ^a	119	0 ^a	306	1 ^a	440
West Vancouver	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Richmond	n/u	n/u	**	**	11 ^a	259	6 ^a	390	17 ^a	657
Delta	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Surrey	n/u	n/u	**	**	1 ^a	76	24 ^a	370	25 ^a	452
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	0 ^a	58	1 ^a	200	1 ^a	268
Tri-Cities	n/u	n/u	**	**	0 ^a	134	0 ^c	403	0 ^c	540
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	**	2^c	109	15^a	945	44^a	2,205	62^a	3,264

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2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total								
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006							
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u							
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u							
Downtown	n/u	n/u	**	**	0.0	a	8.6	a	n/u	n/u	0.0	a	8.3	a			
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	0.0	a	8.6	a	n/u	n/u	0.0	a	8.3	a			
South Granville/Oak	n/u	n/u	**	**	**	**	n/u	n/u	**	**	**	**	**	**			
Kitsilano/Point Grey	n/u	n/u	n/s	**	**	**	n/u	n/u	**	**	**	**	**	**			
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	0.0	a	0.0	a	0.0	a			
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u			
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	0.0	a	0.0	a	0.0	a			
East Hastings	**	**	**	20.0	a	3.0	a	0.0	a	**	**	5.1	d	2.5	a		
Southeast Vancouver	n/u	n/u	n/u	**	**	**	**	**	**	**	**	**	**	**			
City of Vancouver (Zones 1-10)	**	**	**	2.9	a	2.6	c	**	2.0	c	0.0	c	2.6	c	**		
University Endowment Lands	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s			
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u			
Southeast Burnaby	n/u	n/u	n/u	n/u	**	**	**	**	**	**	**	**	**	**			
North Burnaby	n/u	n/u	n/u	n/u	**	**	0.9	a	5.7	a	1.1	a	4.6	a			
Burnaby (Zones 12-14)	n/u	n/u	n/u	n/u	5.1	a	**	0.9	a	5.5	a	1.8	a	4.2	a		
New Westminster	n/u	n/u	**	**	**	**	n/s	**	**	**	**	**	**	**			
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	2.2	a	0.0	a	0.0	a			
North Vancouver D.M.	**	**	**	**	0.0	a	0.8	a	0.3	a	0.0	a	0.2	a	0.2	a	
West Vancouver	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u			
Richmond	n/u	n/u	**	**	**	4.2	a	0.6	a	2.3	a	0.9	a	3.0	a		
Delta	n/u	n/u	n/u	n/u	**	**	**	**	**	**	**	**	**	**			
Surrey	n/u	n/u	**	**	3.9	a	1.3	a	5.1	a	7.0	a	4.9	a	6.0	a	
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u			
Langley City and Langley DM	n/u	n/u	**	**	5.7	a	1.7	a	3.0	a	4.0	a	4.0	a	3.4	a	
Tri-Cities	**	n/u	**	**	7.8	a	0.8	a	4.4	a	0.5	a	5.1	a	0.6	a	
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	10.8	a	**	10.8	a	**	**	**			
Vancouver CMA	**	**	**	1.8	c	3.1	b	1.9	a	2.8	a	2.8	a	3.1	a	2.5	a

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

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
West End/Stanley Park	0.7 a	0.0 b	0.1 a	0.3 a	0.0 b	0.0 b	1.7 c	0.0 a	0.2 a	0.2 a
English Bay	0.3 a	0.3 a	0.2 a	0.2 a	0.2 a	0.2 a	0.0 a	0.0 a	0.2 a	0.2 a
Downtown	0.3 a	0.2 a	0.4 a	0.1 a	0.7 a	0.4 a	0.0 c	0.0 a	0.4 a	0.1 a
West End/Downtown (Zones 1-3)	0.4 a	0.2 a	0.3 a	0.1 a	0.4 a	0.3 a	1.0 a	0.0 a	0.3 a	0.2 a
South Granville/Oak	0.3 a	0.2 a	0.4 a	0.2 a	0.1 a	0.3 a	2.0 b	0.0 b	0.3 a	0.2 a
Kitsilano/Point Grey	0.4 a	0.1 b	0.3 a	0.0 c	0.6 a	0.0 c	0.0 d	0.0 d	0.3 a	0.0 b
Westside/Kerrisdale	0.0 b	0.0 a	0.3 a	0.1 a	0.1 a	0.2 a	0.0 b	0.0 a	0.2 a	0.1 a
Marpole	3.8 b	1.5 c	1.0 a	0.5 a	1.9 b	0.5 b	**	0.0 d	1.5 a	0.6 a
Mount Pleasant/Renfrew Heights	0.9 a	0.1 b	1.1 a	0.5 a	1.4 a	0.1 b	**	0.0 d	1.1 a	0.3 a
East Hastings	2.2 c	1.4 a	1.9 b	1.7 b	3.5 d	2.3 c	0.7 a	0.0 d	2.2 b	1.7 b
Southeast Vancouver	0.9 a	0.0 b	1.9 a	0.7 a	1.6 a	0.1 a	0.9 d	0.0 c	1.6 a	0.4 a
City of Vancouver (Zones 1-10)	0.8 a	0.3 a	0.6 a	0.3 a	1.0 a	0.4 a	1.0 a	0.0 b	0.7 a	0.4 a
University Endowment Lands	**	**	0.0 c	0.0 c	0.3 a	0.7 a	0.0 c	**	0.1 a	0.2 a
Central Park/Metrotown	1.2 a	0.0 b	0.8 a	0.7 a	0.9 a	0.7 a	0.0 b	0.0 d	0.9 a	0.7 a
Southeast Burnaby	2.1 b	1.4 a	2.2 b	1.2 a	1.4 a	0.9 a	6.3 b	2.6 b	2.2 a	1.2 a
North Burnaby	3.5 b	0.7 a	0.8 a	0.3 a	0.8 a	0.8 a	1.5 b	3.0 b	1.1 a	0.8 a
Burnaby (Zones 12-14)	2.2 a	0.5 a	1.0 a	0.7 a	1.0 a	0.8 a	2.4 b	2.7 b	1.2 a	0.8 a
New Westminster	2.0 a	1.4 a	2.1 a	1.0 a	1.5 a	0.6 a	3.3 d	0.7 a	2.0 a	0.9 a
North Vancouver City	0.4 a	0.8 a	0.7 a	0.4 a	0.6 a	0.6 b	**	0.0 c	0.7 a	0.5 a
North Vancouver D.M.	0.6 a	0.0 a	1.1 a	0.3 a	0.0 b	0.7 a	0.0 a	0.0 a	0.4 a	0.3 a
West Vancouver	0.0 c	0.4 a	0.1 a	0.1 a	0.1 a	0.0 b	0.0 a	0.0 a	0.1 a	0.1 a
Richmond	1.0 a	1.6 a	1.9 a	1.7 b	3.1 c	3.7 b	1.4 a	1.3 a	2.2 b	2.4 a
Delta	2.6 a	0.0 a	3.6 a	2.3 a	8.3 a	1.4 a	3.0 a	1.4 a	5.6 a	1.8 a
Surrey	1.5 b	1.3 a	4.8 b	3.0 a	4.9 b	2.8 a	3.0 a	5.1 b	4.6 a	3.1 a
White Rock	1.4 a	0.0 b	1.4 a	0.8 a	0.5 a	0.0 b	0.0 a	**	1.2 a	0.5 a
Langley City and Langley DM	0.0 c	6.3 a	2.5 a	2.1 a	1.1 a	1.5 a	2.0 a	1.6 a	1.8 a	1.9 a
Tri-Cities	3.2 a	1.1 a	4.2 a	0.7 a	3.4 a	0.7 a	2.6 a	0.2 a	3.7 a	0.7 a
Maple Ridge/Pitt Meadows	0.0 a	0.0 a	2.5 a	2.1 a	5.6 b	2.4 a	6.2 a	3.3 a	3.8 a	2.3 a
Vancouver CMA	1.0 a	0.5 a	1.2 a	0.7 a	1.9 a	1.0 a	2.0 a	1.6 a	1.4 a	0.8 a

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3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
West End/Stanley Park	715 a	739 a	893 a	935 a	1,470 a	1,483 a	2,236 a	2,150 a	945 a	983 a
English Bay	747 a	756 a	912 a	903 a	1,266 a	1,359 a	1,419 a	1,732 b	921 a	927 b
Downtown	741 a	781 a	932 a	988 a	1,475 a	1,546 a	1,589 b	1,956 a	955 b	1,011 a
West End/Downtown (Zones 1-3)	738 a	768 a	918 a	948 a	1,419 a	1,484 a	1,967 a	2,031 a	943 a	979 a
South Granville/Oak	710 a	722 a	858 a	881 a	1,195 a	1,251 a	1,507 b	1,598 b	897 b	923 b
Kitsilano/Point Grey	776 b	816 c	867 a	912 a	1,233 a	1,293 a	**	**	922	970
Westside/Kerrisdale	707 a	729 a	946 a	974 a	1,486 a	1,489 a	2,159 a	2,039 a	1,153 a	1,165 a
Marpole	591 a	615 a	683 a	712 a	875	905	1,017 a	1,194 b	706 a	734 b
Mount Pleasant/Renfrew Heights	603 a	645 a	723 a	729 a	914 a	944	1,047 a	1,068 a	744 a	759 a
East Hastings	589 b	600 b	672 a	721 a	877	951 b	1,077 b	1,142 b	700 b	750 b
Southeast Vancouver	688 a	704 a	771 a	795 a	1,061 a	1,102 a	1,109 a	1,244 b	879 a	912 b
City of Vancouver (Zones 1-10)	701 a	727 a	837 a	868 a	1,194 a	1,243 a	1,431 a	1,508 a	881 a	915 a
University Endowment Lands	**	**	1,030 a	1,086 a	1,300	1,362	1,713 a	1,652 a	1,175 a	1,225 a
Central Park/Metrotown	652 a	662 a	745 a	775 a	920 a	952 a	1,143 a	1,110 c	790 a	817 c
Southeast Burnaby	539 a	564 a	649 a	675 a	801 a	822 a	954 a	948 a	708 a	730 a
North Burnaby	613 a	640 a	756 a	791 a	976 a	996 a	1,162 a	1,206 a	854 a	882 a
Burnaby (Zones 12-14)	615 a	635 a	732 a	762 a	915 a	940 a	1,113 a	1,138 a	796 a	822 a
New Westminster	543 a	572 a	656 a	685 a	820 a	862 a	1,043 a	1,083 a	692 a	723 a
North Vancouver City	666 a	702 a	788 a	802 a	976 a	1,010 a	1,244 b	1,250 b	842 b	860 b
North Vancouver D.M.	683 a	673 a	801 a	826 a	1,052 a	1,078 a	1,394 a	1,456 a	1,045 a	1,080 a
West Vancouver	756 a	785 a	1,008 a	1,064 a	1,548 a	1,590 a	2,276 a	2,134 a	1,203 a	1,234 a
Richmond	606 a	635 a	780 a	821 a	943 a	1,069 a	1,183 a	1,239 a	901 a	988 a
Delta	541 a	548 a	665 a	677 a	854 a	914 a	957 a	1,024 a	752 a	787 a
Surrey	559 a	549 a	623 a	655 a	778 a	815 a	977 a	1,017 a	730 a	764 a
White Rock	574 a	604 a	728 a	740 a	892 a	909 a	1,083 a	1,073 a	768 a	777 a
Langley City and Langley DM	593 a	596 a	690 a	707 a	815 a	839 a	957 a	967 a	769 a	787 a
Tri-Cities	573 a	589 a	686 a	695 a	816 a	850 a	1,117 a	1,136 a	779 a	800 a
Maple Ridge/Pitt Meadows	516 a	504 a	597 a	602 a	768 a	772 a	1,028 a	1,075 a	693 a	706 a
Vancouver CMA	678 a	701 a	787 a	816 a	1,006 a	1,048 a	1,196 a	1,233 a	845 a	876 a

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

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	0 b	727	7 a	2,627	0 b	468	0 a	56	7 a	3,878
English Bay	2 a	792	10 a	5,043	1 a	641	0 a	15	13 a	6,491
Downtown	5 a	2,217	4 a	6,605	5 a	1,213	0 a	41	14 a	10,076
West End/Downtown (Zones 1-3)	7 a	3,736	21 a	14,275	6 a	2,323	0 a	111	34 a	20,445
South Granville/Oak	2 a	1,305	11 a	4,884	4 a	1,388	0 b	50	17 a	7,627
Kitsilano/Point Grey	1 b	964	0 c	4,753	0 c	1,293	0 d	63	1 b	7,073
Westside/Kerrisdale	0 a	208	2 a	1,752	2 a	1,019	0 a	115	4 a	3,094
Marpole	6 c	399	14 a	2,904	3 b	656	0 d	22	24 a	3,981
Mount Pleasant/Renfrew Heights	1 b	878	19 a	4,144	1 b	1,000	0 d	120	21 a	6,141
East Hastings	13 a	880	55 b	3,348	21 c	907	0 d	129	89 b	5,264
Southeast Vancouver	0 b	232	7 a	1,011	1 a	674	0 c	124	8 a	2,041
City of Vancouver (Zones 1-10)	30 a	8,602	129 a	37,071	39 a	9,258	0 b	735	198 a	55,666
University Endowment Lands	**	**	0 c	427	2 a	307	**	55	2 a	801
Central Park/Metrotown	0 b	338	32 a	4,315	12 a	1,663	0 d	47	44 a	6,363
Southeast Burnaby	2 a	152	16 a	1,377	6 a	730	4 b	162	29 a	2,421
North Burnaby	2 a	308	7 a	2,298	9 a	1,181	14 b	471	33 a	4,258
Burnaby (Zones 12-14)	4 a	798	56 a	7,989	27 a	3,574	18 b	680	105 a	13,042
New Westminster	11 a	830	51 a	5,241	11 a	2,006	1 a	156	75 a	8,232
North Vancouver City	4 a	518	14 a	3,606	10 b	1,804	0 c	46	28 a	5,974
North Vancouver D.M.	0 a	180	1 a	360	3 a	448	0 a	441	4 a	1,429
West Vancouver	1 a	243	1 a	1,288	0 b	705	0 a	96	2 a	2,332
Richmond	3 a	189	16 b	960	45 b	1,208	7 a	545	71 a	2,901
Delta	0 a	75	20 a	862	11 a	770	1 a	72	32 a	1,779
Surrey	1 a	89	78 a	2,642	69 a	2,499	37 b	726	185 a	5,956
White Rock	0 b	81	7 a	916	0 b	347	**	7	7 a	1,352
Langley City and Langley DM	5 a	80	21 a	1,000	15 a	1,018	4 a	247	45 a	2,345
Tri-Cities	2 a	183	17 a	2,347	12 a	1,722	1 a	600	32 a	4,852
Maple Ridge/Pitt Meadows	0 a	14	18 a	847	13 a	544	5 a	150	36 a	1,555
Vancouver CMA	62 a	11,895	429 a	65,555	257 a	26,210	74 a	4,556	823 a	108,216

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
West End/Stanley Park	1.9 a	0.1 a	0.8 a	0.6 a	1.4 a	0.0 b	1.7 c	0.0 a	1.1 a	0.5 a
English Bay	1.0 a	0.9 a	1.0 a	0.5 a	1.2 a	0.7 a	0.0 a	0.0 a	1.0 a	0.6 a
Downtown	1.1 a	0.8 a	1.7 a	0.5 a	2.1 a	1.3 a	0.0 c	0.0 a	1.6 a	0.7 a
West End/Downtown (Zones 1-3)	1.2 a	0.7 a	1.3 a	0.5 a	1.7 a	0.8 a	1.0 a	0.0 a	1.3 a	0.6 a
South Granville/Oak	1.0 a	0.7 a	1.2 a	0.4 a	1.1 a	0.4 a	2.0 b	0.0 b	1.1 a	0.5 a
Kitsilano/Point Grey	1.3 a	0.9 a	1.6 a	0.2 a	2.1 b	0.6 a	0.0 d	0.0 d	1.6 a	0.3 a
Westside/Kerrisdale	2.4 c	1.0 a	1.9 a	0.5 a	2.7 a	0.6 a	1.8 c	0.0 a	2.2 a	0.6 a
Marpole	6.1 b	2.7 b	2.0 a	1.2 a	2.6 b	0.7 a	**	**	2.5 a	1.3 a
Mount Pleasant/Renfrew Heights	1.1 a	1.0 a	1.9 a	1.2 a	2.1 b	0.9 a	4.3 d	0.0 d	1.9 a	1.1 a
East Hastings	2.6 b	2.6 c	2.4 a	2.9 a	3.6 d	2.7 c	2.2 b	0.0 d	2.7 a	2.7 a
Southeast Vancouver	1.4 a	0.0 b	3.1 b	1.3 a	3.6 b	0.5 a	0.9 d	1.0 a	2.9 a	0.9 a
City of Vancouver (Zones 1-10)	1.6 a	1.0 a	1.6 a	0.8 a	2.2 a	0.9 a	2.1 b	0.5 a	1.7 a	0.9 a
University Endowment Lands	**	**	0.7 a	0.0 c	1.3 a	0.7 a	0.0 c	**	0.9 a	0.2 a
Central Park/Metrotown	6.8 b	1.3 a	3.0 a	1.6 a	3.0 a	1.6 a	1.8 c	0.0 d	3.2 a	1.5 a
Southeast Burnaby	2.7 b	3.6 c	2.9 b	2.4 a	3.1 b	1.5 a	7.5 b	4.9 a	3.2 b	2.4 a
North Burnaby	4.2 b	1.0 a	2.2 a	0.8 a	1.7 a	1.1 a	2.0 b	3.8 b	2.2 a	1.2 a
Burnaby (Zones 12-14)	5.0 a	1.6 a	2.7 a	1.5 a	2.6 a	1.4 a	3.2 b	3.8 b	2.8 a	1.6 a
New Westminster	3.1 a	2.1 a	3.6 a	1.5 a	2.7 a	1.6 a	3.3 d	0.7 a	3.3 a	1.6 a
North Vancouver City	1.5 a	1.6 b	1.6 a	0.6 a	1.5 a	0.6 a	**	0.0 c	1.6 a	0.7 a
North Vancouver D.M.	0.6 a	0.0 a	1.1 a	0.3 a	0.0 b	0.7 a	0.2 a	0.0 a	0.4 a	0.3 a
West Vancouver	1.0 a	0.4 a	1.1 a	0.3 a	1.4 a	0.1 a	0.0 a	0.0 a	1.2 a	0.2 a
Richmond	4.1 b	2.7 a	3.3 a	2.1 a	4.4 c	4.2 b	1.7 c	1.8 a	3.5 b	3.0 a
Delta	3.9 a	0.0 a	6.8 a	2.6 a	10.8 a	2.2 a	4.5 a	1.4 a	8.3 a	2.2 a
Surrey	4.9 d	2.4 a	7.1 a	3.9 a	7.6 a	4.4 a	5.0 b	5.9 b	7.0 a	4.3 a
White Rock	7.2 a	1.2 d	3.3 a	1.9 a	1.6 a	0.7 a	0.0 a	**	3.0 a	1.5 a
Langley City and Langley DM	3.8 a	6.3 a	4.8 a	2.8 a	3.0 a	2.5 a	2.8 a	4.5 a	3.8 a	2.9 a
Tri-Cities	6.5 a	1.6 a	6.2 a	2.2 a	5.4 a	1.5 a	3.6 a	0.7 a	5.6 a	1.7 a
Maple Ridge/Pitt Meadows	0.0 a	7.1 a	4.6 a	2.7 a	6.8 b	2.4 a	9.0 a	4.0 a	5.7 a	2.8 a
Vancouver CMA	2.1 a	1.2 a	2.5 a	1.2 a	3.4 a	1.6 a	3.0 a	2.3 a	2.7 a	1.4 a

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4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Vancouver - 2006

Condo Sub Area	Rental Condominium Apartments	Apartments in the RMS ¹
Burrard Peninsula	0.2 b	0.2 a
Vancouver East/Westside	0.7 b	0.5 a
Vancouver City	0.4 a	0.3 a
Suburban Vancouver	0.3 a	0.9 a
North Shore	0.1 b	0.4 a
Fraser Valley	0.4 a	2.3 a
Vancouver CMA	0.4 a	0.7 a

1Apartments 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)

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4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Vancouver - 2006

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Burrard Peninsula	**	768 a	1,132 b	948 a	1,563 c	1,474 a	**	2,031 a
Vancouver East/Westside	1,280 a	695 a	881 b	823 a	1,383 b	1,172 a	**	1,438 a
Vancouver City	**	727 a	1,049 b	871 a	1,510 b	1,245 a	**	1,544 a
Suburban Vancouver	**	604 a	826 b	732 a	1,012 b	907 a	1,385 c	1,076 a
North Shore	n/s	719 a	**	868 a	954 d	1,164 a	n/s	1,578 a
Fraser Valley	n/s	571 a	839 d	672 a	**	835 a	**	913 a
Vancouver CMA	**	701 a	971 b	816 a	1,273 b	1,045 a	**	1,220 a

1Apartments 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 (cv = coefficient of variation):

a – Excellent (0 ≤ cv ≤ 2.5), b – Very good (2.5 < cv ≤ 5), c – Good (5 < cv ≤ 7.5)

d – Fair (Use with Caution) (7.5 < cv ≤ 10)

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

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4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹

Total Vacancy Rates (%)

By Building Size

Vancouver - 2006

Size	Rental Condominium Apartments	Apartments in the RMS ¹
Vancouver City		
3 to 24 Units	**	0.6 a
25 to 49 Units	0.4 b	0.3 a
50 to 74 Units	0.6 a	0.1 a
75 to 99 Units	0.5 a	0.3 a
100+ Units	0.2 a	0.2 a
Total	0.4 a	0.3 a
Vancouver CMA		
3 to 24 Units	**	0.9 a
25 to 49 Units	0.3 b	0.7 a
50 to 74 Units	0.5 a	0.8 a
75 to 99 Units	0.5 a	1.0 a
100+ Units	0.2 a	0.3 a
Total	0.4 a	0.7 a

¹Apartments 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)

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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Vancouver - 2006

Condo Sub Area	Condominium Universe	Rental Units ¹	Percentage of Units in Rental	Vacancy Rate
Burrard Peninsula	26,250	9,966 a	38.0 a	0.2 b
Vancouver East/Westside	29,693	5,460 a	18.4 a	0.7 b
Vancouver City	55,943	15,598 a	27.9 a	0.4 a
Suburban Vancouver	43,872	8,163 a	18.6 a	0.3 a
North Shore	10,506	**	**	0.1 b
Fraser Valley	19,856	3,004 d	15.1 d	0.4 a
Vancouver CMA	130,177	28,567 a	21.9 a	0.4 a

¹Columns 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 is not statistically reliable

n/u: No units exist in 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 links](#) for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Vancouver - 2006

Condo Sub Area	Condominium Universe	Rental Units ¹	Percentage of Units in Rental	Vacancy Rate
Vancouver City				
3 to 24 Units	5,893	1,167 d	19.8 d	**
25 to 49 Units	10,437	1,869 d	17.9 d	0.4 b
50 to 74 Units	6,463	1,323 a	20.5 a	0.6 a
75 to 99 Units	6,559	1,470 d	22.4 d	0.5 a
100+ Units	26,591	9,751 a	36.7 a	0.2 a
Total	55,943	15,598 a	27.9 a	0.4 a
Vancouver CMA				
3 to 24 Units	9,874	1,632 d	16.5 d	**
25 to 49 Units	24,276	3,916 d	16.1 d	0.3 b
50 to 74 Units	17,372	2,808 d	16.2 d	0.5 a
75 to 99 Units	13,495	2,582 d	19.1 d	0.5 a
100+ Units	65,160	17,654 a	27.1 a	0.2 a
Total	130,177	28,567 a	21.9 a	0.4 a

¹Columns 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 is not statistically reliable

n/u: No units exist in 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 links](#) for more details

5.1 Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Vancouver - 2006

	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	Total
Single Detached	n/s	**	959 ^c	1,445 ^b	1,264 ^b
Semi detached, Row and Duplex	n/s	**	983 ^d	1,172 ^c	1,004 ^c
Other-Primarily Accessory Suites	**	671 ^b	895 ^c	1,133 ^c	892 ^c
Total	**	649^b	932^b	1,353^b	1,085^b

¹The secondary rented units exclude both condominium apartments and apartments in purpose built rental structures with three rental units or more.

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 is not statistically reliable

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5.2 Estimated Number of Households in Secondary Rented Units¹ by Dwelling Type Vancouver - 2006

	Estimated Number of Secondary Households in Secondary Rented Units ¹
Single Detached	48,404 ^b
Semi detached, Row and Duplex	15,992 ^b
Other-Primarily Accessory Suites	39,137 ^b
Total	103,533^a

¹ The secondary rented units exclude both condominium apartments and apartments in purpose built rental structures with three rental units or more.

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

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

n/u: No units exist in 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 links](#) for more details

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Abbotsford	4.5	1.9	4.1	1.9	2.8	2.1	0.0	0.0	3.4	2.0
Zone 2 - Mission	10.0	10.0	9.0	1.5	6.5	1.8	**	**	7.9	2.0
Abbotsford CMA	5.3	3.2	4.6	1.8	3.1	2.1	0.0	0.0	3.8	2.0

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 is not statistically reliable

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

I.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Abbotsford CMA																				
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006										
Zone 1 - Abbotsford	456	a	490	a	564	a	583	a	710	a	723	a	792	a	781	a	641	a	657	a
Zone 2 - Mission	420	a	514	a	532	a	577	a	634	a	674	a	**		**		571	a	617	a
Abbotsford CMA	450	a	494	a	560	a	582	a	704	a	719	a	790	a	781	a	634	a	653	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 is not statistically reliable

n/u: No units exist in 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 links](#) for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Abbotsford	2 a	109	30 a	1,606	43 a	2,007	0 a	41	75 a	3,763
Zone 2 - Mission	2 a	20	3 a	201	3 a	170	**	**	8 a	392
Abbotsford CMA	4 a	129	33 a	1,807	46 a	2,177	0 a	42	83 a	4,155

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 is not statistically reliable

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

I.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006										
Zone 1 - Abbotsford	5.5	a	3.8	a	4.8	a	3.1	a	3.5	a	3.5	a	0.0	a	2.4	a	4.1	a	3.3	a
Zone 2 - Mission	10.0	a	15.0	a	10.4	a	5.0	a	7.1	a	5.3	a	**		**		8.9	a	5.6	a
Abbotsford CMA	6.1	a	5.5	a	5.5	a	3.3	a	3.8	a	3.7	a	0.0	a	2.4	a	4.6	a	3.5	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)

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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Abbotsford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Abbotsford CMA										
Pre 1960	**	**	7.3 a	4.8 a	3.2 a	16.7 a	**	**	4.7 a	9.4 a
1960 - 1974	9.1 a	1.4 a	6.3 a	1.7 a	3.6 b	1.1 a	0.0 a	0.0 a	5.6 a	1.5 a
1975 - 1989	0.0 a	7.2 a	4.3 a	2.1 a	3.6 a	2.7 a	0.0 a	0.0 a	3.8 a	2.5 a
1990+	0.0 a	0.0 a	2.0 a	1.0 a	2.2 a	1.0 a	0.0 a	0.0 a	2.1 a	1.0 a
Total	5.3 a	3.2 a	4.6 a	1.8 a	3.1 a	2.1 a	0.0 a	0.0 a	3.8 a	2.0 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)

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

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Abbotsford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Abbotsford CMA										
Pre 1960	**	**	451 ^a	538 ^a	620 ^a	674 ^a	**	**	510 ^a	585 ^a
1960 - 1974	452 ^a	491 ^a	546 ^a	575 ^a	659 ^a	689 ^a	781 ^a	784 ^a	574 ^a	604 ^a
1975 - 1989	462 ^a	498 ^a	555 ^a	577 ^a	674 ^a	701 ^a	775 ^a	794 ^a	620 ^a	646 ^a
1990+	468 ^a	503 ^a	615 ^a	616 ^a	761 ^a	758 ^a	871 ^a	806 ^a	718 ^a	714 ^a
Total	450 ^a	494 ^a	560 ^a	582 ^a	704 ^a	719 ^a	790 ^a	781 ^a	634 ^a	653 ^a

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

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Abbotsford CMA										
3 to 5 Units	n/u	n/u	12.5 a	12.5 a	0.0 a	0.0 a	**	**	2.8 a	2.8 a
6 to 19 Units	0.0 a	12.5 a	4.7 b	3.9 a	4.0 b	3.2 a	**	**	4.0 b	3.9 a
20 to 49 Units	7.9 a	3.4 a	6.5 b	1.5 a	4.4 b	3.0 b	0.0 a	0.0 a	5.4 b	2.4 a
50 to 99 Units	3.7 a	0.0 a	2.6 a	1.5 a	2.2 a	1.5 a	0.0 a	0.0 a	2.4 a	1.4 a
100 to 199 Units	n/u	n/u	**	**	**	**	n/u	n/u	**	**
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	5.3 a	3.2 a	4.6 a	1.8 a	3.1 a	2.1 a	0.0 a	0.0 a	3.8 a	2.0 a

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

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I.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Abbotsford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Abbotsford CMA										
3 to 5 Units	n/u	n/u	548 a	596 a	620 a	680 a	**	**	642 a	678 a
6 to 19 Units	415 a	497 a	507 a	561 a	646 a	694 a	**	**	579 a	635 a
20 to 49 Units	438 a	479 a	550 a	578 a	704 a	713 a	797 a	695 a	627 a	645 a
50 to 99 Units	477 a	512 a	573 a	592 a	716 a	733 a	795 a	805 a	649 a	667 a
100 to 199 Units	n/u	n/u	**	**	**	**	n/u	n/u	**	**
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	450 a	494 a	560 a	582 a	704 a	719 a	790 a	781 a	634 a	653 a

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

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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

Zone	Abbotsford CMA																			
	3-5		6-19		20-49		50-99		100-199		200+									
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006								
Zone 1 - Abbotsford	2.8	a	2.8	a	4.0	b	3.4	a	4.4	b	2.8	a	2.3	a	1.3	a	**	**	n/u	n/u
Zone 2 - Mission	n/u		n/u		4.2	a	5.6	a	11.7	a	0.0	a	**		**		n/u	n/u	n/u	n/u
Abbotsford CMA	2.8	a	2.8	a	4.0	b	3.9	a	5.4	b	2.4	a	2.4	a	1.4	a	**	**	n/u	n/u

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

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

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Abbotsford CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Abbotsford CMA										
LT \$550	5.4 c	2.9 c	4.3 b	2.9 b	2.8 c	0.0 a	n/s	n/s	4.4 b	2.8 a
\$550 - \$699	0.0 a	**	5.1 b	1.7 a	3.7 b	2.7 b	0.0 a	0.0 a	4.4 a	2.1 a
\$700 - \$849	n/s	n/s	0.0 a	0.0 a	2.4 b	1.8 b	0.0 a	0.0 a	2.3 b	1.7 b
\$850 - \$999	n/s	n/s	n/s	n/s	5.2 d	1.7 b	0.0 a	0.0 a	4.8 d	1.6 b
\$1000 - \$1149	n/s	n/s	n/s	n/s	0.0 a	n/s	n/s	n/s	0.0 a	n/s
\$1150+	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Total	5.3 a	3.2 a	4.6 a	1.8 a	3.1 a	2.1 a	0.0 a	0.0 a	3.8 a	2.0 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)

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

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Abbotsford	n/u	n/u	**	**	0.8 a	0.8 a	0.0 a	0.0 a	0.5 a	1.0 a
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	0.8 a	0.8 a	18.9 a	0.9 a	7.9 a	1.1 a

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

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

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

n/u: No units exist in 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 links](#) for more details

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Abbotsford	n/u	n/u	**	**	720 ^a	759 ^a	891 ^b	844 ^a	717 ^a	748 ^a
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	720^a	759^a	1,055^a	799^a	831^a	758^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 is not statistically reliable

n/u: No units exist in 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 links](#) for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2006 by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total				
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total			
Zone 1 - Abbotsford	n/u	n/u	**	**	1	a	124	0	a	29	2	a	197
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u		n/u	**		**	**		**
Abbotsford CMA	n/u	n/u	**	**	1	a	124	1	a	111	3	a	279

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 is not statistically reliable

n/u: No units exist in 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 links](#) for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total							
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006						
Zone 1 - Abbotsford	n/u	n/u	**	**	1.6	a	2.4	a	0.0	a	3.4	a	1.5	a	3.6	a
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u		n/u		**		**		**		**	
Abbotsford CMA	n/u	n/u	**	**	1.6	a	2.4	a	18.9	a	3.6	a	8.6	a	3.6	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 is not statistically reliable

n/u: No units exist in 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 links](#) for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006										
Zone 1 - Abbotsford	4.5	a	1.9	a	4.0	a	1.9	a	2.7	a	2.0	a	0.0	a	0.0	a	3.2	a	1.9	a
Zone 2 - Mission	10.0	a	10.0	a	9.0	a	1.5	a	6.5	a	1.8	a	**		**		11.0	a	1.9	a
Abbotsford CMA	5.3	a	3.2	a	4.5	a	1.8	a	3.0	a	2.0	a	13.3	a	0.7	a	4.1	a	1.9	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 is not statistically reliable

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

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Abbotsford	456	a 490	a 565	a 585	a 711	a 725	a 826	a 807	a 644	a 662
Zone 2 - Mission	420	a 514	a 532	a 577	a 634	a 674	**	**	663	646
Abbotsford CMA	450	a 494	a 562	a 584	a 705	a 722	a 976	a 794	a 646	a 660

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 is not statistically reliable

n/u: No units exist in 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 links](#) for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Abbotsford	2 a	109	31 a	1,650	44 a	2,131	0 a	70	77 a	3,960
Zone 2 - Mission	2 a	20	3 a	201	3 a	170	**	**	9 a	474
Abbotsford CMA	4 a	129	34 a	1,851	47 a	2,301	1 a	153	86 a	4,434

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 is not statistically reliable

n/u: No units exist in 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 links](#) for more details

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006										
Zone 1 - Abbotsford	5.5	a	3.8	a	4.8	a	3.2	a	3.4	a	3.5	a	0.0	a	2.9	a	4.0	a	3.3	a
Zone 2 - Mission	10.0	a	15.0	a	10.4	a	5.0	a	7.1	a	5.3	a	**		**		11.8	a	5.3	a
Abbotsford CMA	6.1	a	5.5	a	5.4	a	3.4	a	3.7	a	3.6	a	13.3	a	3.3	a	4.8	a	3.6	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 is not statistically reliable

n/u: No units exist in 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 links](#) for more 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 data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment 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's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. This year, CMHC is also introducing a new 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 2005 and 2006 Rental Market Survey. 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 the Rental Market Report – Canada Highlights and in the narrative section of the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- 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).
- 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 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.

In 2006, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Vancouver, Toronto and Montréal.

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.

All data presented in this publication is based on Statistics Canada's 2001 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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