

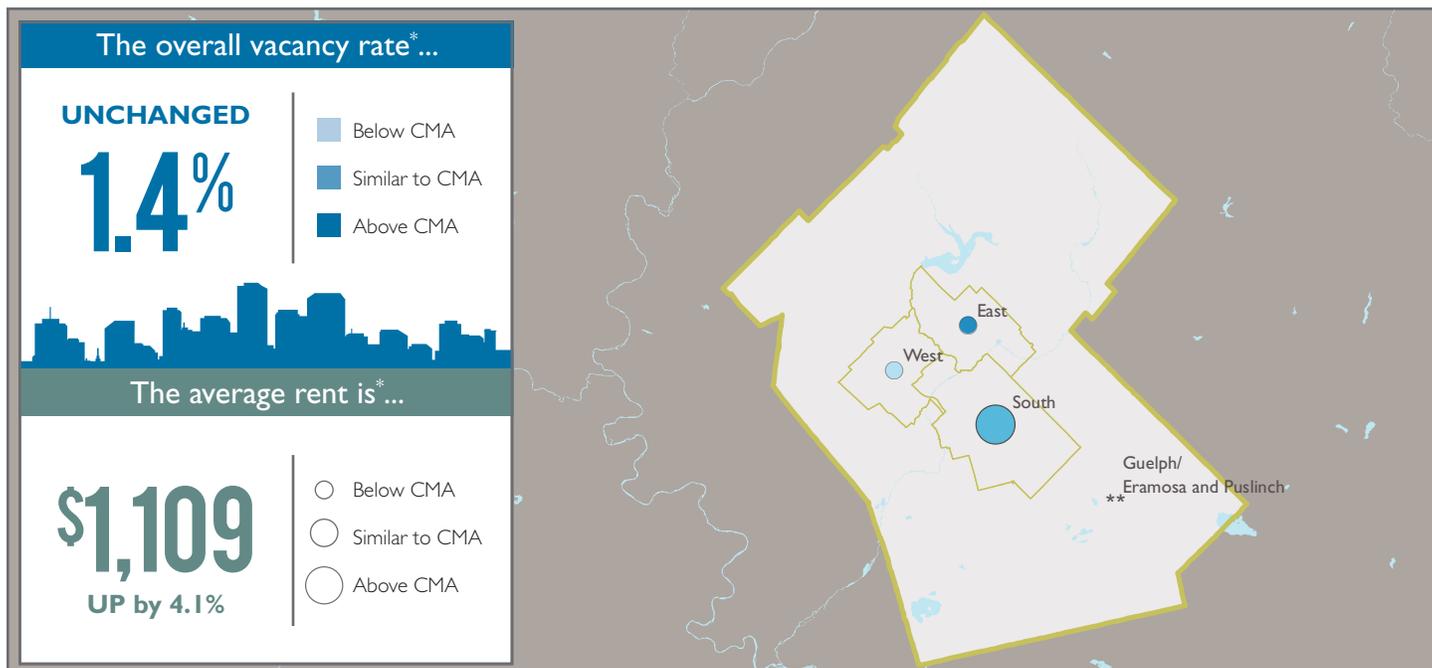
RENTAL MARKET REPORT

Guelph CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
5.6%	1.6%	1.2%	0.5%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$775 Avg. Rent	\$1,034 Avg. Rent	\$1,157 Avg. Rent	\$1,264 Avg. Rent

“Eroding affordability and a growing proportion of seniors in the population contributed to strong rental demand, keeping the overall vacancy rate at historical lows.”

Jennifer Y. Tsao
Senior Analyst, Economics

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Key Analysis Findings

- Rental supply has kept pace with growth in demand
- The vacancy rate increased for apartments renting above \$1,200, but fell in units renting for less \$1,200
- Vacant apartments are renting at a 14% premium over occupied units

The Rental Market in Guelph Remains Tight

According to the Rental Market Survey (RMS) of October 2018, the vacancy rate in the Guelph Census Metropolitan Area remained stable at 1.4%, compared to 1.2% in October 2017^{1,2}. It is important to note that this vacancy rate is still below the ten-year historical average, indicating that rental market conditions remain tight. Demographic factors, such as the continuing growth of international students as well as the increasing proportion of seniors, continued to support rental demand.

Increase in Supply Kept Pace with Growth in Demand

Rental demand and supply for purpose-built apartments grew at the same pace this past year, where both increased by just under 300 units. Out of all bedroom types, 2-Bedroom units saw demand grow the most, by just over 7%. In addition, Guelph South saw a 6% increase in supply added, which was the strongest out of all the survey areas in Guelph CMA.

Year-over-year growth in rental demand has been picking up pace over the last two years, which coincides with the period of price acceleration. For instance, between 2016 Q1 and 2017 Q1, seasonally adjusted average MLS[®] prices in Guelph CMA grew by 28%. As of 2018, home prices continue to be relatively high. Amidst eroding affordability, more people are opting to stay in the rental market, partly explaining the growing rental demand; however, it is interesting to note that over the past year, the number of occupied units below the first quintile has decreased, while the number of occupied units above this same threshold has increased. This suggests that while homeownership has become more difficult, those who choose to rent prefer apartments of perhaps better quality. A tightening labour market, particularly in manufacturing, has allowed wages to grow, which facilitates this choice.

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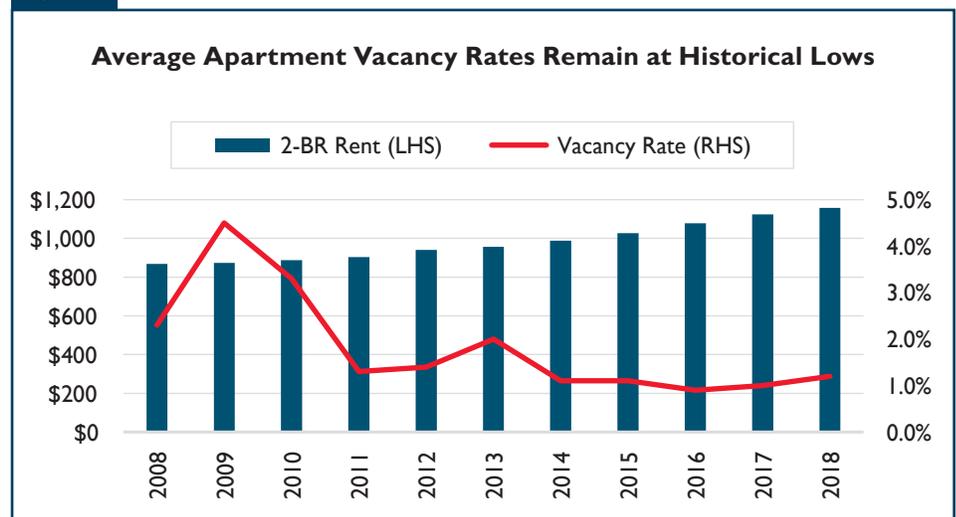
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Vacancy Rate of 3+ Bedroom Units Dropped Significantly

The vacancy rate for 3+ Bedroom units fell dramatically from 3.0% in 2017 to 0.5% in 2018. In fact, the vacancy rate for 3+ Bedroom units fell to 0% in both Guelph West and Guelph East. Given that 2017 saw affordability erode to the point where the required income to own a home exceeded the average actual income in the CMA, it is likely that households who require larger

Figure 1



Source: CMHC

¹ The survey is based on privately initiated rental apartment structures of three or more units.

² The change was not statistically significant.

homes – for example, families – are staying in the rental market and saving up for homeownership. As mortgage carrying costs increased in 2018, this trend of stronger demand for larger rental units is likely to continue.

Average Apartment Rents Increased above Provincial Guideline

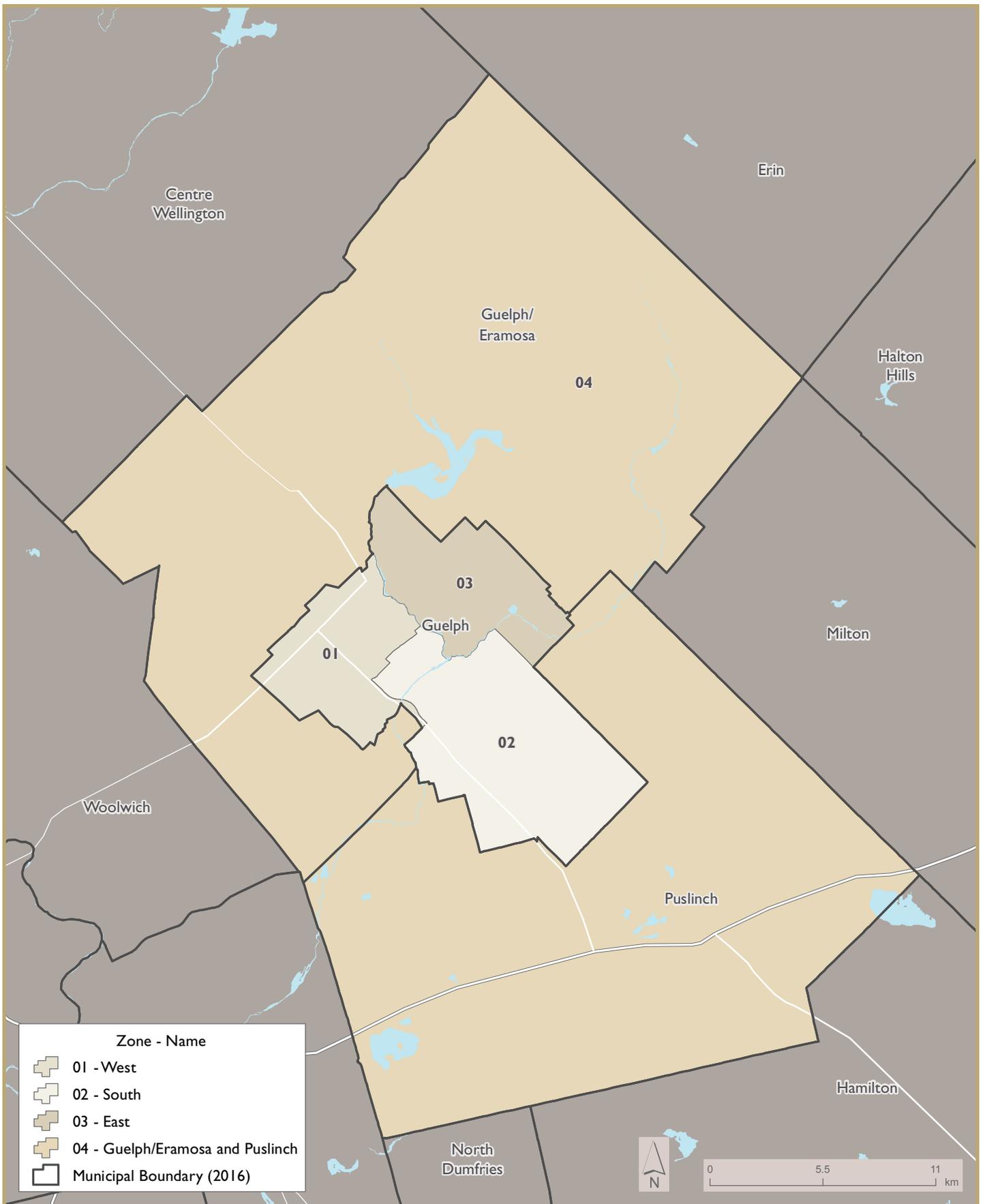
The increase in the average rent for a sample of apartment structures common to the RMS in 2017 and 2018 was 4.1%, up from 3.4% between 2016 and 2017.³ This is above the 1.8% provincial guideline for 2018. The turnover rate⁴ in Guelph was 17.5% in October 2018, down from 23.4% a year earlier, but still above the

provincial average. A higher turnover rate allows landlords to raise the rent on vacated units more often, which can contribute to average rents increasing above the provincial guideline. In Guelph, vacant units are renting at an average of 14% above occupied units.

Unsurprisingly, out of all the survey zones in Guelph CMA, the turnover rate was highest in Guelph South, at 20.0%. Since this is in proximity to the University of Guelph, the larger proportion of student population explains the higher turnover. As a result, Guelph South continues to exhibit the strongest increase in average rent, which was 4.6% in between October 2017 and 2018.

³ When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2017 and 2018 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

⁴ Please see Methodology and/or Definitions for the definition of turnover and the calculation of turnover rate.



RMS ZONE DESCRIPTIONS - GUELPH CMA	
Zone 1	West - CTs: 0009.03, 0009.04, 0009.05, 0009.06, 0010.01, 0010.02, 0011.00 and 0015.00. Description: City of Guelph West of the Speed River, North of Suffolk/Paisley, West of the Hanlon Parkway, East of Whitelaw, South of Malcolm/Wilbert.
Zone 2	South - CTs: 0001.02, 0001.03, 0001.05, 0001.06, 0001.07, 0001.08, 0001.09, 0002.00, 0006.00, 0007.00 and 0008.00. Description: City of Guelph East of the Speed River, South of Suffolk/Paisley, West of Victoria, North of Maltby Rd
Zone 3	East - CTs: 0003.00, 0004.01, 0004.02, 0004.03, 0005.00, 0012.00, 0013.01 and 0013.02. Description: City of Guelph East of the Speed River, North of the Eramosa River, West of Norton/Marshall.
Zone 4	Townships - CTs: 0014.00, 0100.00 and 0101.00. Description: Guelph/Eramosa and Puslinch.
Zones 1-4	Guelph CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 1.1.6 Turnover Rates (%) by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
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- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.3.3 Vacancy Rates (%) by Structure Size and Zone
- 1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

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

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Guelph CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - West	0.0 d	2.1 c ↑	1.6 b	1.5 b -	0.9 a	1.0 a -	1.0 a	0.0 c ↓	1.1 a	1.2 a -
Zone 2 - South	**	**	1.1 a	1.5 a -	0.9 a	1.4 a -	0.0 c	1.5 d ↑	1.0 a	1.4 a ↑
Zone 3 - East	**	**	1.0 a	**	1.1 a	1.4 d -	6.6 c	0.0 d ↓	1.8 c	2.1 c -
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**	5.6 d	1.3 a	1.6 a -	1.0 a	1.2 a -	3.0 d	0.5 b ↓	1.2 a	1.4 a -

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Guelph CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - West	790 a	805 a	972 a	1,021 a	1,109 a	1,134 a	1,223 a	1,270 a	1,062 a	1,094 a
Zone 2 - South	732 b	751 b	1,015 a	1,077 a	1,176 a	1,220 a	1,331 b	1,434 a	1,091 a	1,149 a
Zone 3 - East	770 a	817 b	893 a	931 a	1,081 a	1,115 a	1,124 a	1,117 b	1,033 a	1,066 a
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**
Guelph CMA	751 a	775 a	980 a	1,034 a	1,124 a	1,157 a	1,200 a	1,264 a	1,066 a	1,109 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - West	40	39	1,041	1,040	1,877	1,997	98	110	3,056	3,186
Zone 2 - South	116	113	978	980	1,265	1,445	71	69	2,430	2,607
Zone 3 - East	39	39	319	314	787	777	103	97	1,248	1,227
Zone 4 - Townships	8	8	11	11	20	20	5	5	44	44
Guelph CMA	203	199	2,349	2,345	3,949	4,239	277	281	6,778	7,064

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18								
Zone 1 - West	0.0 ^d	n/a	3.8 ^b	n/a	1.8 ^b	n/a	1.0 ^a	n/a	2.4 ^a	n/a
Zone 2 - South	**	n/a	2.3 ^b	n/a	2.3 ^a	n/a	**	n/a	2.2 ^a	n/a
Zone 3 - East	**	n/a	1.4 ^a	n/a	1.9 ^c	n/a	6.6 ^c	n/a	2.4 ^b	n/a
Zone 4 - Townships	**	n/a								
Guelph CMA	**	n/a	2.8 ^a	n/a	2.0 ^a	n/a	3.4 ^c	n/a	2.3 ^a	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Zone and Bedroom Type Guelph CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-16 to Oct-17	Oct-17 to Oct-18									
	Zone 1 - West	**	4.5 d	**	5.2 c	2.3 c	3.6 c	++	3.4 b	2.3 c	4.2 c
Zone 2 - South	++	3.2 b	5.3 b	4.9 b	4.8 b	4.4 b	3.1 d	**	4.7 b	4.6 a	
Zone 3 - East	**	**	4.8 d	**	3.4 d	3.4 d	2.2 c	**	3.4 c	3.1 d	
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**	
Guelph CMA	**	3.9 d	3.8 c	4.8 b	3.4 b	3.9 b	2.1 c	++	3.4 b	4.1 b	

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

I.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Guelph CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Zone 1 - West	**	**	**	23.0 d	**	12.6 c	**	**	**	15.9 d	
Zone 2 - South	**	**	**	19.0 d	**	20.2 d	**	**	**	20.0 d	
Zone 3 - East	**	**	**	**	**	14.4 d	**	**	12.3 d	16.8 d ↑	
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**	
Guelph CMA	**	**	**	20.7 d	19.2 d	15.1 d ↓	13.9 d	**	23.4 d	17.5 a ↓	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Guelph CMA											
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Guelph CMA											
Pre 1960	0.0	**	0.0	**	0.0	**	0.0	0.0	0.0	**	
1960 - 1974	**	**	1.6	1.6	1.2	1.3	4.2	0.7	1.5	1.4	
1975 - 1989	**	**	1.0	1.1	0.8	1.1	1.7	**	0.9	1.1	
1990+	-	-	0.0	**	0.0	0.0	**	**	0.0	**	
Total	**	5.6	1.3	1.6	1.0	1.2	3.0	0.5	1.2	1.4	

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Guelph CMA											
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Guelph CMA											
Pre 1960	643	680	880	896	1,053	1,081	1,152	**	937	961	
1960 - 1974	781	787	962	1,014	1,083	1,112	1,157	1,225	1,040	1,082	
1975 - 1989	869	899	1,023	1,082	1,195	1,243	1,343	1,442	1,125	1,174	
1990+	-	-	**	1,148	1,343	**	**	**	1,326	1,261	
Total	751	775	980	1,034	1,124	1,157	1,200	1,264	1,066	1,109	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Guelph CMA											
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Guelph CMA											
Pre 1960	**	**	**	**	**	**	**	0.0 d		29.2 d	**
1960 - 1974	**	**	**	18.3 d	18.7 d	15.0 a ↓	**	**		**	16.5 a
1975 - 1989	**	**	**	23.9 d	**	**	**	**		**	19.2 d
1990+	-	-	**	**	**	**	**	**		**	**
Total	**	**	**	20.7 d	19.2 d	15.1 d ↓	13.9 d	**		23.4 d	17.5 a ↓

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Guelph CMA											
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Guelph CMA											
3 to 5 Units	**	**	0.0 d	0.0 d -	**	**	0.0 d	0.0 d -	**	**	
6 to 19 Units	**	**	**	**	0.5 b	**	**	0.0 d	1.4 a	2.1 c -	
20 to 49 Units	**	3.5 c	0.5 b	1.5 a ↑	1.3 a	1.9 c -	0.0 c	2.4 c ↑	0.9 a	1.8 c ↑	
50 to 99 Units	0.0 a	2.6 a ↑	1.8 a	1.7 a -	1.3 a	1.0 a -	0.0 a	0.0 c -	1.4 a	1.3 a -	
100+ Units	5.5 a	0.0 a ↓	0.9 a	0.6 a -	0.4 a	0.8 a ↑	**	**	0.7 a	0.7 a -	
Total	**	5.6 d	1.3 a	1.6 a -	1.0 a	1.2 a -	3.0 d	0.5 b ↓	1.2 a	1.4 a -	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Guelph CMA											
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Guelph CMA											
3 to 5 Units	**	**	843 b	976 b	1,047 a	1,059 b	1,162 b	1,350 d	1,011 a	1,064 b	
6 to 19 Units	741 b	740 b	888 b	905 b	1,052 a	1,064 a	1,125 a	1,184 c	996 a	1,022 a	
20 to 49 Units	645 a	661 a	944 a	1,002 a	1,076 a	1,092 a	1,106 a	1,125 a	1,012 a	1,044 a	
50 to 99 Units	841 a	871 a	1,005 a	1,052 a	1,171 a	1,204 a	1,374 a	1,415 a	1,107 a	1,143 a	
100+ Units	898 a	931 a	1,031 a	1,091 a	1,179 a	1,244 a	**	**	1,120 a	1,184 a	
Total	751 a	775 a	980 a	1,034 a	1,124 a	1,157 a	1,200 a	1,264 a	1,066 a	1,109 a	

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Guelph CMA											
Zone	3-5		6-19		20-49		50-99		100+		
	Oct-17	Oct-18									
Zone 1 - West	**	0.0 d	0.6 b	0.7 b	**	**	1.7 a	1.7 a	0.5 a	1.1 a	
Zone 2 - South	0.0 d	**	**	**	1.2 a	3.2 d	0.7 a	0.8 a	0.9 a	0.3 a	
Zone 3 - East	**	**	1.8 c	**	1.2 d	**	**	**	-	-	
Zone 4 - Townships	**	**	**	**	-	-	-	-	-	-	
Guelph CMA	**	**	1.4 a	2.1 c	0.9 a	1.8 c	1.4 a	1.3 a	0.7 a	0.7 a	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Guelph CMA										
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Guelph CMA										
3 to 5 Units	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	**	**	11.5 d	13.1 d -	**	**	15.0 d	15.7 d -
20 to 49 Units	**	5.9 c	**	14.3 d	26.2 d	12.8 c ↓	**	**	**	13.2 c
50 to 99 Units	**	**	**	20.4 d	**	13.3 c	**	**	**	16.0 d
100+ Units	**	17.5 a	15.2 d	**	21.7 d	**	**	**	18.3 d	**
Total	**	**	**	20.7 d	19.2 d	15.1 d ↓	13.9 d	**	23.4 d	17.5 a ↓

1.4 Private Apartment Vacancy Rates (%) ¹ by Rent Range and Bedroom Type Guelph CMA										
Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Guelph CMA										
LT \$800	0.0 d	**	**	**	0.0 d	0.0 d -	**	**	0.7 b	**
\$800 - \$899	**	**	0.2 b	0.0 c ↓	**	0.0 d	**	**	0.8 a	0.0 c ↓
\$900 - \$999	**	**	1.4 a	0.5 a ↓	0.5 b	0.2 b -	**	**	1.0 a	0.6 a -
\$1000 - \$1099	**	**	1.7 b	1.6 c -	0.3 b	0.2 b -	**	**	1.0 a	0.7 a -
\$1100 - \$1199	**	**	0.6 a	1.6 c ↑	1.2 a	0.5 b ↓	0.0 d	0.0 d -	1.0 a	0.9 a -
\$1200+	**	**	2.8 c	4.1 c -	1.4 a	2.5 b ↑	**	0.9 d	1.8 b	2.7 a ↑
Total	**	5.6 d	1.3 a	1.6 a -	1.0 a	1.2 a -	3.0 d	0.5 b ↓	1.2 a	1.4 a -

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

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%)										
by Zone and Bedroom Type										
Guelph CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - West	-	-	-	-	**	**	**	**	**	3.5 a
Zone 2 - South	-	-	-	-	0.0 a	**	0.9 a	0.3 b ↓	0.7 a	0.2 b ↓
Zone 3 - East	**	**	**	**	**	**	-	-	**	**
Zone 4 - Townships	-	-	-	-	-	-	-	-	-	-
Guelph CMA	**	**	**	**	0.8 a	1.1 a -	1.7 a	1.1 a ↓	1.5 a	1.1 a -

2.1.2 Private Row (Townhouse) Average Rents (\$)										
by Zone and Bedroom Type										
Guelph CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - West	-	-	-	-	**	**	**	**	**	1,222 a
Zone 2 - South	-	-	-	-	1,255 a	1,298 a	1,422 a	1,432 a	1,386 a	1,400 a
Zone 3 - East	**	**	**	**	**	**	-	-	**	**
Zone 4 - Townships	-	-	-	-	-	-	-	-	-	-
Guelph CMA	**	**	**	**	1,210 a	1,284 a	1,365 a	1,375 a	1,328 a	1,351 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - West	0	0	0	0	58	58	142	142	200	200
Zone 2 - South	0	0	0	0	118	118	424	424	542	542
Zone 3 - East	1	1	1	1	2	2	0	0	4	4
Zone 4 - Townships	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Guelph CMA	1	1	1	1	178	178	566	566	746	746

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - West	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 2 - South	-	n/a	-	n/a	1.7 ^a	n/a	2.4 ^a	n/a	2.2 ^a	n/a
Zone 3 - East	**	n/a	**	n/a	**	n/a	-	n/a	**	n/a
Zone 4 - Townships	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Guelph CMA	**	n/a	**	n/a	**	n/a	2.7^a	n/a	2.9^b	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18								
	Zone 1 - West	-	-	-	-	**	**	**	**	**
Zone 2 - South	-	-	-	-	3.0 ^a	3.5 ^a	2.1 ^a	2.6 ^a	2.3 ^a	2.9 ^a
Zone 3 - East	**	**	**	**	**	**	-	-	**	**
Zone 4 - Townships	-	-	-	-	-	-	-	-	-	-
Guelph CMA	**	**	**	**	8.1^c	5.3^b	**	2.3^a	**	3.5^b

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

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - West	-	-	-	-	**	**	**	**	**	**
Zone 2 - South	-	-	-	-	15.3 ^a	24.1 ^a ↑	10.6 ^a	13.6 ^c ↑	11.6 ^a	16.1 ^d ↑
Zone 3 - East	**	**	**	**	**	**	-	-	**	**
Zone 4 - Townships	-	-	-	-	-	-	-	-	-	-
Guelph CMA	**	**	**	**	12.8^c	18.7^d ↑	10.9^a	11.6^c -	11.3^a	13.3^c ↑

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - West	0.0 d	2.1 c ↑	1.6 b	1.5 b -	1.0 a	1.1 a -	2.6 b	2.0 b -	1.3 a	1.3 a -
Zone 2 - South	**	**	1.1 a	1.5 a -	0.9 a	1.3 a -	0.8 a	0.5 a -	0.9 a	1.2 a -
Zone 3 - East	**	**	1.0 a	**	1.1 a	1.4 d -	6.6 c	0.0 d ↓	1.8 c	2.1 c -
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**	5.6 d	1.3 a	1.6 a -	1.0 a	1.2 a -	2.2 a	0.9 a ↓	1.2 a	1.4 a -

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - West	790 a	805 a	972 a	1,021 a	1,109 a	1,138 a	1,208 a	1,235 a	1,069 a	1,102 a
Zone 2 - South	732 b	751 b	1,015 a	1,077 a	1,183 a	1,227 a	1,408 a	1,433 a	1,144 a	1,193 a
Zone 3 - East	763 a	807 b	893 a	931 a	1,081 a	1,115 a	1,124 a	1,117 b	1,032 a	1,065 a
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**
Guelph CMA	750 a	773 a	980 a	1,034 a	1,128 a	1,163 a	1,305 a	1,336 a	1,092 a	1,133 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - West	40	39	1,041	1,040	1,935	2,055	240	252	3,256	3,386
Zone 2 - South	116	113	978	980	1,383	1,563	495	493	2,972	3,149
Zone 3 - East	40	40	320	315	789	779	103	97	1,252	1,231
Zone 4 - Townships	8	8	11	11	20	20	5	5	44	44
Guelph CMA	204	200	2,350	2,346	4,127	4,417	843	847	7,524	7,810

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - West	0.0 ^d	n/a	3.8 ^b	n/a	1.9 ^c	n/a	2.6 ^b	n/a	2.5 ^a	n/a
Zone 2 - South	**	n/a	2.3 ^b	n/a	2.3 ^a	n/a	2.3 ^a	n/a	2.2 ^a	n/a
Zone 3 - East	**	n/a	1.4 ^a	n/a	1.9 ^c	n/a	6.6 ^c	n/a	2.4 ^b	n/a
Zone 4 - Townships	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Guelph CMA	**	n/a	2.8^a	n/a	2.0^a	n/a	3.0^a	n/a	2.4^a	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Zone and Bedroom Type Guelph CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18								
	Zone 1 - West	**	4.5 d	**	5.2 c	3.3 d	4.0 c	**	3.1 c	3.5 d
Zone 2 - South	++	3.2 b	5.3 b	4.9 b	4.4 b	4.2 a	2.7 b	2.7 b	4.2 b	4.2 a
Zone 3 - East	**	**	4.7 d	3.3 d	4.4 c	3.3 d	2.2 c	**	3.7 c	3.1 d
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**	3.9 d	3.8 c	4.8 b	3.9 b	4.0 b	3.6 d	1.0 d	3.8 b	4.1 b

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

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Guelph CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - West	**	**	**	23.0 d	**	12.4 c	12.6 d	**	**	15.3 d
Zone 2 - South	**	**	**	19.0 d	25.9 d	20.6 d -	11.2 c	17.0 d ↑	27.4 d	19.3 a ↓
Zone 3 - East	**	**	**	**	**	14.3 d	**	**	12.3 d	16.8 d ↑
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**	**	**	20.7 d	18.9 d	15.3 a ↓	12.1 c	14.7 c -	22.2 d	17.1 a ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

TECHNICAL NOTE:

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

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

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

METHODOLOGY FOR RENTAL MARKET SURVEY

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

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

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

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent 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 CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market. The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be \bar{x} and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

- a — Excellent
- b — Very good
- c — Good
- d — Fair (Use with Caution)
- ** — Poor — Suppressed
- ++ — Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category
- n/a — Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

- a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
- b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
- c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
- d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
- ** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

- ↑ indicates the year-over-year change is a statistically significant increase.
- ↓ indicates the year-over-year change is a statistically significant decrease.
- indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
- △ indicates that the change is statistically significant

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.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

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 50,000 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.

October 2017 and October 2018 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment 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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