RENTAL MARKET REPORT
St. Catharines-Niagara CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018

The overall vacancy rate*...

INCREASED to

2.5%

- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$979

UP by 4.3%

- Below CMA
- Similar to CMA
- Above CMA

St. Catharines (Remainder North)

St. Catharines (Core)

St. Catharines (Remainder South)

Niagara Falls (Core) **

Remainder of CMA

Niagara Falls (Remainder)

Welland

Fort Erie
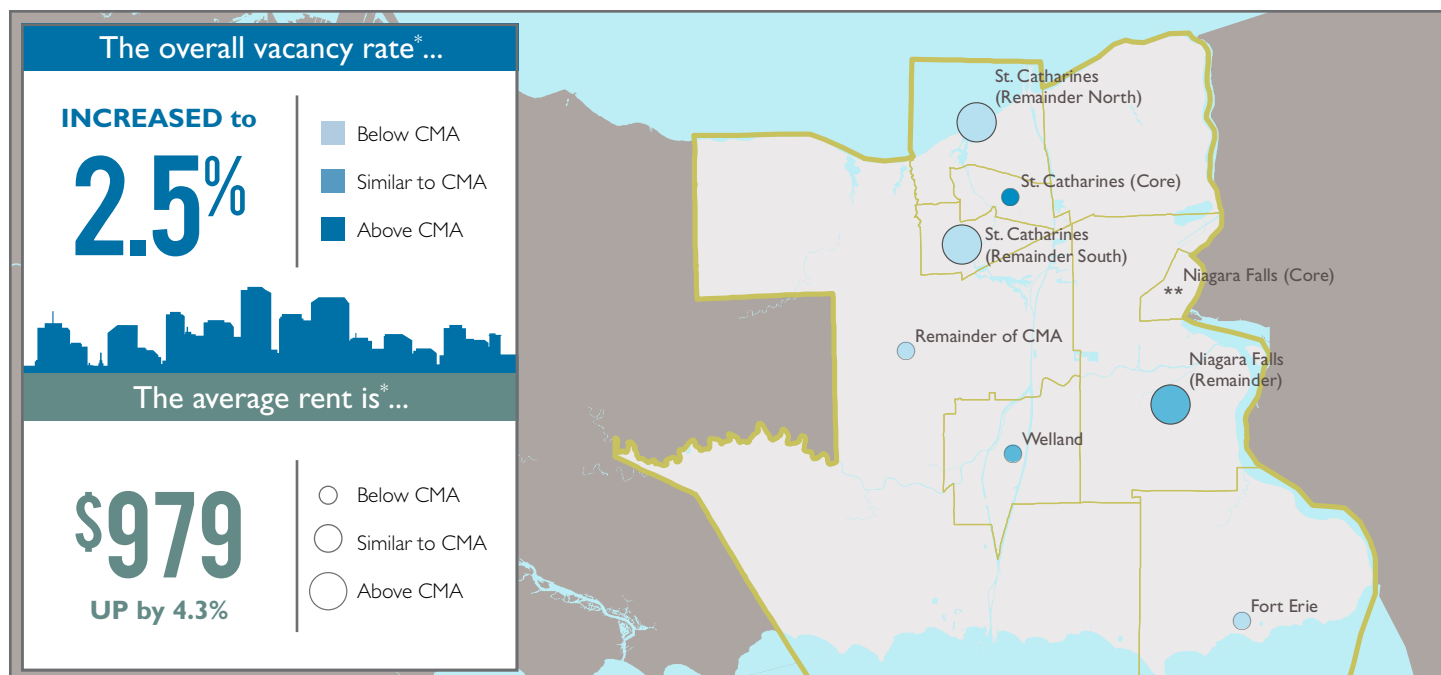
PRIMARY RENTAL MARKET *(by bedroom type)*			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
%	2.9%	2.1%	2.2%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
$659 Avg. Rent	$871 Avg. Rent	$1,036 Avg. Rent	$1,159 Avg. Rent

"Despite an increase in the vacancy rate, the primary rental market conditions in St. Catharines remain tight."

Inna Breidburg
Senior Market Analyst

*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.

Canada

CMHC ♦ SCHL

Key Analysis Findings

- The primary apartment vacancy rate in St. Catharines edged up to 2.5% in 2018.

- Demand for rental accommodations held steady and strong.

- Relatively modest increase in rental supply was enough to generate upward pressure on the vacancy rate.

- Rent growth has accelerated to significantly outpace the provincial's annual rent increase guideline.

Vacancy Rate Edged Higher

According to the results of the Rental Market Survey conducted in October 2018, the purpose-built rental apartment vacancy rate in the St. Catharines Census Metropolitan Area (CMA) increased to 2.5%.[1] It was the first increase in six years, after the vacancy rate had reached a 27-year low of 1.5% in 2017. The tight rental market conditions nevertheless persisted, with the vacancy rate remaining well below the 10-year average.

Rental Market Demand Remained Stable

Total demand for rental accommodations in 2018 in St. Catharines has seen little change from the previous year. The factors encouraging rental demand were pretty much offset by the ones with a dampening impact. Although the rental universe increased only by 0.8% in 2018, it was the largest gain in nine years and it was enough to push the average rate higher.

Robust growth in the senior population in St. Catharines over the past few years has been one of the driving forces for strong rental demand. The growth rate of seniors aged 65 and over has accelerated, increasing at least three times faster than the general population. In fact, the share of seniors in the area surpassed 22% in 2018. Seniors generally have a higher tendency to rent. This year, however, some seniors likely decided to delay their move into the rental market. In many instances, seniors need to sell their homes first in order to downsize. Some were likely waiting for housing market conditions to gain strength before selling. Furthermore, two new retirement projects with more than 200 units came on the market in 2018, attracting seniors who otherwise could have been renters. Thus, seniors have been less supportive of rental demand this year.

This year, however, the attractiveness of renting relative to homeownership further increased, as the gap between the average homeownership payments and the average rents widened, and as mortgage qualification requirements tightened. Thus, more households have put their home purchasing decisions on hold and remained in their current rental accommodations, which was evident by a lower turnover rate. In fact, with more families renting, the vacancy and turnover rates for larger units were the lowest.


Figure 1

St. Catharines CMA Average Vacancy Rate
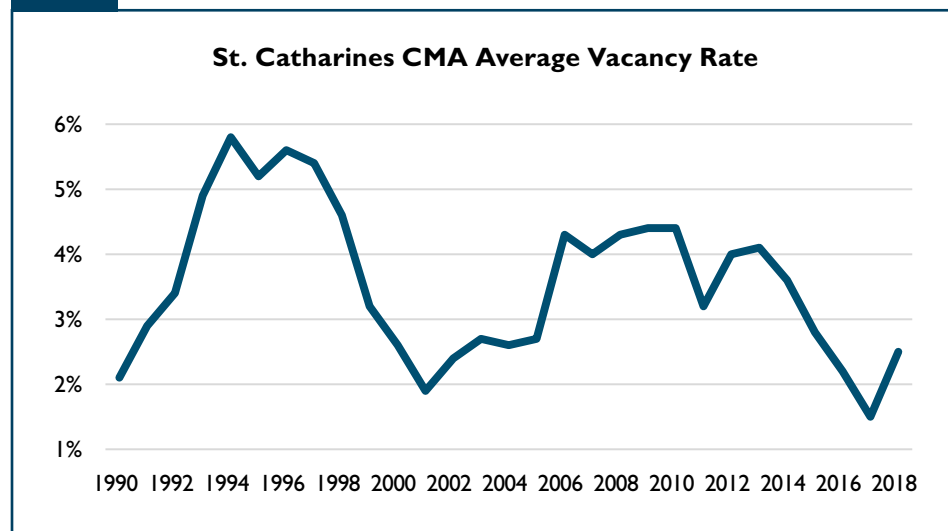
Source: CMHC, Rental Market Survey

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

At the same time, there was a higher number of renter households this year that vacated their units to take possession of their newly completed homes that were purchased beforehand. In 2017, the number of completed homes in St. Catharines was close to a 30-year high and 2018 numbers are expected to be around that level. Furthermore, the inflow of new renters slowed due to a weaker employment situation among the younger population. Overall, St. Catharines' labour market remained solid. New jobs were created this year and the average unemployment rate inched lower. However, the vast majority of employment growth was driven by older workers. Youth (aged 15 to 24), on other hand, experienced quite a pullback in their labour market conditions, which were particularly tight in 2016 and 2017. The youth unemployment rate in the first three quarters of 2018 was on average 3 percentage points higher than during the same period a year ago. Fewer young people were in a position to decouple from their parents and to form their own households by taking up accommodation in the rental market this year. While rental demand experienced some compositional changes, overall it held steady in 2018.
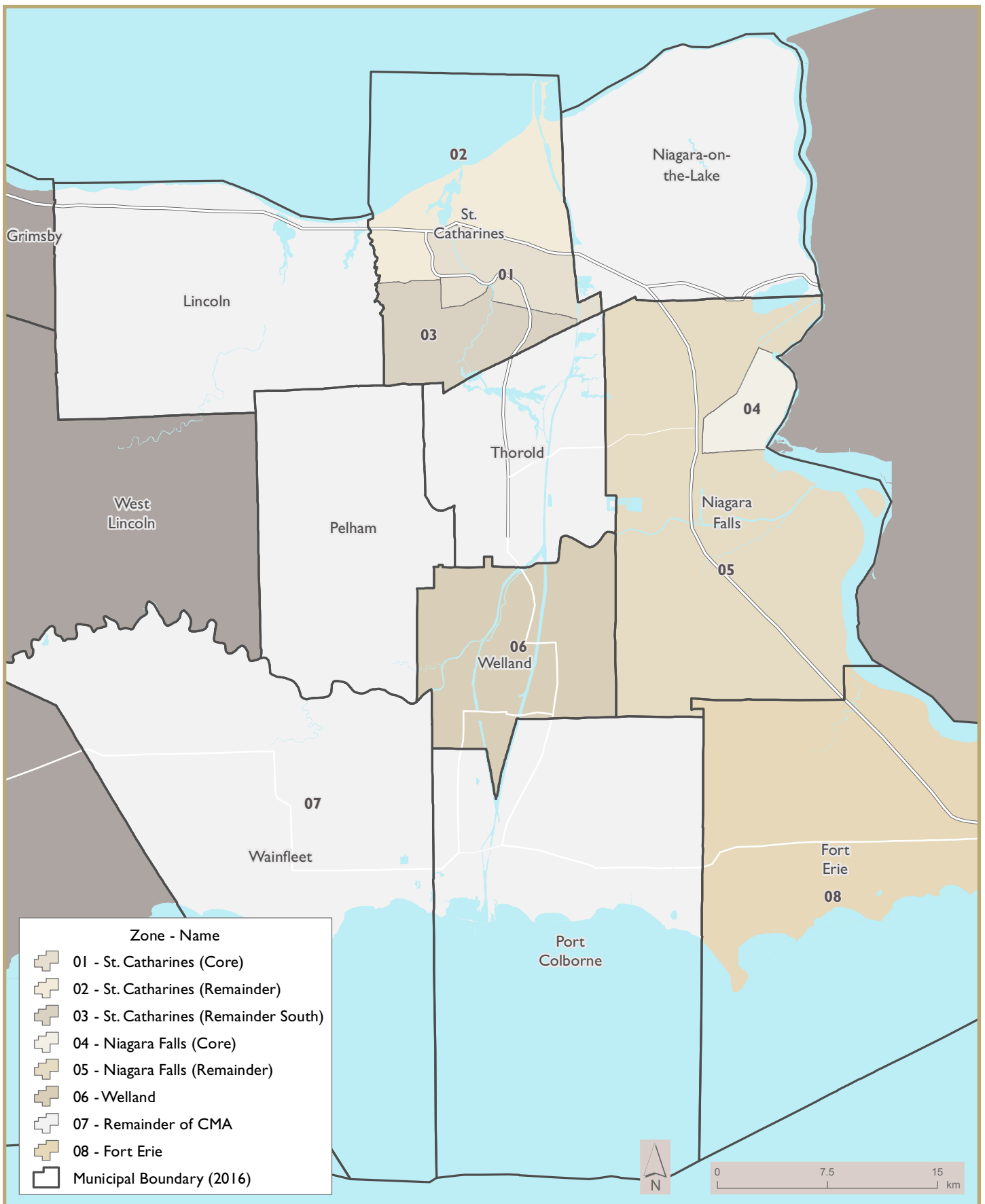
Figure 2

St. Catharines CMA Rental Apartment Universe
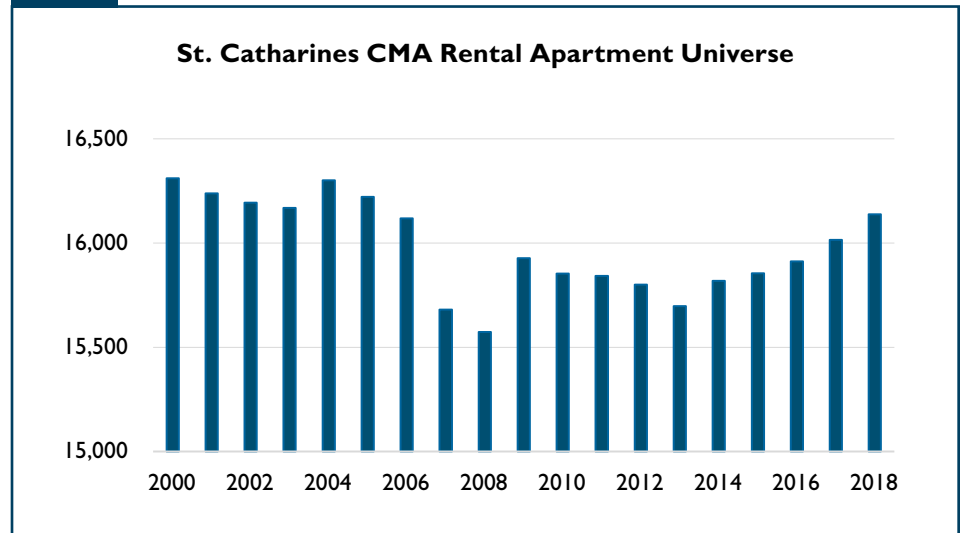
Source: CMHC, Rental Market Survey

Rents Increase Above Guideline

Tight rental market conditions have put upward pressure on rents. The increase in the average rent of two-bedroom units in structures common to the structures in 2017 and 2018 Rental Market surveys[2] was 4.7%, up from 2.5% a year earlier. This is well above the 2018 Ontario rent increase guideline of 1.8% for occupied rental units. The rate of rent increase in St. Catharines implies that most existing tenants were charged the maximum increase allowed by the guideline, or even higher in some instances when the landlords had eligible capital expenses or when incurred higher than usual increases in municipal taxes and charges. Meanwhile, all new tenants assumed much higher rents compared to the last year's average, particularly for the larger unit types.

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

Grimsby

02

St. Catharines

Niagara-on-the-Lake

Lincoln

01

03

West Lincoln

Thorold

04

Pelham

Niagara Falls

05

06
Welland

07

Wainfleet

Fort Erie

08

Port Colborne

Zone - Name

01 - St. Catharines (Core)

02 - St. Catharines (Remainder)

03 - St. Catharines (Remainder South)

04 - Niagara Falls (Core)

05 - Niagara Falls (Remainder)

06 - Welland

07 - Remainder of CMA

08 - Fort Erie

Municipal Boundary (2016)

N

0   7.5   15
km

RMS ZONE DESCRIPTIONS - ST. CATHARINES-NIAGARA CMA	
Zone 1	St. Catharines (Core)
Zone 2	St. Catharines (Remainder North)
Zone 3	St. Catharines (Remainder South)
Zones 1-3	St. Catharines City
Zone 4	Niagara Falls (Core)
Zone 5	Niagara Falls (Remainder)
Zones 4-5	Niagara Falls City
Zone 6	Welland
Zone 7	Niagara-on-the-Lake, Lincoln, Wainfleet, Port Colborne, Thorold, Pelham
Zone 8	Fort Erie
Zones 1-8	St. Catharines-Niagara CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

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1.1.2	Average Rents ($) by Zone and Bedroom Type
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1.4	Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

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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:

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3.1.3	Number of Units in the Universe by Zone and Bedroom Type
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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
St. Catharines-Niagara 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 - St. Catharines (Core)	**	**	2.0 c	3.7 d -	1.0 a	2.8 c ↑	**	**	1.6 c	3.2 d ↑
Zone 2 - St. Catharines (Remainder North)	1.2 d	5.5 d ↑	0.3 a	1.2 a ↑	1.1 a	1.1 a -	0.8 a	2.8 c ↑	0.8 a	1.4 a ↑
Zone 3 - St. Catharines (Remainder South)	0.0 d	**	1.1 d	0.9 d -	0.5 b	1.9 c ↑	0.8 d	2.3 b ↑	0.7 a	1.7 c ↑
St. Catharines (Zones 1-3)	1.5 d	3.7 d -	1.2 a	2.4 b ↑	1.0 a	1.8 b ↑	1.0 a	2.9 c ↑	1.1 a	2.2 b ↑
Zone 4 - Niagara Falls (Core)	0.0 d	**	**	**	2.8 c	2.6 c -	0.0 d	**	2.5 c	**
Zone 5 - Niagara Falls (Remainder)	0.0 d	0.0 d -	**	1.9 c	2.5 c	3.0 d -	0.0 d	**	1.9 c	2.6 c -
Niagara Falls (Zones 4-5)	0.0 d	**	1.8 c	**	2.7 c	2.8 b -	0.0 c	**	2.2 c	3.8 d -
Zone 6 - Welland	**	0.0 d	1.4 a	2.4 c -	**	3.0 d	0.0 c	**	1.4 a	2.6 c ↑
Zone 7 - Remainder of CMA	0.0 d	0.0 d -	**	**	2.3 c	1.4 d -	**	0.0 d	1.9 c	1.5 c -
Zone 8 - Fort Erie	**	**	**	3.2 c	0.3 a	0.0 d ↓	**	**	**	1.3 a
St. Catharines-Niagara CMA	**	**	1.4 a	2.9 c ↑	1.6 b	2.1 a ↑	0.9 a	2.2 b ↑	1.5 a	2.5 a ↑

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - St. Catharines (Core)	617 b	619 b	828 a	869 a	1,028 a	1,066 a	1,075 a	1,134 c	911 a	957 a
Zone 2 - St. Catharines (Remainder North)	742 a	842 c	901 a	929 a	1,084 a	1,128 a	1,248 a	1,315 a	1,027 a	1,076 a
Zone 3 - St. Catharines (Remainder South)	**	792 c	895 b	1,018 a	1,067 b	1,182 a	1,338 b	1,404 b	1,060 b	1,146 a
St. Catharines (Zones 1-3)	661 a	710 b	865 a	909 a	1,061 a	1,112 a	1,241 a	1,300 a	982 a	1,036 a
Zone 4 - Niagara Falls (Core)	586 b	559 c	787 b	876 b	921 a	944 a	1,123 b	**	876 a	912 a
Zone 5 - Niagara Falls (Remainder)	617 a	620 b	852 a	894 a	1,028 b	1,062 a	1,136 b	1,077 a	983 b	1,012 a
Niagara Falls (Zones 4-5)	599 b	576 b	811 a	883 a	966 a	991 a	1,133 b	1,113 b	921 a	953 a
Zone 6 - Welland	606 c	596 c	772 a	788 a	912 a	957 a	968 b	973 b	861 a	892 a
Zone 7 - Remainder of CMA	589 c	604 d	727 a	797 a	902 b	951 a	1,034 c	1,073 b	834 a	911 a
Zone 8 - Fort Erie	**	**	743 a	776 b	906 a	937 a	**	**	858 a	888 a
St. Catharines-Niagara CMA	642 a	659 b	822 a	871 a	993 a	1,036 a	1,141 a	1,159 a	931 a	979 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 St. Catharines-Niagara 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 - St. Catharines (Core)	194	196	1,481	1,486	1,384	1,406	233	234	3,292	3,322
Zone 2 - St. Catharines (Remainder North)	87	89	1,279	1,276	1,993	1,994	365	365	3,724	3,724
Zone 3 - St. Catharines (Remainder South)	25	25	309	325	596	584	107	107	1,037	1,041
St. Catharines (Zones 1-3)	306	310	3,069	3,087	3,973	3,984	705	706	8,053	8,087
Zone 4 - Niagara Falls (Core)	62	64	654	665	1,080	1,136	65	66	1,861	1,931
Zone 5 - Niagara Falls (Remainder)	18	18	293	293	868	868	132	132	1,311	1,311
Niagara Falls (Zones 4-5)	80	82	947	958	1,948	2,004	197	198	3,172	3,242
Zone 6 - Welland	59	60	1,001	1,004	1,384	1,386	282	280	2,726	2,730
Zone 7 - Remainder of CMA	36	36	517	519	910	920	105	106	1,568	1,581
Zone 8 - Fort Erie	11	11	175	175	283	285	27	27	496	498
St. Catharines-Niagara CMA	**492**	**499**	**5,709**	**5,743**	**8,498**	**8,579**	**1,316**	**1,317**	**16,015**	**16,138**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - St. Catharines (Core)	**	n/a	3.2 c	n/a	2.0 b	n/a	**	n/a	2.7 b	n/a
Zone 2 - St. Catharines (Remainder North)	4.7 d	n/a	1.3 a	n/a	3.1 b	n/a	3.1 b	n/a	2.5 a	n/a
Zone 3 - St. Catharines (Remainder South)	0.0 d	n/a	**	n/a	**	n/a	**	n/a	2.8 c	n/a
St. Catharines (Zones 1-3)	4.1 d	n/a	2.4 b	n/a	2.6 a	n/a	3.1 c	n/a	2.6 a	n/a
Zone 4 - Niagara Falls (Core)	0.0 d	n/a	2.9 c	n/a	3.3 d	n/a	0.0 d	n/a	3.0 c	n/a
Zone 5 - Niagara Falls (Remainder)	0.0 d	n/a	**	n/a	3.5 d	n/a	**	n/a	3.1 d	n/a
Niagara Falls (Zones 4-5)	0.0 d	n/a	2.9 c	n/a	3.3 d	n/a	**	n/a	3.0 c	n/a
Zone 6 - Welland	**	n/a	2.7 b	n/a	2.4 c	n/a	0.0 c	n/a	2.5 b	n/a
Zone 7 - Remainder of CMA	**	n/a	**	n/a	2.3 c	n/a	**	n/a	2.4 c	n/a
Zone 8 - Fort Erie	**	n/a	**	n/a	1.3 a	n/a	**	n/a	3.4 d	n/a
St. Catharines-Niagara CMA	**4.6 d**	**n/a**	**2.7 a**	**n/a**	**2.6 a**	**n/a**	**2.2 c**	**n/a**	**2.7 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.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Zone and Bedroom Type St. Catharines-Niagara CMA										
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Zone	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Zone 1 - St. Catharines (Core)	1.4 a	1.3 a	3.3 c	4.7 d	3.4 c	5.9 c	++	**	3.3 c	5.5 c
Zone 2 - St. Catharines (Remainder North)	++	7.5 c	2.9 c	3.6 d	2.2 b	4.4 c	**	**	2.1 c	4.0 c
Zone 3 - St. Catharines (Remainder South)	**	**	4.4 d	**	**	**	**	3.7 d	**	**
St. Catharines (Zones 1-3)	++	4.7 c	3.2 c	4.7 c	3.1 c	5.8 c	**	**	2.9 b	5.1 b
Zone 4 - Niagara Falls (Core)	++	++	2.5 c	4.2 c	3.4 c	2.8 c	3.8 d	**	3.4 c	3.3 c
Zone 5 - Niagara Falls (Remainder)	++	++	++	3.1 c	++	**	++	++	++	**
Niagara Falls (Zones 4-5)	++	++	1.1 d	3.8 b	1.9 c	2.8 c	**	++	1.9 c	3.0 c
Zone 6 - Welland	**	**	++	3.4 c	++	4.9 c	++	4.1 c	++	4.4 c
Zone 7 - Remainder of CMA	**	**	3.9 c	**	2.8 b	**	4.2 d	++	3.2 c	2.6 c
Zone 8 - Fort Erie	**	**	3.5 a	6.1 c	1.9 a	4.4 c	**	**	2.5 a	4.9 b
St. Catharines-Niagara CMA	++	5.3 d	2.7 b	4.1 b	2.5 b	4.7 b	2.4 c	5.6 d	2.5 b	4.3 b

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

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA										
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Zone	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - St. Catharines (Core)	**	**	20.7 d	16.5 d -	23.2 d	18.7 d ↓	**	**	21.2 d	17.0 d ↓
Zone 2 - St. Catharines (Remainder North)	**	**	**	**	**	**	**	**	**	**
Zone 3 - St. Catharines (Remainder South)	**	**	**	12.4 d	**	14.4 d	**	**	**	14.3 c
St. Catharines (Zones 1-3)	**	**	21.9 d	17.6 d -	21.1 d	17.4 d -	**	**	21.4 d	17.4 d ↓
Zone 4 - Niagara Falls (Core)	0.0 d	**	**	**	**	**	0.0 d	**	16.6 d	17.9 d -
Zone 5 - Niagara Falls (Remainder)	**	**	**	**	**	**	**	**	**	17.5 d
Niagara Falls (Zones 4-5)	**	**	**	14.2 d	**	20.3 d	**	**	18.4 d	17.7 d -
Zone 6 - Welland	**	**	**	19.5 d	**	16.0 d	**	**	**	16.3 d
Zone 7 - Remainder of CMA	**	**	12.6 d	12.5 d -	12.3 d	**	**	**	13.3 d	14.8 d -
Zone 8 - Fort Erie	**	**	**	**	16.7 d	7.6 c ↓	**	**	14.0 d	12.6 d -
St. Catharines-Niagara CMA	**	**	20.4 d	17.2 a ↓	21.9 d	17.4 a ↓	25.5 d	14.4 c ↓	21.6 a	16.9 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 St. Catharines-Niagara 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
St. Catharines-Niagara CMA										
Pre 1940	0.0 d	**	0.7 b	**	**	**	**	**	**	3.6 d
1940 - 1959	0.0 d	**	**	**	**	3.2 d	0.0 d	0.0 d -	**	2.7 c
1960 - 1974	**	5.2 d	1.7 c	4.8 d ↑	1.4 a	1.6 b -	1.2 a	3.9 c ↑	1.5 b	2.9 b ↑
1975 - 1989	**	**	1.4 a	2.1 b -	1.2 a	1.5 a -	0.2 b	1.2 a ↑	1.2 a	1.7 a ↑
1990 - 2004	**	**	0.8 a	0.0 d ↓	1.2 a	4.5 d ↑	**	**	1.0 a	2.7 c ↑
2005+	-	-	**	**	**	**	**	**	**	**
Total	**	**	1.4 a	2.9 c ↑	1.6 b	2.1 a ↑	0.9 a	2.2 b ↑	1.5 a	2.5 a ↑

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
St. Catharines-Niagara CMA										
Pre 1940	572 b	588 b	697 b	757 b	872 b	900 b	958 c	967 c	766 b	813 b
1940 - 1959	579 c	539 c	727 a	808 a	834 a	860 b	1,092 d	1,091 d	790 a	834 a
1960 - 1974	665 b	689 b	832 a	869 a	989 a	1,039 a	1,163 b	1,200 b	934 a	985 a
1975 - 1989	708 a	775 c	893 a	939 a	1,043 a	1,097 a	1,125 a	1,140 b	995 a	1,046 a
1990 - 2004	528 b	522 b	800 a	840 a	1,032 b	1,080 b	**	**	942 b	981 b
2005+	-	-	**	**	**	**	**	**	**	**
Total	642 a	659 b	822 a	871 a	993 a	1,036 a	1,141 a	1,159 a	931 a	979 a

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 St. Catharines-Niagara 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
St. Catharines-Niagara CMA										
Pre 1940	**	**	**	**	**	**	**	**	**	12.8 d
1940 - 1959	**	**	22.4 d	**	**	**	**	**	21.2 d	22.8 d -
1960 - 1974	**	**	**	14.2 c	**	16.1 d	**	**	21.1 d	15.3 d ↓
1975 - 1989	**	**	**	18.4 d	25.0 d	16.2 d ↓	**	**	22.8 d	17.0 d ↓
1990 - 2004	**	**	**	14.7 c	**	19.5 d	**	**	**	17.0 d
2005+	-	-	**	**	**	**	**	**	**	**
Total	**	**	20.4 d	17.2 a ↓	21.9 d	17.4 a ↓	25.5 d	14.4 c ↓	21.6 a	16.9 a ↓

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type St. Catharines-Niagara CMA										
Size	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
St. Catharines-Niagara CMA										
3 to 5 Units	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	2.0 c	**	2.0 c	2.4 c -	0.0 d	0.0 d -	2.1 b	2.3 c -
20 to 49 Units	**	**	0.8 a	2.3 b ↑	0.9 a	2.0 b ↑	0.0 c	**	0.9 a	2.4 a ↑
50 to 99 Units	0.0 c	0.0 c -	0.7 a	0.9 a -	0.7 a	1.4 a ↑	1.1 a	2.5 c -	0.7 a	1.3 a ↑
100+ Units	1.3 a	10.0 c ↑	1.5 c	3.7 d ↑	1.9 a	2.1 b -	1.4 a	3.0 c ↑	1.7 b	2.9 b ↑
Total	**	**	1.4 a	2.9 c ↑	1.6 b	2.1 a ↑	0.9 a	2.2 b ↑	1.5 a	2.5 a ↑

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

<table>
<tr><td colspan="11">1.3.2 Private Apartment Average Rents ($)
by Structure Size and Bedroom Type
St. Catharines-Niagara CMA</td></tr>
<tr><td>Size</td><td colspan="2">Bachelor</td><td colspan="2">1 Bedroom</td><td colspan="2">2 Bedroom</td><td colspan="2">3 Bedroom +</td><td colspan="2">Total</td></tr>
<tr><td></td><td>Oct-17</td><td>Oct-18</td><td>Oct-17</td><td>Oct-18</td><td>Oct-17</td><td>Oct-18</td><td>Oct-17</td><td>Oct-18</td><td>Oct-17</td><td>Oct-18</td></tr>
<tr><td colspan="11">St. Catharines-Niagara CMA</td></tr>
<tr><td>3 to 5 Units</td><td>529 b</td><td>518 c</td><td>661 a</td><td>707 a</td><td>783 a</td><td>797 b</td><td>941 b</td><td>960 b</td><td>745 a</td><td>775 a</td></tr>
<tr><td>6 to 19 Units</td><td>609 a</td><td>617 a</td><td>738 a</td><td>795 a</td><td>878 a</td><td>927 a</td><td>1,059 b</td><td>1,051 d</td><td>814 a</td><td>876 a</td></tr>
<tr><td>20 to 49 Units</td><td>632 b</td><td>701 b</td><td>880 a</td><td>928 a</td><td>997 a</td><td>1,047 a</td><td>1,153 a</td><td>1,156 a</td><td>957 a</td><td>1,009 a</td></tr>
<tr><td>50 to 99 Units</td><td>810 a</td><td>789 a</td><td>922 a</td><td>946 a</td><td>1,130 a</td><td>1,163 a</td><td>1,289 a</td><td>1,299 a</td><td>1,066 a</td><td>1,092 a</td></tr>
<tr><td>100+ Units</td><td>746 a</td><td>850 b</td><td>900 a</td><td>957 a</td><td>1,060 a</td><td>1,127 a</td><td>1,240 a</td><td>1,332 a</td><td>1,012 a</td><td>1,082 a</td></tr>
<tr><td>Total</td><td>642 a</td><td>659 b</td><td>822 a</td><td>871 a</td><td>993 a</td><td>1,036 a</td><td>1,141 a</td><td>1,159 a</td><td>931 a</td><td>979 a</td></tr>
</table>

<table>
<tr><td colspan="11">1.3.3 Private Apartment Vacancy Rates (%)
by Structure Size and Zone
St. Catharines-Niagara CMA</td></tr>
<tr><td>Zone</td><td colspan="2">3-5</td><td colspan="2">6-19</td><td colspan="2">20-49</td><td colspan="2">50-99</td><td colspan="2">100+</td></tr>
<tr><td></td><td>Oct-17</td><td>Oct-18</td><td>Oct-17</td><td>Oct-18</td><td>Oct-17</td><td>Oct-18</td><td>Oct-17</td><td>Oct-18</td><td>Oct-17</td><td>Oct-18</td></tr>
<tr><td>Zone 1 - St. Catharines (Core)</td><td>**</td><td>**</td><td>**</td><td>1.0 d</td><td>0.6 a</td><td>2.3 b ↑</td><td>0.5 a</td><td>1.8 c ↑</td><td>4.2 a</td><td>9.2 a ↑</td></tr>
<tr><td>Zone 2 - St. Catharines (Remainder North)</td><td>0.0 d</td><td>0.0 d -</td><td>1.0 d</td><td>1.1 d -</td><td>0.6 a</td><td>3.0 b ↑</td><td>0.3 a</td><td>0.7 a ↑</td><td>1.3 a</td><td>1.6 b -</td></tr>
<tr><td>Zone 3 - St. Catharines (Remainder South)</td><td>0.0 d</td><td>0.0 d -</td><td>0.0 d</td><td>**</td><td>**</td><td>**</td><td>**</td><td>**</td><td>**</td><td>2.2 a</td></tr>
<tr><td>St. Catharines (Zones 1-3)</td><td>**</td><td>**</td><td>0.8 d</td><td>1.1 a -</td><td>0.6 a</td><td>2.5 b ↑</td><td>0.4 a</td><td>1.2 a ↑</td><td>1.9 b</td><td>3.3 d ↑</td></tr>
<tr><td>Zone 4 - Niagara Falls (Core)</td><td>**</td><td>**</td><td>**</td><td>**</td><td>0.6 b</td><td>**</td><td>2.0 b</td><td>1.4 a -</td><td>-</td><td>-</td></tr>
<tr><td>Zone 5 - Niagara Falls (Remainder)</td><td>**</td><td>**</td><td>**</td><td>**</td><td>1.9 c</td><td>2.3 c -</td><td>0.4 b</td><td>1.7 b ↑</td><td>-</td><td>-</td></tr>
<tr><td>Niagara Falls (Zones 4-5)</td><td>**</td><td>**</td><td>2.6 c</td><td>4.9 d -</td><td>1.5 a</td><td>1.9 c -</td><td>1.5 a</td><td>1.5 b -</td><td>-</td><td>-</td></tr>
<tr><td>Zone 6 - Welland</td><td>**</td><td>**</td><td>**</td><td>**</td><td>0.5 b</td><td>4.1 c ↑</td><td>0.2 a</td><td>1.0 a ↑</td><td>0.9 a</td><td>**</td></tr>
<tr><td>Zone 7 - Remainder of CMA</td><td>**</td><td>**</td><td>**</td><td>**</td><td>0.5 b</td><td>1.2 a -</td><td>**</td><td>**</td><td>-</td><td>-</td></tr>
<tr><td>Zone 8 - Fort Erie</td><td>**</td><td>0.0 d</td><td>**</td><td>**</td><td>**</td><td>**</td><td>**</td><td>**</td><td>**</td><td>**</td></tr>
<tr><td>St. Catharines-Niagara CMA</td><td>**</td><td>**</td><td>2.1 b</td><td>2.3 c -</td><td>0.9 a</td><td>2.4 a ↑</td><td>0.7 a</td><td>1.3 a ↑</td><td>1.7 b</td><td>2.9 b ↑</td></tr>
</table>

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
St. Catharines-Niagara 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
St. Catharines-Niagara CMA										
3 to 5 Units	**	**	**	**	**	**	**	**	19.0 d	**
6 to 19 Units	**	**	17.9 d	15.6 d -	20.0 d	16.1 d -	**	**	19.3 d	15.7 d ↓
20 to 49 Units	**	**	11.1 c	15.9 a ↑	**	15.7 a	**	15.8 d	14.9 c	15.6 a -
50 to 99 Units	**	**	**	16.5 d	**	15.9 d	**	**	**	16.1 a
100+ Units	**	**	**	**	**	**	**	**	27.0 d	**
Total	**	**	20.4 d	17.2 a ↓	21.9 d	17.4 a ↓	25.5 d	14.4 c ↓	21.6 a	16.9 a ↓

1.4 Private Apartment Vacancy Rates (%)[1]
by Rent Range and Bedroom Type
St. Catharines-Niagara 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
St. Catharines-Niagara CMA										
LT $650	**	**	**	**	**	**	**	**	**	**
$650 - $774	**	**	1.4 a	0.7 b -	**	**	0.0 d	**	1.8 c	1.4 d -
$775 - $874	0.0 c	**	1.4 a	**	2.2 c	3.3 d -	0.0 d	0.6 b -	1.7 c	4.5 d -
$875 - $999	**	5.7 d	1.2	2.5 b ↑	1.3 a	2.4 c -	1.4 d	0.0 d ↓	1.3 a	2.4 b ↑
$1000 - $1099	**	**	0.8 a	3.1 c ↑	0.5 a	1.5 a ↑	**	**	0.8 a	1.9 b ↑
$1100+	**	**	1.2 a	2.9 c ↑	1.5 b	2.4 b ↑	0.4 a	3.0 c ↑	1.3 a	2.6 a ↑
Total	**	**	1.4 a	2.9 c ↑	1.6 b	2.1 a ↑	0.9 a	2.2 b ↑	1.5 a	2.5 a ↑

[1]Vacancy 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 St. Catharines-Niagara 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 - St. Catharines (Core)	-	-	-	-	-	-	**	**	**	**
Zone 2 - St. Catharines (Remainder North)	-	-	-	-	0.0 a	1.6 a ↑	0.0 a	1.1 a ↑	0.0 a	1.3 a ↑
Zone 3 - St. Catharines (Remainder South)	-	-	-	-	-	-	-	-	-	-
St. Catharines (Zones 1-3)	-	-	-	-	0.0 a	1.6 a ↑	**	1.1 a	**	1.3 a
Zone 4 - Niagara Falls (Core)	-	-	-	-	**	**	**	**	**	**
Zone 5 - Niagara Falls (Remainder)	**	**	**	**	**	**	2.2 b	**	1.8 c	**
Niagara Falls (Zones 4-5)	**	**	**	**	**	**	2.2 c	**	1.6 c	**
Zone 6 - Welland	-	-	**	**	**	**	**	**	**	**
Zone 7 - Remainder of CMA	-	-	-	-	**	**	**	**	**	**
Zone 8 - Fort Erie	-	-	-	-	**	**	**	**	**	**
St. Catharines-Niagara CMA	**	**	**	**	0.0 d	1.2 a ↑	0.4 b	2.8 b ↑	0.3 b	2.4 b ↑

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type St. Catharines-Niagara CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - St. Catharines (Core)	-	-	-	-	-	-	**	**	**	**
Zone 2 - St. Catharines (Remainder North)	-	-	-	-	**	**	1,046 a	1,073 b	1,024 b	1,042 b
Zone 3 - St. Catharines (Remainder South)	-	-	-	-	-	-	-	-	-	-
St. Catharines (Zones 1-3)	-	-	-	-	**	**	1,069 a	1,073 b	1,038 a	1,042 b
Zone 4 - Niagara Falls (Core)	-	-	-	-	**	**	**	**	**	**
Zone 5 - Niagara Falls (Remainder)	**	**	**	**	**	**	1,078 b	**	1,008 c	**
Niagara Falls (Zones 4-5)	**	**	**	**	**	**	1,078 b	**	1,003 c	**
Zone 6 - Welland	-	-	**	**	**	**	**	**	**	**
Zone 7 - Remainder of CMA	-	-	-	-	**	**	**	**	**	**
Zone 8 - Fort Erie	-	-	-	-	**	**	**	**	**	**
St. Catharines-Niagara CMA	**	**	**	**	970 b	967 b	1,142 a	1,082 b	1,093 a	1,043 b

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 St. Catharines-Niagara 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 - St. Catharines (Core)	0	0	0	0	0	0	19	19	19	19
Zone 2 - St. Catharines (Remainder North)	0	0	0	0	127	127	181	179	308	306
Zone 3 - St. Catharines (Remainder South)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
St. Catharines (Zones 1-3)	0	0	0	0	127	127	200	198	327	325
Zone 4 - Niagara Falls (Core)	0	0	0	0	10	10	3	3	13	13
Zone 5 - Niagara Falls (Remainder)	1	1	10	10	23	23	96	97	130	131
Niagara Falls (Zones 4-5)	1	1	10	10	33	33	99	100	143	144
Zone 6 - Welland	0	0	8	8	21	21	186	186	215	215
Zone 7 - Remainder of CMA	0	0	0	0	10	10	18	18	28	28
Zone 8 - Fort Erie	0	0	0	0	8	8	16	16	24	24
St. Catharines-Niagara CMA	**1**	**1**	**18**	**18**	**199**	**199**	**519**	**518**	**737**	**736**

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - St. Catharines (Core)	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Zone 2 - St. Catharines (Remainder North)	-	n/a	-	n/a	3.1 a	n/a	1.7 a	n/a	2.3 a	n/a
Zone 3 - St. Catharines (Remainder South)	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
St. Catharines (Zones 1-3)	-	n/a	-	n/a	3.1 a	n/a	1.5 a	n/a	2.1 a	n/a
Zone 4 - Niagara Falls (Core)	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 5 - Niagara Falls (Remainder)	**	n/a	**	n/a	**	n/a	2.2 b	n/a	1.8 c	n/a
Niagara Falls (Zones 4-5)	**	n/a	**	n/a	**	n/a	2.2 c	n/a	1.6 c	n/a
Zone 6 - Welland	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Zone 7 - Remainder of CMA	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 8 - Fort Erie	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
St. Catharines-Niagara CMA	**	n/a	**	n/a	2.5 c	n/a	0.9 d	n/a	1.3 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.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Zone and Bedroom Type St. Catharines-Niagara CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Zone 1 - St. Catharines (Core)	-	-	-	-	-	-	**	-	**	-
Zone 2 - St. Catharines (Remainder North)	-	-	-	-	**	**	3.4 d	**	3.3 d	**
Zone 3 - St. Catharines (Remainder South)	-	-	-	-	-	-	-	-	-	-
St. Catharines (Zones 1-3)	-	-	-	-	**	**	3.5 c	**	3.4 c	**
Zone 4 - Niagara Falls (Core)	-	-	-	-	**	**	**	**	**	**
Zone 5 - Niagara Falls (Remainder)	**	**	**	**	**	**	**	**	**	**
Niagara Falls (Zones 4-5)	**	**	**	**	**	**	**	**	**	++
Zone 6 - Welland	-	-	**	**	**	**	**	**	**	**
Zone 7 - Remainder of CMA	-	-	-	-	**	**	**	**	**	**
Zone 8 - Fort Erie	-	-	-	-	-	**	-	**	-	**
St. Catharines-Niagara CMA	**	**	**	**	3.3 d	2.1 c	2.3 c	++	2.5 c	++

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

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type St. Catharines-Niagara 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 - St. Catharines (Core)	-	-	-	-	-	-	**	**	**	**
Zone 2 - St. Catharines (Remainder North)	-	-	-	-	**	18.1 a	**	13.4 a	**	15.4 a
Zone 3 - St. Catharines (Remainder South)	-	-	-	-	-	-	-	-	-	-
St. Catharines (Zones 1-3)	-	-	-	-	**	18.1 a	6.0 d	13.4 c ↑	**	15.4 a
Zone 4 - Niagara Falls (Core)	-	-	-	-	**	**	**	**	**	**
Zone 5 - Niagara Falls (Remainder)	**	**	**	**	**	**	**	**	5.6 d	**
Niagara Falls (Zones 4-5)	**	**	**	**	**	**	**	**	**	**
Zone 6 - Welland	-	-	**	**	**	**	**	**	**	**
Zone 7 - Remainder of CMA	-	-	-	-	**	**	**	**	**	**
Zone 8 - Fort Erie	-	-	-	-	**	**	**	**	**	**
St. Catharines-Niagara CMA	**	**	**	**	6.0 d	17.6 d ↑	12.5 c	13.9 d -	11.2 c	14.8 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
St. Catharines-Niagara 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 - St. Catharines (Core)	**	**	2.0 c	3.7 d -	1.0 a	2.8 c ↑	**	**	1.6 c	3.2 d ↑
Zone 2 - St. Catharines (Remainder North)	1.2 d	5.5 d ↑	0.3 a	1.2 a ↑	1.0 a	1.1 a -	0.6 a	2.2 b ↑	0.7 a	1.4 a ↑
Zone 3 - St. Catharines (Remainder South)	0.0 d	**	1.1 d	0.9 d -	0.5 b	1.9 c ↑	0.8 d	2.3 b ↑	0.7 a	1.7 c ↑
St. Catharines (Zones 1-3)	1.5 d	3.7 d -	1.2 a	2.4 b ↑	1.0 a	1.8 b ↑	0.8 a	2.5 b ↑	1.1 a	2.2 b ↑
Zone 4 - Niagara Falls (Core)	0.0 d	**	**	**	2.8 c	2.6 c -	0.0 d	**	2.5 c	**
Zone 5 - Niagara Falls (Remainder)	0.0 d	0.0 d -	**	1.9 c	2.4 c	3.0 c -	1.1 d	1.4 d -	1.9 c	2.4 c -
Niagara Falls (Zones 4-5)	0.0 d	**	1.8 c	**	2.6 c	2.7 b -	1.0 d	1.3 d -	2.2 c	3.7 d -
Zone 6 - Welland	**	0.0 d	1.4 a	2.4 c -	**	3.0 d	0.0 c	3.5 d ↑	1.3 a	2.8 c ↑
Zone 7 - Remainder of CMA	0.0 d	0.0 d -	**	**	2.3 c	1.4 d -	**	0.0 d	1.9 c	1.5 c -
Zone 8 - Fort Erie	**	**	**	3.2 c	0.3 a	0.0 d ↓	**	2.0 a	**	1.3 a
St. Catharines-Niagara CMA	**	**	1.4 a	2.9 c ↑	1.6 b	2.1 a ↑	0.7 a	2.4 b ↑	1.4 a	2.5 a ↑

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - St. Catharines (Core)	617 b	619 b	828 a	869 a	1,028 a	1,066 a	1,111 a	1,134 c	913 a	957 a
Zone 2 - St. Catharines (Remainder North)	742 a	842 c	901 a	929 a	1,078 a	1,120 a	1,186 a	1,243 a	1,026 a	1,073 a
Zone 3 - St. Catharines (Remainder South)	**	792 c	895 b	1,018 a	1,067 b	1,182 a	1,338 b	1,404 b	1,060 b	1,146 a
St. Catharines (Zones 1-3)	661 a	710 b	865 a	909 a	1,059 a	1,109 a	1,200 a	1,251 a	984 a	1,036 a
Zone 4 - Niagara Falls (Core)	586 b	559 c	787 b	876 b	921 a	944 a	1,123 b	**	877 a	913 a
Zone 5 - Niagara Falls (Remainder)	614 a	613 a	847 a	888 a	1,024 b	1,054 a	1,106 b	1,171 b	985 a	1,025 a
Niagara Falls (Zones 4-5)	598 b	575 b	810 a	881 a	965 a	989 a	1,108 b	1,189 b	924 a	962 a
Zone 6 - Welland	606 c	596 c	772 a	788 a	912 a	956 a	1,099 a	987 b	892 a	901 a
Zone 7 - Remainder of CMA	589 c	604 d	727 a	797 a	902 b	950 a	1,028 b	1,066 b	837 a	912 a
Zone 8 - Fort Erie	**	**	743 a	776 b	906 a	937 a	**	**	860 a	891 a
St. Catharines-Niagara CMA	642 a	658 b	822 a	871 a	992 a	1,035 a	1,141 a	1,137 a	938 a	981 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 St. Catharines-Niagara 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 - St. Catharines (Core)	194	196	1,481	1,486	1,384	1,406	252	253	3,311	3,341
Zone 2 - St. Catharines (Remainder North)	87	89	1,279	1,276	2,120	2,121	546	544	4,032	4,030
Zone 3 - St. Catharines (Remainder South)	25	25	309	325	596	584	107	107	1,037	1,041
St. Catharines (Zones 1-3)	306	310	3,069	3,087	4,100	4,111	905	904	8,380	8,412
Zone 4 - Niagara Falls (Core)	62	64	654	665	1,090	1,146	68	69	1,874	1,944
Zone 5 - Niagara Falls (Remainder)	19	19	303	303	891	891	228	229	1,441	1,442
Niagara Falls (Zones 4-5)	81	83	957	968	1,981	2,037	296	298	3,315	3,386
Zone 6 - Welland	59	60	1,009	1,012	1,405	1,407	468	466	2,941	2,945
Zone 7 - Remainder of CMA	36	36	517	519	920	930	123	124	1,596	1,609
Zone 8 - Fort Erie	11	11	175	175	291	293	43	43	520	522
St. Catharines-Niagara CMA	493	500	5,727	5,761	8,697	8,778	1,835	1,835	16,752	16,874

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - St. Catharines (Core)	**	n/a	3.2 c	n/a	2.0 b	n/a	**	n/a	2.7 b	n/a
Zone 2 - St. Catharines (Remainder North)	4.7 d	n/a	1.3 a	n/a	3.1 b	n/a	2.6 a	n/a	2.5 a	n/a
Zone 3 - St. Catharines (Remainder South)	0.0 d	n/a	**	n/a	**	n/a	**	n/a	2.8 c	n/a
St. Catharines (Zones 1-3)	4.1 d	n/a	2.4 b	n/a	2.6 a	n/a	2.7 b	n/a	2.6 a	n/a
Zone 4 - Niagara Falls (Core)	0.0 d	n/a	2.9 c	n/a	3.2 d	n/a	0.0 d	n/a	3.0 c	n/a
Zone 5 - Niagara Falls (Remainder)	0.0 d	n/a	**	n/a	3.4 d	n/a	1.9 c	n/a	3.0 d	n/a
Niagara Falls (Zones 4-5)	0.0 d	n/a	2.9 c	n/a	3.3 d	n/a	1.6 c	n/a	3.0 b	n/a
Zone 6 - Welland	**	n/a	2.7 b	n/a	2.4 c	n/a	0.0 c	n/a	2.3 b	n/a
Zone 7 - Remainder of CMA	**	n/a	**	n/a	2.3 c	n/a	**	n/a	2.4 c	n/a
Zone 8 - Fort Erie	**	n/a	**	n/a	1.3 a	n/a	**	n/a	3.2 d	n/a
St. Catharines-Niagara CMA	4.5 d	n/a	2.7 a	n/a	2.6 a	n/a	1.8 b	n/a	2.6 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 St. Catharines-Niagara CMA										
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Zone	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Zone 1 - St. Catharines (Core)	1.4 a	1.3 a	3.3 c	4.7 d	3.4 c	5.9 c	1.3 d	**	3.3 c	5.5 c
Zone 2 - St. Catharines (Remainder North)	++	7.5 c	2.9 c	3.6 d	2.3 b	4.0 c	**	**	2.2 c	3.8 c
Zone 3 - St. Catharines (Remainder South)	**	**	4.4 d	**	**	**	**	3.7 d	**	**
St. Catharines (Zones 1-3)	++	4.7 c	3.2 c	4.7 c	3.1 c	5.5 b	2.9 c	**	2.9 b	5.0 b
Zone 4 - Niagara Falls (Core)	++	++	2.5 c	4.2 c	3.4 c	2.8 c	3.8 d	**	3.5 c	3.3 c
Zone 5 - Niagara Falls (Remainder)	++	++	++	3.2 c	++	**	++	++	++	**
Niagara Falls (Zones 4-5)	++	++	1.2 d	3.8 b	1.9 c	2.9 c	3.2 d	++	1.9 c	2.9 c
Zone 6 - Welland	**	**	++	3.4 c	++	4.9 c	++	4.2 c	++	4.5 c
Zone 7 - Remainder of CMA	**	**	3.9 c	**	2.8 b	2.8 c	4.0 d	**	3.2 c	2.7 c
Zone 8 - Fort Erie	**	**	3.5 a	6.1 c	1.9 a	4.4 c	**	**	2.5 a	4.9 b
St. Catharines-Niagara CMA	++	5.2 d	2.7 b	4.1 b	2.5 b	4.6 b	2.4 c	5.3 d	2.5 b	4.2 b

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

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA										
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Zone	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - St. Catharines (Core)	**	**	20.7 d	16.5 d -	23.2 d	18.7 d ↓	**	**	21.2 d	17.0 d ↓
Zone 2 - St. Catharines (Remainder North)	**	**	**	**	**	17.5 d	**	16.6 d	**	18.4 d
Zone 3 - St. Catharines (Remainder South)	**	**	**	12.4 d	**	14.4 d	**	**	**	14.3 c
St. Catharines (Zones 1-3)	**	**	21.9 d	17.6 d -	20.8 d	17.4 d -	**	16.1 d	20.8 d	17.3 d -
Zone 4 - Niagara Falls (Core)	0.0 d	**	**	**	**	**	0.0 d	**	16.6 d	17.9 d -
Zone 5 - Niagara Falls (Remainder)	**	**	**	**	**	**	**	**	**	17.1 d
Niagara Falls (Zones 4-5)	**	**	**	14.1 d	**	20.1 d	**	**	17.9 d	17.6 d -
Zone 6 - Welland	**	**	**	19.5 d	**	16.4 d	**	**	**	16.4 d
Zone 7 - Remainder of CMA	**	**	12.6 d	12.5 d -	12.2 d	**	**	**	13.2 d	14.7 d -
Zone 8 - Fort Erie	**	**	**	**	16.7 d	7.6 c ↓	**	**	13.4 d	12.0 d -
St. Catharines-Niagara CMA	**	**	20.4 d	17.2 a ↓	21.8 d	17.4 a ↓	21.2 d	14.3 c ↓	21.1 a	16.8 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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