

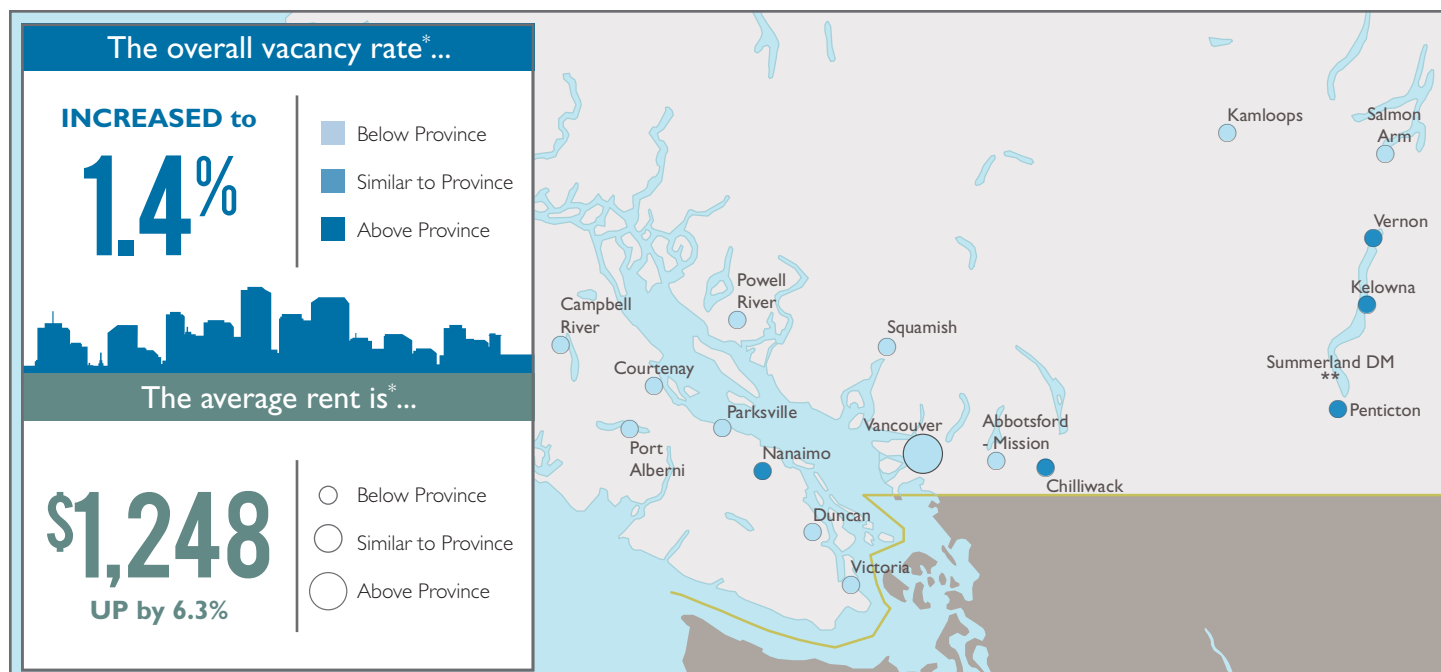
RENTAL MARKET REPORT

British Columbia Highlights¹



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
1.0%	1.4%	1.6%	2.0%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$1,053 Avg. Rent	\$1,193 Avg. Rent	\$1,387 Avg. Rent	\$1,570 Avg. Rent

“Demand for rental housing in BC increased and although new rental supply outpaced demand, vacancy rates remain low.”

Taylor Pardy
Acting Regional Economist, West

*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.

¹ Urban centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Highlights

- The average apartment vacancy rate² in BC increased to 1.4% in October 2018 from 1.3% in October 2017.
- Based on the structures common to the 2017 and 2018 surveys, the average apartment rent in British Columbia increased by 6.3%, compared to 5.8% a year earlier
- Vacancy rates for rented condominiums remained below 1% in Vancouver, Victoria and Kelowna.

Vacancy Rates Increased but Remain Low

The apartment vacancy rate in BC increased in October 2018 to 1.4%, from 1.3% in October 2017, but remained low relative to the 10-year average of approximately 2%. Vacancies increased in BC's four CMA's including Vancouver, Victoria, Abbotsford-Mission and Kelowna based on new supply increasing faster than demand in each of these markets. BC's four CMA's now all have vacancy rates either at or above 1% as a result of new supply beginning to outpace demand.

Approximately 25% of the surveyed areas in BC continued to have tight rental market conditions with vacancy rates below 1%, compared to over one-third of centres in October 2017.

Vacancy rates in Northeast BC declined again in 2018 after peaking in 2016 following a broad-based pullback in commodity prices, particularly oil and natural gas. Despite some downward movement, vacancy rates in Fort St John and Dawson Creek remain elevated at 16.7% and 9.0%, respectively

Supply outpaces growth in demand in many centres throughout BC

Demand for rental housing in BC increased in 2018 while new purpose-built rental supply increased more and contributed to rising vacancy rates, easing market conditions. BC continues to have a strong labour market with the current unemployment rate being quite low historically.

Population growth has driven rental demand, particularly amongst individuals aged 20-34 and 65+ as these cohorts have a higher tendency to rent. Migration, particularly interprovincial has played an important role in rental demand as many new arrivals tend to rent before looking into homeownership. Additionally, elevated home prices and rising mortgage rates have contributed to a higher overall cost of homeownership which may be contributing to sustained strong rental demand.

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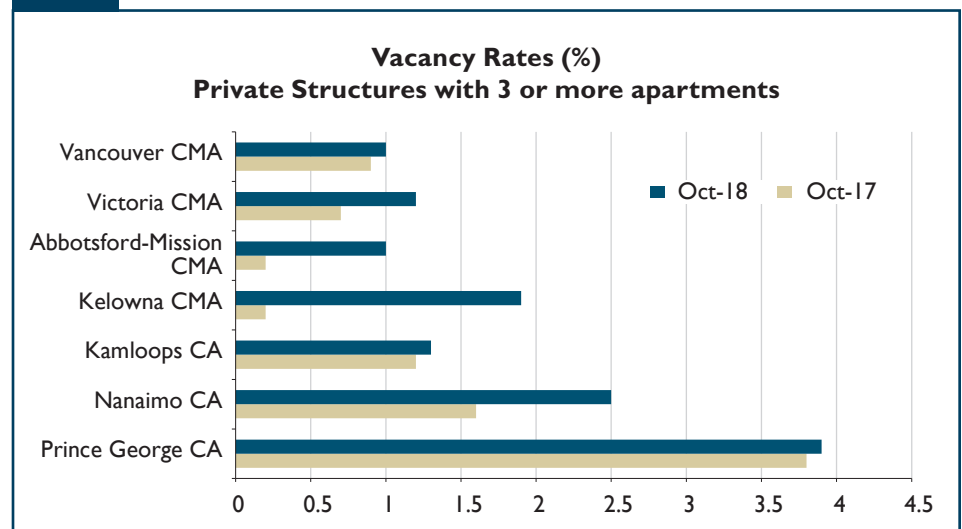
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Rental supply expands throughout BC

As of the October 2018 survey, the number of purpose-built rental apartment units in BC increased by 1.4% from 2017, relative to the 1% growth in the universe seen between 2016 and 2017. Approximately half of all centres surveyed saw an expansion in the purpose-built rental universe. In particular, the Vancouver, Victoria and Kelowna CMAs saw the largest increases in the number of primary market rentals added to the universe with 793, 682 and 499 new units respectively. Additionally, rental universe expansion was also strong in some larger Census Agglomerations

Figure 1



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

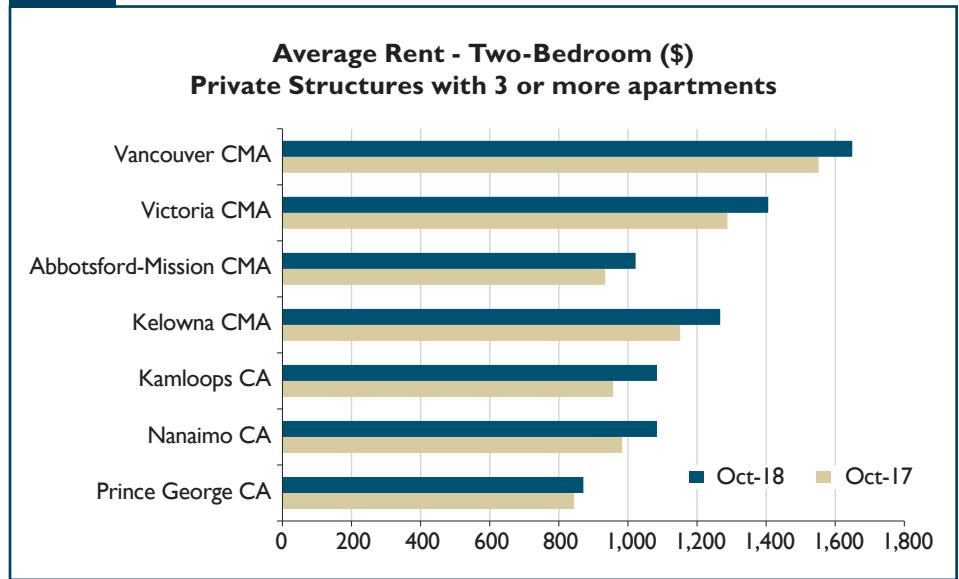
(CAs) in BC including Nanaimo and Penticton with 216 and 153 new units added, respectively. Relative to each Census Metropolitan Area's (CMA) size, expansion of the primary rental market universe was strongest in Kelowna, growing by over 10% in 2018. This is followed by Victoria and Abbotsford-Mission with expansions of 2.7% and 1.8%, respectively.

On a provincial level, rental housing starts have been persistently strong since 2016 with the largest number of rental starts seen in the Vancouver, Victoria and Kelowna CMAs. The majority of these projects are apartment rental structures which take longer to complete and so these new additions will continue to add significantly to the rental supply through 2019 and 2020.

Same Sample Rent³ Continued to Increase

Based on structures common to the 2017 and 2018 surveys, the average apartment rent in British Columbia rose by 6.3% in 2018, compared to 5.8% in the previous year.⁴ Across bedroom types, all same-sample rents increased by more than 6% in 2018. The average rent for one- and two-bedroom units was recorded at \$1,193 and \$1,387 as of October 2018, respectively. Areas that saw the highest same-sample rent increases in 2018 included Abbotsford-Mission, Chilliwack, Kelowna, and Victoria, where rents increased by 7.9%, 10.4%, 8.1% and 7.5%, respectively.

Figure 2



Similar Trends in the Secondary Rental Market

Investor-owned apartment condominiums are an important component of the secondary rental market supply in British Columbia. CMHC collects data on apartment condominiums used for rental for the Vancouver, Victoria and Kelowna CMAs.

In most cases, the condominium rental market recorded higher rents than the purpose-built rentals in the Rental Market Survey (RMS), as these units are typically in newer buildings with more amenities not found in older purpose-built structures. Vacancy rates for rented condominiums remained low in 2018 with Vancouver, Victoria and Kelowna CMAs all recording a vacancy rate

below 1%. The total number of rented condominiums declined in the Vancouver and Victoria CMAs. Meanwhile, the Kelowna CMA experienced an increase in the number of rented condominiums in 2018.

³ The estimate is based on structures that were common to the survey sample for both the previous year and the current year. The change in rent in existing structures removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. However, some composition effects still remain e.g. rental units renovated/upgraded.

⁴ According to the BC Government Residential Tenancy Branch, the annual allowable rent increase for conventional residential tenancies is determined by the formula in the Residential Tenancy Regulation. For a conventional residential tenancy rent, the allowable rent increase is 4.0% in 2018, up from 3.7% in 2017. CMHC's same-sample rent increase will vary from the annual allowable rent increase for a number of reasons, including local rental market conditions. For example, in a market where vacancy rates have remained elevated for a period of time, rents may have moved lower. Conversely, higher rents are often charged in markets with low vacancy rates when a suite changes tenants.



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

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

I.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type British Columbia										
Centre	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
Abbotsford-Mission CMA	0.0	b	0.0	b	-	0.2	a	0.7	a	↑
Campbell River CA	0.0	c	0.0	c	-	1.2	a	0.3	b	↓
Chilliwack CA	0.0	b	0.0	c	-	1.8	b	1.6	b	-
Courtenay CA	3.3	a	0.0	c	↓	4.6	c	0.3	b	↓
Cranbrook CA	**		**			1.1	a	1.4	a	-
Dawson Creek CA	6.2	b	6.6	b	-	10.4	c	8.3	b	↓
Duncan CA	3.8	d	0.0	d	↓	3.6	b	0.2	b	↓
Fort St. John CA	12.8	d	14.0	d	-	19.1	a	15.6	a	↓
Kamloops CA	3.0	d	1.6	b	↓	1.0	a	1.2	a	-
Kamloops Zone 1-South Shore	2.7	c	1.8	b	-	1.1	a	0.5	a	↑
Kamloops Zone 2-North Shore	**		0.0	a		0.9	a	2.0	c	↑
Kelowna CMA	0.0	c	0.3	a	↑	0.2	a	3.5	b	↑
Nanaimo CA	4.5	a	5.1	c	-	1.5	a	2.3	a	↑
Nanaimo Zone 1-Centre	0.0	a	8.3	b	↑	0.6	a	3.0	b	↑
Nanaimo Zone 2-South	7.2	b	1.6	c	↓	3.5	c	2.1	b	↓
Nanaimo Zone 3-North & Periphery	**		**			0.8	a	0.7	a	-
Nelson CA	0.0	d	0.0	d	-	0.0	c	0.0	d	-
Parksville CA	0.0	a	0.0	a	-	0.0	a	0.8	a	↑
Penticton CA	0.0	c	0.0	c	-	1.5	d	2.1	c	-
Port Alberni CA	2.5	c	0.0	b	↓	1.6	b	0.9	a	-
Powell River CA	**		**			2.8	a	2.0	c	-
Prince George CA	3.8	d	4.3	d	-	5.1	c	5.7	b	-
Prince George Zone 1-Downtown	**		**			**		8.8	c	
Prince George Zone 2-Outlying	6.2	c	6.9	c	-	2.9	a	3.5	a	↑
Prince Rupert CA	**		0.0	d		3.7	d	2.1	c	-
Quesnel CA	**		0.0	a		5.3	d	6.8	c	-
Salmon Arm CA	**		**			0.0	b	**		
Sechelt DM	-		**			-		**		
Squamish CA	**		**			0.0	c	**		
Summerland DM	-		-			**		**		
Terrace CA	**		**			3.2	d	**		
Vancouver CMA	0.8	a	0.9	a	-	0.9	a	1.1	a	↑
Vernon CA	1.2	a	1.4	d	-	1.3	a	1.6	a	-
Victoria CMA	1.0	a	0.6	a	↓	0.7	a	1.2	a	↑
Williams Lake CA	**		0.0	a		4.1	d	1.5	b	↓
British Columbia 10,000+	1.1	a	1.0	a	-	1.1	a	1.4	a	↑

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

I.1.2 Private Apartment Average Rents (\$) by Bedroom Type British Columbia

Centre	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
Abbotsford-Mission CMA	627 a	674 a	765 a	832 a	934 a	1,022 a	1,037 a	1,074 a	848 a	924 a
Campbell River CA	600 a	628 a	755 a	768 a	869 a	951 a	1,016 a	1,120 a	827 a	886 a
Chilliwack CA	580 a	716 b	734 a	793 a	942 a	1,027 a	912 b	1,191 b	820 a	898 a
Courtenay CA	571 a	573 a	727 a	766 a	884 a	941 a	856 a	932 a	814 a	863 a
Cranbrook CA	442 d	443 b	686 a	695 a	805 a	828 a	940 a	922 a	759 a	776 a
Dawson Creek CA	653 a	644 a	858 a	852 a	1,072 a	1,072 a	1,110 a	1,093 a	943 a	938 a
Duncan CA	612 a	637 b	697 a	744 a	820 a	843 a	909 a	1,055 a	747 a	786 a
Fort St. John CA	662 a	659 a	745 a	772 a	1,024 a	1,047 a	1,041 b	1,060 a	924 a	944 a
Kamloops CA	665 a	763 a	823 a	935 a	957 a	1,084 a	1,144 a	1,252 b	874 a	988 a
Kamloops Zone 1-South Shore	672 a	780 a	874 a	1,038 a	1,039 a	1,199 a	**	**	922 a	1,078 a
Kamloops Zone 2-North Shore	577 b	630 a	766 a	817 b	876 a	952 a	1,100 a	1,125 a	818 a	875 a
Kelowna CMA	859 a	890 a	937 a	1,003 a	1,151 a	1,267 a	1,269 b	1,397 b	1,043 a	1,133 a
Nanaimo CA	682 a	795 a	806 a	886 a	983 a	1,084 a	1,158 a	1,265 a	875 a	966 a
Nanaimo Zone 1-Centre	712 a	897 a	843 a	956 a	961 a	1,120 a	1,245 a	1,341 a	890 a	1,021 a
Nanaimo Zone 2-South	661 a	679 a	708 a	757 a	999 a	1,034 a	1,062 a	1,148 a	780 a	830 a
Nanaimo Zone 3-North & Periphery	**	**	870 a	902 a	1,001 a	1,063 a	1,127 c	1,239 c	954 a	1,002 a
Nelson CA	591 a	634 a	704 a	757 a	917 a	936 a	**	**	814 a	852 a
Parksville CA	593 a	602 a	771 a	770 a	808 a	937 a	1,061 a	1,215 b	803 a	899 a
Penticton CA	657 a	697 a	779 a	869 a	943 a	1,059 a	1,137 c	1,482 a	838 a	950 a
Port Alberni CA	567 a	590 a	611 a	637 a	727 a	780 a	779 a	780 b	664 a	703 a
Powell River CA	633 b	660 c	657 a	762 b	757 a	828 a	808 a	910 a	708 a	804 a
Prince George CA	626 a	640 a	702 a	727 a	844 a	871 a	960 a	948 a	794 a	817 a
Prince George Zone 1-Downtown	642 b	649 b	697 a	702 a	802 a	824 a	999 a	1,049 b	749 a	764 a
Prince George Zone 2-Outlying	595 a	621 a	706 a	744 a	864 a	891 a	952 a	930 a	819 a	845 a
Prince Rupert CA	622 c	636 b	812 b	849 b	913 c	873 a	833 b	903 c	853 b	847 a
Quesnel CA	481 a	523 a	595 a	616 a	666 a	687 a	888 b	991 c	642 a	666 a
Salmon Arm CA	579 d	**	715 a	732 a	845 a	845 a	**	**	785 a	801 a
Sechelt DM	-	**	-	**	-	**	-	**	-	**
Squamish CA	**	**	1,036 a	1,143 a	1,161 a	1,219 a	1,479 a	**	1,114 a	1,186 a
Summerland DM	-	-	**	**	832 a	854 a	**	**	822 a	807 a
Terrace CA	537 b	555 a	690 a	750 a	828 a	898 a	994 a	1,107 a	791 a	864 a
Vancouver CMA	1,060 a	1,150 a	1,223 a	1,307 a	1,552 a	1,649 a	1,801 a	1,921 a	1,297 a	1,385 a
Vernon CA	619 a	656 a	765 a	793 a	913 a	944 a	998 a	1,019 a	836 a	862 a
Victoria CMA	850 a	926 a	988 a	1,076 a	1,288 a	1,406 a	1,568 a	1,647 a	1,072 a	1,170 a
Williams Lake CA	**	548 a	665 a	732 a	776 a	872 a	970 b	1,318 c	744 a	847 a
British Columbia 10,000+	972 a	1,053 a	1,114 a	1,193 a	1,296 a	1,387 a	1,478 a	1,570 a	1,164 a	1,248 a

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

I.1.3 Number of Private Apartment Units in the Universe by Bedroom Type British Columbia

Centre	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
Abbotsford-Mission CMA	130	127	1,873	1,848	1,932	2,035	33	33	3,968	4,043
Campbell River CA	40	41	438	435	727	732	53	53	1,258	1,261
Chilliwack CA	137	126	1,560	1,533	1,309	1,413	62	62	3,068	3,134
Courtenay CA	150	145	448	425	949	901	128	112	1,675	1,583
Cranbrook CA	12	12	295	275	471	472	39	39	817	798
Dawson Creek CA	66	66	474	475	422	425	29	31	991	997
Duncan CA	69	69	659	657	500	485	20	15	1,248	1,226
Fort St. John CA	83	80	599	610	1,238	1,208	32	36	1,952	1,934
Kamloops CA	202	197	1,750	1,808	1,499	1,430	44	45	3,495	3,480
Kamloops Zone 1-South Shore	178	180	913	982	813	743	23	24	1,927	1,929
Kamloops Zone 2-North Shore	24	17	837	826	686	687	21	21	1,568	1,551
Kelowna CMA	447	476	1,922	2,014	2,341	2,704	134	149	4,844	5,343
Nanaimo CA	252	314	1,823	1,917	1,441	1,499	121	123	3,637	3,853
Nanaimo Zone 1-Centre	93	167	904	991	619	688	44	44	1,660	1,890
Nanaimo Zone 2-South	154	143	601	598	265	264	22	23	1,042	1,028
Nanaimo Zone 3-North & Periphery	5	4	318	328	557	547	55	56	935	935
Nelson CA	58	58	174	170	255	271	12	12	499	511
Parksville CA	15	16	102	130	377	397	19	23	513	566
Penticton CA	149	152	1,020	1,055	887	972	23	53	2,079	2,232
Port Alberni CA	80	67	424	432	423	424	25	26	952	949
Powell River CA	9	10	301	302	237	219	49	48	596	579
Prince George CA	251	251	1,043	1,034	1,505	1,499	378	417	3,177	3,201
Prince George Zone 1-Downtown	164	166	450	436	470	463	57	57	1,141	1,122
Prince George Zone 2-Outlying	87	85	593	598	1,035	1,036	321	360	2,036	2,079
Prince Rupert CA	67	59	279	278	381	382	76	76	803	795
Quesnel CA	15	13	201	209	318	327	17	17	551	566
Salmon Arm CA	11	11	170	170	193	194	5	4	379	379
Sechelt DM	-	2	-	23	-	29	-	1	-	55
Squamish CA	26	27	100	99	163	162	28	27	317	315
Summerland DM	0	0	10	10	20	20	1	1	31	31
Terrace CA	31	31	123	111	241	236	42	46	437	424
Vancouver CMA	12,343	12,313	67,607	67,989	26,375	26,751	2,171	2,236	108,496	109,289
Vernon CA	83	82	682	676	685	702	97	97	1,547	1,557
Victoria CMA	2,850	2,952	13,890	14,214	7,647	7,890	468	481	24,855	25,537
Williams Lake CA	10	11	186	187	342	329	49	49	587	576
British Columbia 10,000+	17,586	17,709	98,155	99,089	52,879	54,108	4,155	4,312	172,775	175,218

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

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	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	
Abbotsford-Mission CMA	0.8	a	n/a	0.6	a	n/a	0.5	a	n/a	0.0	c	n/a	0.5	a	n/a
Campbell River CA	0.0	c	n/a	1.2	a	n/a	0.6	a	n/a	1.8	a	n/a	0.8	a	n/a
Chilliwack CA	0.0	b	n/a	2.7	b	n/a	1.4	a	n/a	0.0	d	n/a	1.9	b	n/a
Courtenay CA	4.0	a	n/a	4.6	c	n/a	2.8	a	n/a	0.0	c	n/a	3.2	b	n/a
Cranbrook CA	**		n/a	1.8	b	n/a	2.2	b	n/a	**		n/a	2.1	b	n/a
Dawson Creek CA	6.2	b	n/a	10.4	c	n/a	14.4	c	n/a	20.3	a	n/a	12.1	c	n/a
Duncan CA	3.8	d	n/a	4.1	b	n/a	1.3	a	n/a	15.4	a	n/a	3.1	a	n/a
Fort St. John CA	14.1	c	n/a	19.4	a	n/a	20.4	a	n/a	3.8	d	n/a	19.5	a	n/a
Kamloops CA	3.7	d	n/a	1.8	a	n/a	2.1	a	n/a	0.0	d	n/a	2.0	a	n/a
Kamloops Zone 1-South Shore	3.5	d	n/a	2.3	a	n/a	1.3	a	n/a	**		n/a	2.0	a	n/a
Kamloops Zone 2-North Shore	**		n/a	1.3	a	n/a	2.8	a	n/a	**		n/a	2.0	a	n/a
Kelowna CMA	0.0	c	n/a	0.8	a	n/a	0.6	a	n/a	0.0	b	n/a	0.6	a	n/a
Nanaimo CA	5.8	a	n/a	2.6	a	n/a	1.3	a	n/a	4.7	d	n/a	2.4	a	n/a
Nanaimo Zone 1-Centre	2.1	a	n/a	1.8	a	n/a	0.8	a	n/a	2.2	c	n/a	1.5	a	n/a
Nanaimo Zone 2-South	8.1	b	n/a	4.5	c	n/a	2.9	b	n/a	**		n/a	4.9	b	n/a
Nanaimo Zone 3-North & Periphery	**		n/a	1.6	a	n/a	1.2	a	n/a	**		n/a	1.4	a	n/a
Nelson CA	0.0	d	n/a	0.0	c	n/a	1.6	b	n/a	**		n/a	0.8	a	n/a
Parksville CA	0.0	a	n/a	1.0	a	n/a	0.5	a	n/a	0.0	a	n/a	0.6	a	n/a
Penticton CA	0.0	c	n/a	**		n/a	0.5	b	n/a	**		n/a	1.0	d	n/a
Port Alberni CA	2.5	c	n/a	2.3	b	n/a	2.0	a	n/a	0.0	d	n/a	2.1	a	n/a
Powell River CA	**		n/a	2.8	a	n/a	2.9	a	n/a	4.0	a	n/a	2.9	a	n/a
Prince George CA	4.2	d	n/a	5.6	b	n/a	3.6	b	n/a	3.8	a	n/a	4.3	b	n/a
Prince George Zone 1-Downtown	**		n/a	**		n/a	5.4	c	n/a	3.6	b	n/a	6.1	c	n/a
Prince George Zone 2-Outlying	7.4	b	n/a	3.5	a	n/a	2.7	a	n/a	3.8	a	n/a	3.3	a	n/a
Prince Rupert CA	**		n/a	4.2	d	n/a	**		n/a	**		n/a	5.3	c	n/a
Quesnel CA	**		n/a	5.3	d	n/a	3.0	c	n/a	**		n/a	3.7	c	n/a
Salmon Arm CA	**		n/a	0.0	b	n/a	0.0	b	n/a	**		n/a	0.0	c	n/a
Sechelt DM	-		n/a	-		n/a	-		n/a	-		n/a	-		n/a
Squamish CA	**		n/a	2.0	a	n/a	0.6	a	n/a	0.0	a	n/a	0.9	a	n/a
Summerland DM	-		n/a	**		n/a	**		n/a	**		n/a	**		n/a
Terrace CA	**		n/a	3.2	d	n/a	7.7	b	n/a	**		n/a	6.5	b	n/a
Vancouver CMA	1.4	a	n/a	1.4	a	n/a	1.7	a	n/a	2.0	a	n/a	1.5	a	n/a
Vernon CA	1.2	a	n/a	1.5	a	n/a	1.7	b	n/a	3.0	d	n/a	1.6	a	n/a
Victoria CMA	1.8	a	n/a	1.1	a	n/a	1.6	a	n/a	0.0	b	n/a	1.3	a	n/a
Williams Lake CA	**		n/a	4.1	d	n/a	5.1	c	n/a	**		n/a	4.4	c	n/a
British Columbia 10,000+	1.7	a	n/a	1.6	a	n/a	2.2	a	n/a	2.1	a	n/a	1.8	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 Rent¹ by Bedroom Type British Columbia

Centre	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
	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
Abbotsford-Mission CMA	2.2 a	5.4 b	2.7 b	7.7 b	2.6 b	8.2 b	**	++	2.5 b	7.9 b
Campbell River CA	4.9 c	**	6.3 c	4.6 d	4.8 c	6.7 c	**	12.2 c	6.0 c	6.9 c
Chilliwack CA	5.5 c	10.8 d	8.8 b	8.4 c	5.8 c	10.8 d	**	**	6.5 b	10.4 d
Courtenay CA	++	3.2 c	++	4.3 b	2.0 b	6.2 a	3.0 a	8.3 a	1.6 b	5.3 b
Cranbrook CA	++	++	5.2 b	3.3 d	3.7 c	4.3 c	++	-0.4 b	4.6 c	3.4 d
Dawson Creek CA	++	++	5.1 d	**	2.0 c	0.9 d	1.9 a	0.8 a	2.3 c	++
Duncan CA	++	4.8 c	3.2 d	3.0 c	3.5 b	2.3 b	-0.6 a	12.6 a	2.7 b	3.1 c
Fort St. John CA	**	**	-7.4 b	3.2 c	-4.4 c	3.7 d	**	**	-5.1 b	3.1 c
Kamloops CA	2.8 c	5.2 c	3.3 c	6.0 c	2.7 b	6.3 b	**	**	2.9 b	6.0 c
Kamloops Zone 1-South Shore	2.7 c	5.5 c	2.6 b	**	2.8 b	4.2 c	**	**	2.6 b	5.5 c
Kamloops Zone 2-North Shore	3.0 d	4.3 d	4.1 c	5.9 d	2.5 c	8.9 c	5.3 d	**	3.3 c	6.6 c
Kelowna CMA	11.0 d	1.0 d	8.8 b	6.0 c	8.6 a	9.4 c	++	8.2 c	8.6 a	8.1 c
Nanaimo CA	3.9 c	6.0 c	5.9 a	6.2 b	5.6 b	7.2 b	**	9.7 c	5.7 b	6.7 b
Nanaimo Zone 1-Centre	4.0 c	**	5.6 b	7.9 c	4.6 b	8.4 b	10.6 c	8.8 b	5.2 b	7.7 b
Nanaimo Zone 2-South	3.9 d	4.2 d	3.1 c	5.4 b	3.5 d	5.8 d	**	**	4.1 c	6.0 b
Nanaimo Zone 3-North & Periphery	**	**	9.4 b	4.3 b	9.1 c	6.2 c	++	**	8.5 c	5.7 c
Nelson CA	++	**	++	6.7 c	7.5 b	4.2 d	**	**	5.6 c	5.9 d
Parksville CA	++	++	++	5.9 a	1.4 a	8.9 a	10.5 a	-1.7 c	2.3 a	7.9 a
Penticton CA	**	**	6.6 c	7.2 c	**	**	**	++	5.7 c	**
Port Alberni CA	1.4 d	5.7 b	5.2 b	3.7 b	2.4 b	6.3 b	++	**	4.2 b	5.1 a
Powell River CA	14.4 d	++	3.9 c	9.6 c	4.0 a	8.4 c	0.6 a	9.8 a	3.6 b	8.7 c
Prince George CA	4.5 c	3.1 d	1.8 b	5.5 c	1.9 b	3.4 b	3.6 a	-0.5 b	2.3 a	2.7 a
Prince George Zone 1-Downtown	5.4 d	++	**	**	1.5 c	2.3 c	1.6 c	2.5 c	2.2 b	1.7 c
Prince George Zone 2-Outlying	3.9 c	4.5 c	1.9 a	4.6 b	2.2 b	4.0 b	4.4 a	-1.6 b	2.4 a	3.3 b
Prince Rupert CA	**	**	++	**	**	++	4.4 d	++	**	++
Quesnel CA	**	15.4 d	**	3.9 d	++	3.2 c	**	++	++	3.9 c
Salmon Arm CA	2.0 c	**	2.6 b	4.0 c	2.6 a	2.5 b	**	**	2.7 a	3.0 b
Sechelt DM	-	-	-	-	-	-	-	-	-	-
Squamish CA	**	**	15.5 d	12.1 a	22.2 a	1.7 c	**	**	19.4 a	5.8 b
Summerland DM	-	-	**	**	2.6 c	2.3 a	**	**	6.9 a	-2.7 a
Terrace CA	++	++	-3.7 c	5.7 d	-6.4 b	**	**	10.8 a	-5.0 b	**
Vancouver CMA	5.8 a	6.2 a	6.1 a	6.4 a	6.2 a	5.5 a	4.4 c	5.7 c	5.9 a	6.2 a
Vernon CA	**	++	8.1 a	4.7 b	7.4 c	2.6 c	**	**	7.5 b	3.6 c
Victoria CMA	5.4 b	8.5 b	8.1 a	7.3 a	8.1 a	7.6 a	3.7 d	8.9 c	7.7 a	7.5 a
Williams Lake CA	**	**	**	**	++	12.8 d	**	**	++	**
British Columbia 10,000+	5.5 a	6.3 a	6.1 a	6.4 a	6.0 a	6.1 a	4.3 b	6.6 b	5.8 a	6.3 a

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.

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

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type British Columbia

Centre	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
Abbotsford-Mission CMA	**	**	18.7 a	15.3 d ↓	17.7 a	13.6 a ↓	3.7 d	**	17.9 a	14.7 c ↓
Campbell River CA	2.6 c	**	10.6 c	11.5 c -	9.4 b	11.1 c ↑	1.7 b	**	9.2 a	10.8 a ↑
Chilliwack CA	6.5 c	11.3 d ↑	8.0 b	10.9 a ↑	8.1 b	12.0 c ↑	**	**	7.9 b	11.4 a ↑
Courtenay CA	4.6 a	5.7 c -	14.7 a	17.3 d ↑	17.2 a	16.0 a -	12.1 c	16.4 a ↑	15.0 a	15.3 a -
Cranbrook CA	**	**	**	15.1 d	23.3 d	13.9 d ↓	**	**	24.6 d	14.9 c ↓
Dawson Creek CA	**	**	**	**	**	**	**	**	**	**
Duncan CA	**	**	8.7 c	**	14.0 c	16.8 d -	27.2 a	39.0 a ↑	11.5 c	18.8 d ↑
Fort St. John CA	**	**	35.1 a	**	25.7 d	**	**	**	30.6 a	**
Kamloops CA	**	**	25.4 a	22.4 a ↓	23.2 a	23.7 a -	**	**	24.2 a	22.9 a -
Kamloops Zone 1-South Shore	**	**	31.3 a	24.6 a ↓	25.5 d	26.1 a -	**	**	28.5 a	25.3 a ↓
Kamloops Zone 2-North Shore	**	14.6 a	18.7 d	19.7 d -	20.8 d	21.0 d -	**	**	19.3 d	19.8 d -
Kelowna CMA	**	27.8 d	20.4 a	19.2 a -	15.3 d	19.9 d ↑	10.8 d	**	17.4 a	20.3 a ↑
Nanaimo CA	**	22.6 d	20.6 a	21.0 a -	17.4 d	21.6 a ↑	**	**	19.2 a	21.4 a ↑
Nanaimo Zone 1-Centre	23.4 d	14.9 d ↓	21.1 d	24.8 d -	18.6 d	24.7 a ↑	**	13.2 a	20.3 d	24.0 a ↑
Nanaimo Zone 2-South	**	26.6 a	21.2 d	18.1 a -	**	24.7 d	**	**	17.4 d	21.7 a ↑
Nanaimo Zone 3-North & Periphery	**	**	18.2 d	16.4 a -	19.6 d	**	**	**	19.2 d	16.4 d -
Nelson CA	**	**	23.9 d	12.0 d ↓	17.2 a	10.4 d ↓	**	**	20.3 a	11.2 c ↓
Parksville CA	0.0 a	0.0 a -	7.9 b	12.4 a ↑	9.6 a	11.7 a ↑	26.5 a	5.5 c ↓	9.6 a	11.2 a ↑
Penticton CA	**	**	10.5 c	11.3 c -	7.9 c	8.3 c -	**	**	8.9 b	10.3 c -
Port Alberni CA	**	**	24.8 d	21.5 d -	20.5 a	24.6 d ↑	**	**	22.3 a	22.4 d -
Powell River CA	**	**	11.5 c	**	15.1 a	12.2 c ↓	0.0 a	15.5 d ↑	12.2 c	15.9 d ↑
Prince George CA	**	**	23.2 a	27.4 a ↑	25.2 a	23.1 a ↓	23.3 a	20.2 a ↓	24.5 a	25.4 a -
Prince George Zone 1-Downtown	**	**	20.3 d	26.0 a ↑	27.5 d	22.9 a ↓	26.3 d	24.2 d -	24.0 d	26.4 a -
Prince George Zone 2-Outlying	**	**	25.4 a	28.3 a ↑	24.1 a	23.3 a -	22.3 a	19.6 a ↓	24.8 a	24.8 a -
Prince Rupert CA	**	**	**	16.8 d	**	15.8 d	**	**	10.1 d	16.2 d ↑
Quesnel CA	**	5.6 a	**	**	14.1 c	10.3 d ↓	**	**	18.8 d	11.6 c ↓
Salmon Arm CA	**	**	**	**	15.2 d	12.1 c ↓	**	**	15.7 d	14.3 c -
Squamish CA	**	**	10.4 c	10.3 c -	7.8 a	10.5 c ↑	3.6 a	**	7.8 a	10.7 c ↑
Summerland DM	-	-	**	**	4.8 a	**	**	**	9.7 a	**
Terrace CA	**	**	**	**	**	**	**	23.6 a	**	**
Vancouver CMA	15.1 a	14.6 a -	14.2 a	14.3 a -	12.8 a	13.5 a -	11.1 c	11.6 c -	13.9 a	14.1 a -
Vernon CA	9.1 c	10.9 d -	17.2 a	16.3 d -	16.5 a	12.1 c ↓	**	13.7 d	16.7 a	14.0 c ↓
Victoria CMA	21.4 a	24.6 d -	17.4 a	16.9 a -	16.6 a	17.9 a ↑	10.4 d	13.5 d -	17.5 a	18.1 a -
Williams Lake CA	**	0.0 a	5.5 d	12.2 d ↑	**	16.8 d	**	**	**	14.8 c
British Columbia 10,000+	16.3 a	17.3 a -	15.4 a	15.4 a -	14.8 a	16.2 a ↑	13.3 a	14.7 a ↑	15.3 a	15.8 a ↑

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 Bedroom Type British Columbia															
Centre	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	
Abbotsford-Mission CMA	-	-		**	**		**	**		**	**		**	**	
Campbell River CA	**	**		0.0 a	2.3 c ↑		0.0 c	0.0 c -		0.7 a	1.4 a ↑		0.3 a	1.0 a	
Chilliwack CA	**	**		**	**		**	**		**	**		0.7 b	2.0 c	
Courtenay CA	-	-		**	**		1.4 a	0.0 c ↓		0.0 c	0.0 c -		1.4 a	0.0 b ↓	
Cranbrook CA	**	**		**	**		**	**		**	3.7 d		**	**	
Dawson Creek CA	-	-		**	**		10.9 a	4.8 b ↓		12.5 a	8.9 a ↓		11.9 a	6.6 a ↓	
Duncan CA	-	-		0.0 a	1.5 a ↑		5.1 a	**		0.0 a	1.2 a ↑		1.4 a	2.0 b ↑	
Fort St. John CA	-	-		15.3 a	11.7 a ↓		15.7 a	10.5 d ↓		16.0 a	8.5 a ↓		15.8 a	9.9 b ↓	
Kamloops CA	**	**		**	**		0.0 b	1.4 a ↑		1.5 c	2.2 c -		0.7 a	1.7 c -	
Kamloops Zone 1-South Shore	-	-		**	**		0.0 c	0.0 d -		1.9 b	1.6 c -		0.9 a	0.6 b -	
Kamloops Zone 2-North Shore	**	**		**	**		**	**		1.1 d	**		0.6 b	**	
Kelowna CMA	-	-		**	**		1.3 d	2.2 c -		**	0.0 d		2.0 c	1.7 c -	
Nanaimo CA	**	**		**	**		4.5 b	1.8 b ↓		**	0.0 a		5.6 d	1.0 a ↓	
Nanaimo Zone 1-Centre	-	-		-	-		-	-		**	**		**	**	
Nanaimo Zone 2-South	**	**		**	**		4.3 b	2.1 b ↓		15.9 a	0.0 a ↓		6.9 c	1.4 a ↓	
Nanaimo Zone 3-North & Periphery	-	-		**	**		**	**		**	**		2.2 a	**	
Nelson CA	-	-		-	-		-	-		**	**		**	**	
Parksville CA	-	-		**	**		**	**		**	**		**	**	
Penticton CA	**	**		**	**		**	**		**	1.3 a		1.2 d	1.5 c -	
Port Alberni CA	**	**		**	**		**	**		2.9 a	**		1.8 b	1.1 d -	
Powell River CA	-	-		**	**		0.0 a	**		**	**		**	**	
Prince George CA	**	**		**	**		**	**		2.6 b	2.1 b -		3.3 c	1.9 b ↓	
Prince George Zone 1-Downtown	**	**		**	**		**	0.0 d		3.3 d	2.2 c -		4.6 d	1.3 a	
Prince George Zone 2-Outlying	-	-		**	**		**	**		2.0 a	2.0 a -		2.3 b	2.4 c -	
Prince Rupert CA	-	-		**	**		5.6 a	**		3.7 a	**		3.8 b	**	
Quesnel CA	-	-		**	**		0.0 d	0.0 d -		3.7 d	**		2.6 c	**	
Salmon Arm CA	-	-		**	**		**	**		**	**		**	**	
Sechelt DM	-	-		-	-		-	-		-	-		-	-	
Squamish CA	-	-		-	-		**	**		2.9 a	**		2.3 a	**	
Summerland DM	**	**		**	**		**	**		**	**		0.0 c	**	
Terrace CA	-	-		**	**		0.0 a	1.1 a ↑		**	**		2.2 b	0.7 a ↓	
Vancouver CMA	0.0 c	0.0 c -		0.0 c	0.0 c -		2.0 b	1.1 a ↓		0.9 a	1.4 a -		1.2 a	1.2 a -	
Vernon CA	**	**		5.1 b	0.0 d ↓		0.0 c	0.0 d -		0.0 c	3.3 d ↑		1.1 a	1.4 a -	
Victoria CMA	**	**		0.0 c	0.0 d -		1.0 a	1.1 a -		0.8 a	1.1 a ↑		0.7 a	0.9 a ↑	
Williams Lake CA	-	**		**	**		9.3 b	0.0 d ↓		**	**		4.8 d	0.6 b ↓	
British Columbia 10,000+	**	0.0 b		3.0 c	1.5 a ↓		3.1 a	2.2 a		2.1 a	1.8 a -		2.6 a	1.9 a	

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

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

by Bedroom Type

British Columbia

Centre	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					
Abbotsford-Mission CMA	-	-	**	**	**	**	1,479	a	**	1,060	b	1,093	b		
Campbell River CA	**	**	712	a	734	a	884	a	902	a	1,132	a	1,301	a	
Chilliwack CA	**	**	**	**	819	b	791	c	**	**	1,016	d	723	c	
Courtenay CA	-	-	**	**	853	a	876	a	1,076	a	1,074	a	931	a	
Cranbrook CA	**	**	**	**	808	b	808	a	958	a	991	a	910	a	
Dawson Creek CA	-	-	**	**	1,144	a	1,179	a	1,235	a	1,265	a	1,181	a	
Duncan CA	-	-	712	a	751	a	869	b	948	b	1,052	a	1,190	a	
Fort St. John CA	-	-	822	a	760	a	932	a	986	a	1,098	a	1,143	a	
Kamloops CA	**	**	675	b	674	b	1,020	a	1,061	a	1,276	a	1,339	b	
Kamloops Zone 1-South Shore	-	-	**	**	1,124	a	1,162	b	1,417	a	**	**	1,253	a	
Kamloops Zone 2-North Shore	**	**	707	c	**	**	860	a	923	a	1,129	b	1,207	b	
Kelowna CMA	-	-	**	**	1,055	b	1,125	a	1,316	b	1,290	b	1,111	b	
Nanaimo CA	**	**	700	b	732	b	969	a	1,093	a	1,144	a	1,280	a	
Nanaimo Zone 1-Centre	-	-	-	-	-	-	-	-	**	**	**	**	**	**	
Nanaimo Zone 2-South	**	**	704	b	715	b	961	a	1,094	a	1,067	a	1,235	a	
Nanaimo Zone 3-North & Periphery	-	-	**	**	**	**	**	**	**	**	1,179	a	**	**	
Nelson CA	-	-	-	-	-	-	-	-	**	**	**	**	**	**	
Parksville CA	-	-	**	**	**	**	**	**	**	**	**	**	**	**	
Penticton CA	**	**	**	**	1,024	b	1,030	d	1,309	a	1,373	a	1,151	b	
Port Alberni CA	**	**	**	**	805	a	810	a	841	a	899	a	801	a	
Powell River CA	-	-	**	888	a	724	a	**	**	**	**	793	a	929	a
Prince George CA	**	**	**	**	993	b	1,028	b	1,011	a	1,133	a	975	a	
Prince George Zone 1-Downtown	**	**	**	**	853	b	858	b	883	b	985	b	840	b	
Prince George Zone 2-Outlying	-	-	**	**	1,070	c	1,127	c	1,141	a	1,281	a	1,083	a	
Prince Rupert CA	-	-	**	**	1,058	a	**	**	940	a	885	b	945	a	
Quesnel CA	-	-	458	a	436	b	706	a	719	a	712	a	725	a	
Salmon Arm CA	-	-	**	-	**	-	**	-	**	-	**	-	**	-	
Sechelt DM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Squamish CA	-	-	-	-	**	**	1,198	a	**	**	1,230	a	1,465	b	
Summerland DM	**	**	613	b	**	**	779	a	841	a	**	**	714	b	
Terrace CA	-	-	**	**	782	a	862	a	1,026	c	1,120	c	867	a	
Vancouver CMA	1,438	a	1,470	a	1,189	a	1,239	b	1,718	a	1,756	a	1,706	a	
Vernon CA	**	**	675	a	699	a	913	a	975	b	1,041	a	1,039	a	
Victoria CMA	**	**	872	a	917	b	1,246	a	1,299	a	1,806	a	1,911	a	
Williams Lake CA	-	**	**	**	762	a	823	b	873	a	952	b	823	a	
British Columbia 10,000+	878	c	883	b	776	a	794	a	1,160	a	1,212	a	1,409	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 Bedroom Type British Columbia

Centre	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
Abbotsford-Mission CMA	0	0	44	44	116	116	109	109	269	269
Campbell River CA	2	2	47	46	140	150	156	146	345	344
Chilliwack CA	1	2	34	42	100	103	73	73	208	220
Courtenay CA	0	0	9	9	214	168	133	127	356	304
Cranbrook CA	2	2	17	17	55	52	94	96	168	167
Dawson Creek CA	0	0	4	4	128	129	104	112	236	245
Duncan CA	0	0	66	66	59	59	89	83	214	208
Fort St. John CA	0	0	59	60	259	280	175	189	493	529
Kamloops CA	2	2	25	23	210	206	219	178	456	409
Kamloops Zone 1-South Shore	0	0	5	5	130	129	109	68	244	202
Kamloops Zone 2-North Shore	2	2	20	18	80	77	110	110	212	207
Kelowna CMA	0	0	24	24	291	308	93	97	408	429
Nanaimo CA	6	6	19	19	136	117	81	65	242	207
Nanaimo Zone 1-Centre	0	0	0	0	0	0	13	13	13	13
Nanaimo Zone 2-South	6	6	15	15	119	100	44	28	184	149
Nanaimo Zone 3-North & Periphery	0	0	4	4	17	17	24	24	45	45
Nelson CA	0	0	0	0	0	0	4	4	4	4
Parksville CA	0	0	17	17	19	19	3	3	39	39
Penticton CA	2	2	15	15	103	108	85	85	205	210
Port Alberni CA	1	1	10	9	37	34	69	63	117	107
Powell River CA	0	0	4	14	14	14	10	10	28	38
Prince George CA	4	4	53	53	148	148	208	208	413	413
Prince George Zone 1-Downtown	4	4	20	20	53	53	106	106	183	183
Prince George Zone 2-Outlying	0	0	33	33	95	95	102	102	230	230
Prince Rupert CA	0	0	8	8	18	18	109	107	135	133
Quesnel CA	0	0	16	16	38	38	148	146	202	200
Salmon Arm CA	0	0	2	2	19	19	2	2	23	23
Sechelt DM	-	-	-	-	-	-	-	-	-	-
Squamish CA	0	0	0	0	10	10	34	32	44	42
Summerland DM	1	1	34	34	36	37	1	1	72	73
Terrace CA	0	0	1	1	87	87	57	59	145	147
Vancouver CMA	54	52	85	85	923	911	1,993	1,891	3,055	2,939
Vernon CA	57	57	62	63	65	51	98	100	282	271
Victoria CMA	18	18	111	112	200	201	396	503	725	834
Williams Lake CA	0	1	7	6	56	56	126	126	189	189
British Columbia 10,000+	150	150	773	789	3,481	3,439	4,669	4,615	9,073	8,993

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

2.1.4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type British Columbia

Centre	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
Abbotsford-Mission CMA	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Campbell River CA	**	n/a	0.0 ^a	n/a	0.9 ^d	n/a	0.7 ^a	n/a	0.6 ^a	n/a
Chilliwack CA	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Courtenay CA	-	n/a	**	n/a	1.4 ^a	n/a	0.0 ^c	n/a	1.4 ^a	n/a
Cranbrook CA	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Dawson Creek CA	-	n/a	**	n/a	12.5 ^a	n/a	15.4 ^a	n/a	14.0 ^a	n/a
Duncan CA	-	n/a	0.0 ^a	n/a	6.8 ^a	n/a	0.0 ^a	n/a	1.9 ^a	n/a
Fort St. John CA	-	n/a	15.3 ^a	n/a	15.7 ^a	n/a	16.0 ^a	n/a	15.8 ^a	n/a
Kamloops CA	**	n/a	**	n/a	1.1 ^a	n/a	1.5 ^c	n/a	1.3 ^a	n/a
Kamloops Zone 1-South Shore	-	n/a	**	n/a	0.8 ^a	n/a	1.9 ^b	n/a	1.3 ^a	n/a
Kamloops Zone 2-North Shore	**	n/a	**	n/a	**	n/a	1.1 ^d	n/a	1.2 ^d	n/a
Kelowna CMA	-	n/a	**	n/a	1.3 ^d	n/a	**	n/a	2.0 ^c	n/a
Nanaimo CA	**	n/a	**	n/a	6.0 ^a	n/a	**	n/a	6.5 ^c	n/a
Nanaimo Zone 1-Centre	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Nanaimo Zone 2-South	**	n/a	**	n/a	6.0 ^b	n/a	15.9 ^a	n/a	8.0 ^c	n/a
Nanaimo Zone 3-North & Periphery	-	n/a	**	n/a	**	n/a	**	n/a	2.2 ^a	n/a
Nelson CA	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Parksville CA	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Penticton CA	**	n/a	**	n/a	**	n/a	**	n/a	1.2 ^d	n/a
Port Alberni CA	**	n/a	**	n/a	**	n/a	2.9 ^a	n/a	1.8 ^b	n/a
Powell River CA	-	n/a	**	n/a	0.0 ^a	n/a	**	n/a	**	n/a
Prince George CA	**	n/a	**	n/a	**	n/a	3.6 ^b	n/a	3.9 ^c	n/a
Prince George Zone 1-Downtown	**	n/a	**	n/a	**	n/a	3.3 ^d	n/a	4.6 ^d	n/a
Prince George Zone 2-Outlying	-	n/a	**	n/a	**	n/a	3.9 ^a	n/a	3.2 ^c	n/a
Prince Rupert CA	-	n/a	**	n/a	5.6 ^a	n/a	4.6 ^a	n/a	4.6 ^b	n/a
Quesnel CA	-	n/a	**	n/a	0.0 ^d	n/a	3.7 ^d	n/a	2.6 ^c	n/a
Salmon Arm CA	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Sechelt DM	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Squamish CA	-	n/a	-	n/a	**	n/a	2.9 ^a	n/a	2.3 ^a	n/a
Summerland DM	**	n/a	**	n/a	**	n/a	**	n/a	0.0 ^c	n/a
Terrace CA	-	n/a	**	n/a	0.0 ^a	n/a	**	n/a	2.2 ^b	n/a
Vancouver CMA	0.0 ^c	n/a	0.0 ^c	n/a	2.4 ^b	n/a	1.1 ^a	n/a	1.4 ^a	n/a
Vernon CA	**	n/a	5.1 ^b	n/a	0.0 ^c	n/a	0.0 ^c	n/a	1.9 ^b	n/a
Victoria CMA	**	n/a	0.9 ^a	n/a	1.0 ^a	n/a	0.8 ^a	n/a	1.0 ^a	n/a
Williams Lake CA	-	n/a	**	n/a	9.3 ^b	n/a	**	n/a	4.8 ^d	n/a
British Columbia 10,000+	3.1^d	n/a	3.2^c	n/a	4.0^b	n/a	2.4^a	n/a	3.1^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 Rent¹ by Bedroom Type British Columbia

Centre	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
	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
Abbotsford-Mission CMA	-	-	**	**	**	**	**	**	6.3 a	4.0 b
Campbell River CA	**	**	**	4.7 c	**	5.0 d	4.3 c	14.1 c	7.5 c	10.0 c
Chilliwack CA	**	**	**	**	++	**	**	**	++	5.5 d
Courtenay CA	-	-	**	**	5.5 a	4.5 b	**	**	7.6 b	2.8 c
Cranbrook CA	**	**	**	**	**	++	++	3.0 d	++	3.0 c
Dawson Creek CA	-	-	**	**	12.3 a	3.8 d	6.0 a	3.0 a	7.6 a	4.6 b
Duncan CA	-	-	0.9 a	5.6 a	5.7 c	5.2 c	**	12.7 a	6.4 b	8.6 a
Fort St. John CA	-	-	-1.7 a	-9.3 a	-7.2 b	6.7 c	-6.4 b	3.5 d	-4.6 c	**
Kamloops CA	**	**	**	++	4.4 c	**	6.0 c	**	5.6 c	**
Kamloops Zone 1-South Shore	-	-	**	**	4.1 c	**	6.2 b	**	5.6 c	**
Kamloops Zone 2-North Shore	**	**	**	**	**	**	5.7 d	3.7 c	5.6 d	5.5 d
Kelowna CMA	-	-	++	**	**	**	**	**	**	**
Nanaimo CA	**	**	1.5 c	3.4 c	++	6.4 a	++	4.1 b	++	5.1 b
Nanaimo Zone 1-Centre	-	-	-	-	-	-	**	**	**	**
Nanaimo Zone 2-South	**	**	++	3.0 d	++	6.4 a	1.3 a	4.5 a	++	5.5 b
Nanaimo Zone 3-North & Periphery	-	-	**	**	**	**	**	**	**	**
Nelson CA	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	12.8 d	++	11.2 a	5.5 b	10.6 c	2.9 c
Port Alberni CA	**	**	**	**	5.0 d	++	4.3 d	8.3 b	4.1 d	6.3 b
Powell River CA	-	-	**	**	**	**	**	**	**	**
Prince George CA	**	**	**	**	**	++	++	11.7 c	++	8.4 c
Prince George Zone 1-Downtown	**	**	**	**	**	++	**	10.7 d	++	9.7 c
Prince George Zone 2-Outlying	-	-	**	**	++	1.1 d	-1.7 a	13.2 c	-1.0 d	**
Prince Rupert CA	-	-	**	**	**	**	++	**	++	**
Quesnel CA	-	-	++	**	++	++	++	2.9 b	++	2.1 c
Salmon Arm CA	-	-	**	-	**	-	**	-	**	-
Sechelt DM	-	-	-	-	-	-	-	-	-	-
Squamish CA	-	-	-	-	**	**	2.7 a	**	**	**
Summerland DM	**	**	3.6 d	**	2.9 c	9.3 c	**	**	3.3 d	5.5 d
Terrace CA	-	-	**	**	2.3 a	11.0 a	5.4 d	**	3.2 b	10.1 c
Vancouver CMA	7.1 b	1.7 a	5.1 d	3.7 c	3.1 c	3.6 c	1.2 d	5.9 c	2.2 b	5.1 c
Vernon CA	**	**	8.3 b	**	5.9 c	**	5.0 b	++	7.3 b	4.9 d
Victoria CMA	**	**	3.7 d	**	3.3 c	++	5.9 d	2.2 c	4.6 c	2.5 c
Williams Lake CA	-	**	**	**	++	**	**	**	3.8 d	**
British Columbia 10,000+	7.4 b	3.8 b	4.5 c	5.6 c	3.9 b	4.6 b	3.1 b	5.5 b	3.6 b	5.3 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.

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

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type British Columbia

Centre	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
Abbotsford-Mission CMA	-	-	**	**	**	**	15.5 ^a	**	16.5 ^d	12.0 ^a ↓
Campbell River CA	**	**	4.9 ^d	2.8 ^c -	**	13.4 ^c	3.3 ^b	10.0 ^c ↑	3.0 ^c	10.5 ^c ↑
Chilliwack CA	**	**	**	**	**	**	**	**	18.6 ^d	**
Courtenay CA	-	-	**	**	16.7 ^a	10.8 ^c ↓	**	**	12.7 ^c	9.6 ^b ↓
Cranbrook CA	**	**	**	**	**	**	**	27.5 ^d	**	26.7 ^d
Dawson Creek CA	-	-	**	**	**	**	**	**	**	**
Duncan CA	-	-	**	**	**	**	**	18.1 ^d	**	**
Fort St. John CA	-	-	40.7 ^a	**	27.2 ^d	23.4 ^a -	**	18.3 ^d	33.5 ^a	20.6 ^d ↓
Kamloops CA	**	**	**	**	21.1 ^d	**	19.0 ^d	**	20.4 ^d	16.5 ^d ↓
Kamloops Zone 1-South Shore	-	-	**	**	19.4 ^d	**	**	10.9 ^c	19.7 ^d	9.8 ^c ↓
Kamloops Zone 2-North Shore	**	**	**	**	**	**	**	**	21.3 ^d	23.0 ^d -
Kelowna CMA	-	-	**	**	12.4 ^d	**	**	**	12.8 ^c	**
Nanaimo CA	**	**	**	**	**	26.3 ^a	**	15.5 ^a	**	23.2 ^a
Nanaimo Zone 1-Centre	-	-	-	-	-	-	**	**	**	**
Nanaimo Zone 2-South	**	**	**	**	**	28.4 ^a	**	14.3 ^a	**	26.4 ^a
Nanaimo Zone 3-North & Periphery	-	-	**	**	**	**	**	**	15.6 ^a	**
Nelson CA	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	**	**	**	16.5 ^d	**	**
Port Alberni CA	**	**	**	**	**	3.7 ^d	**	**	**	**
Powell River CA	-	-	**	**	7.1 ^a	**	**	**	**	**
Prince George CA	**	**	**	**	**	**	15.4 ^d	23.0 ^d ↑	18.4 ^d	19.2 ^d -
Prince George Zone 1-Downtown	**	**	**	**	**	**	**	**	21.2 ^d	11.3 ^d ↓
Prince George Zone 2-Outlying	-	-	**	**	**	**	16.7 ^a	33.0 ^a ↑	16.1 ^d	25.6 ^d ↑
Prince Rupert CA	-	-	**	**	16.7 ^a	**	8.3 ^a	**	9.2 ^b	**
Quesnel CA	-	-	**	**	**	**	**	**	**	**
Salmon Arm CA	-	-	**	**	**	**	**	**	**	**
Squamish CA	-	-	-	-	**	**	11.8 ^a	**	18.2 ^a	**
Summerland DM	**	**	**	13.6 ^d	**	**	**	**	13.8 ^d	**
Terrace CA	-	-	**	**	23.0 ^a	10.3 ^a ↓	**	**	25.0 ^a	9.4 ^b ↓
Vancouver CMA	32.3 ^a	23.1 ^d ↓	**	4.5 ^d	15.5 ^a	12.3 ^a ↓	10.0 ^a	9.8 ^b -	12.6 ^a	10.7 ^a ↓
Vernon CA	**	**	16.9 ^a	**	18.0 ^d	**	10.8 ^d	7.8 ^c -	16.2 ^a	12.6 ^d -
Victoria CMA	**	**	14.4 ^d	12.0 ^d -	10.9 ^d	12.7 ^c -	21.8 ^d	12.4 ^a ↓	17.5 ^d	12.3 ^a ↓
Williams Lake CA	-	**	**	**	**	27.7 ^d	**	**	**	**
British Columbia 10,000+	26.5^a	9.3^c ↓	19.0^d	14.1^c ↓	17.4^a	16.9^a -	14.5^a	12.7^a ↓	16.2^a	14.4^a ↓

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 Bedroom Type British Columbia

Centre	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
Abbotsford-Mission CMA	0.0 b	0.0 b -	0.2 a	0.7 a ↑	0.3 a	1.2 a ↑	0.0 d	0.0 d -	0.2 a	0.9 a ↑
Campbell River CA	0.0 c	0.0 c -	1.1 a	0.5 a ↓	0.2 a	0.5 a ↑	0.5 a	1.0 a ↑	0.5 a	0.6 a -
Chilliwack CA	0.0 b	0.0 c -	1.8 b	1.6 b -	1.3 a	2.1 b ↑	0.0 d	0.0 d -	1.4 a	1.7 a -
Courtenay CA	3.3 a	0.0 c ↓	5.0 c	0.3 b ↓	1.9 a	0.9 a ↓	0.0 b	0.0 b -	2.4 a	0.6 a ↓
Cranbrook CA	**	**	1.0 a	1.3 a -	1.0 a	1.3 a -	**	2.7 c	1.2 a	1.5 b -
Dawson Creek CA	6.2 b	6.6 b -	10.5 c	8.2 b ↓	12.9 a	7.7 a ↓	14.2 a	13.5 a ↓	11.8 a	8.5 a ↓
Duncan CA	3.8 d	0.0 d ↓	3.3 b	0.3 b ↓	1.5 a	0.5 a ↓	3.0 a	1.0 a ↓	2.6 a	0.5 a ↓
Fort St. John CA	12.8 d	14.0 d -	18.7 a	15.2 a ↓	19.4 a	15.7 a ↓	14.1 a	13.1 c -	18.5 a	15.2 a ↓
Kamloops CA	3.0 d	1.6 b -	1.0 a	1.2 a -	1.0 a	1.4 a -	1.3 a	2.2 c -	1.1 a	1.4 a -
Kamloops Zone 1-South Shore	2.7 c	1.8 b -	1.1 a	0.5 a ↓	0.1 b	0.4 a ↑	1.6 b	**	0.9 a	0.7 a -
Kamloops Zone 2-North Shore	**	**	0.9 a	1.9 c ↑	1.9 b	2.7 c -	1.0 d	**	1.4 a	2.2 b ↑
Kelowna CMA	0.0 c	0.3 a ↑	0.3 a	3.5 b ↑	0.4 a	1.0 a ↑	1.2 d	0.9 a -	0.4 a	1.8 a ↑
Nanaimo CA	4.5 a	5.0 c -	1.5 a	2.3 a ↑	1.2 a	2.0 a ↑	**	2.6 c	1.9 a	2.4 a ↑
Nanaimo Zone 1-Centre	0.0 a	8.3 b ↑	0.6 a	3.0 b ↑	0.3 a	1.8 a ↑	**	1.7 a	0.5 a	3.0 b ↑
Nanaimo Zone 2-South	7.0 b	1.5 c ↓	3.5 c	2.1 b ↓	3.0 c	3.0 c -	**	**	4.5 b	2.5 a ↓
Nanaimo Zone 3-North & Periphery	**	**	0.8 a	0.7 a -	0.9 a	1.5 c -	**	0.0 d	0.9 a	1.1 a -
Nelson CA	0.0 d	0.0 d -	0.0 c	0.0 d -	0.0 c	0.0 d -	**	**	0.0 c	0.0 c -
Parksville CA	0.0 a	0.0 a -	0.0 a	0.7 a ↑	0.0 a	0.0 a -	0.0 a	0.0 c -	0.0 a	0.2 a ↑
Penticton CA	0.0 c	0.0 c -	1.5 d	2.1 c -	0.7 a	1.5 c ↑	0.0 d	1.7 c ↑	1.0 a	1.7 b -
Port Alberni CA	2.5 c	0.0 b ↓	1.5 b	0.9 a -	1.5 a	0.6 a ↓	2.2 b	1.2 d -	1.7 a	0.7 a ↓
Powell River CA	**	**	2.7 a	1.9 c -	2.7 a	0.5 b ↓	3.5 d	**	2.8 a	1.3 a ↓
Prince George CA	4.3 d	4.3 d -	5.1 b	5.4 b -	2.9 a	2.9 a -	3.0 a	2.3 a ↓	3.7 b	3.6 a -
Prince George Zone 1-Downtown	**	**	**	8.4 c	5.1 c	4.0 b -	2.7 b	2.1 b -	5.7 c	5.2 b -
Prince George Zone 2-Outlying	6.2 c	6.9 c -	2.9 a	3.3 a ↑	1.9 a	2.3 a ↑	3.1 a	2.4 a ↓	2.6 a	2.8 a -
Prince Rupert CA	**	0.0 d	3.6 d	2.1 c -	3.8 d	5.7 c -	3.4 c	3.0 c -	3.9 c	3.6 c -
Quesnel CA	**	0.0 a	4.8 d	6.4 c -	2.7 b	3.2 c -	3.3 d	**	3.4 c	3.5 c -
Salmon Arm CA	**	**	0.0 c	**	1.2 a	0.0 d ↓	**	**	0.7 a	0.7 b -
Sechelt DM	-	**	-	**	-	**	-	**	-	**
Squamish CA	**	**	0.0 c	**	0.0 c	0.0 c -	1.6 a	**	0.3 a	0.3 a -
Summerland DM	**	**	**	**	0.0 c	**	**	**	0.0 c	**
Terrace CA	**	**	4.0 d	**	5.6 a	3.5 d ↓	6.0 d	2.4 c -	5.4 b	4.1 c ↓
Vancouver CMA	0.8 a	0.9 a -	0.9 a	1.1 a ↑	1.0 a	1.0 a -	1.3 a	1.1 a -	0.9 a	1.0 a ↑
Vernon CA	0.7 a	0.8 d -	1.6 a	1.5 a -	1.5 b	1.0 a -	0.8 a	3.4 c ↑	1.4 a	1.5 a -
Victoria CMA	1.0 a	0.6 a ↓	0.7 a	1.2 a ↑	0.7 a	1.2 a ↑	0.4 a	1.4 a ↑	0.7 a	1.1 a ↑
Williams Lake CA	**	0.0 a	4.5 d	1.5 a ↓	5.7 c	1.8 b ↓	**	0.7 b	4.5 c	1.5 a ↓
British Columbia 10,000+	1.1 a	1.0 a -	1.1 a	1.4 a ↑	1.7 a	1.6 a -	2.0 a	1.9 a -	1.3 a	1.4 a ↑

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

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type British Columbia

Centre	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
Abbotsford-Mission CMA	627 a	674 a	765 a	831 a	929 a	1,016 a	1,369 a	1,378 a	862 a	934 a
Campbell River CA	601 a	626 a	751 a	764 a	871 a	943 a	1,104 a	1,250 a	861 a	925 a
Chilliwack CA	579 a	708 b	732 a	784 a	935 a	1,009 a	1,155 c	1,135 c	833 a	887 a
Courtenay CA	571 a	573 a	726 a	764 a	879 a	931 a	967 a	1,006 a	834 a	877 a
Cranbrook CA	468 d	457 c	685 a	697 a	805 a	826 a	954 a	972 a	784 a	801 a
Dawson Creek CA	653 a	644 a	859 a	853 a	1,089 a	1,097 a	1,207 a	1,227 a	989 a	993 a
Duncan CA	612 a	637 b	698 a	745 a	825 a	853 a	1,025 a	1,166 a	768 a	814 a
Fort St. John CA	662 a	659 a	753 a	771 a	1,008 a	1,036 a	1,089 a	1,128 a	935 a	960 a
Kamloops CA	665 a	763 a	821 a	933 a	965 a	1,081 a	1,254 a	1,321 a	904 a	1,008 a
Kamloops Zone 1-South Shore	672 a	780 a	872 a	1,037 a	1,052 a	1,194 a	1,378 a	1,482 b	960 a	1,099 a
Kamloops Zone 2-North Shore	577 b	630 a	765 a	815 b	874 a	949 a	1,124 b	1,192 b	838 a	896 a
Kelowna CMA	859 a	890 a	936 a	1,003 a	1,140 a	1,251 a	1,289 a	1,358 b	1,048 a	1,135 a
Nanaimo CA	683 a	792 a	805 a	885 a	981 a	1,085 a	1,152 a	1,270 a	883 a	973 a
Nanaimo Zone 1-Centre	712 a	897 a	843 a	956 a	961 a	1,120 a	1,189 a	1,302 a	891 a	1,022 a
Nanaimo Zone 2-South	662 a	678 a	708 a	756 a	987 a	1,050 a	1,065 a	1,199 a	808 a	861 a
Nanaimo Zone 3-North & Periphery	**	**	868 a	901 a	1,001 a	1,064 a	1,208 b	1,294 a	965 a	1,013 a
Nelson CA	591 a	634 a	704 a	757 a	917 a	936 a	1,114 b	**	816 a	853 a
Parksville CA	593 a	602 a	774 a	783 a	816 a	942 a	1,090 a	1,245 a	811 a	906 a
Penticton CA	657 a	697 a	780 a	868 a	951 a	1,057 a	1,285 b	1,405 a	867 a	975 a
Port Alberni CA	567 a	589 a	609 a	637 a	733 a	782 a	825 a	865 a	679 a	717 a
Powell River CA	633 b	660 c	659 a	771 a	755 a	833 a	826 a	915 a	712 a	812 a
Prince George CA	624 a	638 a	708 a	734 a	857 a	883 a	979 a	1,012 a	815 a	845 a
Prince George Zone 1-Downtown	639 b	646 b	694 a	703 a	807 a	828 a	925 a	1,008 a	762 a	786 a
Prince George Zone 2-Outlying	595 a	621 a	718 a	756 a	880 a	909 a	1,000 a	1,014 a	846 a	878 a
Prince Rupert CA	622 c	636 b	809 b	843 b	919 b	876 a	887 a	894 b	866 b	850 a
Quesnel CA	481 a	523 a	583 a	604 a	670 a	691 a	732 a	755 a	654 a	676 a
Salmon Arm CA	579 d	**	715 a	732 a	835 a	845 a	**	**	783 a	801 a
Sechelt DM	-	**	-	**	-	**	-	**	-	**
Squamish CA	**	**	1,036 a	1,143 a	1,170 a	1,248 a	1,327 a	1,443 b	1,128 a	1,219 a
Summerland DM	**	**	657 a	636 b	798 a	845 a	**	**	747 a	762 a
Terrace CA	537 b	555 a	688 a	748 a	816 a	887 a	1,012 b	1,113 a	810 a	887 a
Vancouver CMA	1,062 a	1,151 a	1,223 a	1,306 a	1,558 a	1,652 a	1,756 a	1,845 a	1,308 a	1,394 a
Vernon CA	586 a	628 a	757 a	787 a	913 a	946 a	1,019 a	1,028 a	835 a	861 a
Victoria CMA	849 a	925 a	988 a	1,075 a	1,287 a	1,403 a	1,688 a	1,797 a	1,084 a	1,185 a
Williams Lake CA	**	541 a	660 a	725 a	774 a	865 a	895 a	1,034 b	764 a	859 a
British Columbia 10,000+	971 a	1,051 a	1,112 a	1,190 a	1,288 a	1,377 a	1,441 a	1,521 a	1,169 a	1,251 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 Bedroom Type British Columbia

Centre	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
Abbotsford-Mission CMA	130	127	1,917	1,892	2,048	2,151	142	142	4,237	4,312
Campbell River CA	42	43	485	481	867	882	209	199	1,603	1,605
Chilliwack CA	138	128	1,594	1,575	1,409	1,516	135	135	3,276	3,354
Courtenay CA	150	145	457	434	1,163	1,069	261	239	2,031	1,887
Cranbrook CA	14	14	312	292	526	524	133	135	985	965
Dawson Creek CA	66	66	478	479	550	554	133	143	1,227	1,242
Duncan CA	69	69	725	723	559	544	109	98	1,462	1,434
Fort St. John CA	83	80	658	670	1,497	1,488	207	225	2,445	2,463
Kamloops CA	204	199	1,775	1,831	1,709	1,636	263	223	3,951	3,889
Kamloops Zone 1-South Shore	178	180	918	987	943	872	132	92	2,171	2,131
Kamloops Zone 2-North Shore	26	19	857	844	766	764	131	131	1,780	1,758
Kelowna CMA	447	476	1,946	2,038	2,632	3,012	227	246	5,252	5,772
Nanaimo CA	258	320	1,842	1,936	1,577	1,616	202	188	3,879	4,060
Nanaimo Zone 1-Centre	93	167	904	991	619	688	57	57	1,673	1,903
Nanaimo Zone 2-South	160	149	616	613	384	364	66	51	1,226	1,177
Nanaimo Zone 3-North & Periphery	5	4	322	332	574	564	79	80	980	980
Nelson CA	58	58	174	170	255	271	16	16	503	515
Parksville CA	15	16	119	147	396	416	22	26	552	605
Penticton CA	151	154	1,035	1,070	990	1,080	108	138	2,284	2,442
Port Alberni CA	81	68	434	441	460	458	94	89	1,069	1,056
Powell River CA	9	10	305	316	251	233	59	58	624	617
Prince George CA	255	255	1,096	1,087	1,653	1,647	586	625	3,590	3,614
Prince George Zone 1-Downtown	168	170	470	456	523	516	163	163	1,324	1,305
Prince George Zone 2-Outlying	87	85	626	631	1,130	1,131	423	462	2,266	2,309
Prince Rupert CA	67	59	287	286	399	400	185	183	938	928
Quesnel CA	15	13	217	225	356	365	165	163	753	766
Salmon Arm CA	11	11	172	172	212	213	7	6	402	402
Sechelt DM	-	2	-	23	-	29	-	1	-	55
Squamish CA	26	27	100	99	173	172	62	59	361	357
Summerland DM	1	1	44	44	56	57	2	2	103	104
Terrace CA	31	31	124	112	328	323	99	105	582	571
Vancouver CMA	12,397	12,365	67,692	68,074	27,298	27,662	4,164	4,127	111,551	112,228
Vernon CA	140	139	744	739	750	753	195	197	1,829	1,828
Victoria CMA	2,868	2,970	14,001	14,326	7,847	8,091	864	984	25,580	26,371
Williams Lake CA	10	12	193	193	398	385	175	175	776	765
British Columbia 10,000+	17,736	17,859	98,928	99,878	56,360	57,547	8,824	8,927	181,848	184,211

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

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	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	
Abbotsford-Mission CMA	0.8	a	n/a	0.5	a	n/a	0.5	a	n/a	0.0	d	n/a	0.5	a	n/a
Campbell River CA	0.0	c	n/a	1.1	a	n/a	0.6	a	n/a	0.9	a	n/a	0.8	a	n/a
Chilliwack CA	0.0	b	n/a	2.6	b	n/a	2.5	c	n/a	0.0	d	n/a	2.3	b	n/a
Courtenay CA	4.0	a	n/a	5.0	c	n/a	2.6	a	n/a	0.0	b	n/a	2.9	a	n/a
Cranbrook CA	**		n/a	1.7	b	n/a	2.5	c	n/a	**		n/a	2.3	b	n/a
Dawson Creek CA	6.2	b	n/a	10.5	c	n/a	14.0	a	n/a	16.5	a	n/a	12.5	a	n/a
Duncan CA	3.8	d	n/a	3.7	a	n/a	1.8	a	n/a	3.0	a	n/a	2.9	a	n/a
Fort St. John CA	14.1	c	n/a	19.0	a	n/a	19.6	a	n/a	14.1	a	n/a	18.8	a	n/a
Kamloops CA	3.7	d	n/a	1.8	a	n/a	2.0	a	n/a	1.3	a	n/a	1.9	a	n/a
Kamloops Zone 1-South Shore	3.5	d	n/a	2.3	a	n/a	1.3	a	n/a	1.6	b	n/a	1.9	a	n/a
Kamloops Zone 2-North Shore	**		n/a	1.3	a	n/a	2.7	a	n/a	1.0	d	n/a	1.9	a	n/a
Kelowna CMA	0.0	c	n/a	0.8	a	n/a	0.7	a	n/a	1.2	d	n/a	0.7	a	n/a
Nanaimo CA	5.7	a	n/a	2.6	a	n/a	1.8	a	n/a	**		n/a	2.7	a	n/a
Nanaimo Zone 1-Centre	2.1	a	n/a	1.8	a	n/a	0.8	a	n/a	**		n/a	1.4	a	n/a
Nanaimo Zone 2-South	7.9	b	n/a	4.4	c	n/a	3.9	b	n/a	**		n/a	5.4	b	n/a
Nanaimo Zone 3-North & Periphery	**		n/a	1.6	a	n/a	1.3	a	n/a	**		n/a	1.4	a	n/a
Nelson CA	0.0	d	n/a	0.0	c	n/a	1.6	b	n/a	**		n/a	0.8	a	n/a
Parksville CA	0.0	a	n/a	0.8	a	n/a	0.5	a	n/a	0.0	a	n/a	0.5	a	n/a
Penticton CA	0.0	c	n/a	**		n/a	0.7	a	n/a	0.0	d	n/a	1.0	a	n/a
Port Alberni CA	2.5	c	n/a	2.2	b	n/a	1.8	a	n/a	2.2	b	n/a	2.1	a	n/a
Powell River CA	**		n/a	2.7	a	n/a	2.7	a	n/a	3.5	d	n/a	2.8	a	n/a
Prince George CA	4.7	d	n/a	5.6	b	n/a	3.5	b	n/a	3.7	a	n/a	4.3	b	n/a
Prince George Zone 1-Downtown	**		n/a	**		n/a	5.1	c	n/a	3.4	c	n/a	5.9	c	n/a
Prince George Zone 2-Outlying	7.4	b	n/a	3.5	a	n/a	2.7	a	n/a	3.9	a	n/a	3.3	a	n/a
Prince Rupert CA	**		n/a	4.1	d	n/a	**		n/a	3.9	c	n/a	5.2	b	n/a
Quesnel CA	**		n/a	4.8	d	n/a	2.7	b	n/a	3.3	d	n/a	3.4	c	n/a
Salmon Arm CA	**		n/a	0.0	c	n/a	1.2	a	n/a	**		n/a	0.7	a	n/a
Sechelt DM	-		n/a	-		n/a	-		n/a	-		n/a	-		n/a
Squamish CA	**		n/a	2.0	a	n/a	0.6	a	n/a	1.6	a	n/a	1.1	a	n/a
Summerland DM	**		n/a	**		n/a	0.0	c	n/a	**		n/a	0.0	c	n/a
Terrace CA	**		n/a	4.0	d	n/a	5.6	a	n/a	6.0	d	n/a	5.4	b	n/a
Vancouver CMA	1.4	a	n/a	1.4	a	n/a	1.7	a	n/a	1.6	a	n/a	1.5	a	n/a
Vernon CA	2.2	b	n/a	1.8	a	n/a	1.5	b	n/a	1.5	c	n/a	1.7	a	n/a
Victoria CMA	1.8	a	n/a	1.1	a	n/a	1.6	a	n/a	0.4	a	n/a	1.3	a	n/a
Williams Lake CA	**		n/a	4.5	d	n/a	5.7	c	n/a	**		n/a	4.5	c	n/a
British Columbia 10,000+	1.7	a	n/a	1.6	a	n/a	2.3	a	n/a	2.3	a	n/a	1.9	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 Bedroom Type British Columbia										
Centre	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
	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
Abbotsford-Mission CMA	2.2 a	5.4 b	2.7 b	7.7 b	2.6 b	8.2 b	4.1 d	++	2.8 a	7.6 b
Campbell River CA	7.0 c	**	6.7 c	4.6 c	5.8 b	6.5 c	6.8 c	12.8 c	6.4 b	7.5 c
Chilliwack CA	5.3 d	10.2 d	8.6 b	8.4 c	5.7 c	10.8 d	**	**	6.3 b	10.2 d
Courtenay CA	++	3.2 c	++	4.2 b	2.6 a	5.9 a	4.9 b	6.7 b	2.6 a	4.8 b
Cranbrook CA	++	++	5.2 b	3.5 d	3.7 c	4.2 d	++	1.3 a	4.2 c	3.4 d
Dawson Creek CA	++	++	**	**	3.9 c	1.5 a	3.8 a	1.8 a	3.4 c	1.1 a
Duncan CA	++	4.8 c	3.0 c	3.2 d	3.7 b	2.6 a	++	12.6 a	3.3 b	4.1 b
Fort St. John CA	**	**	-7.1 b	2.5 b	-4.9 b	4.2 c	-6.7 b	4.7 d	-5.0 b	2.9 b
Kamloops CA	2.8 c	5.2 c	3.4 b	6.0 c	2.9 b	6.4 b	5.8 c	**	3.3 b	6.0 c
Kamloops Zone 1-South Shore	2.7 c	5.5 c	2.6 b	**	3.1 c	4.4 c	**	**	3.0 c	5.7 c
Kamloops Zone 2-North Shore	3.0 d	4.3 d	4.3 c	5.8 d	2.7 c	8.7 c	5.5 d	**	3.5 c	6.5 c
Kelowna CMA	11.0 d	1.0 d	8.7 b	6.3 c	8.8 a	9.3 c	3.1 d	**	8.7 a	8.1 c
Nanaimo CA	3.9 c	5.9 c	5.8 a	6.2 b	5.3 b	7.1 b	5.3 d	8.5 c	5.4 b	6.6 b
Nanaimo Zone 1-Centre	4.0 c	**	5.6 b	7.9 c	4.6 b	8.4 b	**	**	5.2 b	7.7 b
Nanaimo Zone 2-South	3.8 d	4.1 d	2.9 b	5.3 b	2.8 c	5.9 c	2.1 c	5.2 b	3.6 c	6.0 b
Nanaimo Zone 3-North & Periphery	**	**	9.2 b	4.3 b	9.0 c	6.2 c	++	11.2 d	8.1 c	5.6 c
Nelson CA	++	**	++	6.7 c	7.5 b	4.2 d	**	**	5.6 c	5.8 d
Parksville CA	++	++	0.5 b	6.5 a	1.6 b	8.8 a	9.1 a	++	2.4 a	8.0 a
Penticton CA	**	**	6.5 c	7.2 c	7.0 c	**	9.8 b	4.1 d	6.3 c	**
Port Alberni CA	1.5 d	5.7 b	5.1 b	3.8 b	2.5 b	6.1 b	1.0 d	12.1 d	4.2 b	5.2 a
Powell River CA	14.4 d	++	3.9 c	9.6 c	4.0 b	**	0.9 d	9.3 a	3.7 b	8.8 c
Prince George CA	4.5 c	3.2 d	1.8 b	5.6 c	2.0 b	3.2 b	2.9 a	1.8 c	2.0 a	3.4 b
Prince George Zone 1-Downtown	5.3 d	++	1.4 d	**	1.9 c	2.3 b	1.4 d	5.1 c	2.0 c	2.9 b
Prince George Zone 2-Outlying	3.9 c	4.5 c	1.9 a	4.6 b	2.0 b	3.8 b	3.6 a	++	2.0 a	3.6 b
Prince Rupert CA	**	**	++	**	**	++	3.4 d	**	**	++
Quesnel CA	**	15.4 d	**	3.7 d	++	3.0 c	**	++	++	3.6 c
Salmon Arm CA	2.0 c	**	2.6 b	4.0 c	2.6 a	2.5 b	**	**	2.8 a	3.0 b
Sechelt DM	-	-	-	-	-	-	-	-	-	-
Squamish CA	**	**	15.5 d	12.1 a	21.5 a	2.1 c	22.3 a	++	17.4 a	6.0 b
Summerland DM	**	**	5.7 b	++	2.9 c	6.7 c	**	**	4.4 c	2.4 c
Terrace CA	++	++	-3.7 c	4.9 d	-4.6 b	9.5 c	**	9.7 a	-2.9 b	9.2 c
Vancouver CMA	5.8 a	6.2 a	6.1 a	6.4 a	6.1 a	5.5 a	3.9 c	5.7 b	5.8 a	6.1 a
Vernon CA	**	**	8.1 a	5.2 b	7.3 b	3.8 d	5.0 d	5.4 d	7.5 b	3.8 c
Victoria CMA	5.4 b	8.4 b	8.1 a	7.3 a	8.0 a	7.4 a	4.0 d	7.9 b	7.6 a	7.4 a
Williams Lake CA	**	**	++	**	++	10.6 d	3.8 d	**	++	11.6 d
British Columbia 10,000+	5.5 a	6.3 a	6.1 a	6.4 a	5.9 a	6.0 a	4.0 b	6.4 a	5.7 a	6.3 a

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.

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

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type British Columbia

Centre	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
Abbotsford-Mission CMA	**	**	18.7 a	15.2 d ↓	17.7 d	13.6 a ↓	12.2 c	10.0 c -	17.8 a	14.5 c ↓
Campbell River CA	2.4 c	**	10.0 c	10.6 c -	8.4 b	11.6 a ↑	2.9 a	**	7.9 a	10.7 a ↑
Chilliwack CA	6.5 c	10.9 d ↑	8.5 b	10.8 a ↑	8.5 b	12.7 c ↑	13.1 d	**	8.6 a	11.6 a ↑
Courtenay CA	4.6 a	5.7 c -	14.9 a	16.8 d -	17.1 a	15.2 a ↓	8.9 c	12.4 c ↑	14.6 a	14.4 a -
Cranbrook CA	**	**	**	15.4 d	23.9 d	14.7 d ↓	28.7 d	26.4 d -	25.2 d	17.0 d ↓
Dawson Creek CA	**	**	**	**	**	**	**	**	**	**
Duncan CA	**	**	8.7 c	**	13.9 c	16.9 d -	**	21.8 d	12.1 c	18.5 d ↑
Fort St. John CA	**	**	35.5 a	**	26.0 d	**	**	22.6 d	31.2 a	33.4 a -
Kamloops CA	**	**	25.4 a	22.4 a ↓	22.9 a	22.7 a -	16.5 d	**	23.8 a	22.2 a -
Kamloops Zone 1-South Shore	**	**	31.1 a	24.6 a ↓	24.5 d	23.6 d -	**	**	27.4 a	23.8 a ↓
Kamloops Zone 2-North Shore	**	**	19.0 d	19.7 d -	21.1 d	21.7 d -	15.0 d	**	19.5 a	20.2 d -
Kelowna CMA	**	27.8 d	20.5 a	19.1 a -	15.0 d	19.9 a ↑	11.3 d	14.5 d -	17.1 a	20.0 a ↑
Nanaimo CA	**	22.5 d	20.8 a	21.1 a -	17.4 d	21.9 a ↑	**	19.6 d	19.2 a	21.5 a ↑
Nanaimo Zone 1-Centre	23.4 d	14.9 d ↓	21.1 d	24.8 d	18.6 d	24.7 a ↑	**	12.1 a	20.2 d	23.9 a ↑
Nanaimo Zone 2-South	**	26.2 a	21.7 d	18.6 a -	**	25.7 a	**	23.5 d	18.0 d	22.3 a ↑
Nanaimo Zone 3-North & Periphery	**	**	18.0 a	16.3 a -	19.0 d	**	**	**	19.1 d	16.4 d -
Nelson CA	**	**	23.9 d	12.0 d ↓	17.2 a	10.4 d ↓	**	**	20.3 a	11.3 c ↓
Parksville CA	0.0 a	0.0 a -	6.8 b	10.7 a ↑	9.6 a	11.6 a ↑	23.0 a	9.4 b ↓	9.3 a	11.0 a ↑
Penticton CA	**	**	10.3 c	11.3 c -	8.8 c	8.6 c -	**	**	9.2 b	10.6 c -
Port Alberni CA	**	**	25.0 d	22.7 d -	19.5 a	23.2 d ↑	**	**	22.2 a	22.1 a -
Powell River CA	**	**	11.7 c	**	14.6 a	12.7 c -	**	15.2 d	12.9 c	16.9 d ↑
Prince George CA	**	**	22.9 a	27.0 a ↑	25.1 a	22.3 a ↓	20.6 a	21.2 a -	23.8 a	24.7 a -
Prince George Zone 1-Downtown	**	**	20.7 d	25.7 a ↑	28.0 d	21.3 a ↓	20.1 d	16.7 d -	23.6 d	24.2 a -
Prince George Zone 2-Outlying	**	**	24.5 a	28.0 a ↑	23.7 a	22.8 a -	20.9 a	22.7 a ↑	24.0 a	24.9 a -
Prince Rupert CA	**	**	**	17.2 d	**	15.6 d	5.7 c	**	10.0 b	15.6 d ↑
Quesnel CA	**	5.6 a	**	14.5 d	13.2 c	10.6 d -	**	**	17.5 d	11.3 c ↓
Salmon Arm CA	**	**	**	**	14.9 c	12.1 c ↓	**	**	15.5 d	14.3 c -
Squamish CA	**	**	10.4 c	10.3 c -	9.6 a	14.8 c ↑	8.1 a	**	9.0 a	13.6 c ↑
Summerland DM	**	**	13.5 d	15.3 a -	10.2 d	**	**	**	12.6 d	**
Terrace CA	**	**	**	**	34.5 a	**	**	**	29.7 d	19.6 d ↓
Vancouver CMA	15.1 a	14.6 a -	14.2 a	14.3 a -	12.9 a	13.5 a -	10.6 a	10.8 a -	13.8 a	14.0 a -
Vernon CA	14.4 c	**	17.2 a	17.3 d -	16.6 a	12.8 c ↓	16.0 d	10.9 d ↓	16.6 a	13.8 c ↓
Victoria CMA	21.4 a	24.5 d -	17.4 a	16.9 a -	16.4 a	17.8 a ↑	16.0 d	12.9 c -	17.5 a	17.9 a -
Williams Lake CA	**	0.0 a	5.3 d	13.0 c ↑	11.2 d	18.4 d ↑	**	**	9.3 c	13.9 c ↑
British Columbia 10,000+	16.4 a	17.2 a -	15.4 a	15.4 a -	15.0 a	16.2 a ↑	13.9 a	13.7 a -	15.3 a	15.8 a ↑

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

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) British Columbia - October 2018

Condo Sub Area	Rental Condominium Apartments			Apartments in the RMS ¹		
	Oct-17	Oct-18		Oct-17	Oct-18	
Kelowna CMA	0.7 b	0.6 b	-	0.2 a	1.9 a	↑
Vancouver CMA	0.6 a	0.3 a	↓	0.9 a	1.0 a	↑
Victoria CMA	0.2 b	0.4 a	-	0.7 a	1.2 a	↑

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

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type British Columbia - October 2018

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS¹	Rental Condo Apts.	Apts. in the RMS¹	Rental Condo Apts.	Apts. in the RMS¹	Rental Condo Apts.	Apts. in the RMS¹
Kelowna CMA	**	890 a	**	1,003 a	1,214 c	1,267 a -	**	1,397 b
Vancouver CMA	**	1,150 a	1,582 b	1,307 a Δ	2,034 b	1,649 a Δ	2,767 d	1,921 a Δ
Victoria CMA	1,404 c	926 a Δ	1,312 c	1,076 a Δ	1,665 c	1,406 a Δ	1,898 d	1,647 a Δ

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

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type British Columbia - October 2018

Condo Sub Area	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
Kelowna CMA	**	**		**	**		1,519 d	1,214 c	-	2,275 d	**		1,533 c	1,502 b
Vancouver CMA	1,199 d	**		1,406 b	1,582 b	↑	1,874 b	2,034 b	-	2,716 d	2,767 d	-	1,758 a	1,855 b
Victoria CMA	912 d	1,404 c	↑	1,169 b	1,312 c	↑	1,544 b	1,665 c	-	**	1,898 d	-	1,451 b	1,518 b

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments British Columbia - October 2018

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Kelowna CMA	12,887	12,498	3,576 a	3,669 a	27.8 a	29.4 a	-	0.7 b	0.6 b
Vancouver CMA	232,638	240,323	59,930 a	58,849 a	25.8 a	24.5 a	↓	0.6 a	0.3 a
Victoria CMA	24,512	24,753	5,902 a	5,532 a	24.1 a	22.3 a	↓	0.2 b	0.4 a

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

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 as 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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