

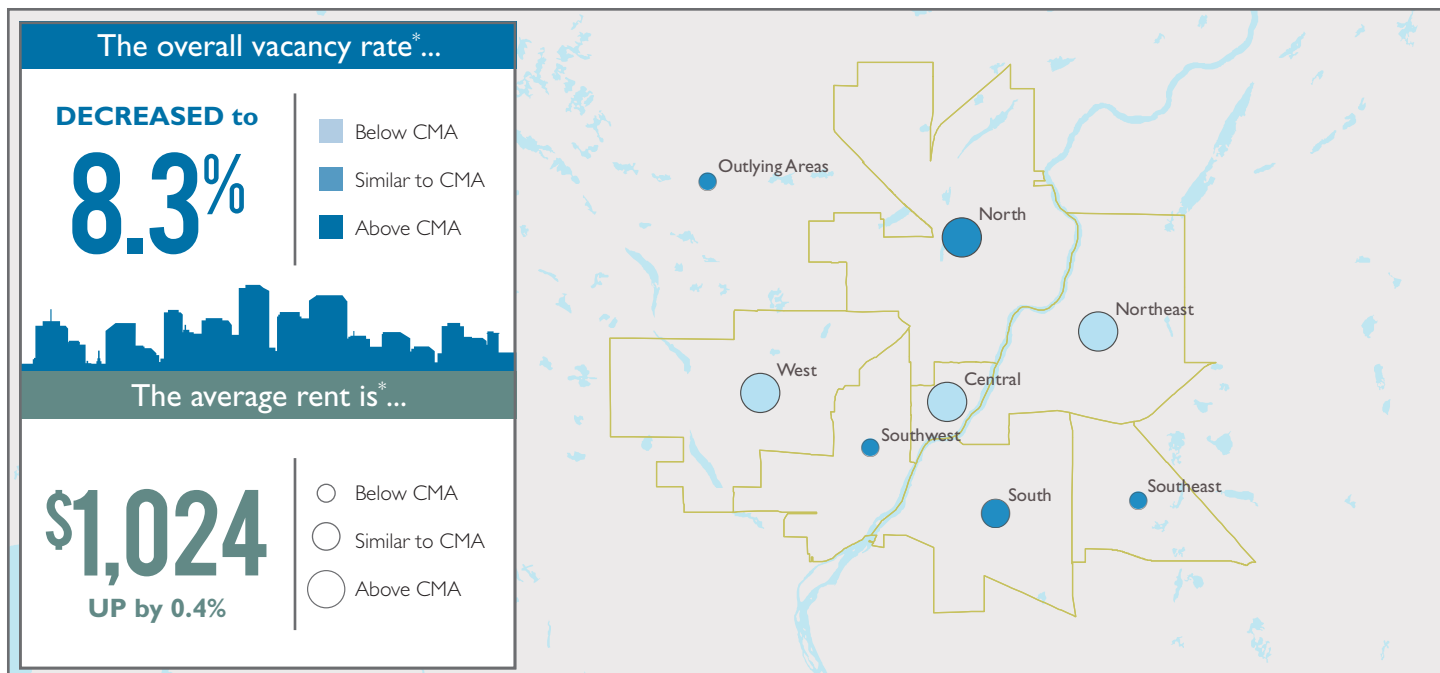
RENTAL MARKET REPORT

Saskatoon CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
6.5%	7.8%	8.8%	8.2%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$701	\$912	\$1,110	\$1,195
Avg. Rent	Avg. Rent	Avg. Rent	Avg. Rent

“Demand for rental accommodation rose faster than supply, decreasing Saskatoon’s apartment vacancy rate for a second consecutive year.”

Goodson Mwale
Senior 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.

Key analysis findings

- Saskatoon’s apartment vacancy rate declined as rental demand increased faster than supply.
- Same-sample¹ rents rose modestly, the first increase in two years.
- The condominium apartment vacancy rate remained relatively stable this fall.

Strengthening demand decreasing apartment vacancies

According to the results of CMHC’s October 2018 Rental Market Survey, the apartment vacancy rate² in Saskatoon’s primary rental market declined to 8.3% from 9.6% in October 2017. This represents the second consecutive year that the vacancy rate has declined, as demand for rental accommodation has risen faster than the expansion in supply. On a historical basis, the vacancy rate remains elevated, reflecting several years of increasing supply in Saskatoon’s primary and secondary rental markets.

Job gains and rising homeownership costs support rental demand

Since the end of the 2015-2016 recession, Saskatoon’s labour market has experienced renewed growth, with gains in full-time employment across various industries. From January through September 2018, Saskatoon’s economy added nearly 4,000 full-time roles, an increase of 2.9% over the same period of 2017. These job gains have contributed to rental demand.

In addition, increases in interest rates over the past year have raised the costs of homeownership, which has resulted in more people either seeking or remaining longer in rental accommodation. Combined with continued population growth, these factors contributed to the strengthening of rental demand. The number of occupied apartment rental suites rose by 477 units in the October 2018 survey from last year’s survey.

On the other hand, supply of purpose-built rental apartments increased further this fall. Saskatoon’s apartment rental universe is estimated to have risen by 325 units to 14,123 in October 2018 from 13,798 in October 2017. Much of this gain occurred in the south-end of the city, which has seen an increase in rental construction over the past three to four years. To date, there have been more than 1,450 rental apartments initiated in the

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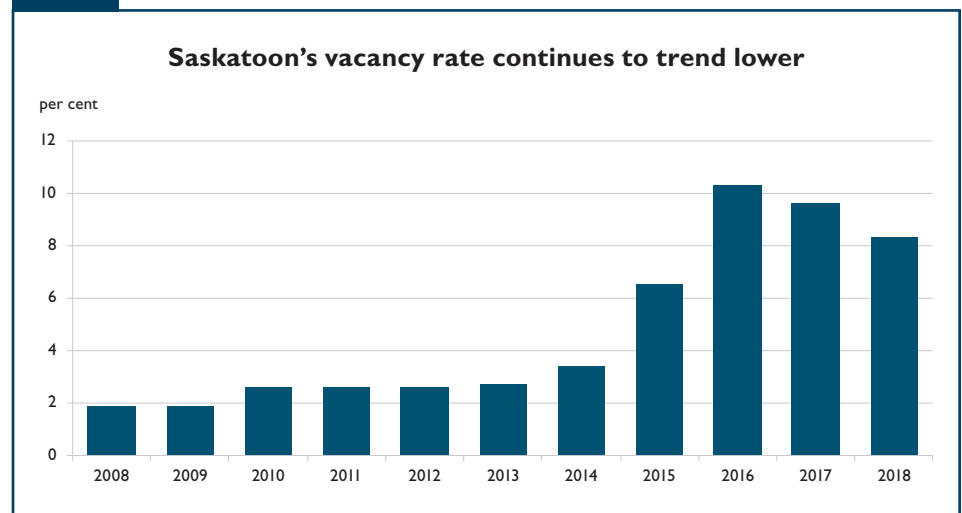
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Saskatoon CMA since 2014. All told, rising purpose-built rental supply this fall tempered the decline in the apartment vacancy rate.

Turnover rate³

Based on this year’s survey results, nearly two in every five units (39%) in the Saskatoon CMA had a new tenant within the last 12 months. The change in the rate was statistically insignificant from the turnover rate of 36.7% reported in the October 2017 survey. Within the two-bedroom category, the overall turnover rate increased to 42.2%

Figure 1



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

¹ 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 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

² Based on privately initiated rental apartment structures of three or more units.

³ A unit is counted as being turned over if it was occupied by a new tenant in the past 12 months. A unit can be counted as being turned over more than once in a 12 month period. This includes tenants who move into a different unit in the same building during this time period.

this fall from 38.4% in last year's survey. Two-bedroom units also reported the largest increase to their rental universe across the Saskatoon CMA.

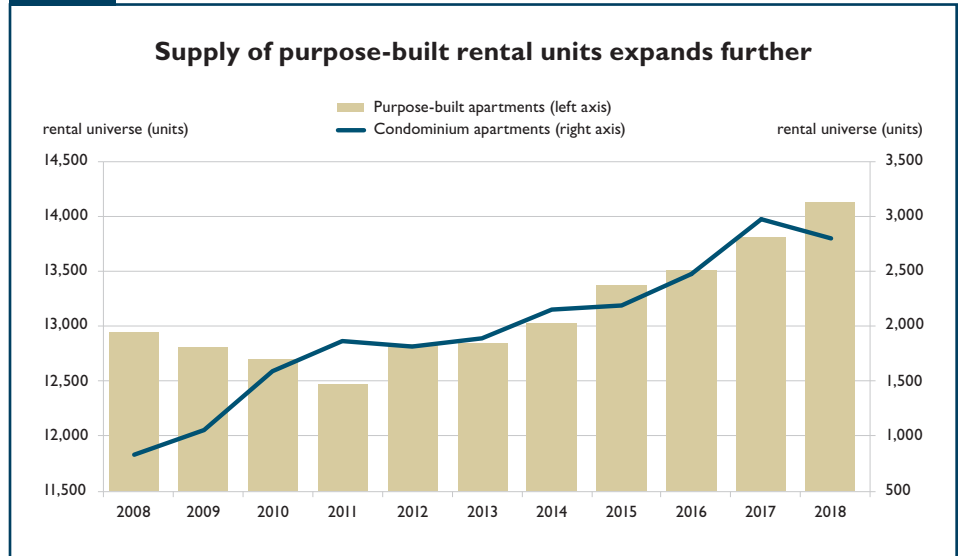
Rents stabilize as vacancies trends lower

After two years of decline, same-sample rents for two-bedroom apartments in Saskatoon rose by 0.4% in October 2018 from October 2017. An elevated vacancy rate limited the gains in apartment rents. In new and existing structures, the average monthly rent⁴ for a two-bedroom apartment in the Saskatoon CMA was \$1,110 this fall, compared with \$1,082 last fall.

Rental condominium vacancy rate relatively unchanged

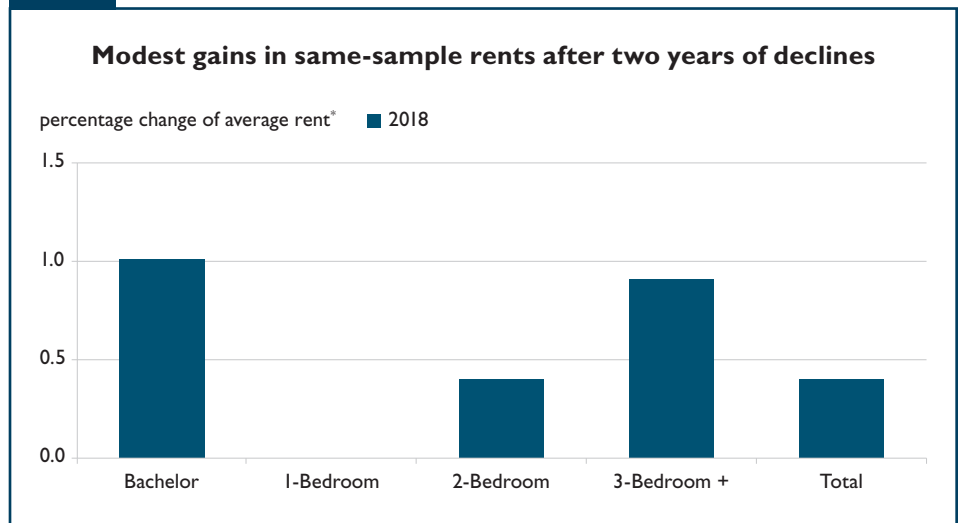
In Saskatoon's secondary rental market, the vacancy rate for condominium apartment units was relatively stable at 4.7% in 2018, compared to a year earlier. This fall, Saskatoon's condominium universe declined by 1.3% to 11,616 units from 11,773 in October 2017. Similarly, there were 5.9% fewer investor-owned rental condominium apartment units available in the secondary rental market. Meanwhile, the proportion of the condominium apartment universe identified as rental in the October 2018 survey was relatively unchanged at 24.1%. Condominium apartments typically command higher rents as they tend to be newer units and often include various amenities. In the two-bedroom category, the average rent for a condominium apartment was \$1,200 this fall, compared to \$1,110 in the purpose-built rental market.

Figure 2



Source: CMHC, October Surveys

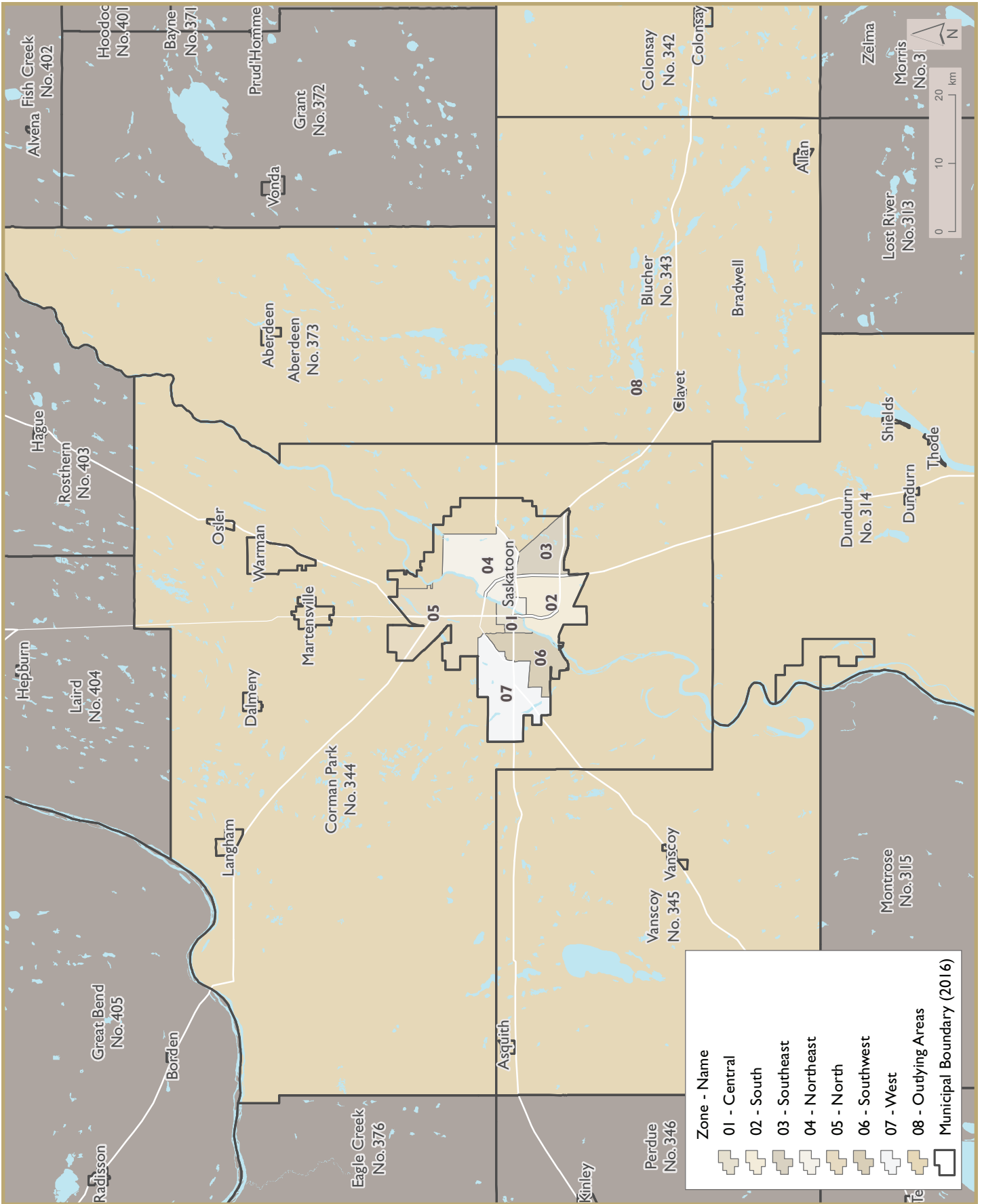
Figure 3



Source: Source: CMHC Rental Market Survey (October)

*The percentage change of average rent is based on those structure that were common to the survey sample in both October 2017 and October 2018.

⁴ Rents may not include utilities such as heating and electricity.



RMS ZONE DESCRIPTIONS - SASKATOON CMA	
Zone 1	Central - North: 33rd St E; East: South Saskatchewan River; West: Idylwyld Dr, Avenue H N; South: South Saskatchewan River.
Zone 2	South - North: College Dr, 12th St E; East: Circle Dr E; West: South Saskatchewan River; South: Cartwright St.
Zone 3	Southeast - North: College Dr; East: Railroad; West: Circle Dr E; South: Hwy 16.
Zone 4	Northeast - North: North of Agra Rd; East: Range Rd 3045; West: South Saskatchewan River; South: College Dr & Hwy 5.
Zone 5	North - North : Hwy 11; East: South Saskatchewan River; West: Hwy 16, Range Rd 3061; South: 29 St W, 33rd St E.
Zone 6	Southwest - North: Railroad; East: Avenue H; West: Range Rd 3062; South: South Saskatchewan River.
Zone 7	West - North: North of Henick Cres; East: Railroad; West: Hwy 7; South: Railroad.
Zones 1-7	Saskatoon City
Zone 8	Outlying Areas
Zones 1-8	Saskatoon CMA

RENTAL MARKET REPORT TABLES

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- 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
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- 1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

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

Private Apartment and Row (Townhouse) Data:

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

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

Rental Condominium Apartment Data

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

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon 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 - Central	8.3 a	2.7 a ↓	7.3 a	6.7 a -	9.1 a	6.9 a ↓	**	9.7 a	8.5 a	6.4 a ↓
Zone 2 - South	8.1 b	8.8 a -	7.8 b	8.6 b -	6.1 a	9.5 b ↑	6.6 a	10.1 a ↑	7.0 a	9.1 b ↑
Zone 3 - Southeast	**	**	8.7 b	6.5 a ↓	12.0 c	10.5 c -	31.5 a	24.7 a ↓	11.5 c	9.7 b -
Zone 4 - Northeast	2.9 b	3.8 c -	10.7 c	10.4 c -	5.6 b	5.6 b -	6.0 c	0.9 a ↓	7.0 b	6.5 a -
Zone 5 - North	**	**	16.3 d	8.3 b ↓	19.4 a	11.3 a ↓	**	**	18.3 a	10.0 a ↓
Zone 6 - Southwest	**	**	17.1 a	10.5 c ↓	13.1 a	12.0 c -	4.5 a	8.0 a ↑	13.4 a	11.4 a ↓
Zone 7 - West	2.9 a	3.3 a ↑	5.8 d	3.2 c ↓	8.3 b	5.9 b ↓	4.7 c	9.3 c ↑	7.4 b	5.6 b ↓
Saskatoon City (Zones 1-7)	7.6 a	6.5 b ↓	9.5 a	7.8 a ↓	9.8 a	8.7 a ↓	8.9 b	8.5 a -	9.6 a	8.3 a ↓
Zone 8 - Outlying Areas	**	**	**	19.2 a	**	11.8 a	**	**	14.9 c	11.3 a ↓
Saskatoon CMA	7.6 a	6.5 b ↓	9.6 a	7.8 a ↓	9.9 a	8.8 a ↓	8.4 b	8.2 a -	9.6 a	8.3 a ↓

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Saskatoon 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 - Central	687 a	731 a	917 a	954 a	1,203 a	1,248 a	1,435 a	1,551 a	1,007 a	1,046 a
Zone 2 - South	671 a	683 a	881 a	911 a	1,103 a	1,159 a	1,236 a	1,345 a	980 a	1,023 a
Zone 3 - Southeast	690 a	693 a	840 a	845 a	1,030 a	1,070 a	1,379 a	1,445 a	980 a	1,012 a
Zone 4 - Northeast	615 a	636 a	905 a	900 a	1,163 a	1,159 a	1,426 a	1,421 a	1,063 a	1,074 a
Zone 5 - North	688 a	700 a	945 a	947 a	1,120 a	1,142 a	**	**	1,057 a	1,066 a
Zone 6 - Southwest	626 c	669 b	792 b	838 a	906 a	959 a	859 a	890 a	864 a	909 a
Zone 7 - West	880 a	828 a	996 a	938 a	1,095 a	1,066 a	1,186 b	1,199 a	1,070 a	1,046 a
Saskatoon City (Zones 1-7)	684 a	701 a	897 a	912 a	1,084 a	1,112 a	1,122 a	1,195 a	999 a	1,024 a
Zone 8 - Outlying Areas	**	**	**	777 a	863 a	954 a	1,230 b	1,186 a	966 a	951 a
Saskatoon CMA	684 a	701 a	896 a	912 a	1,082 a	1,110 a	1,129 a	1,195 a	999 a	1,024 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 Zone and Bedroom Type Saskatoon 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 - Central	203	206	1,191	1,194	810	803	39	39	2,243	2,242
Zone 2 - South	214	220	1,570	1,675	1,532	1,789	59	61	3,375	3,745
Zone 3 - Southeast	20	20	430	429	1,058	1,106	42	42	1,550	1,597
Zone 4 - Northeast	74	80	440	417	831	855	78	107	1,423	1,459
Zone 5 - North	15	15	416	411	674	668	15	15	1,120	1,109
Zone 6 - Southwest	47	47	563	539	978	943	156	155	1,744	1,684
Zone 7 - West	32	30	507	482	1,501	1,439	223	209	2,263	2,160
Saskatoon City (Zones 1-7)	605	618	5,117	5,147	7,384	7,603	612	628	13,718	13,996
Zone 8 - Outlying Areas	1	1	19	30	36	72	24	24	80	127
Saskatoon CMA	606	619	5,136	5,177	7,420	7,675	636	652	13,798	14,123

I.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon 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 - Central	16.7 ^a	n/a	9.1 ^a	n/a	12.9 ^a	n/a	**	n/a	11.6 ^a	n/a
Zone 2 - South	8.6 ^b	n/a	9.4 ^a	n/a	7.4 ^a	n/a	8.1 ^a	n/a	8.4 ^a	n/a
Zone 3 - Southeast	**	n/a	10.2 ^c	n/a	14.3 ^c	n/a	33.7 ^a	n/a	13.6 ^c	n/a
Zone 4 - Northeast	2.9 ^b	n/a	12.4 ^c	n/a	8.0 ^b	n/a	6.0 ^c	n/a	9.0 ^a	n/a
Zone 5 - North	**	n/a	20.4 ^a	n/a	21.3 ^a	n/a	**	n/a	21.2 ^a	n/a
Zone 6 - Southwest	**	n/a	25.1 ^a	n/a	16.1 ^a	n/a	4.5 ^a	n/a	18.0 ^a	n/a
Zone 7 - West	2.9 ^a	n/a	6.9 ^c	n/a	10.1 ^c	n/a	5.7 ^c	n/a	8.9 ^b	n/a
Saskatoon City (Zones 1-7)	11.8 ^a	n/a	12.0 ^a	n/a	12.0 ^a	n/a	9.6 ^b	n/a	11.9 ^a	n/a
Zone 8 - Outlying Areas	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Saskatoon CMA	11.8^a	n/a	12.1^a	n/a	12.1^a	n/a	10.3^c	n/a	12.0^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 Zone and Bedroom Type Saskatoon 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 - Central	++	++	-1.1 a	1.0 a	++	++	++	++	++
Zone 2 - South	++	2.2 c	-0.8 d	1.4 a	-2.0 c	0.9 d	-1.5 c	3.6 c	-1.7 b	0.8 a
Zone 3 - Southeast	++	**	++	0.9 d	++	++	++	4.5 a	++	++
Zone 4 - Northeast	++	++	++	-0.9 a	++	++	++	++	++	-0.4 b
Zone 5 - North	**	**	++	++	++	1.1 a	**	**	-0.5 b	0.7 b
Zone 6 - Southwest	++	++	-4.3 d	-1.5 d	-6.8 b	1.9 c	-8.1 a	-1.8 a	-6.4 c	++
Zone 7 - West	1.0 d	-0.6 a	++	-0.7 b	++	-0.9 a	++	**	++	-0.5 a
Saskatoon City (Zones 1-7)	++	1.1 a	-1.1 a	++	-1.4 a	0.4 a	-3.2 c	0.9 a	-1.5 b	0.5 a
Zone 8 - Outlying Areas	**	**	**	**	7.1 b	-8.0 c	3.8 d	-1.1 d	4.8 b	-6.2 b
Saskatoon CMA	++	1.0 d	-1.1 a	++	-1.3 a	0.4 b	-3.1 c	0.9 a	-1.5 a	0.4 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.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Saskatoon 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 - Central	**	**	**	**	**	**	**	**	**	34.3 a
Zone 2 - South	**	27.8 d	**	29.3 d	**	29.8 d	**	**	**	29.2 a
Zone 3 - Southeast	**	**	**	28.6 d	**	**	**	**	**	**
Zone 4 - Northeast	**	23.1 d	**	43.7 a	**	41.2 a	**	**	38.3 a	40.3 a -
Zone 5 - North	**	**	29.6 d	28.2 d -	30.2 a	28.4 a -	**	**	29.5 a	28.8 d -
Zone 6 - Southwest	**	**	**	**	28.9 d	**	**	40.4 a	28.5 d	**
Zone 7 - West	**	68.0 a	**	**	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	34.6 a	35.5 a -	38.3 a	42.1 a -	**	41.0 a	36.5 a	38.9 a -
Zone 8 - Outlying Areas	**	**	**	**	41.0 a	50.8 a ↑	**	**	**	50.5 a
Saskatoon CMA	**	30.0 d	34.7 a	35.6 a -	38.4 a	42.2 a -	**	41.2 a	36.7 a	39.0 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 Saskatoon 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															
Saskatoon CMA																									
Pre 1940	7.3	b	6.2	b	-	8.6	a	3.3	b	↓	4.7	b	7.0	c	↑	**	**	7.1	a	4.9	b	↓			
1940 - 1959	**		0.0	c		**		8.6	c		3.3	d	1.2	a	↓	**	**	11.0	d	5.6	c	↓			
1960 - 1974	8.9	b	7.5	b	↓	10.4	a	7.4	a	↓	12.5	a	9.6	a	↓	6.0	a	18.8	a	↑	11.0	a	8.5	a	↓
1975 - 1989	2.6	b	4.8	d	-	8.7	a	6.8	a	↓	11.1	a	9.1	a	↓	7.5	c	7.7	a	-	10.0	a	8.1	a	↓
1990 - 2004	-		-			**		3.7	d		**		0.8	a		**	**	2.6	c	1.7	a	-			
2005+	-		**			16.0	a	32.7	a	↑	4.0	b	9.4	b	↑	12.2	d	3.1	b	↓	5.6	b	11.5	c	↑
Total	7.6	a	6.5	b	↓	9.6	a	7.8	a	↓	9.9	a	8.8	a	↓	8.4	b	8.2	a	-	9.6	a	8.3	a	↓

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Saskatoon 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										
Saskatoon CMA																				
Pre 1940	651	b	729	a	818	b	861	a	970	b	1,051	a	**	**	842	b	888	a		
1940 - 1959	639	b	674	b	807	b	808	a	960	a	985	a	1,263	a	1,232	b	879	a	874	a
1960 - 1974	659	a	669	a	851	a	869	a	1,045	a	1,067	a	1,207	b	1,266	a	917	a	940	a
1975 - 1989	792	a	769	a	939	a	940	a	1,070	a	1,083	a	1,049	a	1,101	a	1,020	a	1,031	a
1990 - 2004	-		-		943	a	976	a	1,158	a	1,180	a	1,325	b	1,218	a	1,136	a	1,153	a
2005+	-		**		1,225	a	1,187	a	1,200	a	1,244	a	1,437	a	1,454	a	1,219	a	1,253	a
Total	684	a	701	a	896	a	912	a	1,082	a	1,110	a	1,129	a	1,195	a	999	a	1,024	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 Saskatoon 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
Saskatoon CMA										
Pre 1940	**	**	**	25.0 d	**	**	**	**	24.4 d	26.1 d
1940 - 1959	**	**	**	**	**	**	**	**	**	**
1960 - 1974	**	28.0 d	**	31.5 a	**	**	**	**	**	**
1975 - 1989	**	**	33.7 a	**	**	44.2 a	**	43.7 a	37.3 a	42.5 a
1990 - 2004	-	-	**	**	**	34.2 a	**	**	**	**
2005+	-	**	**	**	**	**	**	**	**	**
Total	**	30.0 d	34.7 a	35.6 a	38.4 a	42.2 a	**	41.2 a	36.7 a	39.0 a

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Saskatoon 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
Saskatoon CMA										
3 to 5 Units	**	**	**	9.7 c	**	10.4 d	9.5 c	5.0 c	11.2 c	9.2 b
6 to 19 Units	10.8 c	7.1 b	12.7 a	9.2 a	14.2 c	10.8 c	**	**	13.2 a	9.8 a
20 to 49 Units	5.1 b	6.6 c	9.7 a	6.3 a	12.6 a	9.6 a	5.1 a	7.6 a	10.9 a	8.2 a
50 to 99 Units	4.3 a	6.1 a	6.2 a	4.0 a	4.9 a	4.2 a	15.4 a	9.3 a	5.8 a	4.4 a
100+ Units	**	**	4.0 a	15.0 a	3.2 a	13.4 a	**	**	3.4 a	13.4 a
Total	7.6 a	6.5 b	9.6 a	7.8 a	9.9 a	8.8 a	8.4 b	8.2 a	9.6 a	8.3 a

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

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Saskatoon 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
Saskatoon CMA										
3 to 5 Units	601 a	620 b	707 a	709 a	949 a	960 a	1,249 a	1,191 a	923 a	916 a
6 to 19 Units	648 a	646 a	802 a	815 a	972 a	1,003 a	1,033 a	1,135 a	869 a	886 a
20 to 49 Units	723 b	755 a	899 a	906 a	1,039 a	1,062 a	1,011 a	1,083 a	980 a	1,001 a
50 to 99 Units	661 a	698 a	981 a	996 a	1,161 a	1,174 a	1,426 a	1,483 a	1,099 a	1,123 a
100+ Units	**	**	1,086 a	1,125 a	1,306 a	1,325 a	**	**	1,205 a	1,233 a
Total	684 a	701 a	896 a	912 a	1,082 a	1,110 a	1,129 a	1,195 a	999 a	1,024 a

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

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Central	**	**	14.9 c	9.8 b ↓	6.5 b	4.3 b ↓	8.6 a	5.0 a ↓	3.9 a	6.9 a ↑
Zone 2 - South	0.0 d	8.7 b ↑	8.0 b	5.6 b ↓	8.2 b	7.3 b -	4.1 a	3.9 a ↓	**	**
Zone 3 - Southeast	**	**	**	**	15.4 d	**	9.7 a	6.4 a ↓	**	**
Zone 4 - Northeast	**	**	11.2 c	10.4 c -	6.8 b	6.3 b -	4.4 c	4.5 a -	-	-
Zone 5 - North	**	**	18.9 a	17.4 d -	20.2 d	9.0 b ↓	11.2 a	8.3 a ↓	-	-
Zone 6 - Southwest	12.0 a	**	20.9 d	19.0 a -	12.1 a	8.7 b ↓	**	**	-	-
Zone 7 - West	**	**	**	**	6.4 b	6.3 a -	2.7 a	1.8 a ↓	**	**
Saskatoon City (Zones 1-7)	12.9 c	10.0 b ↓	13.2 a	9.8 a ↓	10.7 a	8.1 a ↓	5.8 a	4.4 a ↓	3.4 a	13.4 a ↑
Zone 8 - Outlying Areas	**	3.1 a	**	**	**	**	-	-	-	-
Saskatoon CMA	11.2 c	9.2 b -	13.2 a	9.8 a ↓	10.9 a	8.2 a ↓	5.8 a	4.4 a ↓	3.4 a	13.4 a ↑

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

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Saskatoon 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	
Saskatoon CMA											
3 to 5 Units	**	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	**	37.9 a	**	**	**	**	**	**	42.8 a
20 to 49 Units	**	**	**	**	27.2 d	38.0 a ↑	**	39.8 a	28.8 d	37.5 a ↑	
50 to 99 Units	**	34.7 a	**	33.1 a	**	41.2 a	55.7 a	**	**	38.1 a	
100+ Units	**	**	**	29.9 d	59.2 a	**	**	**	55.3 a	37.7 a ↓	
Total	**	30.0 d	34.7 a	35.6 a -	38.4 a	42.2 a -	**	41.2 a	36.7 a	39.0 a -	

1.4 Private Apartment Vacancy Rates (%) ¹ by Rent Range and Bedroom Type Saskatoon 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	
Saskatoon CMA											
LT \$400	**	**	**	**	**	**	**	**	**	**	**
\$400 - \$499	**	**	**	**	**	**	**	**	**	**	**
\$500 - \$599	**	4.4 d	**	**	**	**	**	**	**	10.8 d	
\$600 - \$699	12.3 d	6.6 b ↓	10.1 d	8.4 c -	**	**	**	**	11.2 c	8.9 b -	
\$700 - \$799	8.3 c	5.7 c -	15.9 d	7.6 a ↓	**	8.0 b	100.0 a	**	14.6 c	8.2 a ↓	
\$800+	**	8.9 b	7.5 b	7.8 a -	10.8 a	8.8 a ↓	6.6 c	6.7 b -	9.5 a	8.4 a ↓	
Total	7.6 a	6.5 b ↓	9.6 a	7.8 a ↓	9.9 a	8.8 a ↓	8.4 b	8.2 a -	9.6 a	8.3 a ↓	

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

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

2.1.1 Private Row (Townhouse) Vacancy Rates (%)
by Zone and Bedroom Type
Saskatoon 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 - Central	-	-	**	**	**	4.3 a	**	**	**	5.1 a
Zone 2 - South	**	**	**	**	7.1 a	6.2 a ↓	**	**	5.8 a	5.6 a ↓
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	**	**	**	**	3.6 a	0.0 a ↓	3.6 d	0.0 a ↓
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	1.8 a	4.5 a ↑
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	**	**	**	**	6.9 c	6.3 a -	2.7 a	2.1 a ↓	4.8 c	4.3 c -
Zone 8 - Outlying Areas	-	-	-	-	**	8.9 a	**	0.0 a	**	7.6 a
Saskatoon CMA	**	**	**	**	**	7.0 a	2.7 a	2.1 a ↓	5.1 c	4.7 b -

2.1.2 Private Row (Townhouse) Average Rents (\$)
by Zone and Bedroom Type
Saskatoon 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 - Central	-	-	**	**	**	1,015 b	**	**	1,055 d	1,055 c
Zone 2 - South	**	**	**	**	1,313 a	1,330 a	**	**	1,365 a	1,377 a
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	**	**	**	**	1,435 a	1,470 a	1,435 b	1,480 a
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	**	1,274 a
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	**	**	**	**	1,262 a	1,288 a	1,380 a	1,391 a	1,324 a	1,341 a
Zone 8 - Outlying Areas	-	-	-	-	817 a	825 a	**	1,196 a	851 b	878 a
Saskatoon CMA	**	**	**	**	1,145 a	1,171 a	1,374 a	1,384 a	1,264 a	1,282 a

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

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Saskatoon 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 - Central	0	0	10	10	22	23	6	6	38	39
Zone 2 - South	1	1	7	7	198	195	155	154	361	357
Zone 3 - Southeast	0	0	0	0	0	0	50	50	50	50
Zone 4 - Northeast	0	0	6	1	6	3	55	63	67	67
Zone 5 - North	1	1	3	3	4	4	0	0	8	8
Zone 6 - Southwest	0	0	0	0	8	8	104	104	112	112
Zone 7 - West	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Saskatoon City (Zones 1-7)	2	2	26	21	238	233	370	377	636	633
Zone 8 - Outlying Areas	0	0	0	0	83	79	12	13	95	92
Saskatoon CMA	2	2	26	21	321	312	382	390	731	725

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Saskatoon 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 - Central	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Zone 2 - South	**	n/a	**	n/a	9.1 ^a	n/a	**	n/a	7.5 ^a	n/a
Zone 3 - Southeast	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Zone 4 - Northeast	-	n/a	**	n/a	**	n/a	5.5 ^a	n/a	5.5 ^d	n/a
Zone 5 - North	**	n/a	**	n/a	**	n/a	-	n/a	**	n/a
Zone 6 - Southwest	-	n/a	-	n/a	**	n/a	**	n/a	1.8 ^a	n/a
Zone 7 - West	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Saskatoon City (Zones 1-7)	**	n/a	**	n/a	8.6 ^c	n/a	3.6 ^a	n/a	6.0 ^c	n/a
Zone 8 - Outlying Areas	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Saskatoon CMA	**	n/a	**	n/a	8.3^c	n/a	3.8^b	n/a	6.3^c	n/a

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

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

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Zone and Bedroom Type Saskatoon 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 - Central	-	-	**	**	**	**	**	**	-2.8	c	++		
Zone 2 - South	**	**	**	**	**	0.8	a	**	**	**	0.8	a		
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**	**			
Zone 4 - Northeast	-	-	**	**	**	**	0.0	a	++	++	++			
Zone 5 - North	**	**	**	**	**	**	-	-	**	**	**			
Zone 6 - Southwest	-	-	-	-	**	**	**	**	**	**	**			
Zone 7 - West	-	-	-	-	-	-	-	-	-	-	-			
Saskatoon City (Zones 1-7)	**	**	**	**	++	1.0	a	1.4	a	0.3	a	++	0.6	a
Zone 8 - Outlying Areas	-	-	-	-	-1.8	c	++	**	**	-1.8	c	++		
Saskatoon CMA	**	**	**	**	++	0.9	a	1.5	a	0.3	a	++	0.6	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.

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Saskatoon 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 - Central	-	-	**	**	**	**	**	**	**	**					
Zone 2 - South	**	**	**	**	**	39.1	a	**	**	**	39.6	a			
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**					
Zone 4 - Northeast	-	-	-	**	-	**	36.4	a	33.3	a	↓	36.4	a	↓	
Zone 5 - North	**	**	**	**	**	**	-	-	**	**					
Zone 6 - Southwest	-	-	-	-	**	**	**	**	**	36.6	a				
Zone 7 - West	-	-	-	-	-	-	-	-	-	-					
Saskatoon City (Zones 1-7)	**	**	**	**	**	35.9	a	53.6	a	37.8	a	↓	48.9	a	↓
Zone 8 - Outlying Areas	-	-	-	-	**	48.1	a	**	**	**	50.0	a			
Saskatoon CMA	**	**	**	**	**	38.9	a	53.1	a	38.4	a	↓	47.8	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 Zone and Bedroom Type Saskatoon 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 - Central	8.3 a	2.7 a ↓	7.2 a	6.6 a -	9.0 a	6.8 a ↓	26.8 d	10.6 a ↓	8.4 a	6.4 a ↓
Zone 2 - South	8.1 b	8.7 a -	8.1 b	8.8 b -	6.2 a	9.2 b ↑	3.4 a	4.8 a ↑	6.9 a	8.8 b ↑
Zone 3 - Southeast	**	**	8.7 b	6.5 a ↓	12.0 c	10.5 c -	19.0 a	11.6 a ↓	11.4 c	9.4 b ↓
Zone 4 - Northeast	2.9 b	3.8 c -	10.7 c	10.3 c -	5.6 b	5.5 b -	5.0 b	0.6 a ↓	6.9 b	6.2 a -
Zone 5 - North	**	**	16.3 d	8.3 b ↓	19.1 a	11.2 a ↓	**	**	18.2 a	9.9 a ↓
Zone 6 - Southwest	**	**	17.1 a	10.5 c ↓	13.1 a	12.1 c -	3.1 a	6.2 b ↑	12.7 a	10.9 c ↓
Zone 7 - West	2.9 a	3.3 a ↑	5.8 d	3.2 c ↓	8.3 b	5.9 b ↓	4.7 c	9.3 c ↑	7.4 b	5.6 b ↓
Saskatoon City (Zones 1-7)	7.6 a	6.5 b ↓	9.6 a	7.8 a ↓	9.7 a	8.7 a ↓	6.5 b	6.2 b -	9.3 a	8.1 a ↓
Zone 8 - Outlying Areas	**	**	**	19.2 a	12.5 d	10.3 a -	0.0 d	0.0 c -	11.4 d	9.8 a -
Saskatoon CMA	7.6 a	6.5 b ↓	9.7 a	7.9 a ↓	9.8 a	8.7 a ↓	6.2 b	6.0 b -	9.4 a	8.1 a ↓

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Saskatoon 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 - Central	687 a	731 a	916 a	953 a	1,197 a	1,243 a	1,451 a	1,540 a	1,008 a	1,046 a
Zone 2 - South	671 a	683 a	882 a	911 a	1,127 a	1,176 a	1,387 a	1,426 a	1,017 a	1,054 a
Zone 3 - Southeast	690 a	693 a	840 a	845 a	1,030 a	1,070 a	1,307 a	1,354 a	989 a	1,020 a
Zone 4 - Northeast	615 a	636 a	905 a	901 a	1,163 a	1,161 a	1,430 a	1,439 a	1,080 a	1,092 a
Zone 5 - North	688 a	700 b	945 a	947 a	1,117 a	1,140 a	**	**	1,055 a	1,065 a
Zone 6 - Southwest	626 c	669 b	792 b	838 a	906 a	960 a	988 a	1,030 a	890 a	932 a
Zone 7 - West	880 a	828 a	996 a	938 a	1,095 a	1,066 a	1,186 b	1,199 a	1,070 a	1,046 a
Saskatoon City (Zones 1-7)	684 a	701 a	897 a	912 a	1,089 a	1,117 a	1,222 a	1,266 a	1,014 a	1,038 a
Zone 8 - Outlying Areas	**	**	**	777 a	837 a	888 a	1,215 b	1,190 a	916 a	920 a
Saskatoon CMA	684 a	701 a	896 a	911 a	1,084 a	1,112 a	1,221 a	1,263 a	1,012 a	1,036 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 Saskatoon 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 - Central	203	206	1,201	1,204	832	826	45	45	2,281	2,281
Zone 2 - South	215	221	1,577	1,682	1,730	1,984	214	215	3,736	4,102
Zone 3 - Southeast	20	20	430	429	1,058	1,106	92	92	1,600	1,647
Zone 4 - Northeast	74	80	446	418	837	858	133	170	1,490	1,526
Zone 5 - North	16	16	419	414	678	672	15	15	1,128	1,117
Zone 6 - Southwest	47	47	563	539	986	951	260	259	1,856	1,796
Zone 7 - West	32	30	507	482	1,501	1,439	223	209	2,263	2,160
Saskatoon City (Zones 1-7)	607	620	5,143	5,168	7,622	7,836	982	1,005	14,354	14,629
Zone 8 - Outlying Areas	1	1	19	30	119	151	36	37	175	219
Saskatoon CMA	608	621	5,162	5,198	7,741	7,987	1,018	1,042	14,529	14,848

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon 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 - Central	16.7 ^a	n/a	9.1 ^a	n/a	12.7 ^a	n/a	26.8 ^d	n/a	11.5 ^a	n/a
Zone 2 - South	8.5 ^b	n/a	9.6 ^a	n/a	7.6 ^a	n/a	4.7 ^a	n/a	8.3 ^a	n/a
Zone 3 - Southeast	**	n/a	10.2 ^c	n/a	14.3 ^c	n/a	20.1 ^a	n/a	13.4 ^c	n/a
Zone 4 - Northeast	2.9 ^b	n/a	12.4 ^c	n/a	8.0 ^b	n/a	5.8 ^b	n/a	8.8 ^a	n/a
Zone 5 - North	**	n/a	20.4 ^a	n/a	21.1 ^a	n/a	**	n/a	21.0 ^a	n/a
Zone 6 - Southwest	**	n/a	25.1 ^a	n/a	16.1 ^a	n/a	3.1 ^a	n/a	17.0 ^a	n/a
Zone 7 - West	2.9 ^a	n/a	6.9 ^c	n/a	10.1 ^c	n/a	5.7 ^c	n/a	8.9 ^b	n/a
Saskatoon City (Zones 1-7)	11.8 ^a	n/a	12.1 ^a	n/a	11.9 ^a	n/a	7.3 ^a	n/a	11.7 ^a	n/a
Zone 8 - Outlying Areas	**	n/a	**	n/a	12.5 ^d	n/a	**	n/a	**	n/a
Saskatoon CMA	11.8^a	n/a	12.2^a	n/a	11.9^a	n/a	7.9^b	n/a	11.7^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.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Zone and Bedroom Type Saskatoon 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 - Central	++	++	-1.2 ^a	1.0 ^a	++	++	++	++	++
Zone 2 - South	++	2.1 ^c	-0.8 ^d	1.4 ^a	-1.7 ^c	0.9 ^d	-0.4 ^a	2.1 ^a	-1.5 ^a	0.8 ^a
Zone 3 - Southeast	++	**	++	0.9 ^d	++	++	++	4.1 ^a	++	++
Zone 4 - Northeast	++	++	++	-0.9 ^a	++	++	-1.2 ^a	++	++	-0.4 ^b
Zone 5 - North	++	++	++	++	-0.6 ^b	1.1 ^a	**	**	-0.5 ^b	0.7 ^b
Zone 6 - Southwest	++	++	-4.3 ^d	-1.5 ^d	-6.8 ^b	1.9 ^c	-5.8 ^b	-1.5 ^a	-5.2 ^c	0.9 ^d
Zone 7 - West	1.0 ^d	-0.6 ^a	++	-0.7 ^b	++	-0.9 ^a	++	**	++	-0.5 ^a
Saskatoon City (Zones 1-7)	++	1.1 ^a	-1.1 ^a	++	-1.3 ^a	0.5 ^a	-2.1 ^b	0.8 ^a	-1.4 ^a	0.5 ^a
Zone 8 - Outlying Areas	**	**	**	**	1.2 ^a	-2.5 ^c	3.1 ^d	-0.7 ^b	1.0 ^a	-2.3 ^c
Saskatoon CMA	++	0.9^d	-1.1^a	++	-1.3^a	0.4^a	-2.1^b	0.8^a	-1.4^a	0.5^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.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Saskatoon 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 - Central	**	**	**	**	**	**	**	**	**	34.1 ^a
Zone 2 - South	**	27.7 ^d	**	29.5 ^d	**	30.8 ^a	37.1 ^a	31.9 ^{a ↓}	**	30.1 ^a
Zone 3 - Southeast	**	**	**	28.6 ^d	**	**	**	**	**	**
Zone 4 - Northeast	**	23.1 ^d	**	43.6 ^a	**	41.2 ^a	**	**	38.3 ^a	40.0 ^{a -}
Zone 5 - North	**	**	29.6 ^d	28.2 ^{d -}	30.4 ^a	28.4 ^{a -}	**	**	29.6 ^a	28.7 ^{a -}
Zone 6 - Southwest	**	**	**	**	28.9 ^d	**	**	**	**	**
Zone 7 - West	**	68.0 ^a	**	**	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	30.0 ^d	34.5 ^a	35.5 ^{a -}	38.4 ^a	41.9 ^{a -}	43.8 ^a	40.0 ^{a ↓}	37.1 ^a	38.8 ^{a -}
Zone 8 - Outlying Areas	**	**	**	**	**	49.4 ^a	**	**	**	50.3 ^a
Saskatoon CMA	**	29.9^d	34.7^a	35.6^{a -}	38.4^a	42.1^{a ↑}	44.5^a	40.3^{a ↓}	37.2^a	39.0^{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 (%)
Saskatoon CMA - October 2018**

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-17	Oct-18	Oct-17	Oct-18
Saskatoon CMA	6.4 c	4.7 c -	9.6 a	8.3 a ↓

¹Apartments 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
Saskatoon CMA - October 2018**

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Saskatoon CMA	**	701 a	1,073 c	912 a Δ	1,200 b	1,110 a Δ	1,200 b	1,195 a -

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

**4.1.3 Rental Condominium Apartments - Average Rents (\$)
by Bedroom Type
Saskatoon CMA - 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
Saskatoon CMA	**	**	903 c	1,073 c -	1,263 b	1,200 b -	1,308 c	1,200 b -	1,255 b	1,251 b -

**4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹
Total Vacancy Rates (%)
by Building Size
Saskatoon CMA - October 2018**

Size	Rental Condominium Apartments				Apartments in the RMS ¹			
	Oct-17		Oct-18		Oct-17		Oct-18	
Saskatoon CMA								
3 to 24 Units	**	**	**	**	11.7 a	9.1 a	↓	
25 to 49 Units	**	**	5.2 d		11.7 a	8.5 a	↓	
50+ Units	5.8 c	4.1 c -	5.1 a	7.2 a	↑			
Total	6.4 c	4.7 c -	9.6 a	8.3 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.

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

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Saskatoon CMA - 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
Saskatoon CMA	11,773	11,616	2,976 ^a	2,798 ^a	25.3 ^a	24.1 ^a	6.4 ^c	4.7 ^c

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

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments by Project Size Saskatoon CMA - October 2018

Size (number of units)	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
Saskatoon CMA								
3 to 24 Units	1,357	1,353	393 ^d	366 ^d	28.9 ^d	27.1 ^d	**	**
25 to 49 Units	2,278	2,280	485 ^d	429 ^d	21.3 ^d	18.8 ^d	**	5.2 ^d
50+ Units	8,138	7,983	2,103 ^a	1,998 ^a	25.8 ^a	25.0 ^a	5.8 ^c	4.1 ^c
Total	11,773	11,616	2,976 ^a	2,798 ^a	25.3 ^a	24.1 ^a	6.4 ^c	4.7 ^c

¹Columns 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 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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