January 22, 2025

Suggested additional wording for p 73 of Volume 1, 2025 budget

"While the vacancy rate has declined in Winnipeg, the vacancy rate was higher than the national average in each year between 2020 and 2023. Winnipeg rents remain well below the national average, with an average 1 bedroom renting for $1,444 in July, 2024, vs the national average of $,1929. Winnipeg ranked 29th out of 35 Canadian cities in terms of "most expensive average cost of rent as of July, 2024" .

Canada Mortgage and Housing Corporation, vacancy rates, apartment structures of six units and over, privately initiated in census metropolitan areas[1, 2, 3]

Frequency: Annual

Help

Table: 34-10-0127-01 (formerly CANSIM 027-0011)

Save my customizations

Release date: 2024-06-06

Geography: Census metropolitan area, Census metropolitan area part

▼ Customize table

Reference period

From:

2020

To:

2023

Apply

Add/Remove data | Download options

Showing 37 records | Filter | Reset

Geography	2020	2021	2022	2023
		Rate		
Census metropolitan areas	*	3.4	3.4	1.9 1.6
Abbotsford-Mission, British Columbia (map)		0.6	1.6	2.1
Barrie, Ontario (map)		1.9	1.7	2.0
Brantford, Ontario (map)		2.2	2.2	1.6
Calgary, Alberta (map)		6.5	5.1	2.7
Edmonton, Alberta (map)		7.2	7.3	4.3
Greater Sudbury, Ontario (map)		1.9	1.3	1.6
Guelph, Ontario (map)		2.0	2.0	1.5
Halifax, Nova Scotia (map)		1.7	1.0	0.9
Hamilton, Ontario (map)		3.6	2.6	1.8
Kelowna, British Columbia (map)		2.1	0.6	1.2
Kingston, Ontario (map)		2.9	1.1	1.1
Kitchener-Cambridge-Waterloo, Ontario (map)		2.1	2.0	1.2
London, Ontario (map)		3.2	1.7	1.6

1	Vancouver, BC	[illegible]	-0.9%	-7.0%	[illegible]	0.50%	5.3%
2	Burnaby, BC	$2,306	-0.6%	-6.0%	$3,055	0.2%	-3.1%
3	Toronto, ON	$2,380	-0.6%	-6.4%	$3,077	-0.4%	7.2%
4	Mississauga, ON	$2,263	0.7%	-4.6%	$3,691	1.6%	2.1%
5	North York, ON	$2,204	-0.2%	-3.5%	$2,779	-1.90%	1.4%
6	Etobicoke, ON	$2,197	0.1%	-3.4%	$2,775	-1.1%	-1.6%
7	Burlington, ON	$2,190	-1.5%	-0.9%	$2,529	0.1%	0.3%
8	Brampton, ON	$2,103	-7.0%	-0.7%	$2,838	-9.5%	-3.0%
9	Victoria, BC	$2,082	-0.4%	1.5%	$2,774	-1.4%	2.7%
10	Guelph, ON	$2,039	0.1%	1.8%	$2,361	-0.3%	0.0%
11	Halifax, NS	$2,030	2.8%	10.3%	$2,575	4.4%	11.2%
12	Waterloo, ON	$2,013	1.7%	5.3%	$2,378	1.0%	-1.4%
13	Ottawa, ON	$2,012	-0.2%	-2.5%	$2,483	-0.7%	-1.1%
14	Barrie, ON	$1,990	-3.8%	3.9%	$2,175	-2.8%	-2.6%
15	Kelowna, BC	$1,882	-0.1%	-0.8%	$2,333	-4.0%	-1.4%
16	Kitchener, ON	$1,866	0.5%	-3.2%	$2,222	-1.4%	-5.8%
17	Oshawa, ON	$1,826	-0.5%	0.3%	$2,172	0.3%	0.6%
18	Niagara Falls, ON	$1,800	2.9%	10%	$2,117	1.2%	10.1%
19	Kingston, ON	$1,786	1.5%	0.7%	$2,064	-0.9%	-4.7%
20	Gatineau, QC	$1,781	1.6%	5.2%	$2,156	-1.2%	17.3%
21	London, ON	$1,760	-1.2%	-5.1%	$2,161	-0.9%	-4.1%
22	Nanaimo, BC	$1,756	-1%	1%	$2,127	-2.00%	-1.4%
23	Brantford, ON	$1,735	0.3%	1.8%	$2,034	3%	3.3%
24	Montreal, QC	$1,727	-0.4%	-0.8%	$2,266	0.2%	0.7%

36	Hamilton, ON	$1,[illegible]	4.0%	-0.9%	$2,[illegible]	-0.9%	-4.7%	
35	[illegible]	$1,[illegible]	[illegible]	[illegible]	$[illegible]40	[illegible]	[illegible]	
34	St. Catharines, ON	$1,[illegible]	[illegible]	[illegible]	$1,615	[illegible]	[illegible]	
33	Calgary, AB	$1,[illegible]76	-1.4%	-[illegible]%	$1,903	1.6%	7.2%	
32	Windsor, ON	$1,[illegible]24	0.6%	-0.2%	$1,[illegible]86	1.2%	-0.2%	
31	Quebec City, QC	$1,[illegible]26	3.1%	7.5%	$[illegible],02[illegible]	0.6%	14.6%	
30	Winnipeg, MB	$1,416	1.4%	5.6%	$1,771	-1.6%	3.5%	
29	Lethbridge, AB	$1,368	1.5%	14.5%	$1,529	-3%	8.6%	
28	Edmonton, AB	$1,[illegible]29	2.0%	9.3%	$1,655	-1.8%	3.2%	
27	Regina, SK	$1,261	1.9%	4.0%	$1,489	-0.7%	2.2%	
26	Saskatoon, SK	$1,223	-0.3%	6.3%	$1,469	4.5%	4.6%	
		$1,856	-1.4%	-2.3%	$2,201	-1.2%	-2.1%	

Urbanation & Rentals.ca Network Research Data

[illegible]

National Overview

Average Rent in Canada, Broken down by Property Type and Unit Type

	Average Rent					% Change Y/Y				
TYPE	TOTAL	0B	1B	2B	3B	TOTAL	0B	1B	2B	3B
Apartment	**$2,070**	**$1,576**	**$1,876**	**$2,260**	**$2,664**	**-0.3%**	**3.1%**	**-1.1%**	**-0.3%**	**5.0%**
Condominium	**$2,219**	**$1,889**	**$2,014**	**$2,331**	**$2,927**	**-5.2%**	**-2.7%**	**-5.9%**	**-4.9%**	**0.7%**
House/Townhouse	**$2,181**	**$1,693**	**$1,450**	**$1,847**	**$2,386**	**-7.4%**	**-9.3%**	**-5.2%**	**-7.1%**	**-4.1%**
All	**$2,109**	**$1,591**	**$1,856**	**$2,201**	**$2,496**	**-3.2%**	**1.7%**	**-2.3%**	**-2.1%**	**-0.9%**

Source: Urbanation Inc., Rentals.ca Network data

Rentals.ca

July 2024 Update Rentals.ca Rent Report

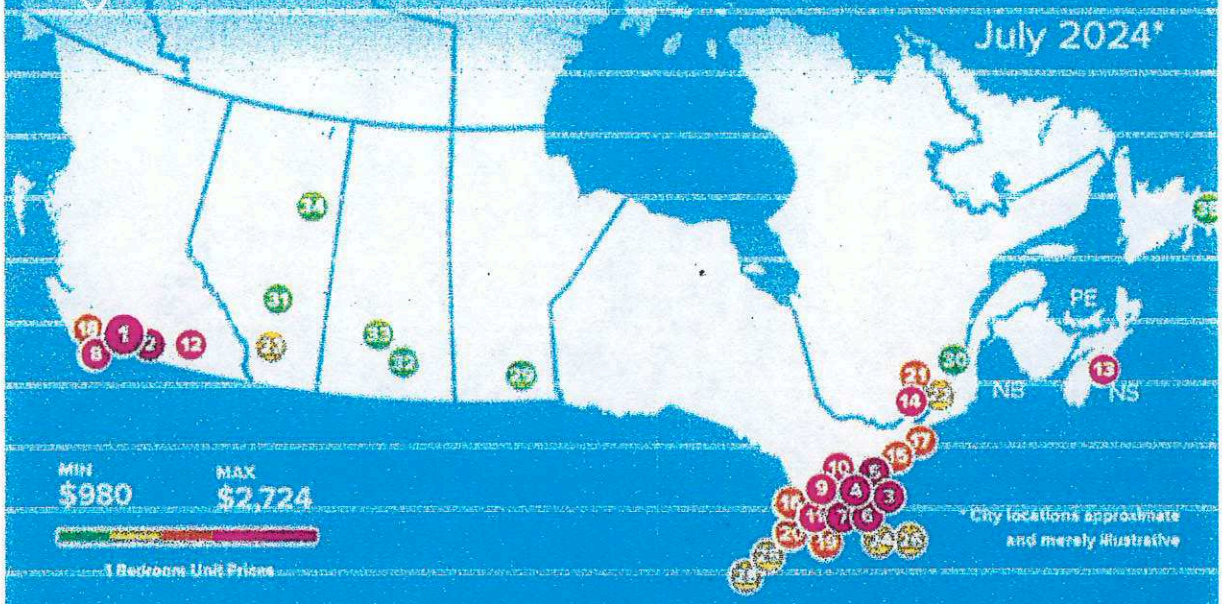
by Urbanation | Aug 7, 2024 | Rent Reports



Asking rents for all residential property types in Canada increased 7.0% from a year ago to an average of $2,185 in June, representing the slowest annual rate of growth in 13 months.

Rentals.ca National Rent Rankings

July 2024*



RANK**	CITY/AREA	1 BED	M/M	Y/Y	2 BED	M/M	Y/Y
1	Vancouver, BC	$2,724	2.0%	-7.5%	$3,648	0.5%	-5.6%
2	Burnaby, BC	$2,543	-0.1%	-1.4%	$3,183	-0.9%	-3.9%
3	Toronto, ON	$2,444	-1.4%	-4.9%	$3,199	-2.6%	-3.1%
4	Mississauga, ON	$2,371	1.4%	0.4%	$2,778	2.8%	-1.5%
5	North York, ON	$2,263	-1.1%	1.6%	$2,663	-1.2%	-1.6%
6	Etobicoke, ON	$2,215	-0.6%	-2.1%	$2,894	0.4%	-0.7%
7	Burlington, ON	$2,196	0.0%	-0.9%	$2,605	-0.4%	1.2%
8	Victoria, BC	$2,178	0.4%	5.2%	$2,859	0.5%	7.4%
9	Brampton, ON	$2,122	0.3%	-1.2%	$2,440	1.1%	-1.8%
10	Barrie, ON	$2,057	4.5%	5.9%	$2,258	-1.7%	-8.1%
11	Guelph, ON	$2,043	-0.5%	-4.2%	$2,445	-0.5%	-0.3%
12	Kelowna, BC	$2,034	2.4%	5.3%	$2,477	0.4%	-6.0%
13	Halifax, NS	$1,992	3.5%	10.3%	$2,487	-0.1%	11.5%
14	Ottawa, ON	$1,986	-0.4%	-0.5%	$2,477	-0.9%	1.8%
15	Oshawa, ON	$1,946	3.3%	4.3%	$2,241	0.8%	5.6%
16	Kitchener, ON	$1,935	0.0%	2.6%	$2,327	-0.9%	-0.5%
17	Kingston, ON	$1,827	1.6%	10.7%	$2,249	-0.5%	14.0%
18	Nanaimo, BC	$1,784	0.4%	2.6%	$2,207	1.5%	3.2%

19	Hamilton, ON	$1,780	-1.5%	-4.8%	$2,130	-1.6%	-7.3%
20	London, ON	$1,772	-0.6%	1.0%	$2,158	-0.5%	3.4%
21	Gatineau, QC	$1,761	-0.1%	-0.4%	$2,136	-3.3%	13.8%
22	Montreal, QC	$1,753	-0.6%	2.4%	$2,299	-0.7%	5.5%
23	Calgary, AB	$1,743	0.5%	3.3%	$2,145	0.2%	2.8%
24	St. Catharines, ON	$1,728	2.9%	0.9%	$1,964	1.6%	-1.4%
25	Brantford, ON	$1,727	-4.0%	-3.1%	$2,065	2.3%	5.5%
26	Niagara Falls, ON	$1,649	-2.1%	-8.4%	$2,013	-0.7%	-1.9%
27	Laval, QC	$1,595	0.4%	-0.6%	$2,075	1.4%	2.6%
28	Windsor, ON	$1,530	-0.3%	-3.1%	$1,792	0.1%	-6.4%
29	Winnipeg, MB	$1,444	2.0%	11.1%	$1,839	4.1%	11.4%
30	Québec City, QC	$1,431	5.7%	17.4%	$1,708	-1.8%	8.8%
31	Edmonton, AB	$1,368	0.0%	14.4%	$1,708	1.1%	13.5%
32	Regina, SK	$1,320	4.9%	20.5%	$1,537	1.4%	14.6%
33	Fort McMurray, AB	$1,251	0.7%	13.4%	$1,429	-2.9%	3.5%
34	Saskatoon, SK	$1,239	-1.5%	11.6%	$1,454	-0.4%	16.8%
35	St. John's, NL	$980	2.7%	5.8%	$1,216	5.8%	-6.6%
		$1,849	0.8%	3.1%	$2,260	0.1%	2.6%

Urbanation & Rentals.ca Network Research Data

ND = Insufficient data
*Figures represent previous month's data
**Rankings based on average rent price of vacant 1-bed units
***Average values encompass entire rental database including all property types

National Overview

Average Rent in Canada, Broken down by Property Type and Unit Type

	Average Rent					% Change Y/Y				
TYPE	TOTAL	0B	1B	2B	3B	TOTAL	0B	1B	2B	3B
Apartment	$2,121	$1,613	$1,929	$2,338	$2,639	11.0%	14.6%	9.7%	12.0%	11.3%
Condominium	$2,320	$1,823	$2,112	$2,472	$2,955	2.6%	-5.1%	2.2%	4.4%	8.0%
House/Townhouse	$2,332	ND	$1,505	$1,998	$2,551	2.0%	ND	4.1%	7.4%	6.1%
All	$2,185	$1,627	$1,918	$2,301	$2,596	7.0%	12.6%	7.7%	9.6%	7.7%

Source: Urbanation Inc., Rentals.ca Network data