



# Private Rental Housing Market Inventory Report

July 2017





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## Introduction

The purpose of this private rental market housing inventory is to understand trends in the private rental market that occurred in the last ten years (2006 – 2016) and how these may affect the homeless population and those at risk of being homeless. Being able to track private rental market housing stock and understanding the trends has become even more imperative since the release of Winnipeg's *10-Year Plan to End Homelessness*. Due to this, the findings gathered from this report can assist in future planning for new affordable housing development, specifically targeted towards the homeless and at risk of being homeless population groups.

This report was prepared with information from Canada Mortgage and Housing Corporation's ("CMHC") rental market reports over various years (2006 – 2016) and analysed by End Homelessness Winnipeg. It uses maps, graphs and tables to illustrate the trends in vacancy rate, housing stock and average rents by bedroom types and CMHC neighbourhoods.

## Key Findings

KEY FINDINGS		
Vacancy Rate	2016	% Change from Oct 2010 – Oct 2016
Winnipeg Vacancy Rate for Total Private Rental Housing Stock	2.8%	1.8%
Vacancy Rate by Bedroom Type: Bachelor	2.1%	0.8%
Vacancy Rate by Bedroom Type: One Bedroom	3.0%	-0.7%
Vacancy Rate by Bedroom Type: Two Bedroom	2.8%	2.5%
Vacancy Rate by Bedroom Type: Three or More Bedroom	2.8%	1.8%
Summary: Overall, the vacancy rate for total private rental housing stock has experienced a slight increase over the seven-year period. However, units that are predominately accessed by the homeless population, such as bachelor and one-bedroom units have not experienced a significant increase and in one case, have shown a decrease in vacancy rate.		
Number of Housing Stock	2016	% Change from Oct 2006 – Oct 2016
Total Number of Rental Housing Stock in Winnipeg (all types, all bedroom sizes)	56,801	4.9%
Total Number of Rental Housing Stock by Bedroom Type: Bachelor	3,740	-10.0%
Total Number of Rental Housing Stock by Bedroom Type: One Bedroom	27,108	-1.0%
Total Number of Rental Housing Stock by Bedroom Type: Two Bedroom	23,710	15.2%
Total Number of Rental Housing Stock by Bedroom Type: Three or More Bedroom	2,243	12.3%
Summary: Over the last ten-years, the total number of rental housing stock for all bedroom types and sizes experienced a slight increase. However, the bedroom types (bachelor and one bedroom) that are accessed by the homeless and at risk of being homeless population groups experienced a decrease in stock.		
Average Rent	2016	% Change from Oct 2010 – Oct 2016 (Constant 2016 \$)
Average Rent for Total Private Rental Housing Stock (all types, all bedroom sizes)	\$933	15.6%
Average Rent by Bedroom Type: Bachelor	\$634	16.5%
Average Rent by Bedroom Type: One Bedroom	\$836	15.3%
Average Rent by Bedroom Type: Two Bedroom	\$1,066	14.1%
Average Rent by Bedroom Type: Three or More Bedroom	\$1,280	13.6%
Summary: Over the past seven-years the average rent in constant 2016 dollars for total private rental housing stock increased significantly. Bachelor and one-bedroom units experienced higher increases compared to other bedroom types, posing an affordability challenge to the homeless and at risk of being homeless population groups.		
Other Highlights		
Total number of bachelor units fell by 10% over the seven-year period (2010 – 2016)		
Over the ten-year period (2006 – 2016), average rent went up by 28.8% in the total average rental stock compared to average weekly earnings increasing by 8.2%.		
Over the seven-year period (2010-2016), the neighbourhood that has consistently had higher average rents in all bedroom types besides bachelor units (as there was no data) was Tuxedo neighbourhood		
Over the seven-year period (2010-2016), the neighbourhoods that have consistently had the lowest rents on average for all bedroom types except for three or more bedrooms (as there was no data), were Spence and Point Douglas neighbourhoods. However, these neighbourhoods have experienced increases in average rent above the City average.		
Source: CMHC Rental Market Report, 2006 - 2016		



## Map of CMHC Neighbourhoods

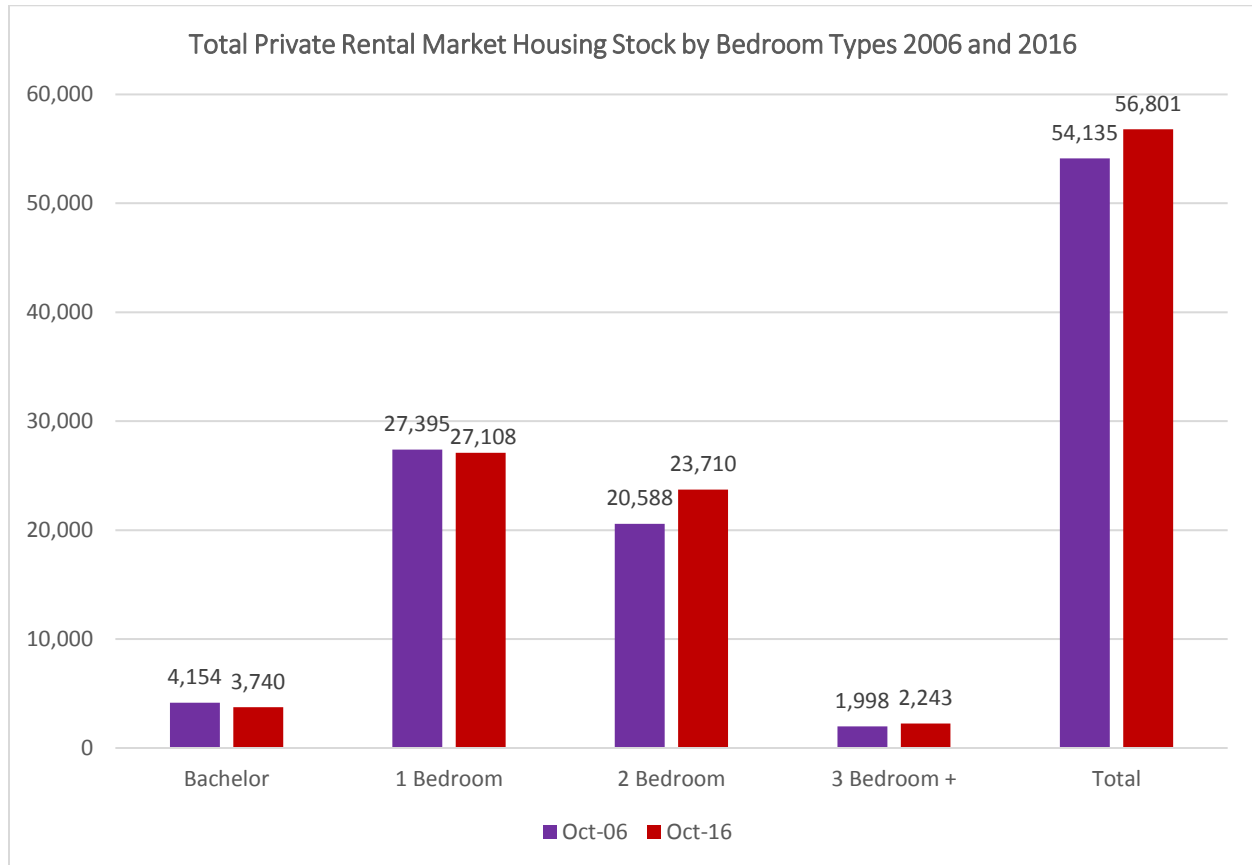
As this report utilizes CMHC's rental market report, the map below identifies CMHC neighbourhoods.



## Private Rental Housing Stock

### Total Number of Private Rental Housing Stock in Winnipeg

The graph below captures the total number of private rental housing stock by bedroom types and the overall housing stock in Winnipeg in 2006 and 2016. (See Table I-I in the Appendix I for more information on the changes that occurred in a ten-year period from 2006 to 2016).



### Trend

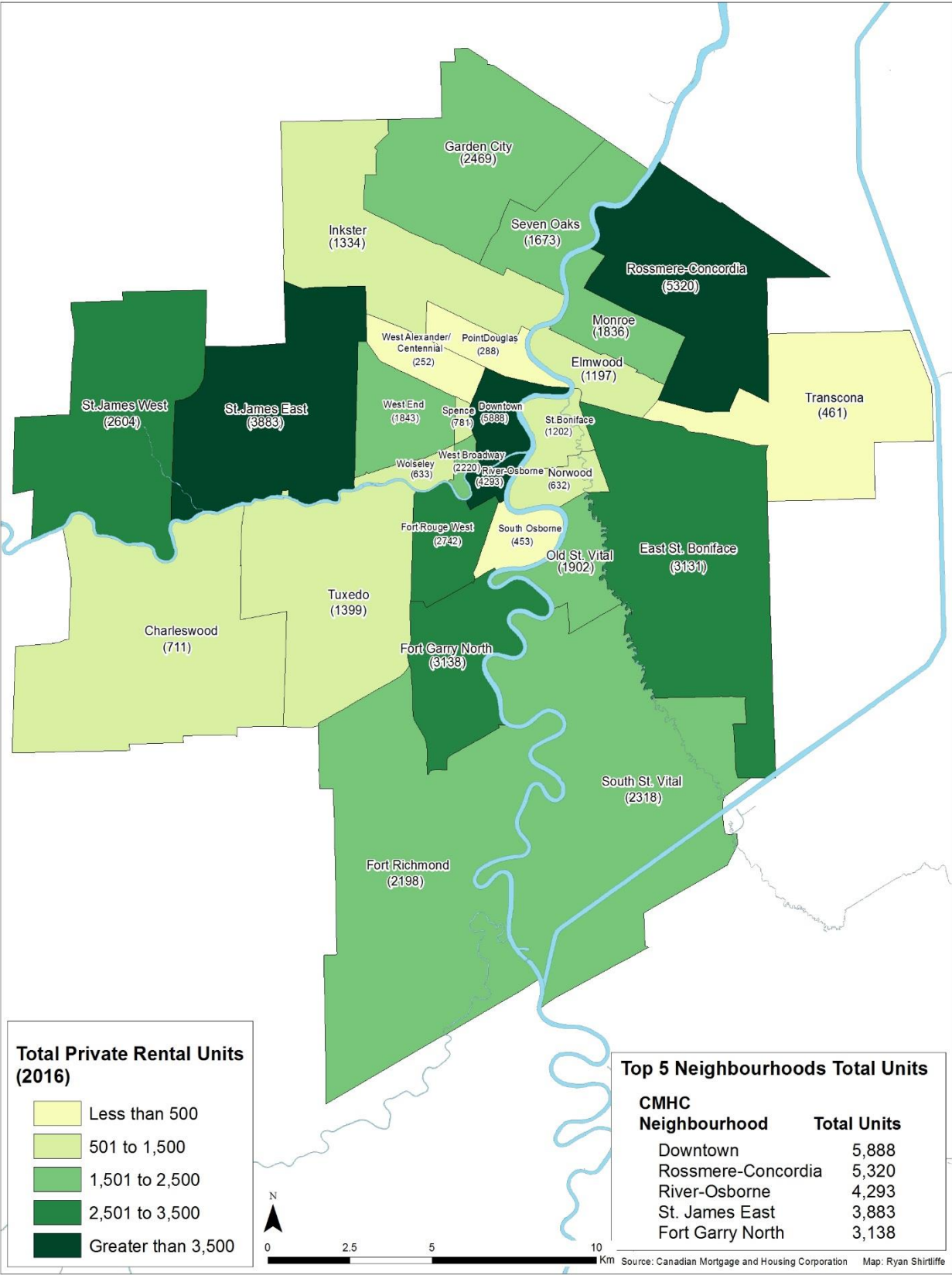
- As of 2016, Winnipeg had a total private rental market housing stock of 56,801 experiencing an increase of 2,666 units added in a ten-year period, which is a percentage increase of 20.3% (roughly 2% per annum). In the same period, in 2016 the City of Winnipeg experienced an increase in population by 11.3% from 633,450 (2006) to 705,245 (2016)<sup>1</sup>. Also, in comparison, the total number of private dwellings climbed from 269,586 to 294,245 in 2016, a 9.1% increase<sup>2</sup>.
- Over the last ten years the total housing stock in all bedroom types has not experienced a significant increase.
- Over the ten-year period, bachelor and one-bedroom units experienced a decrease.
- Overall, as of 2016, one-bedroom units had the most units at 27,108 compared to other bedroom sizes and the bedroom size with the least units was three-bedroom units at 2,243.

<sup>1</sup> Statistics Canada. Highlight tables, 2006, 2011, and 2016 Census of Canada

<sup>2</sup> IBID

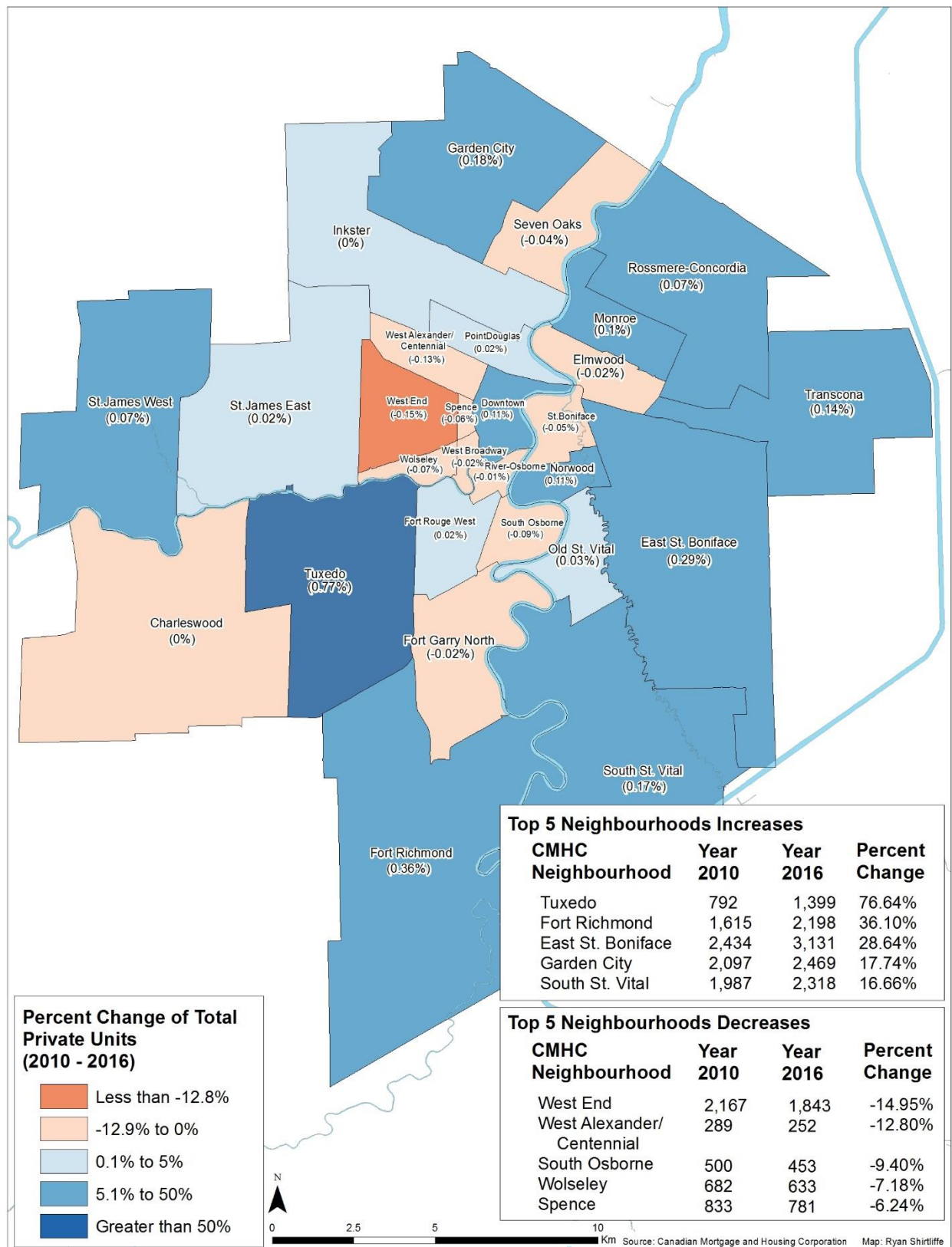


**Total Number of Rental Housing by CMHC Neighbourhoods**  
 The map below shows the total number of private rental housing stock in each CMHC neighbourhood.

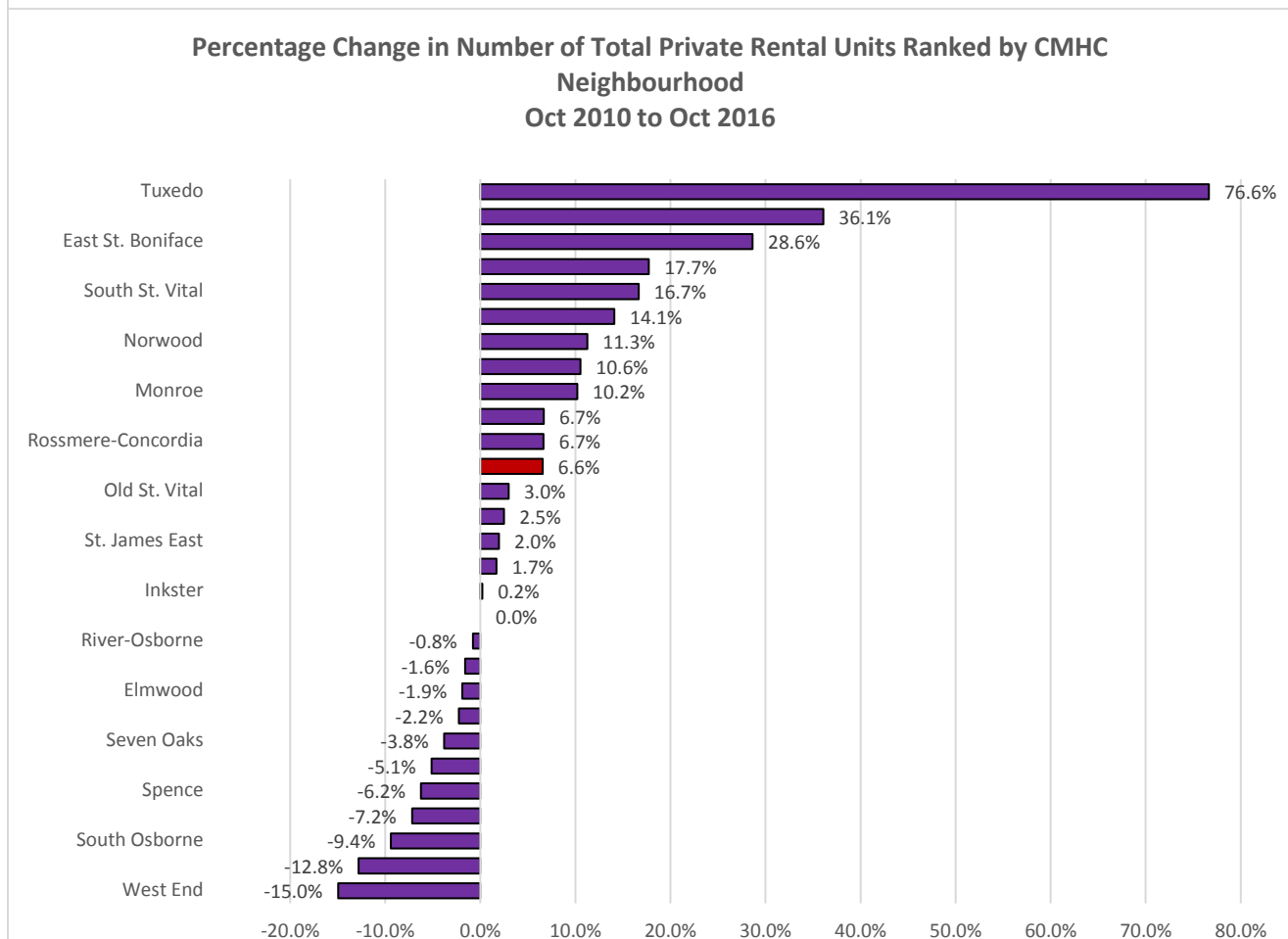
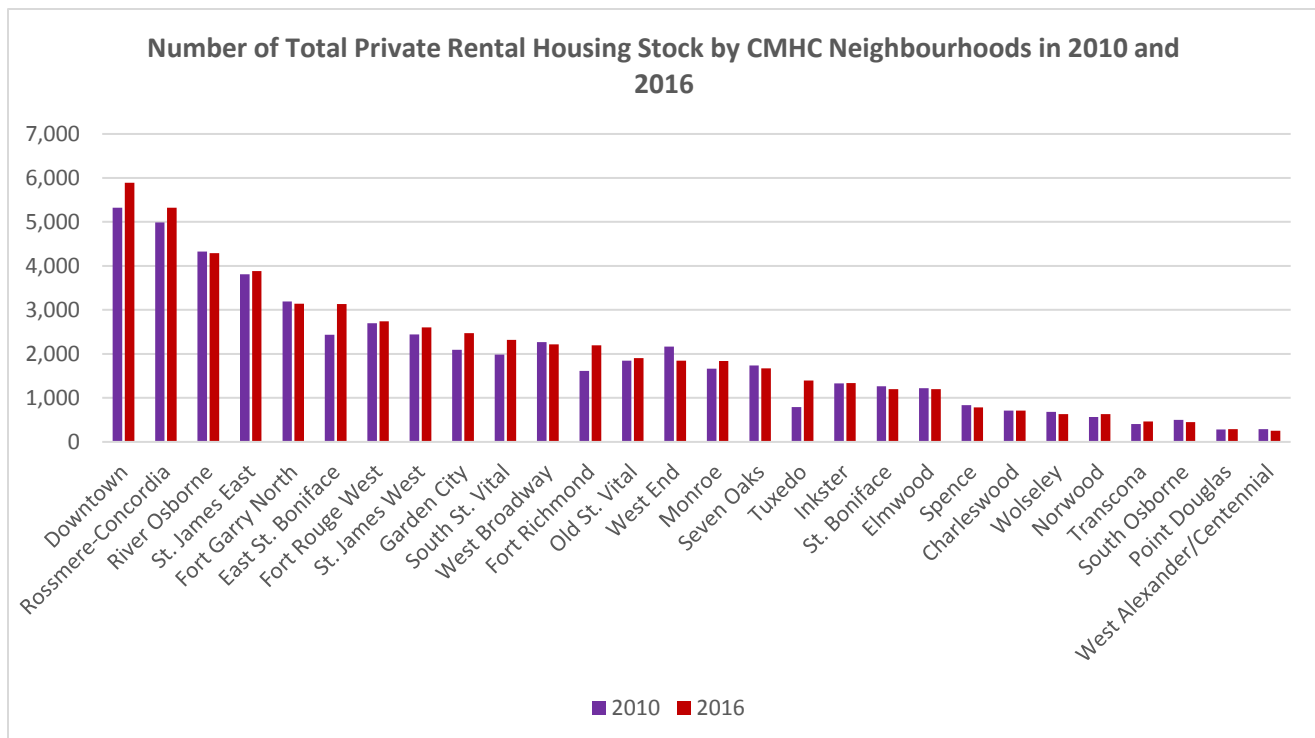


## Percentage Change in Private Rental Stock

The map below shows the percentage change in private rental stock by CMHC neighbourhoods from 2010 to 2016.



The graphs below show the number and percentage change of total private rental housing stock by CMHC neighbourhoods in 2010 and 2016.

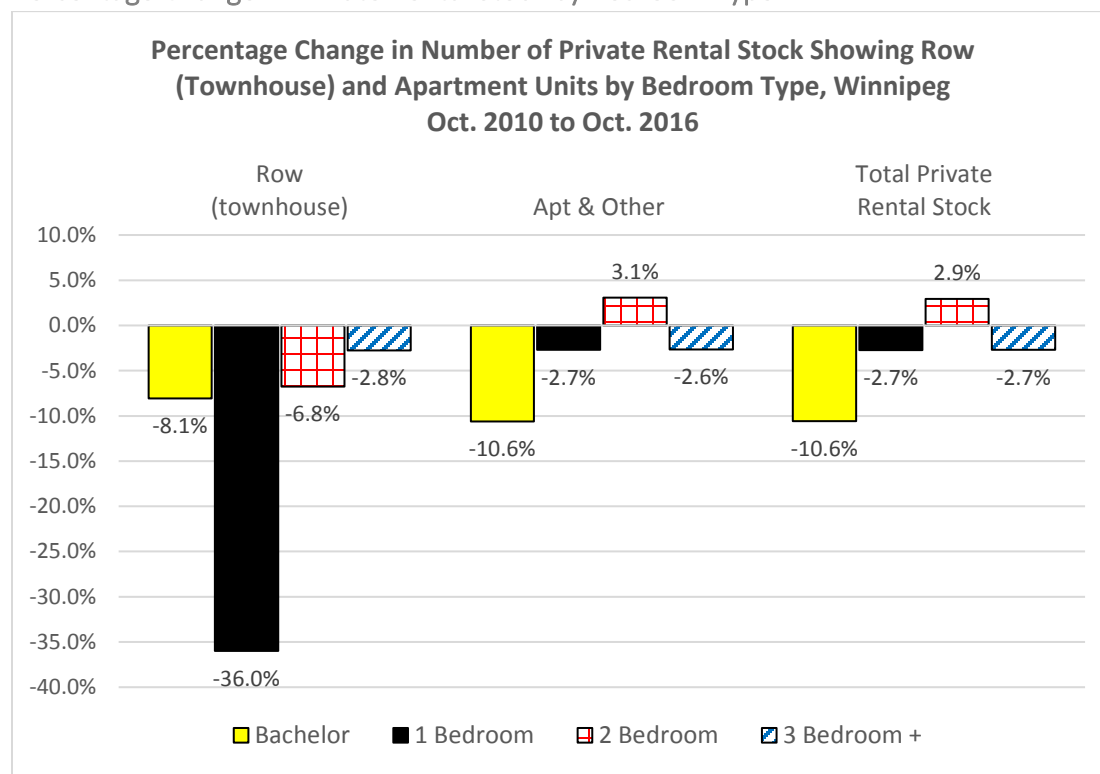




## Trend

- Out of the 28 CMHC neighbourhoods, eleven neighbourhoods showed a decrease in total rental stock. With West End showing the highest decrease at -15.0%.
- Tuxedo neighbourhood showed the highest growth of 76.6% in the seven-year span, well above the city rate.
- Charleswood neighbourhood remained constant.
- The top three neighbourhoods that consistently had the largest housing stock were: Downtown, Rossmere-Concordia and River Osborne. Downtown and Rossmere-Concordia showed growth in rental stock by 10.6% and 6.7% respectively, while River Osborne showed a decrease of -0.8%.
- The three neighbourhoods that consistently had the smallest housing stock were: West Alexander/Centennial, Point Douglas and Transcona. West Alexander/Centennial showed a decrease in stock by -12.8%, while Point Douglas and Transcona showed an increase by 2.5% and 14.1% respectively.
- The three neighbourhoods that showed the highest percentage change in number of total private rental units were: Tuxedo, Fort Richmond and East St. Boniface at 76.64%, 36.10% and 28.64% respectively.
- The three neighbourhoods that showed the lowest percentage change in number of total private rental units were: West End, West Alexander/Centennial and South Osborne at -14.95%, -12.80% and -9.40% respectively.
- For more detailed information refer to Table I-II in Appendix I.

## Percentage Change in Private Rental Stock by Bedroom Type



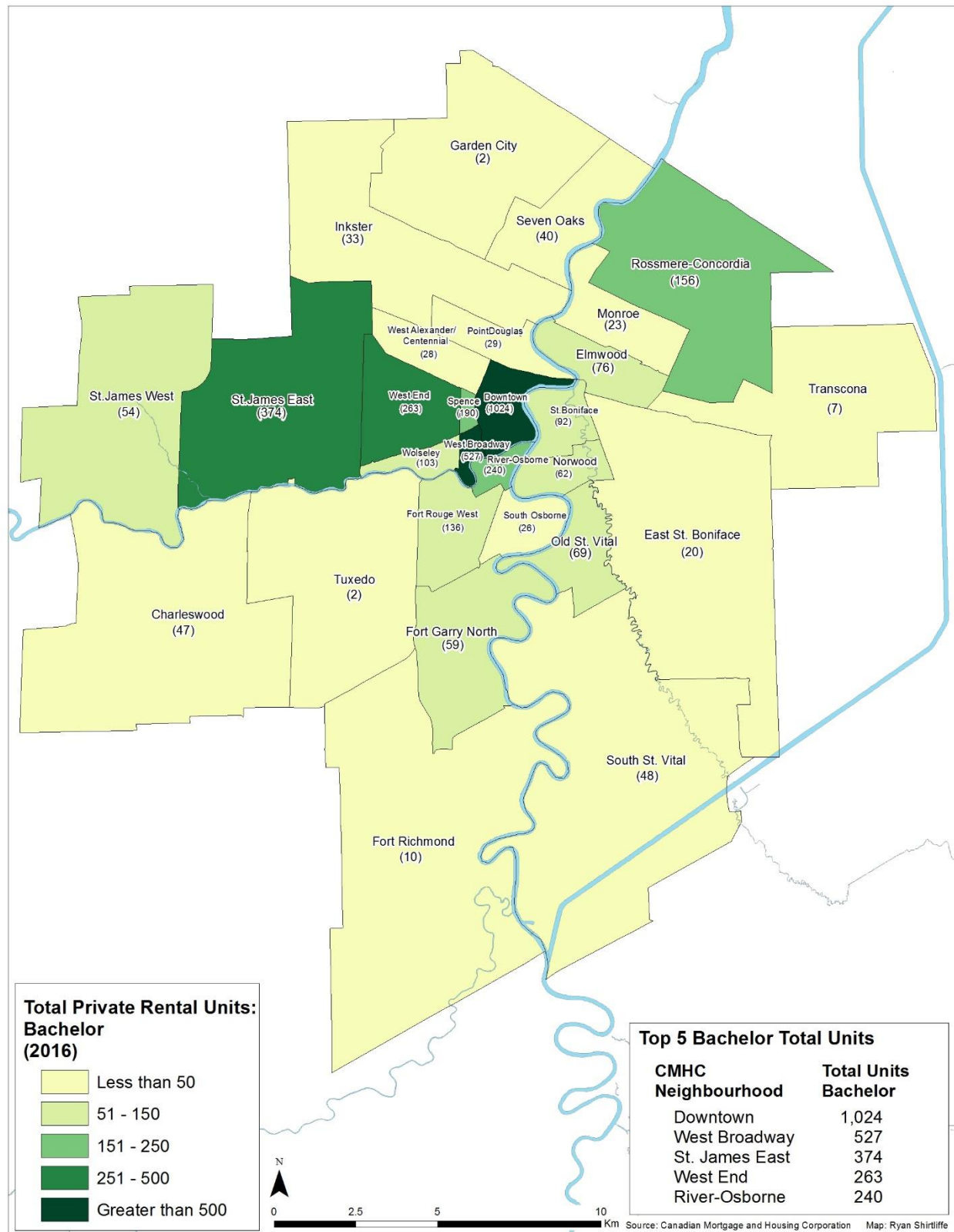
### Trend

- In the seven-year period (2010-2016), there was a decline in all bedroom sizes in row/town houses with the most significant decline experienced in one-bedroom units in row and townhouse, at -36%.
- Apartments experienced a decline in bachelor, one bedroom and three+ bedroom types.
- Overall, (total private rental stock), bachelor units experienced the most decline at -10.6%, along with one and three+ bedrooms which both declined at -2.7%. Two-bedroom units experienced a 2.9% increase.
- It is important to note the fall in bachelor units compared to other bedroom types. This is a noticeable change as the homeless population generally seeks bachelor units due to size and affordability compared to other bedroom types.

## Total Private Rental Stock by Bedroom Type by CMHC Neighbourhoods

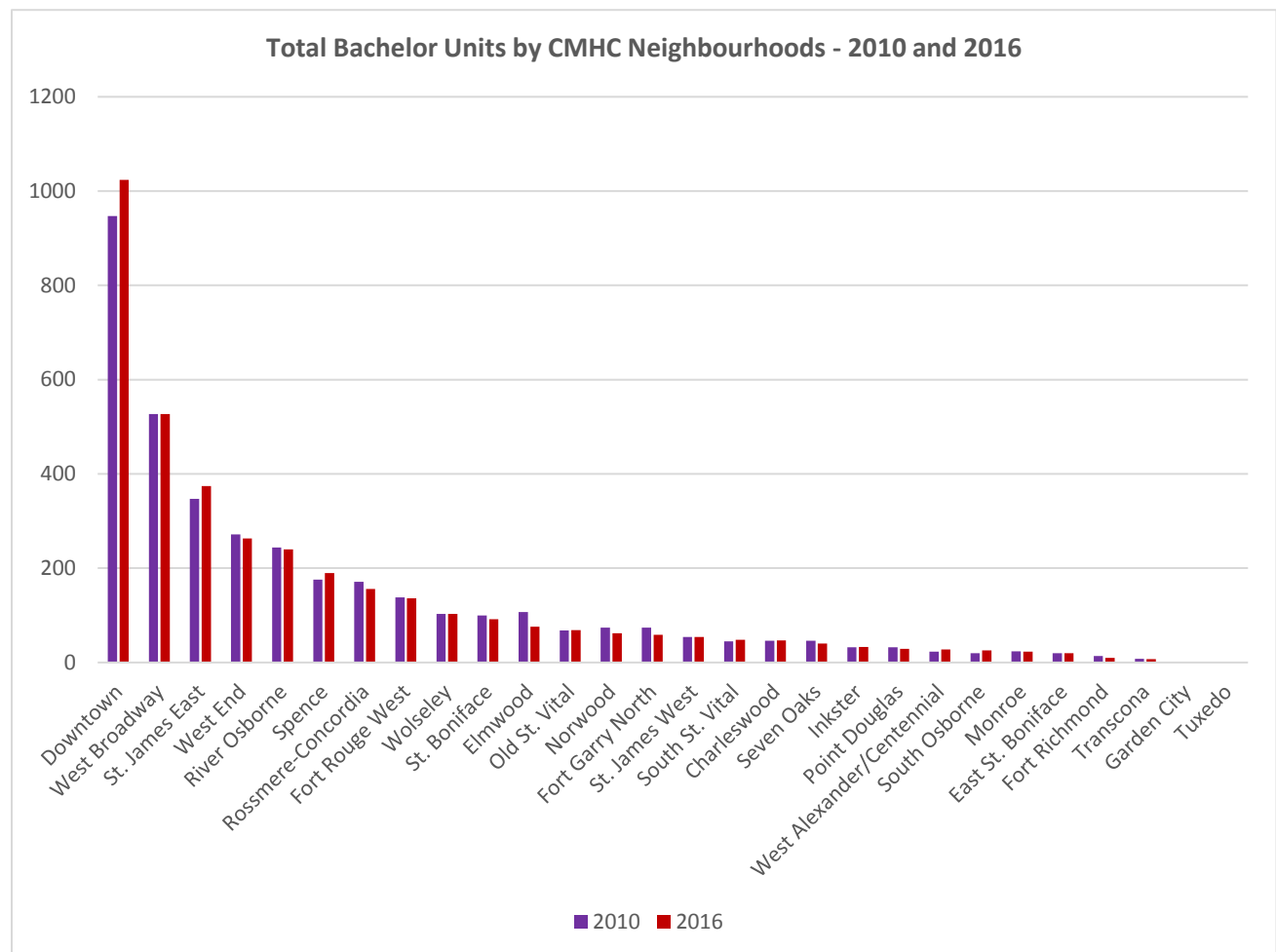
### Bachelor Units

The map below shows the total number of bachelor units by CMHC neighbourhoods in 2016.





The table below compares the total number of bachelor units by CMHC neighbourhoods in 2010 and 2016.



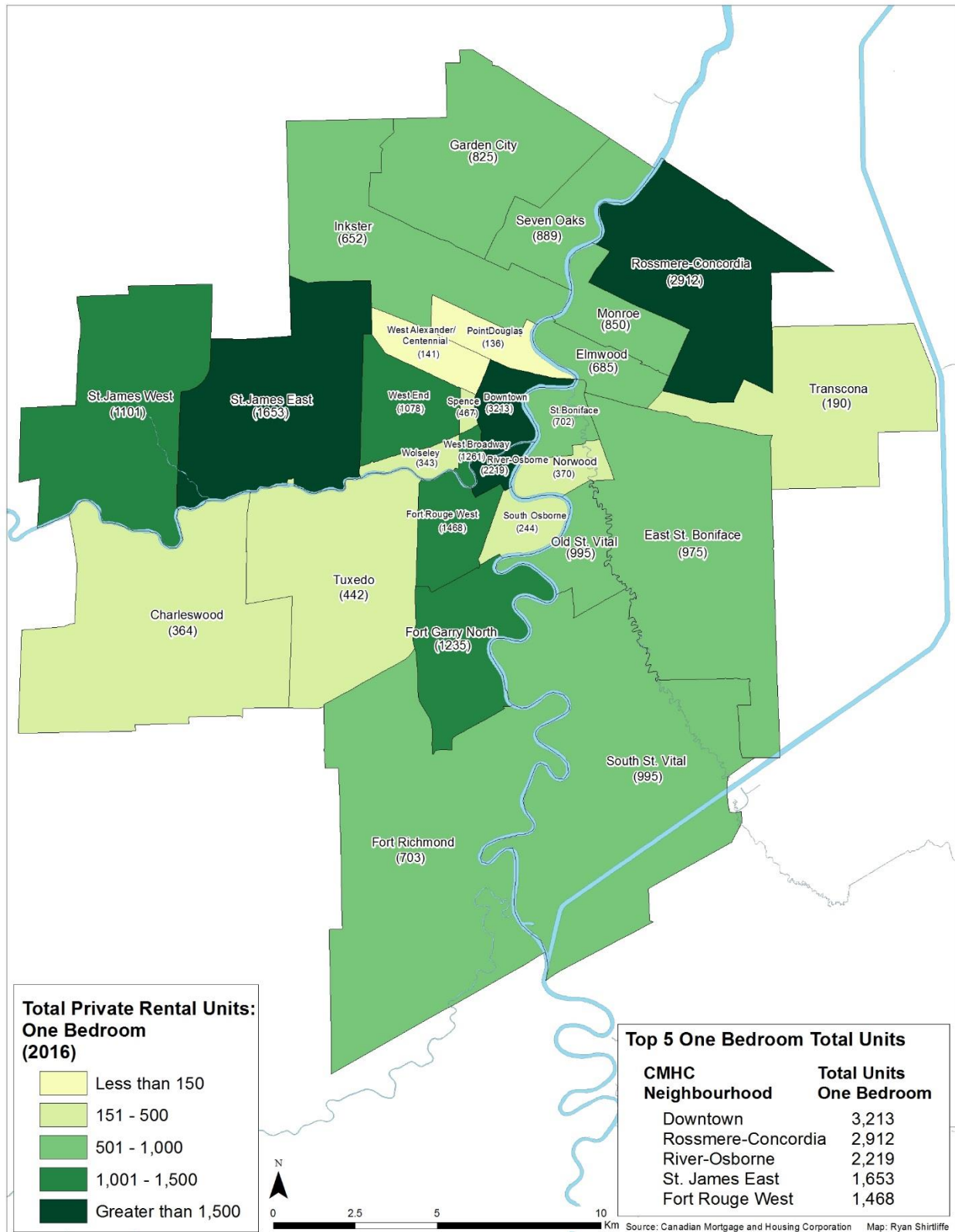
### Trend

- Overall, the city of Winnipeg experienced 0.7% increase in bachelor units over the seven-year period (2010 to 2016).
- Over the same period, Downtown neighbourhood consistently had the most bachelor units compared to other neighbourhoods.
- For neighbourhoods which had data for the entire period, Tuxedo had the lowest number of bachelor units, followed by Garden City neighbourhood which showed no percentage change in seven years.
- South Osborne showed the largest percentage change increase in bachelor units by 30.0% compared to other neighbourhoods.
- Elmwood neighbourhood showed the largest decrease in bachelor units by - 29.0% compared to other neighbourhoods.
- The three neighbourhoods with the most bachelor units include: Downtown (1,024), West Broadway (527) and St. James East (374).
- For more detailed information refer to Table I-III in Appendix I.



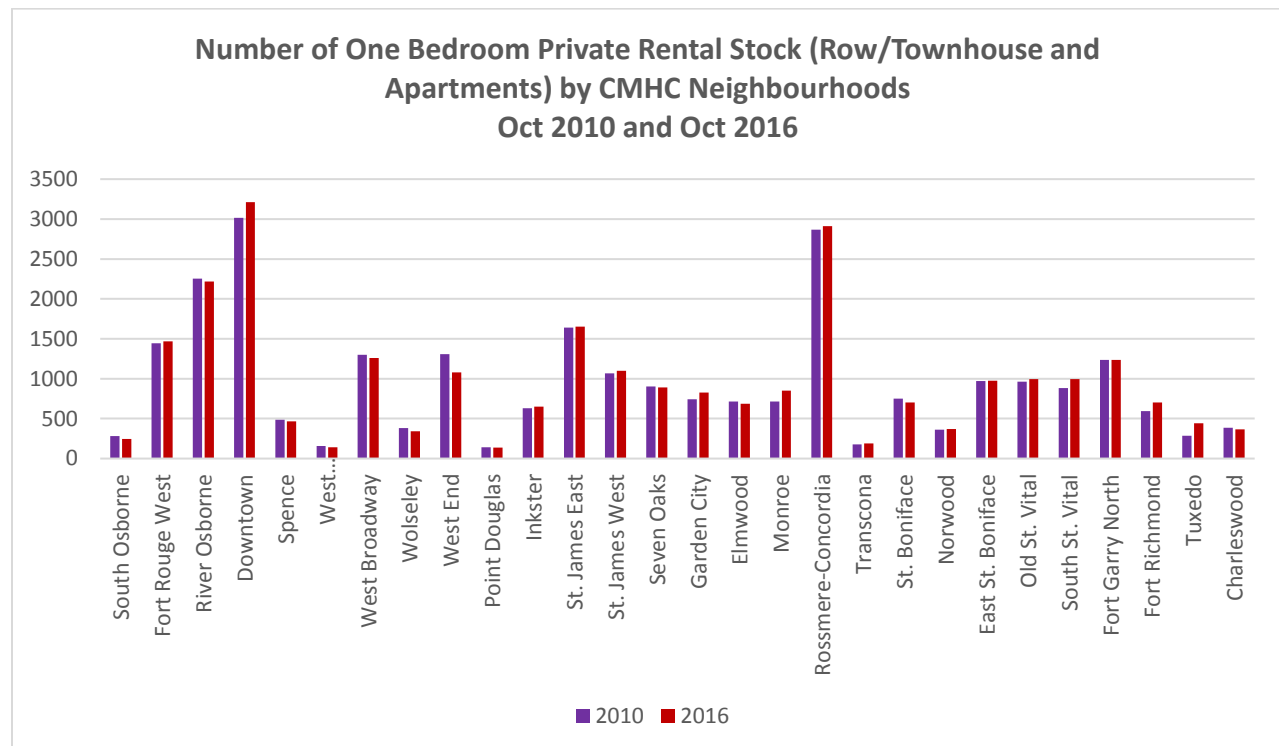
## One Bedroom Units

The map below shows the total number of one-bedroom units by CMHC neighbourhoods in 2016.





The table below compares the total number of one-bedroom units by CMHC neighbourhoods in 2010 and 2016.

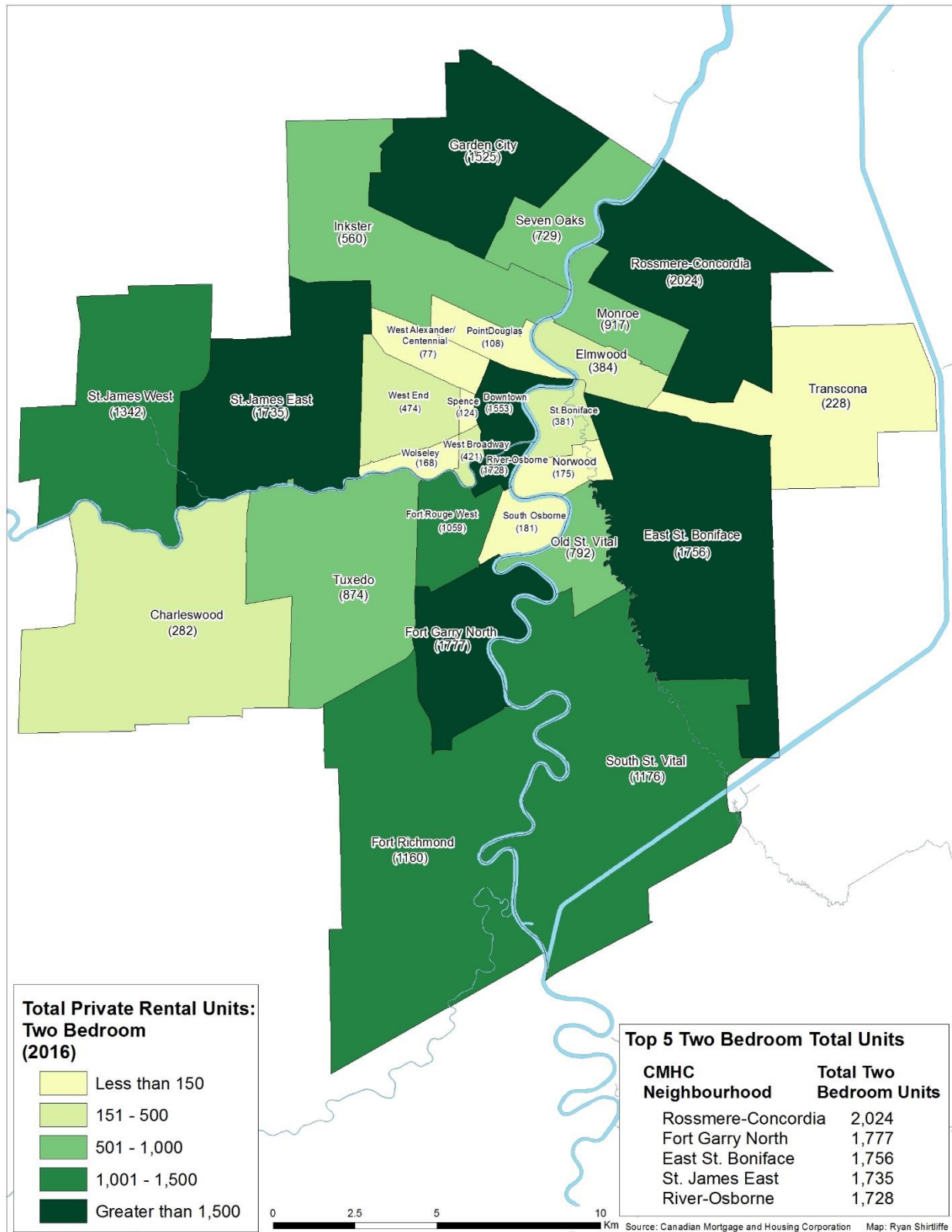


## Trend

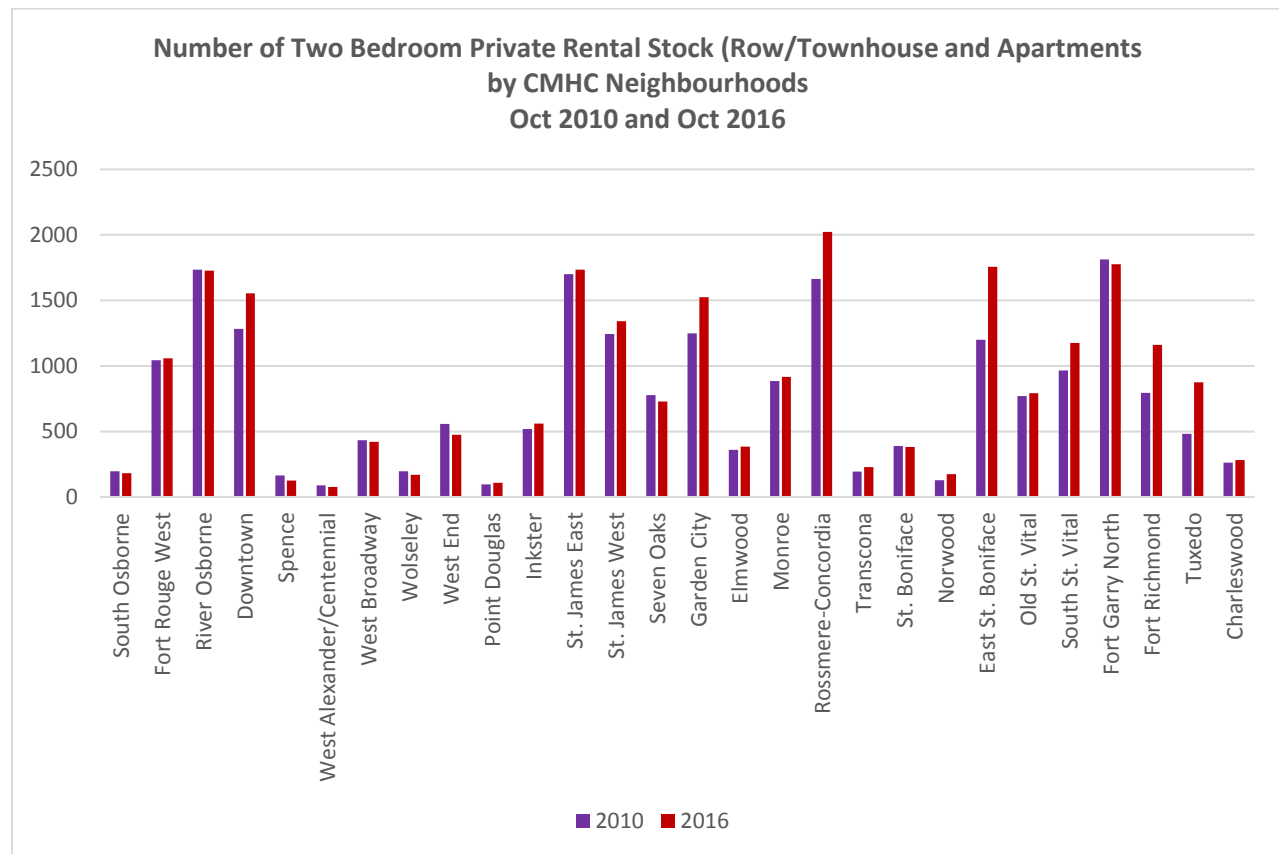
- Among one-bedroom units, Winnipeg experienced an increase of 1.7% over the seven-year period (2010 to 2016).
- Neighbourhoods which consistently had the highest number of one-bedroom units were: Downtown, Rossmere-Concordia and River Osborne.
- Over the seven-year period the neighbourhoods which consistently had the lowest total one-bedroom stock compared to other neighbourhoods were: West Alexander/Centennial, Point Douglas and Transcona. Of these neighbourhoods, West Alexander/Centennial and Point Douglas experienced a percentage change decline from 2010 to 2016 of -11.3% and -2.9% respectively.
- Tuxedo neighbourhood showed the highest increase in percentage change from 2010 to 2016 by 54.0%.
- West End neighbourhood showed the largest decrease in one-bedroom units by -17.5% compared to other neighbourhoods.
- For more information see Table I-IV in Appendix I.

## Two Bedroom Units

The map below shows the total number of two-bedroom units by CMHC neighbourhoods in 2016.



The table below compares the total number of two-bedroom units by CMHC neighbourhoods in 2010 and 2016.

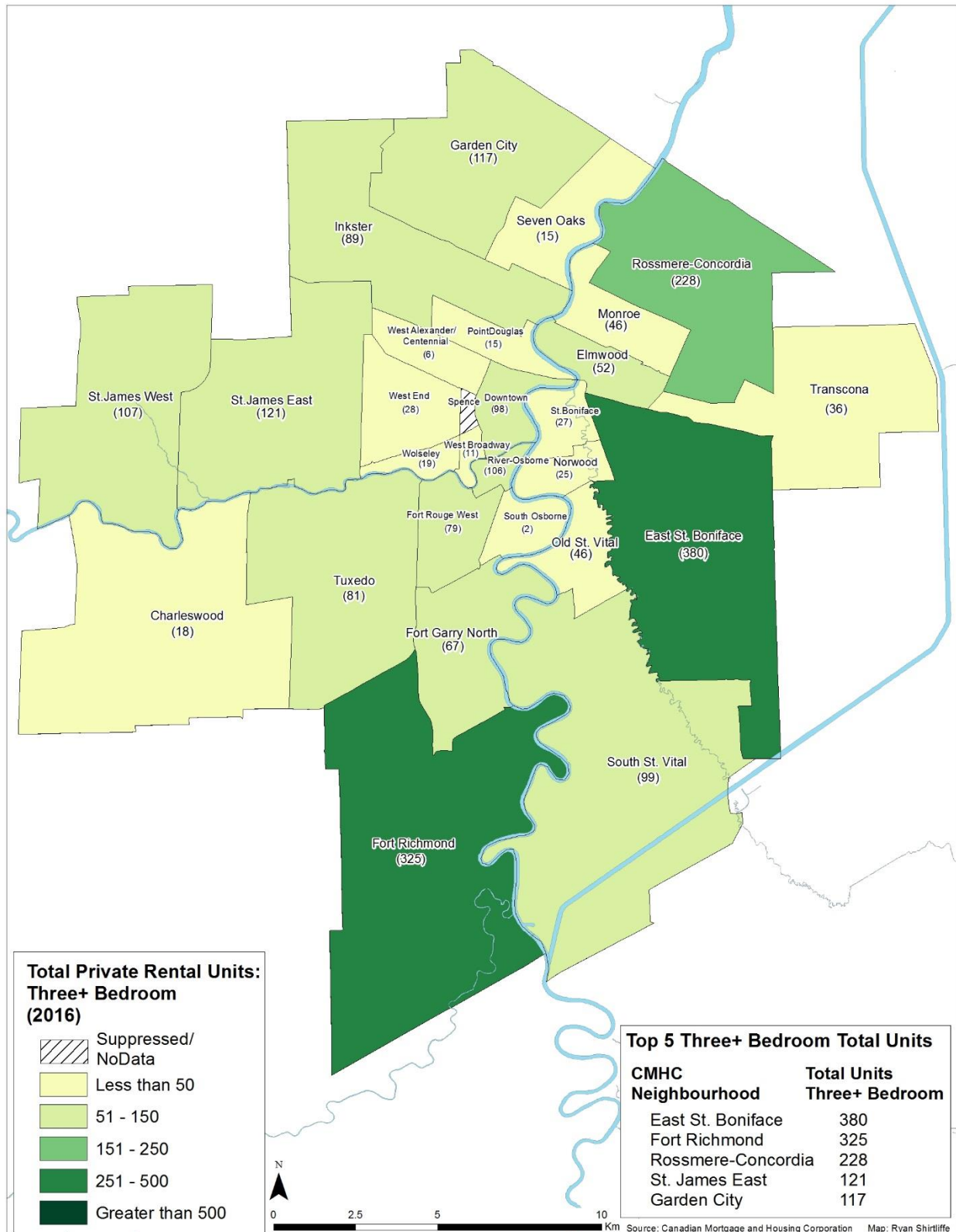


## Trend

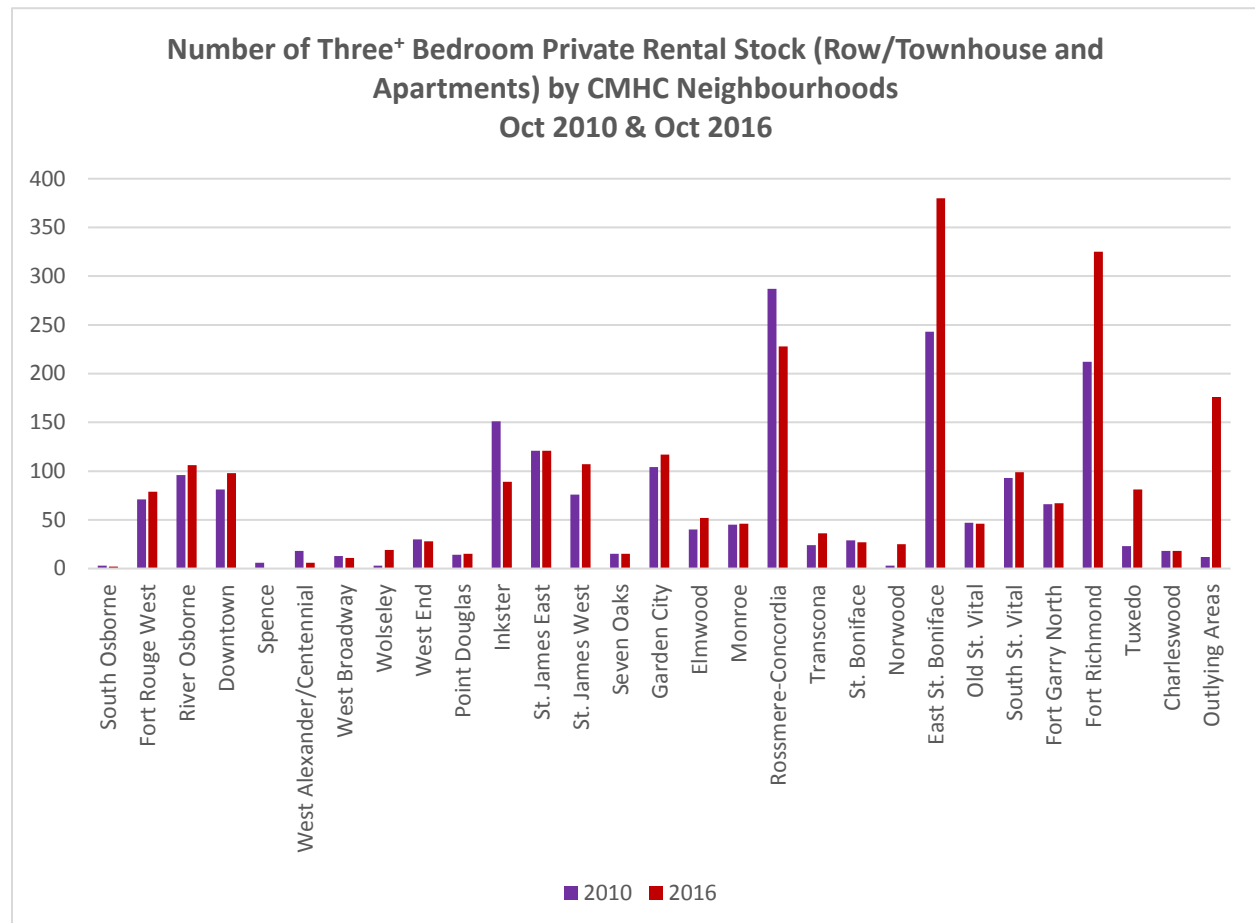
- The City of Winnipeg over the seven-year period experienced a percentage change increase of 12.1%.
- The neighbourhoods that consistently had the highest stock of two-bedroom units over the seven-year period were: Fort Garry North, Rossmere-Concordia and St. James East.
- The neighbourhoods that consistently had the lowest stock of two-bedroom units over the seven-year period were: Point Douglas, West Alexander/Centennial and Norwood.
- Tuxedo neighbourhood showed the highest increase in percentage change from 2010 to 2016 by 81.3%.
- Spence neighbourhood showed the largest decrease in percentage change in two-bedroom units of - 24.8% compared to other neighbourhoods.
- See Table I-V in Appendix I for more information.

## Three+ Bedroom Units

The map below shows the total number of three+ bedroom units by CMHC neighbourhoods in 2016.



The table below compares the total number of three+ bedroom units by CMHC neighbourhoods in 2010 and 2016.



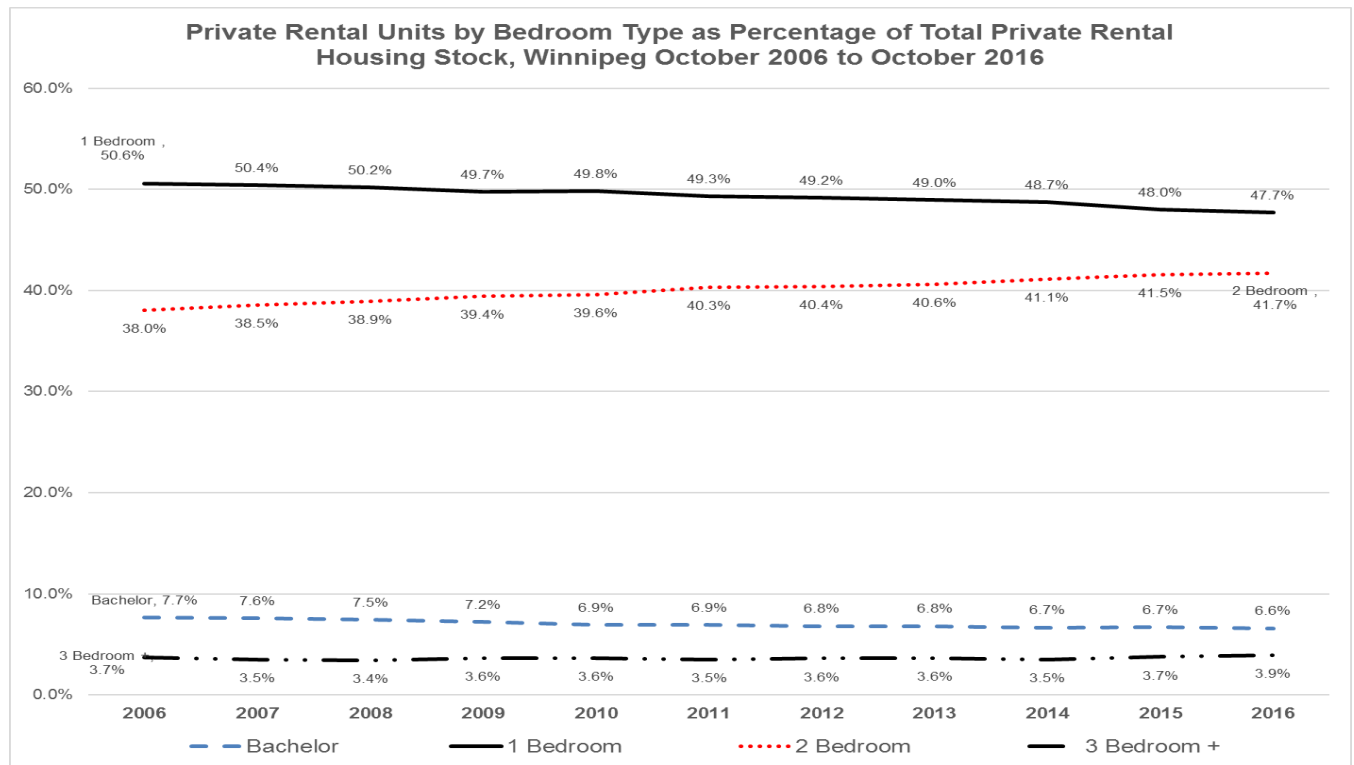
#### Trend

- The City of Winnipeg over the seven-year period experienced a percentage change increase of 24.4% in three+ bedroom types.
- Neighbourhoods that consistently had the highest stock of three or more-bedroom units over the seven-year period were: East St. Boniface, Rossmere-Concordia, and Fort Richmond.
- Neighbourhoods that consistently had the lowest stock of three or more-bedroom units over the seven-year period were: South Osborne, West Alexander/Centennial and West Broadway.
- Norwood neighbourhood showed the highest increase of 733.3% in percentage change from 2010 to 2016.
- Spence neighbourhood showed the largest decrease in three or more-bedroom units by -100.0% compared to other neighbourhoods. Spence neighbourhood had no data on three-bedroom units as of 2016.
- See Table I-VI in Appendix I for more information.



## Distribution of Private Rental Housing Stock by Bedroom Type

The graph below shows the percentage distribution of units by bedroom type over time from 2006 to 2016.



## Trend

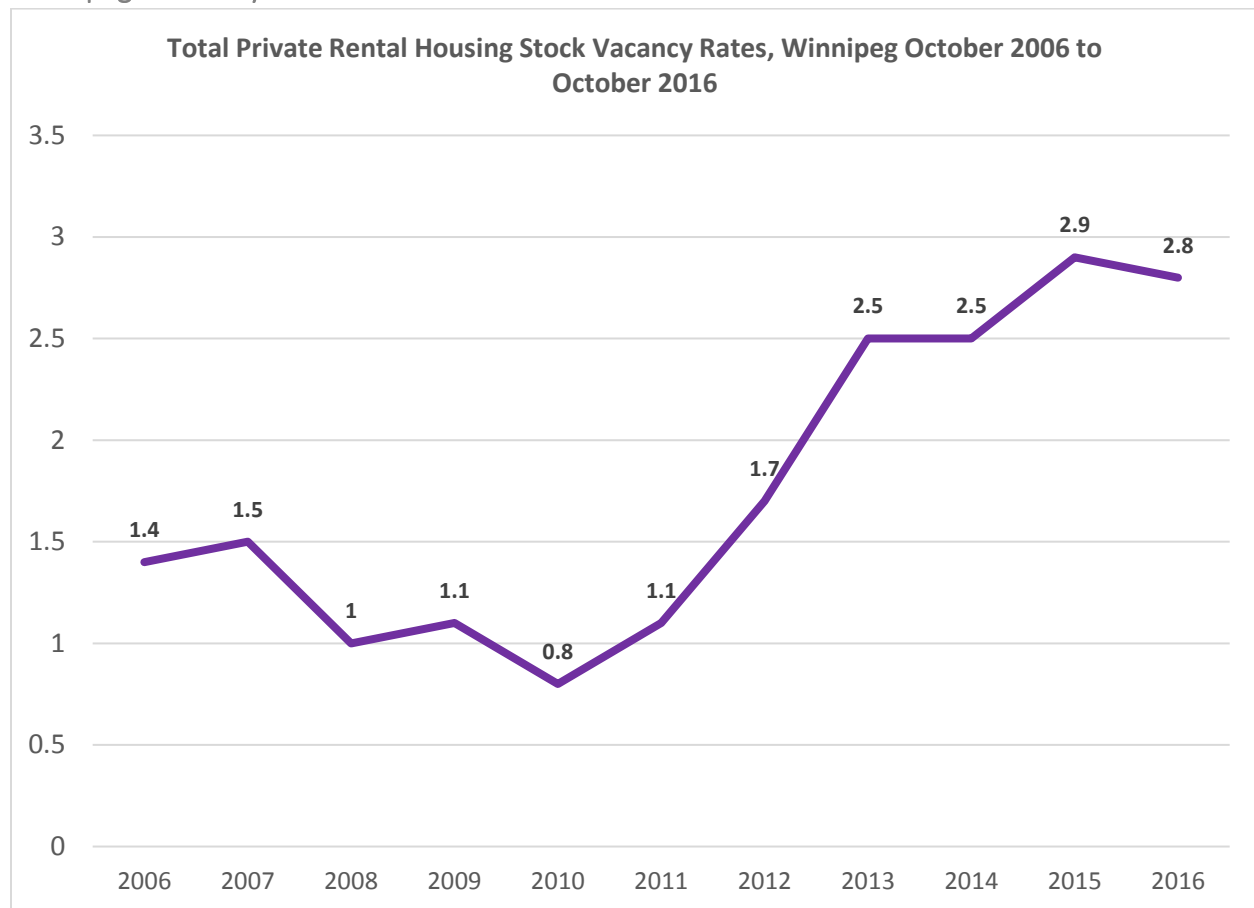
- There is no substantial change in the stock over the last decade.
- Bachelor units declined by 1.1 percentage points.
- One-bedroom units declined by 2.9 percentage points.
- Two-bedroom units increased by 3.7 percentage points.
- Three+ bedroom units remained virtually unchanged.

## Vacancy Rate

This section focuses on the following:

- Changes in the overall vacancy rate in Winnipeg over a 10-year period from 2006 to 2016
- Vacancy rate for total private rental housing stock by bedroom types
- Vacancy rate for total private rental housing stock by CMHC neighbourhoods
- Vacancy rate by bedroom types by CMHC neighbourhoods

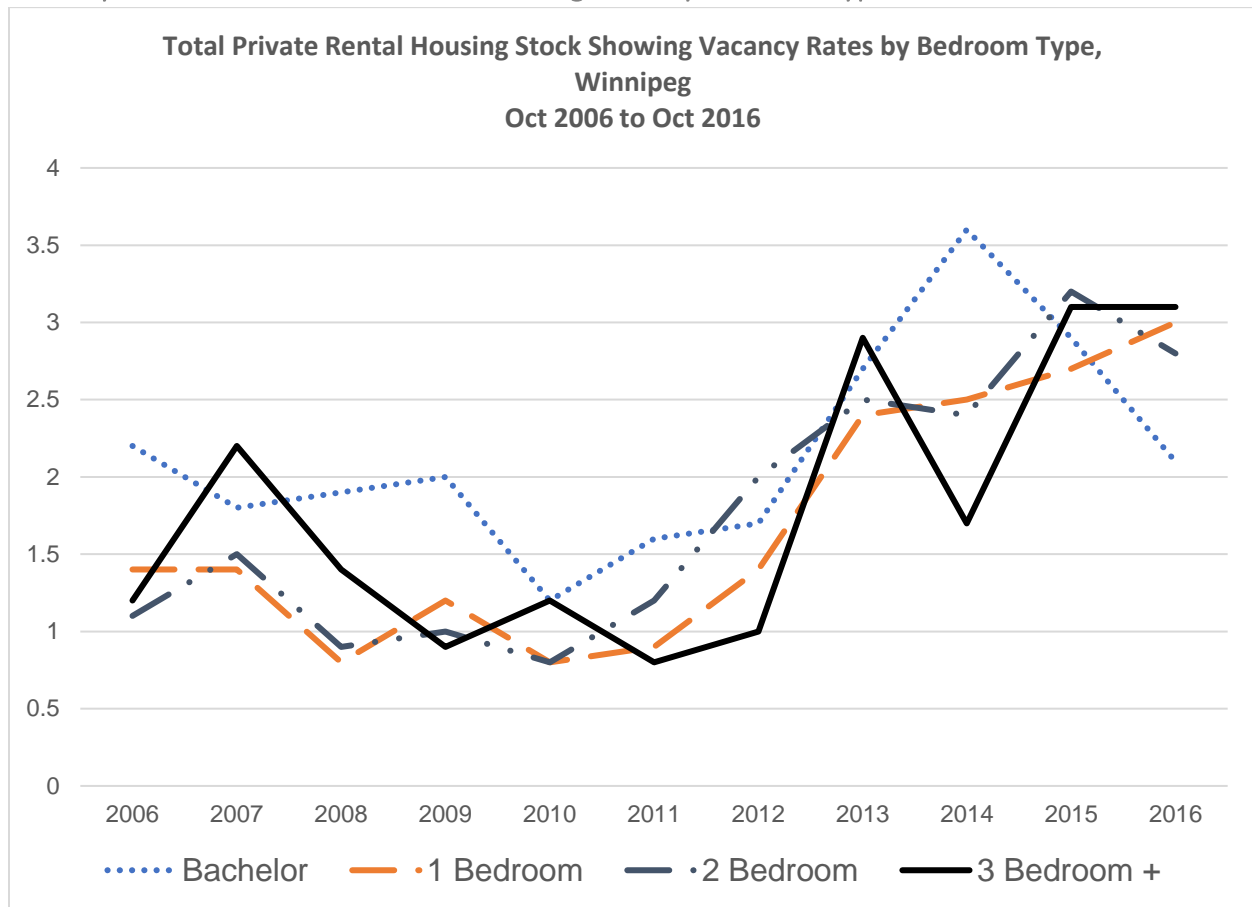
### Winnipeg's Vacancy Rate



### Trend

- The data shows that vacancy rate has been generally trending up since 2010.
- As of 2016, the vacancy rate sits at 2.8%.

## Vacancy Rate for Total Private Rental Housing Stock by Bedroom Type



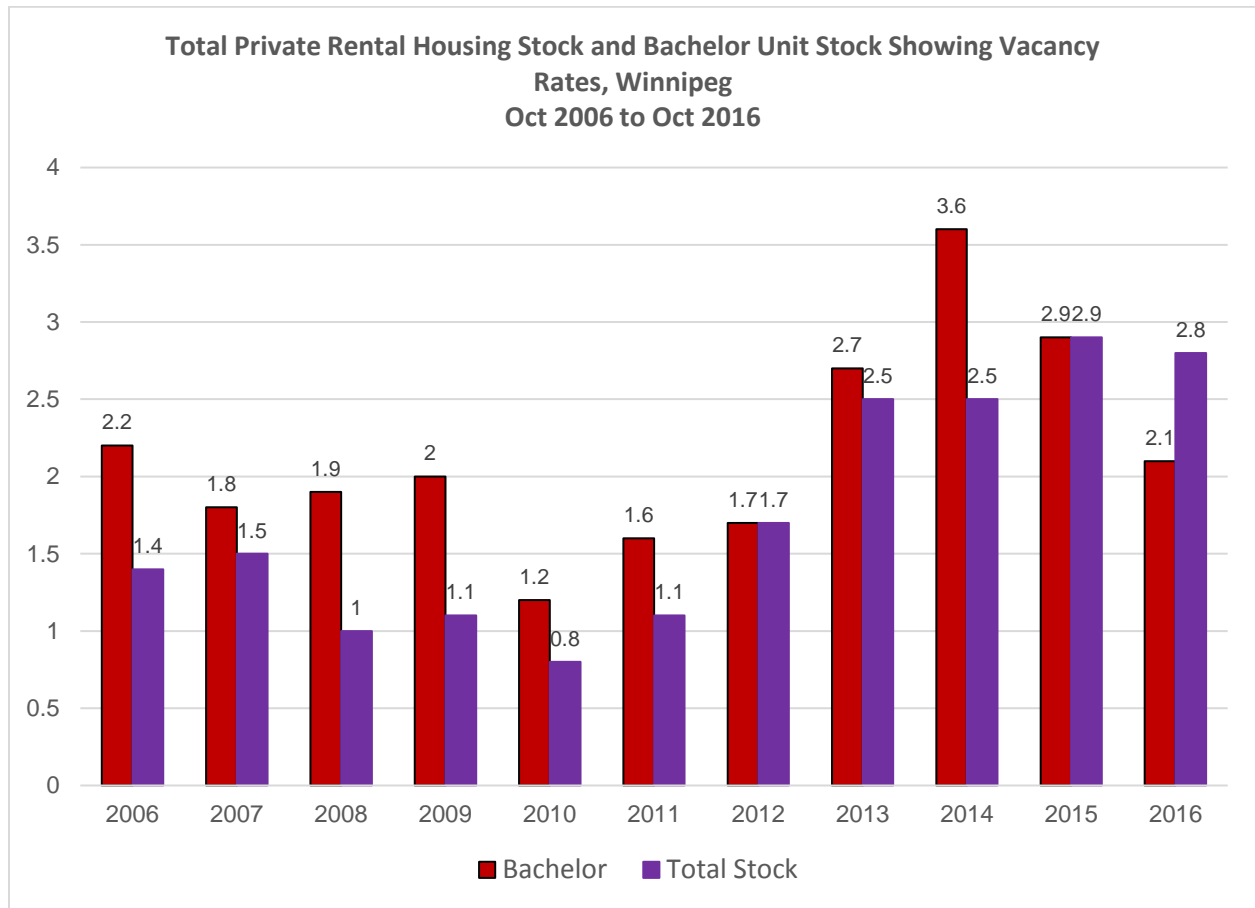
### Trend

- The overall trend for all bedroom types showed a fluctuation over the ten-year period (2006 to 2016).
- Bachelor units showed higher vacancy rates over the ten-year period compared to other bedroom types, however entering 2015 it experienced a decrease in vacancy rate.
- One and two-bedroom units showed similar trends in vacancy rate over the ten-year period.
- Three-bedroom units experienced a fluctuation over the ten-year period.



### Vacancy Rate: Bachelor Units

The table below compares the vacancy rate of bachelor units to the total housing stock over the ten-year period (2006 to 2016).



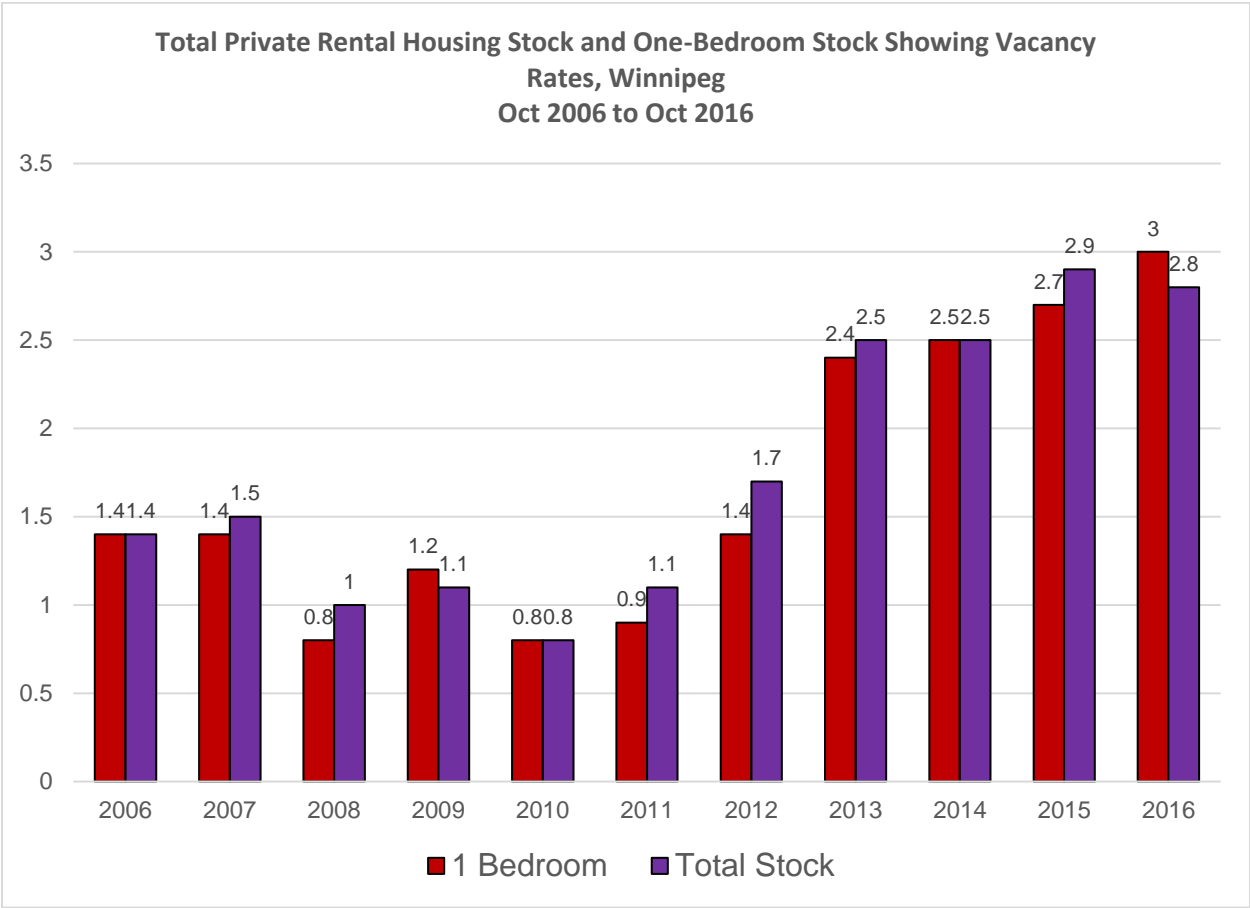
### Trend

- As of 2016, bachelor units in Winnipeg had a vacancy rate of 2.1%.
- Vacancy rates for bachelor units were consistently higher than the city average except for the last two years.
- In 2016, bachelor units experienced a decrease in vacancy rate compared to the city average.



Vacancy Rate: One Bedroom Units

The table below compares the vacancy rate of one-bedroom units to the total housing stock over the ten-year period (2006 to 2016).

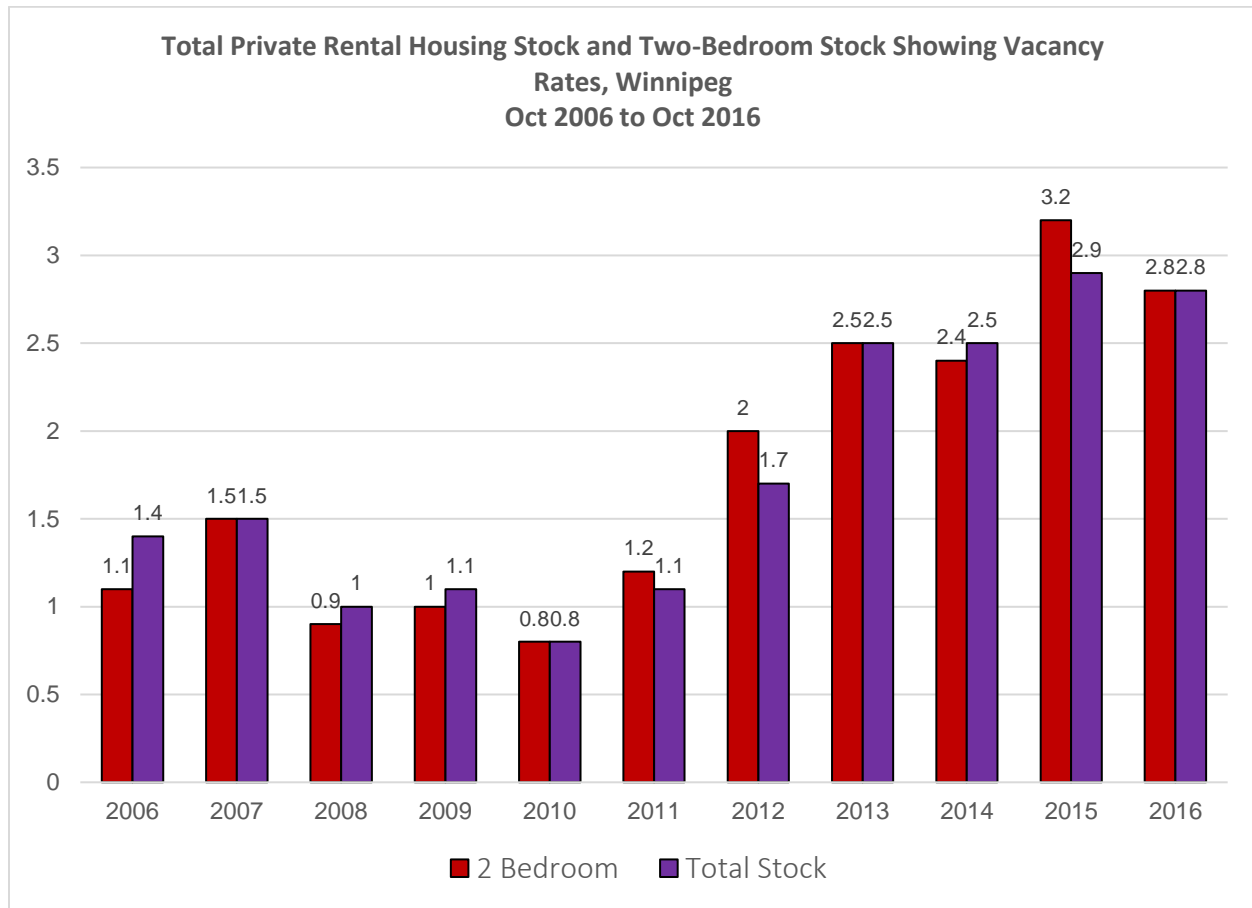


Trend

- One-bedroom vacancy rates have remained similar to the city average over the ten-year period.

## Vacancy Rate: Two Bedroom Units

The table below compares the vacancy rate of two-bedroom units to the total housing stock over the ten-year period (2006 to 2016).



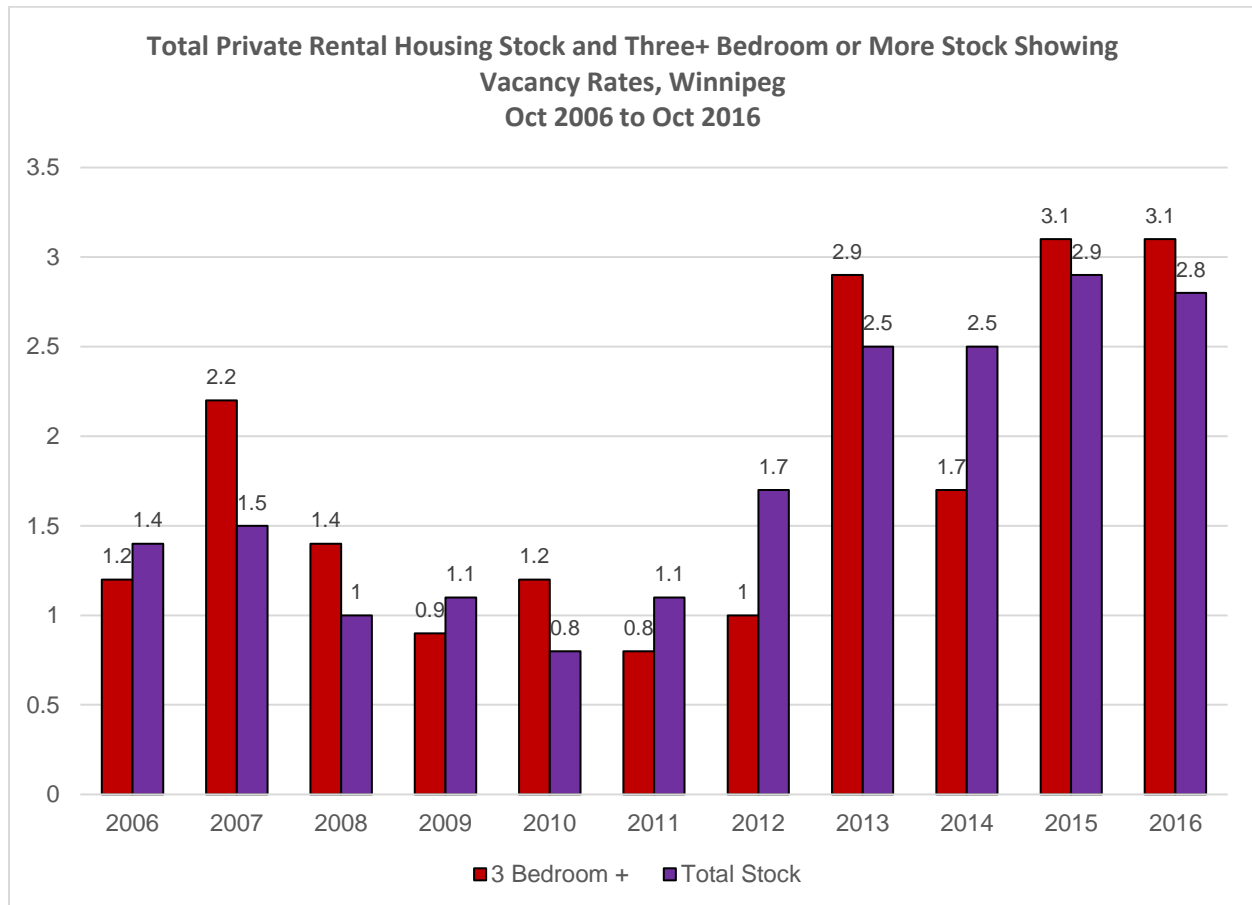
### Trend

- Two-bedroom vacancy rates have remained virtually the same as the city's average over the ten-year period.



### Vacancy Rate: Three+ Bedroom Units

The table below compares the vacancy rate of three+ bedroom units to the total housing stock over the ten-year period (2006 to 2016).

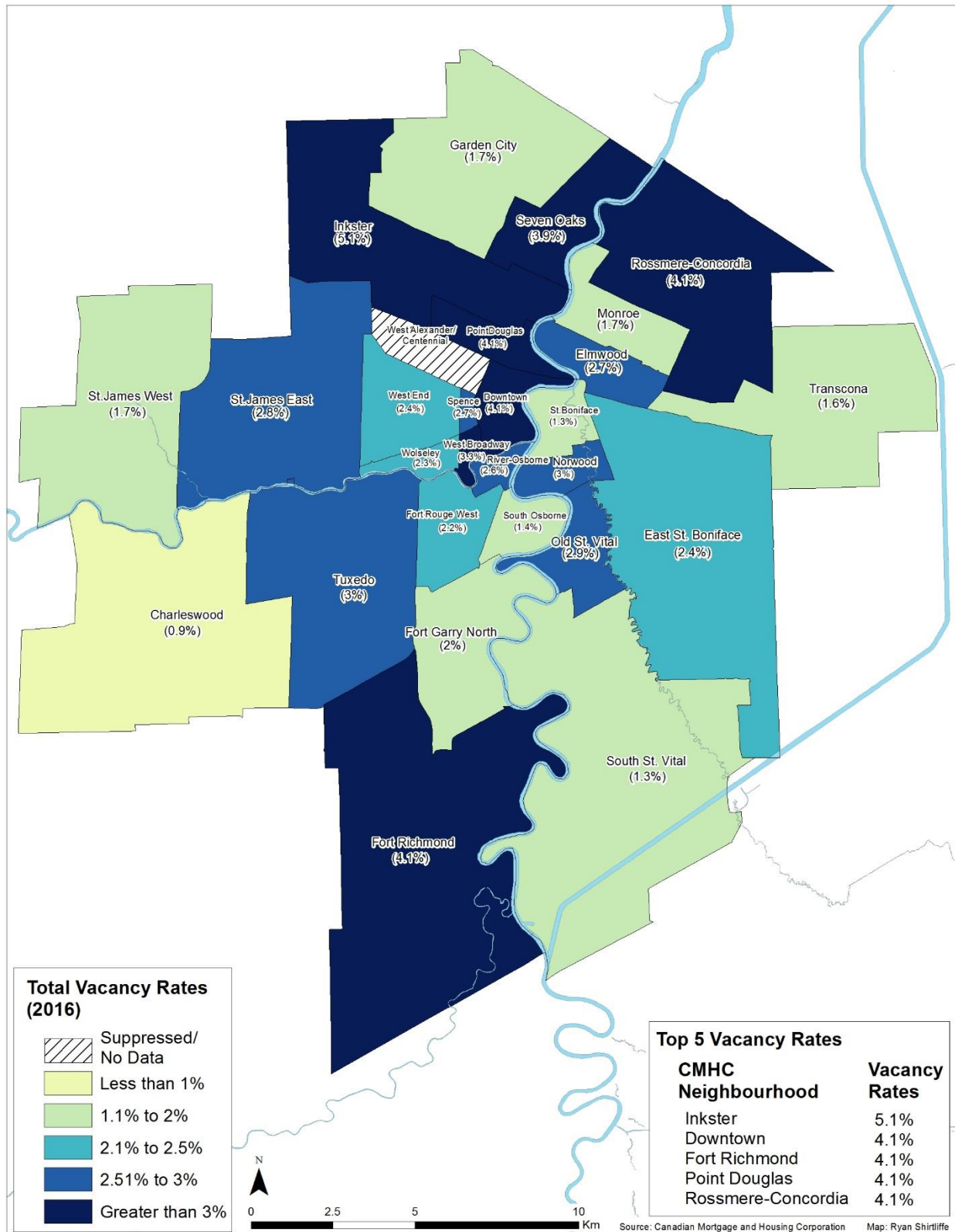


### Trend

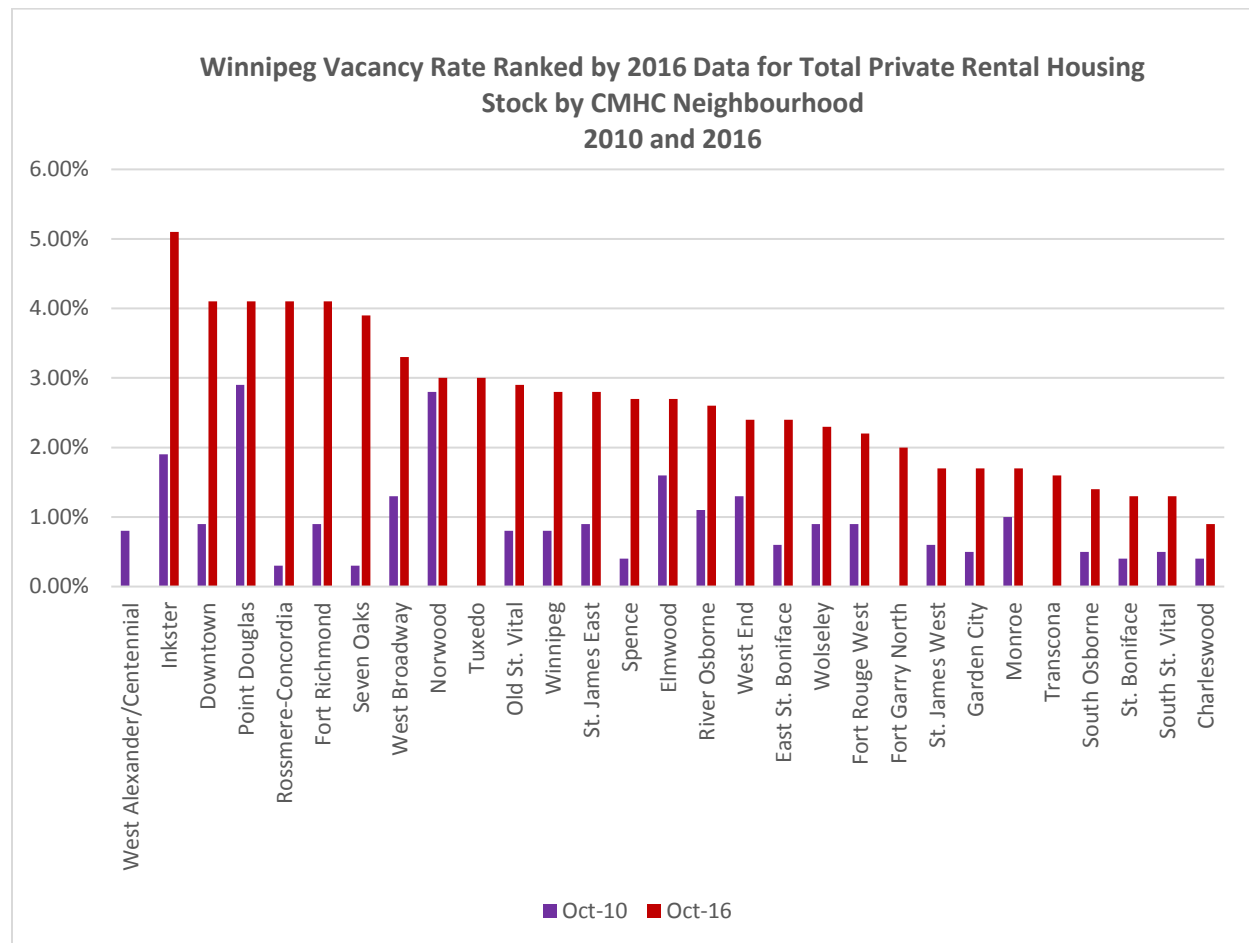
- Three+ bedroom units' vacancy rates appear to be generally higher than the city's average.

## Vacancy Rate for Total Private Rental Housing Stock by CMHC Neighbourhoods

The map below shows the vacancy rate of total housing stock by CMHC neighbourhoods in 2016.



The table below shows the vacancy rate of the total private rental housing stock by CMHC neighbourhoods for 2010 and 2016.



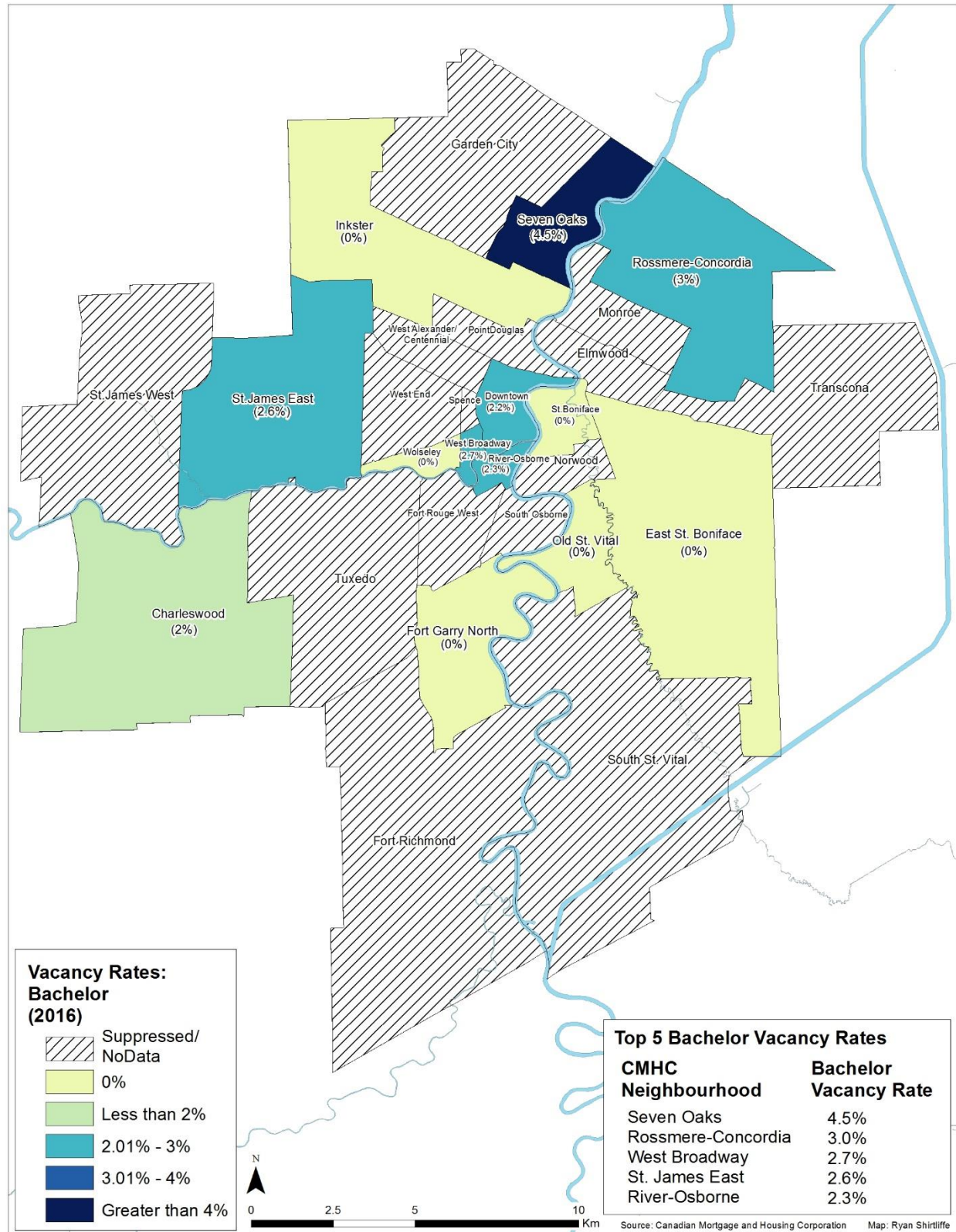
### Trend

- As of 2016, the neighbourhood with the lowest vacancy rate was Charleswood at 0.9%.
- As of 2016, the neighbourhoods that showed a significantly higher vacancy rate than the Winnipeg average were: Inkster (5.1%), Downtown (4.1%), Point Douglas (4.1%), Rossmere-Concordia (4.1%) and Fort Richmond (4.1%).
- As of 2016, the neighbourhoods that showed a significantly lower vacancy rate than the Winnipeg average were: St. Boniface (1.3%), South St. Vital (1.3%) and Charleswood (0.9%).
- For more information see Table II-I in Appendix II.

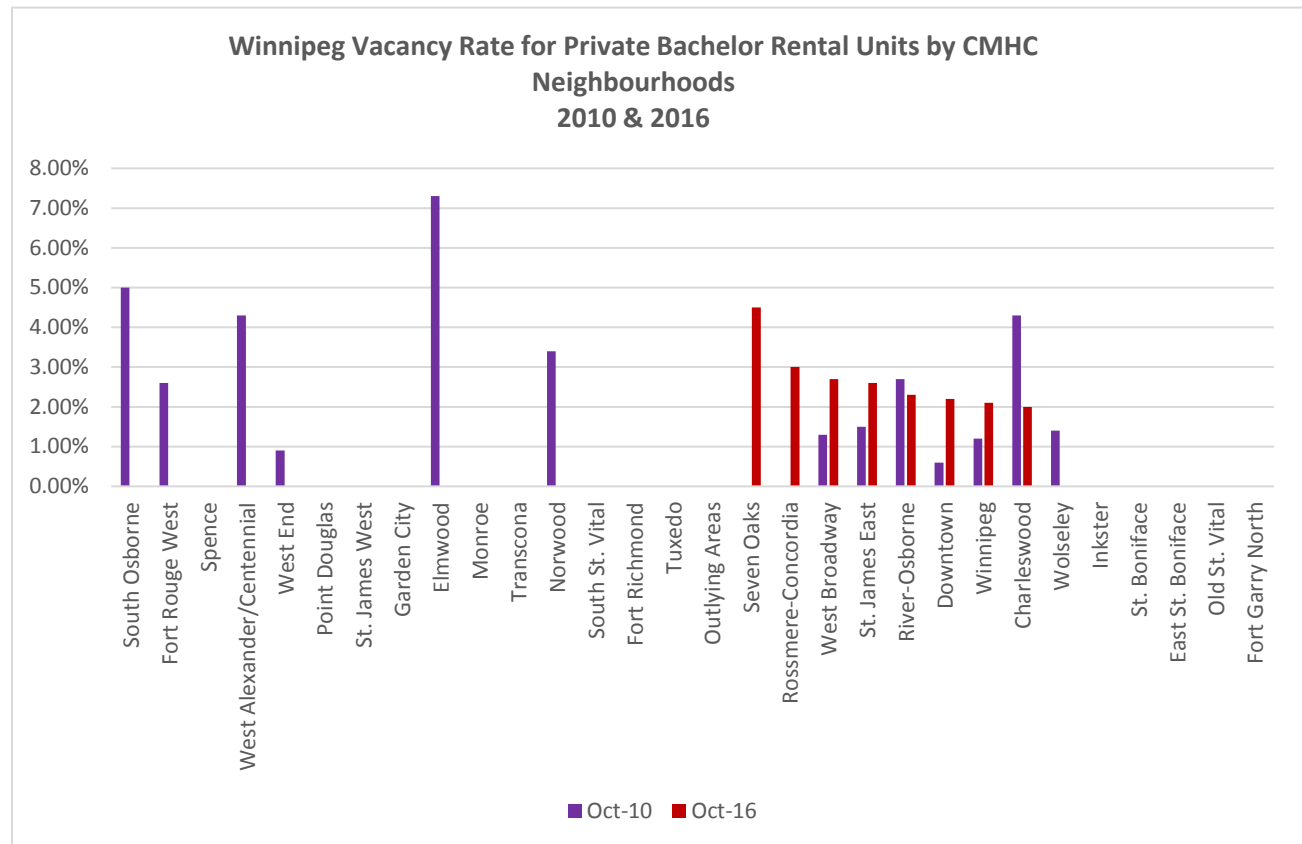
## Vacancy Rate by Bedroom Types by CMHC Neighbourhoods

### Bachelor Units

The map below shows the vacancy rate of bachelor units in CMHC neighbourhoods in 2016.



The table below shows Winnipeg's vacancy rate for bachelor units by CMHC neighbourhoods for 2010 and 2016.



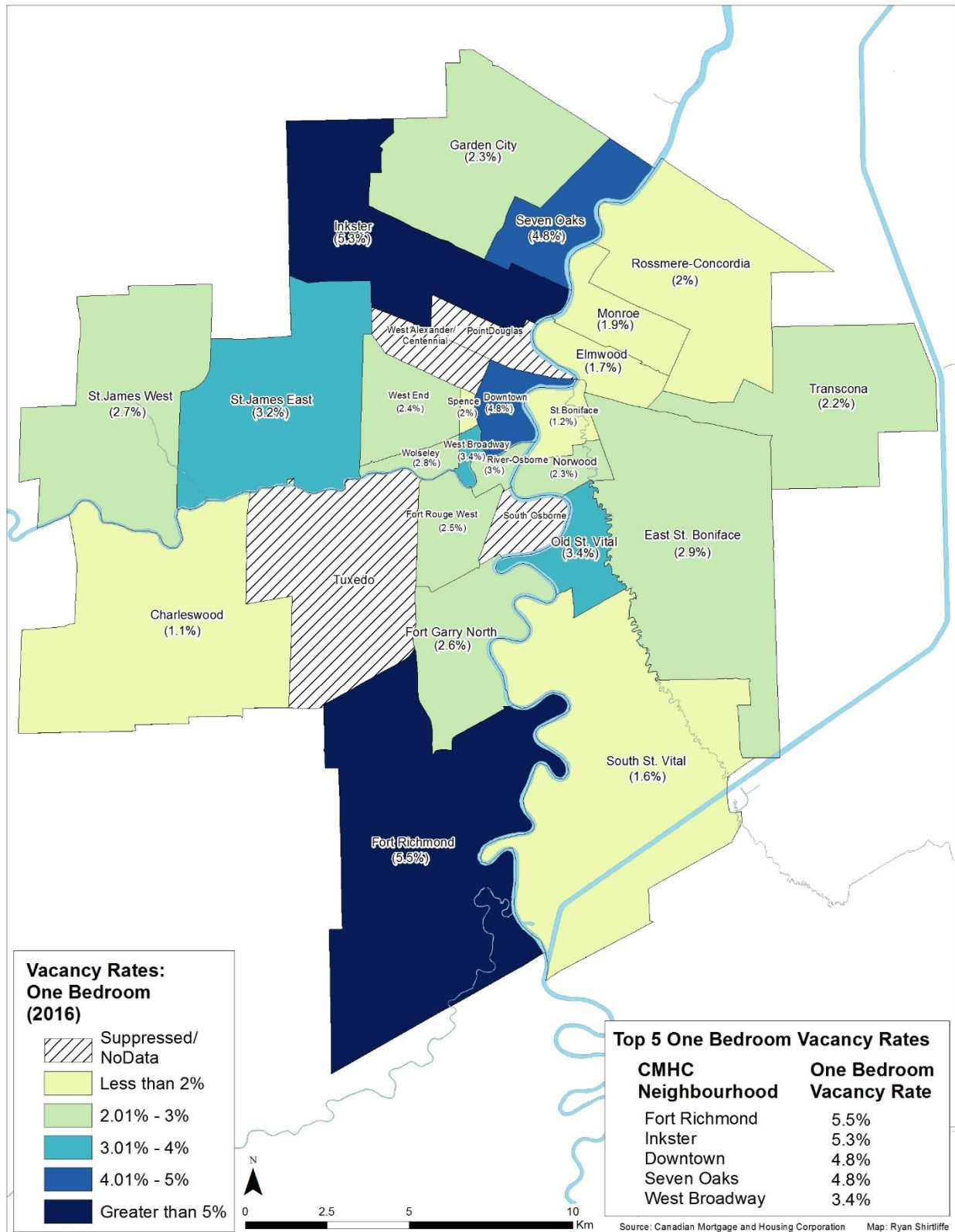
### Trend

- Over the seven-year period, Winnipeg's bachelor unit's vacancy rate fluctuated and recorded a vacancy rate of 2.1% as of 2016.
- For neighbourhoods with data, the neighbourhood that showed a consistently low vacancy rate over the seven-year period was Inkster.
- As of 2016, the neighbourhood with the highest vacancy rate was Seven Oaks at 4.5%
- The neighbourhoods that had no vacancies as of 2016 were Wolseley, Inkster, St. Boniface, East St. Boniface, Old St. Vital and Fort Garry North at 0.0% respectively.
- A number of neighbourhoods reported no data or suppressed data, especially in 2016 as shown in the map above.
- For more information see Table II-III in Appendix II.

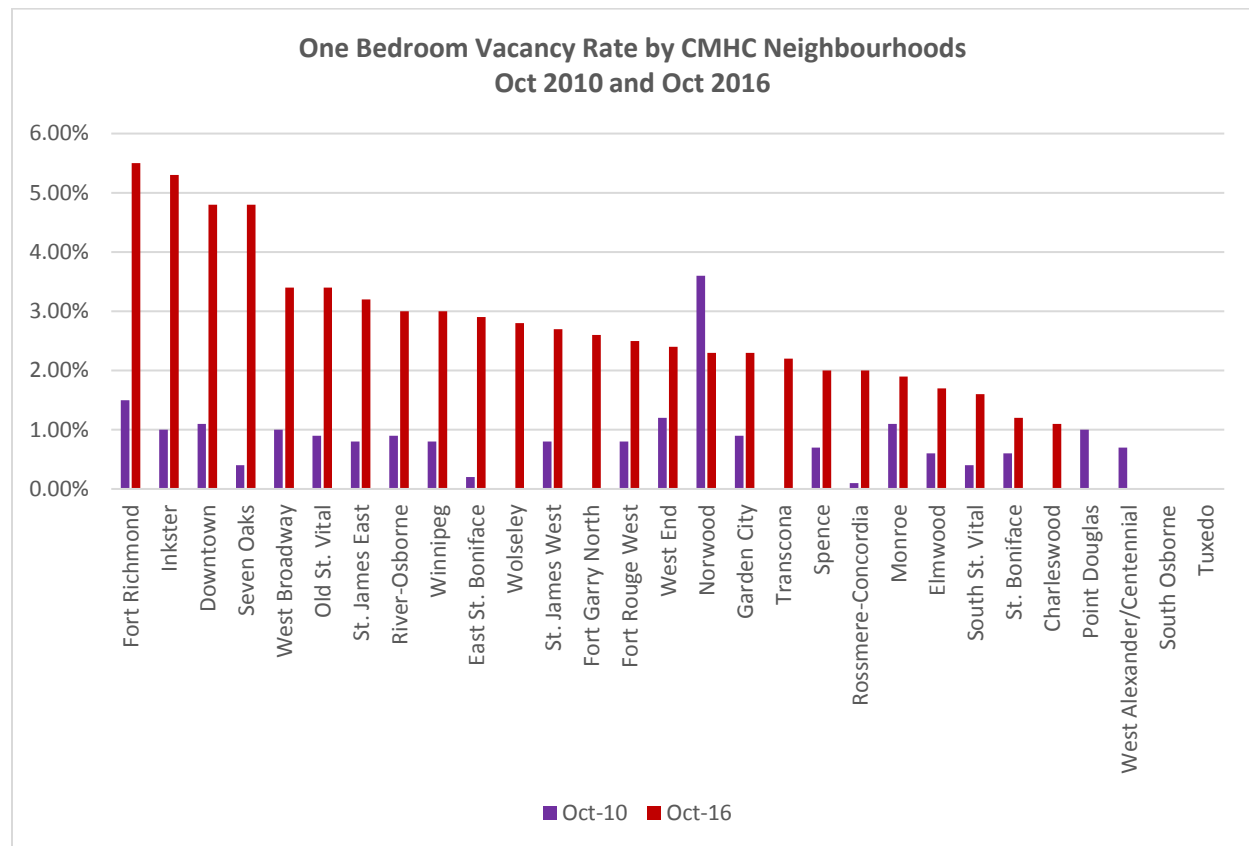


## One Bedroom Units

The map below shows the vacancy rate of one-bedroom units in CMHC neighbourhoods in 2016.



The table below shows Winnipeg's vacancy rate for one-bedroom units by CMHC neighbourhoods for 2010 and 2016.

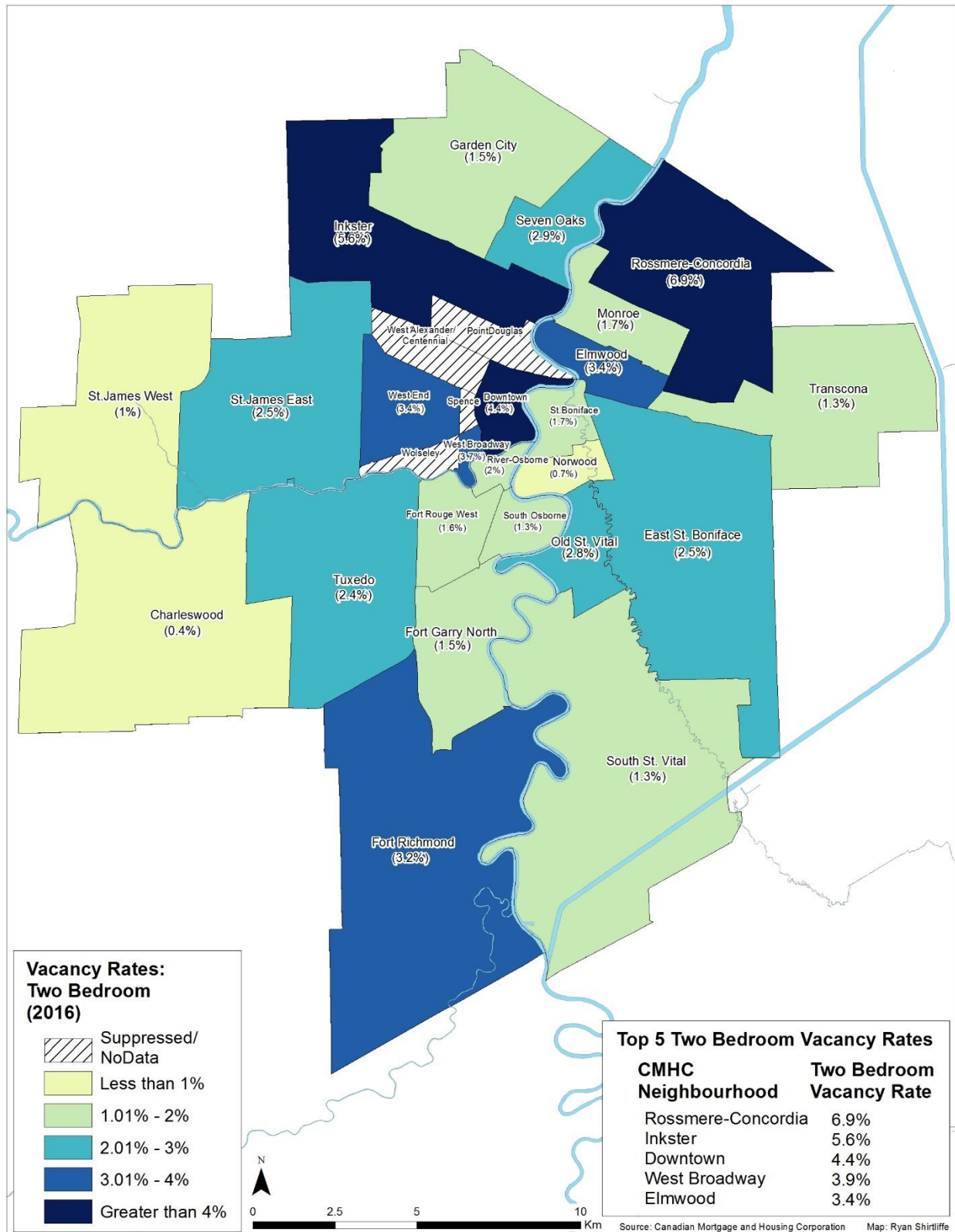


## Trend

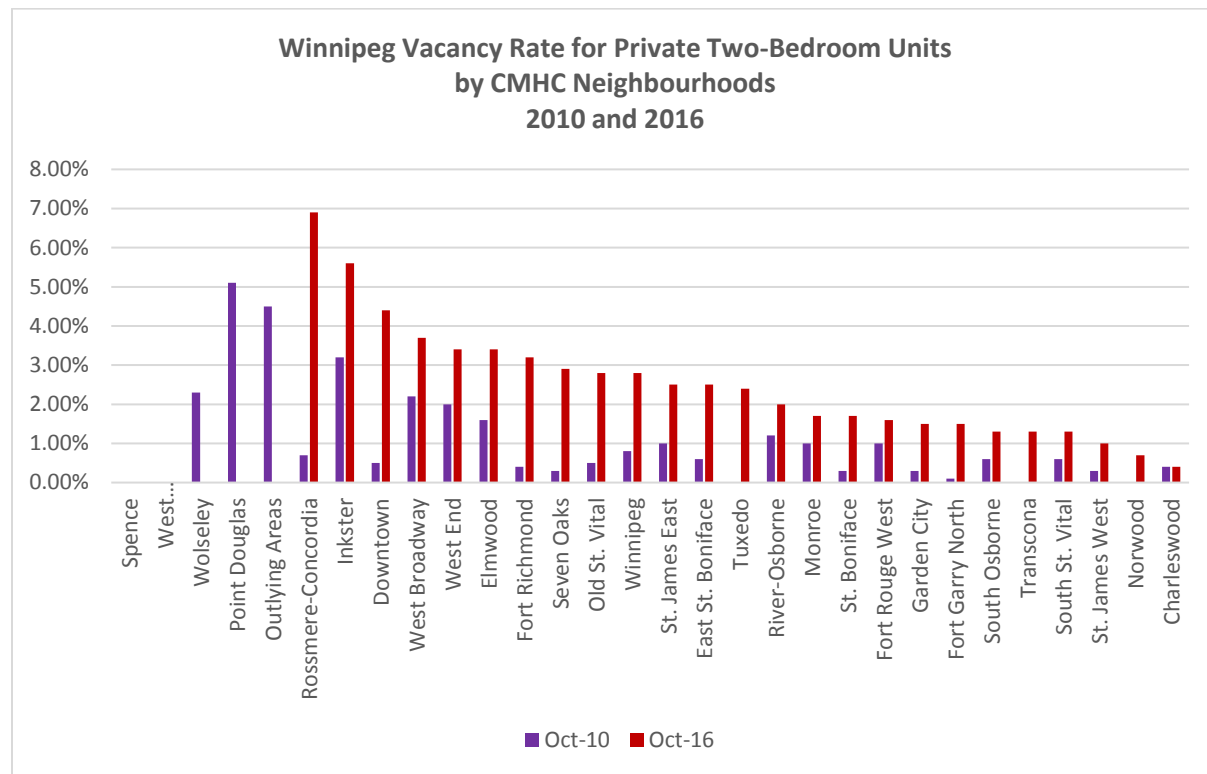
- Over the seven-year period, Winnipeg showed a consistent increase in vacancy rate and recorded a vacancy rate of 3.0% as of 2016.
- As of 2016, Fort Richmond neighbourhood had the highest vacancy rate at 5.5%.
- As of 2016, Charleswood had the lowest vacancy rate at 1.1% (among neighbourhoods for which data was available).
- Neighbourhoods with suppressed or no data included: Tuxedo, West Alexander/Centennial, Point Douglas and South Osborne.
- For more information see Table II-IV in Appendix II.

## Two Bedroom Units

The map below shows the vacancy rate of two-bedroom units in CMHC neighbourhoods in 2016.



The table below shows Winnipeg's vacancy rate for two-bedroom units by CMHC neighbourhoods for 2010 and 2016.



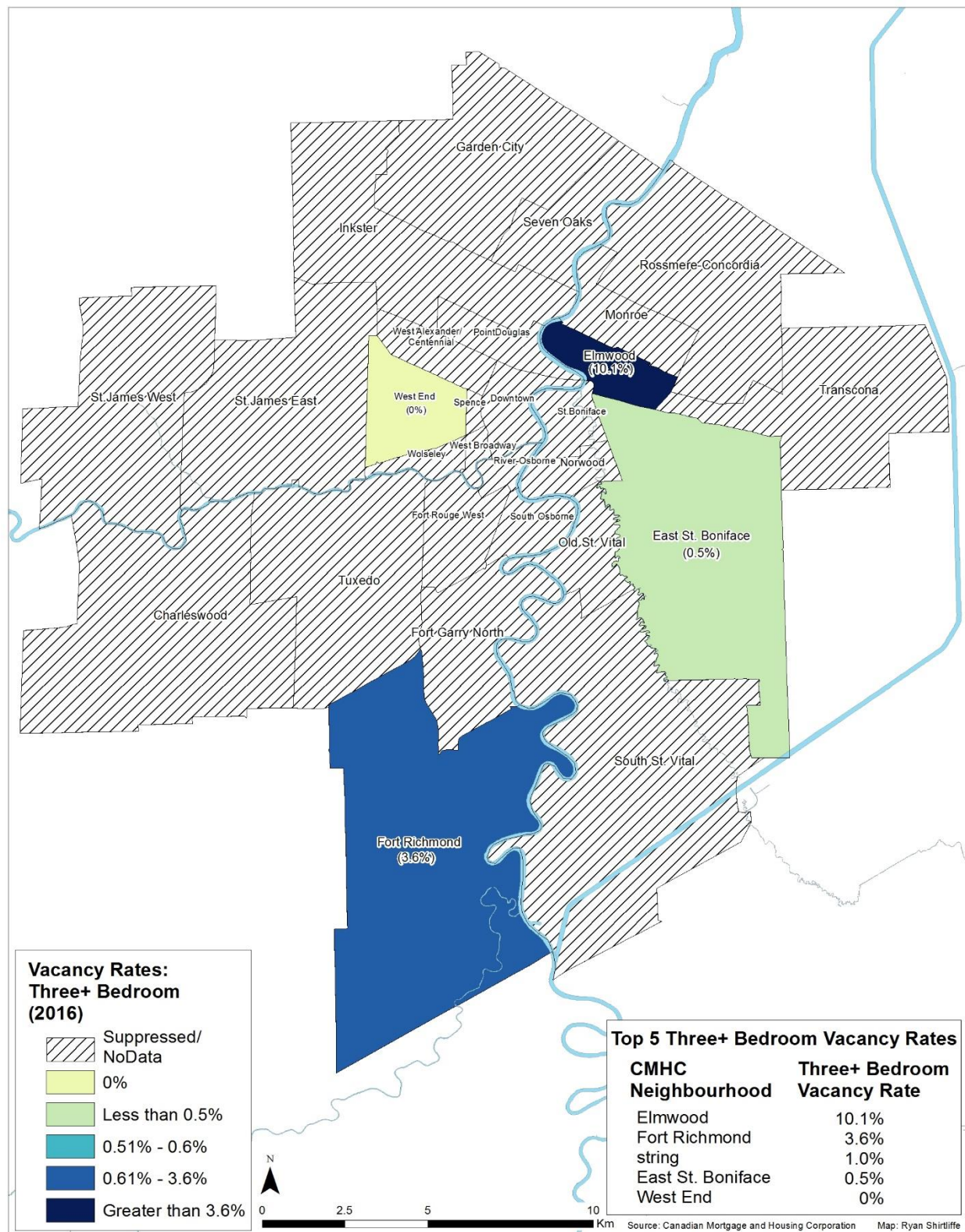
## Trend

- Over the seven-year period, Winnipeg showed a consistent increase in vacancy rate from 2006 to 2015 but showed a slight decrease in 2016 at 2.8%.
- As of 2016, (among neighbourhoods for which data was available) the neighbourhood with the highest vacancy rate was Rossmere-Concordia at 6.9%.
- The neighbourhood with the lowest vacancy rate as of 2016 was Charleswood at 0.4%.
- The map showed that as of 2016, the neighbourhoods that recorded suppressed or no data included: Wolsley, Spence, West Alexander/Centennial and Point Douglas.
- For more information see Table II-V in Appendix II.

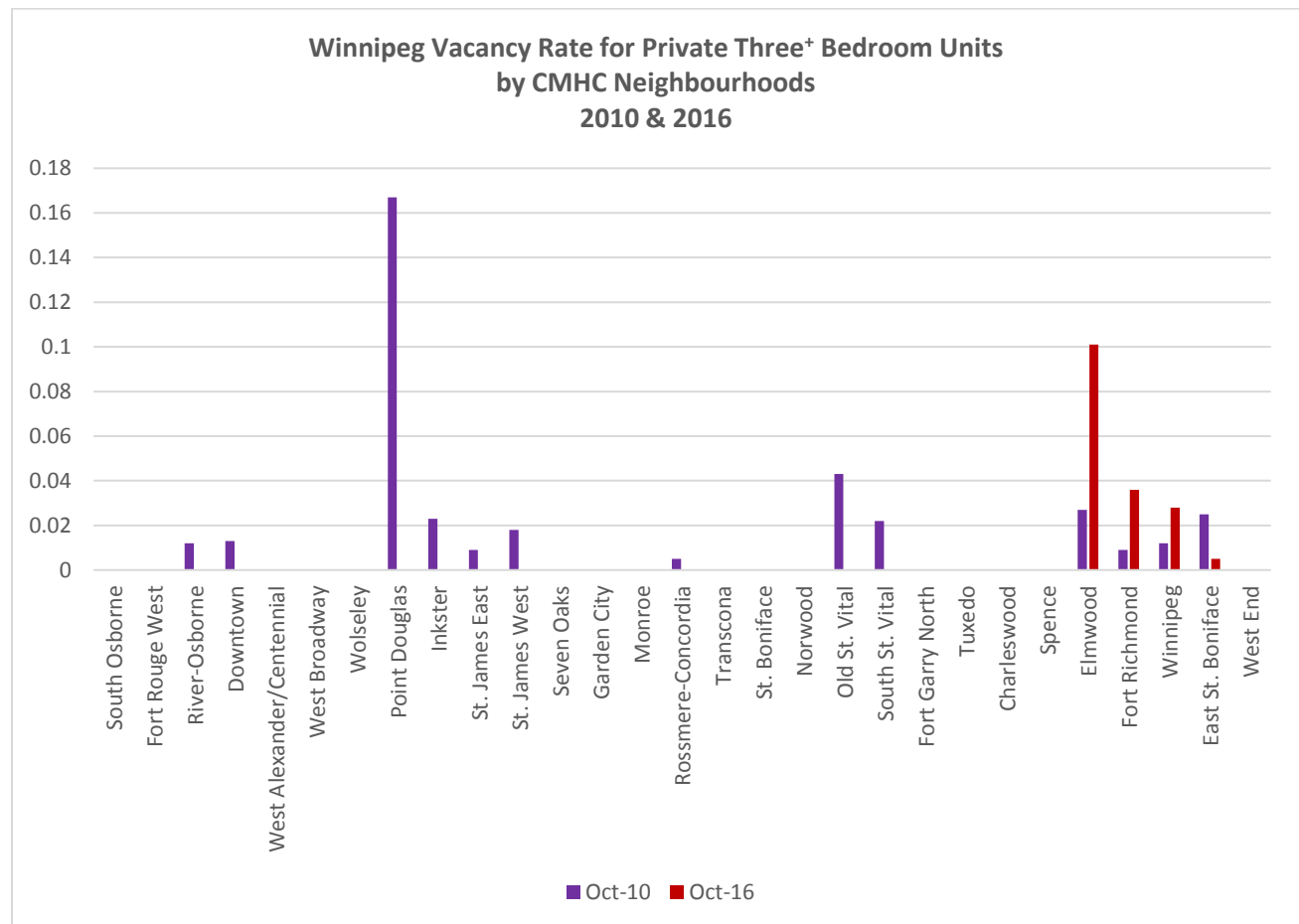


## Three+ Bedrooms

The map below shows the vacancy rate of three+ bedroom units in CMHC neighbourhoods in 2016.



The table below shows Winnipeg's vacancy rate for three+ bedroom units by CMHC neighbourhoods for 2010 and 2016.



## Trend

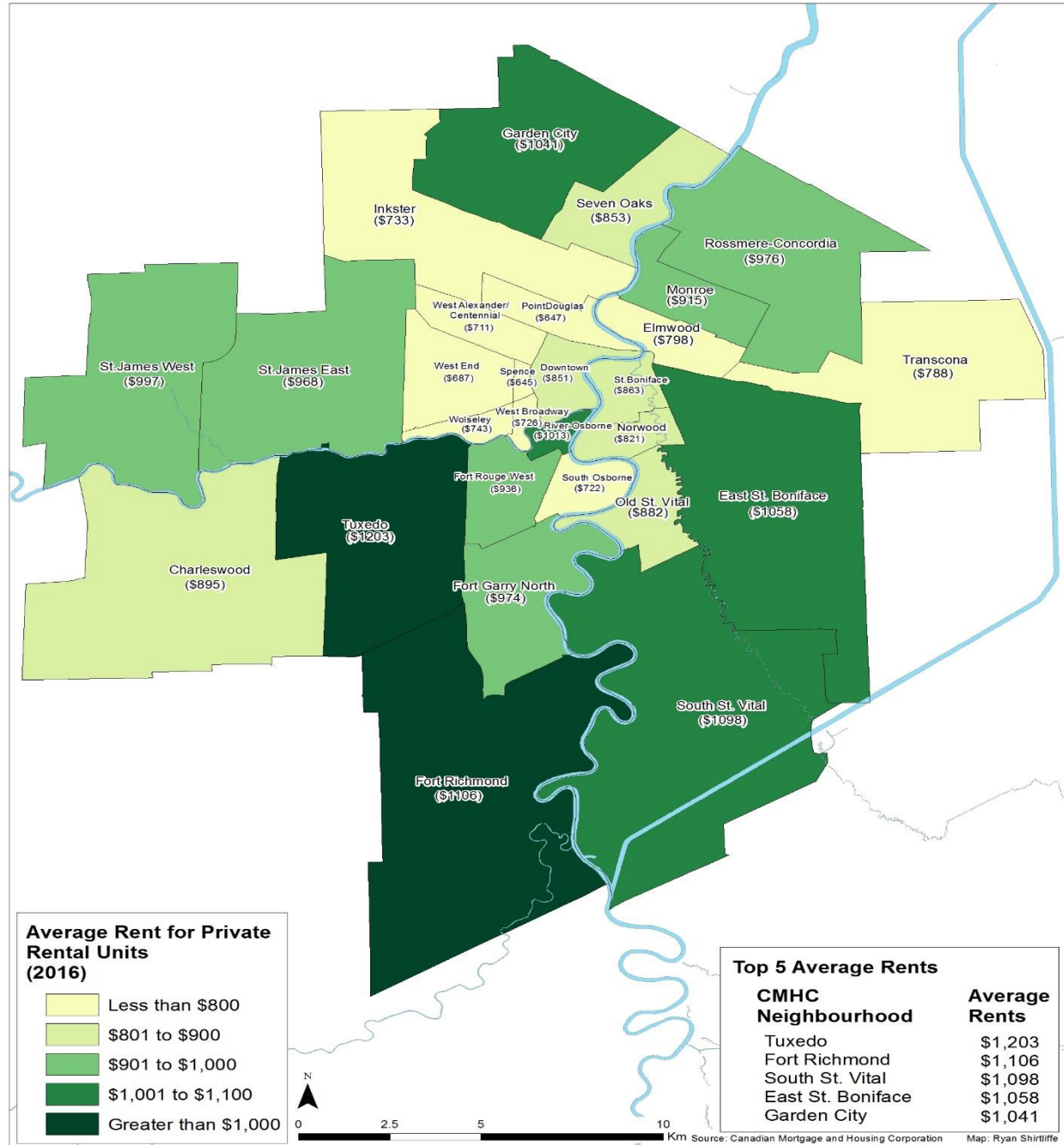
- Detailed data by CMHC neighbourhood for this housing stock was limited.
- Over the seven-year period, Winnipeg's three+ bedroom units' vacancy rate fluctuated and recorded a vacancy rate of 2.8% as of 2016.
- As of 2016, Elmwood showed the highest vacancy rate at 10.1%.
- As of 2016, West End showed the lowest vacancy rate at 0.0%.
- The map showed that majority of the neighbourhoods had suppressed or no data as of 2016.
- For more information see Table II-VI in Appendix II.

## Average Rent (2010 - 2016)

This section focuses on the following:

- Average rent for total private rental housing stock (all bedroom sizes by CMHC neighbourhoods)
- The percentage change in average rent by CMHC neighbourhoods (ranked) from 2010 to 2016
- Percentage change in average rent by bedroom type
- Change in average rent by bedroom type in constant 2016 dollars
- Average rent by bedroom type by CMHC neighbourhoods

Average Rent for Total Private Rental Housing Stock (all bedroom sizes by CMHC neighbourhoods)



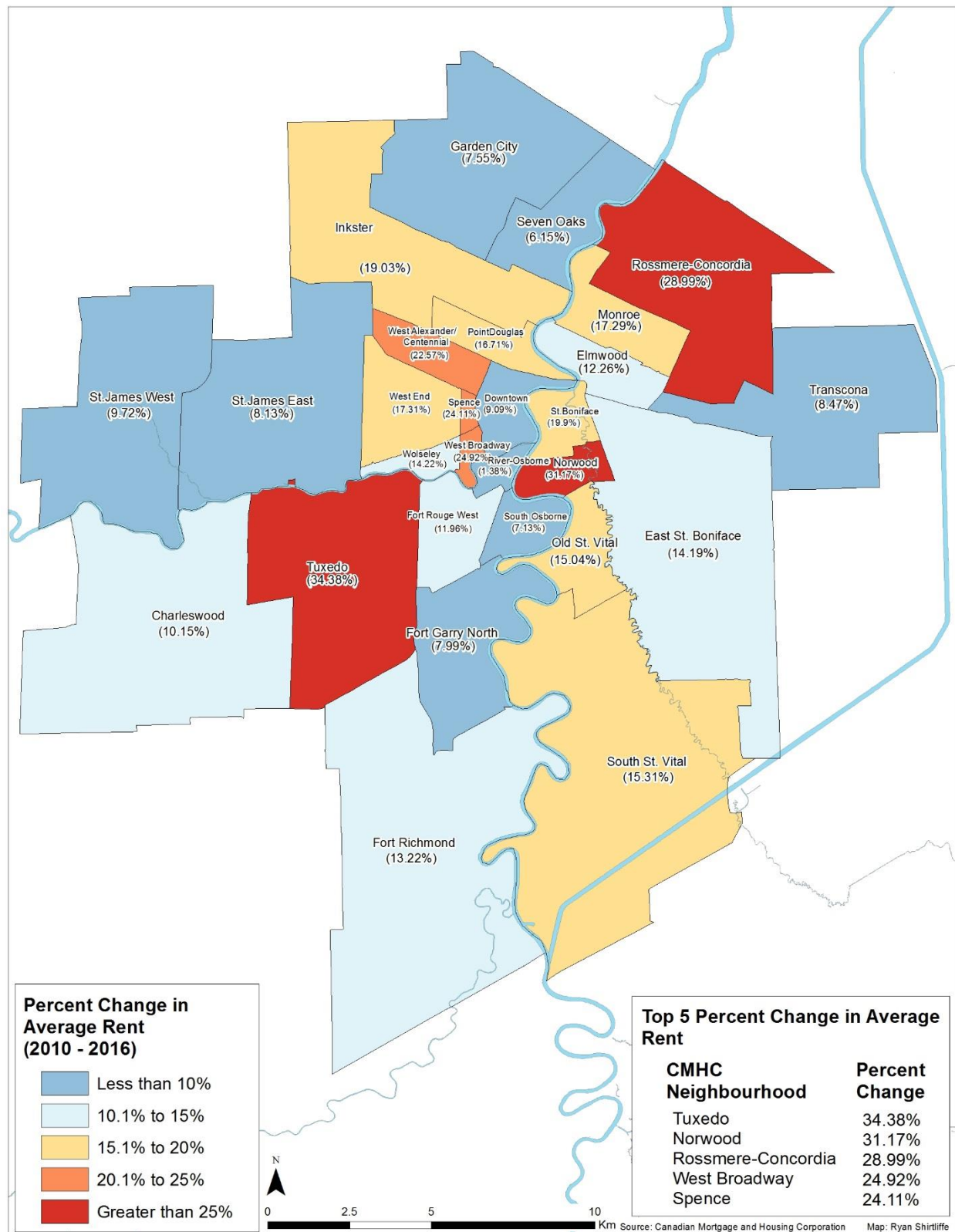
Trend



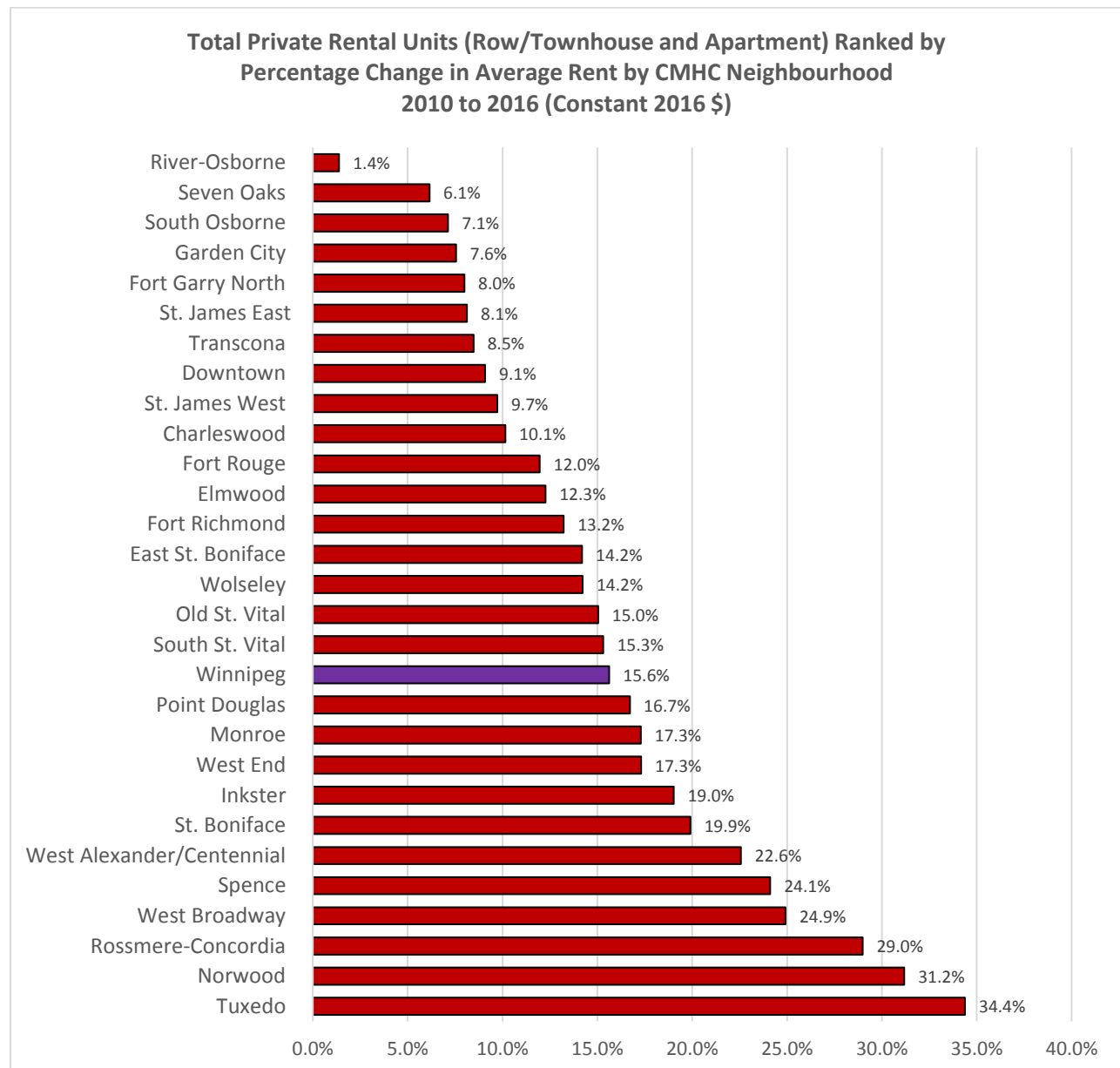
- Tuxedo neighbourhood has consistently seen a higher average rent over the last decade compared to the City average and all other neighbourhoods.
- As of 2016, the top three neighbourhoods that experienced the highest average rents include: Tuxedo, Fort Richmond and South St. Vital at \$1,203, \$1,106 and \$1,098 respectively.
- As of 2016, the three neighbourhoods that experienced the lowest average rents were: Spence, Point Douglas and West End at \$645, \$647 and \$687 respectively.
- For more information see Table III-I in Appendix III



Percentage Change in Average Rent by CMHC Neighbourhoods (ranked) from 2010 to 2016  
 The map shows the percentage change in average rent by CMHC neighbourhoods from 2010 to 2016.



The table below shows the percentage change in average rent by CMHC neighbourhoods from 2010 to 2016 in constant 2016 dollars.

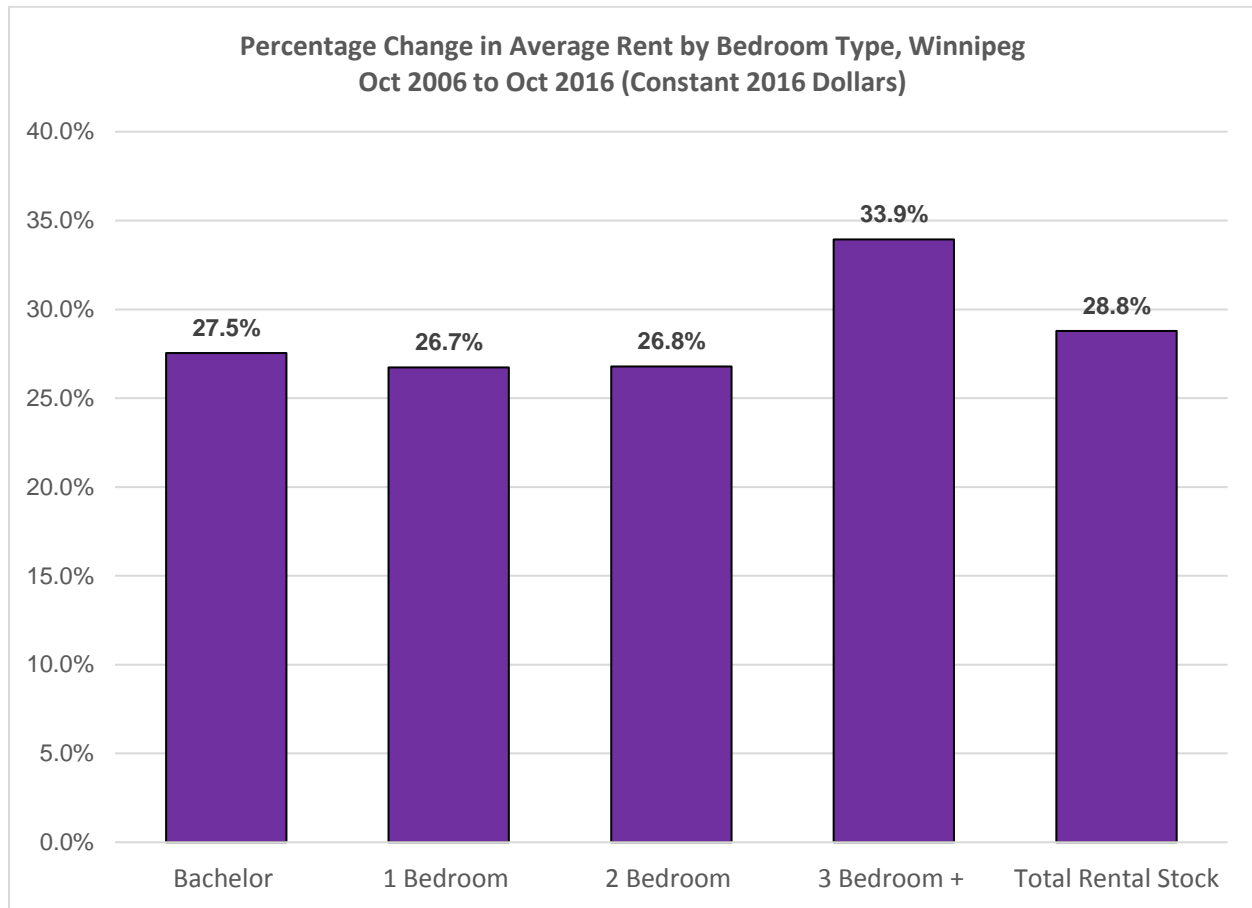


#### Trend

- The graph and map above shows that all neighbourhoods have experienced an increase in percentage change over the past decade.
- Tuxedo neighbourhood has consistently seen a higher average rent over the last decade as well as a higher percentage change at 34.4% compared to the city average and all other neighbourhoods.
- River-Osborne has had higher rents over the last decade compared to the city average, however it has the lowest percentage change at 1.4%.
- For more information see Table III-I in Appendix III.

### Percentage Change in Average Rent by Bedroom Type

The table below shows percentage change in average rent by bedroom types in Winnipeg from 2006 to 2016 in constant 2016 dollars.

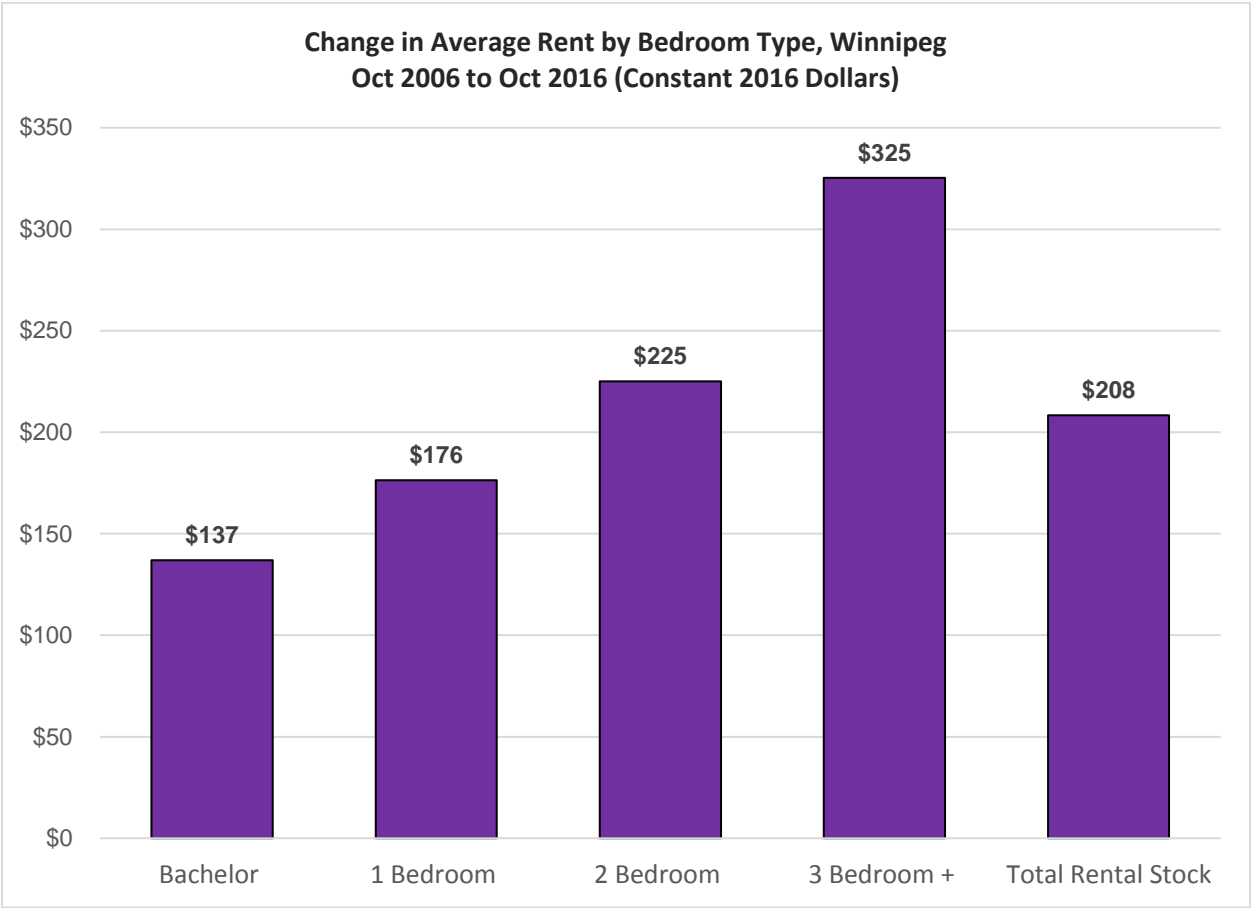


#### Trend

- The graph shows significant percentage change increases in average rent for all bedroom types over the ten-year period.
- Three+ bedroom units experienced the largest increase compared to other bedroom types.
- As of 2016, Winnipeg's total rental housing stock experienced a 28.8% increase in average rent over the ten-year period.

Change in Average Rent by Bedroom Type in Constant 2016 Dollars

The table below shows the change in average rent by bedroom types over a ten-year period (2006 to 2016) in constant 2016 dollars.



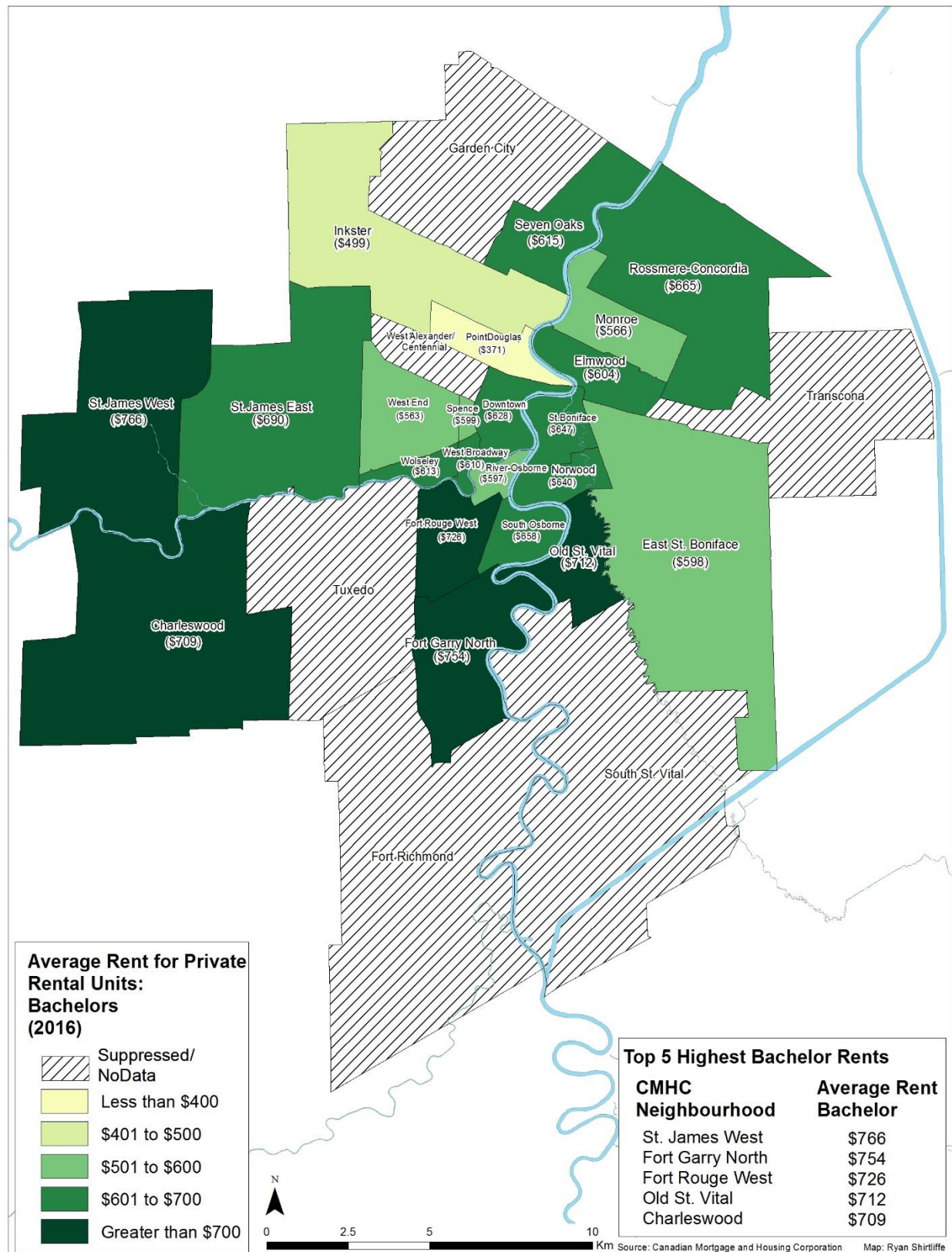
Trend

- All bedroom types experienced an increase over the ten-year period.
- Bachelor units experienced the lowest increase and three+ bedroom units experienced the largest increase compared to all other bedroom types over the ten-year period.
- As of 2016, the total rental stock experienced an increase of \$208.

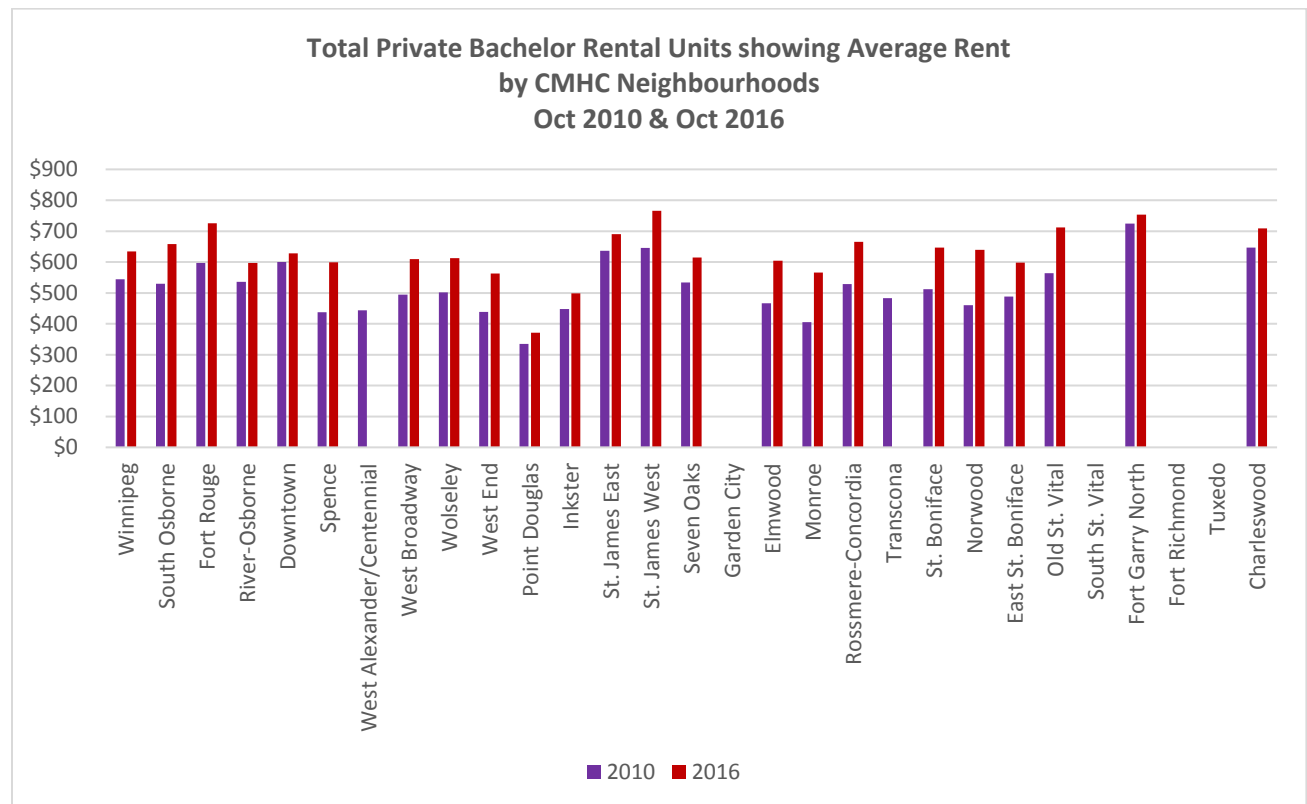
## Average Rent by Bedroom Type by CMHC Neighbourhoods

### Bachelor Units

The map below shows the average rent for bachelor units in CMHC neighbourhoods in 2016.



The graph below compares the average rent for bachelor units in CMHC neighbourhoods in 2010 and 2016.



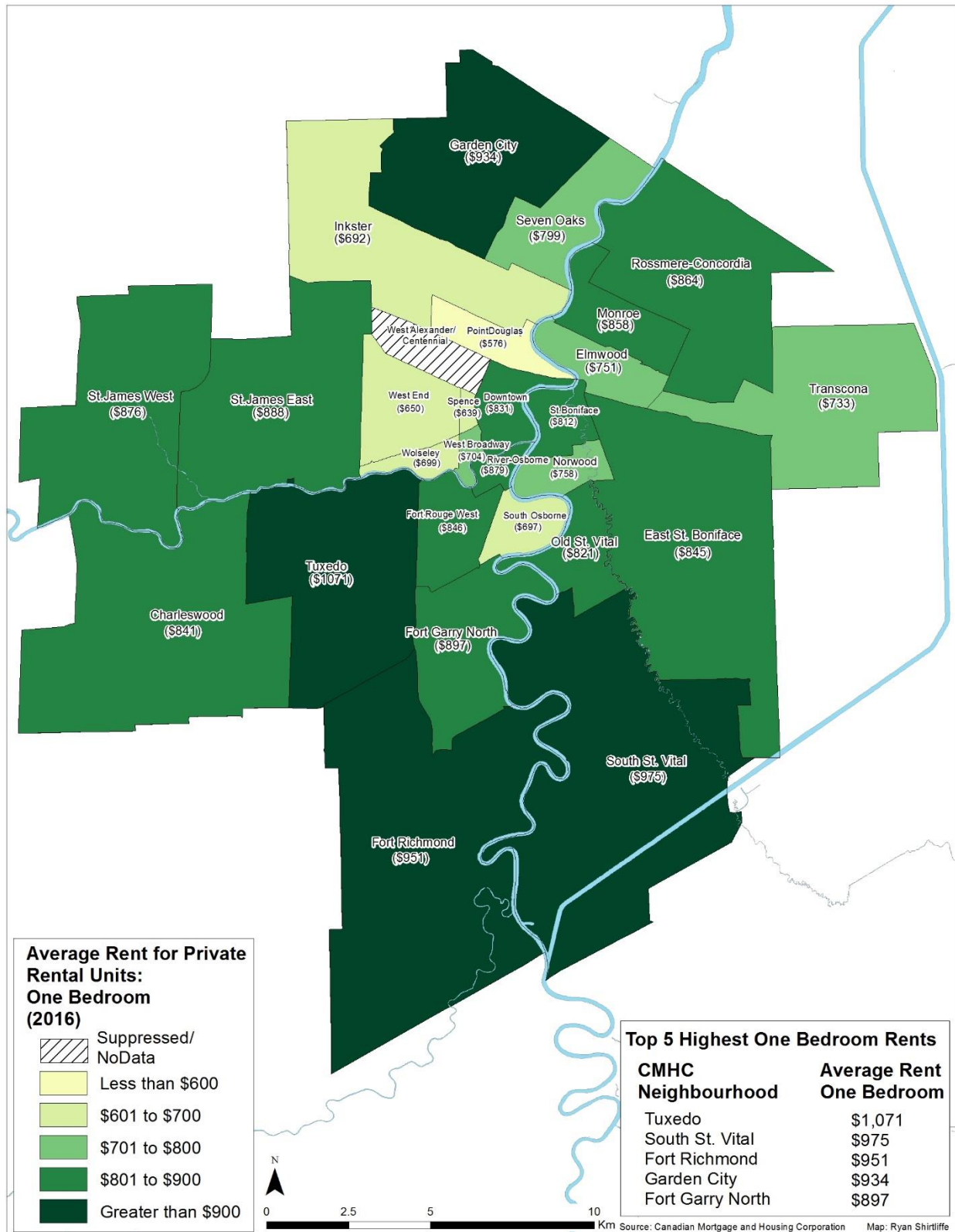
### Trend

- The average percentage change in rent for bachelor units in the City of Winnipeg was 16.5%.
- Over the past seven-years (2010-2016), in general all neighbourhoods have experienced an increase in percentage change of average rent of bachelor rental units.
- The neighbourhood that showed the highest percentage change in the seven-year period was Monroe at 39.9%. However, this neighbourhood consistently had lower average rents compared to the City average.
- The neighbourhood that showed the lowest percentage change in the seven-year period was Fort Garry North at 3.9%. However, Fort Garry North consistently had higher average rents compared to the City average.
- As of 2016, the three neighbourhoods with higher average rents compared to the City average were: St. James West, Fort Garry North, and Fort Rouge West at \$766, \$754 and \$726 respectively.
- As of 2016, the three neighbourhoods with lower average rents compared to the City average were: Point Douglas, Inkster and West End at \$371, \$499 and \$563 respectively.
- The neighbourhoods that showed no data or bachelor units in the seven-year period were Garden City, Fort Richmond and Tuxedo.
- For more information see Table III-II in Appendix III.

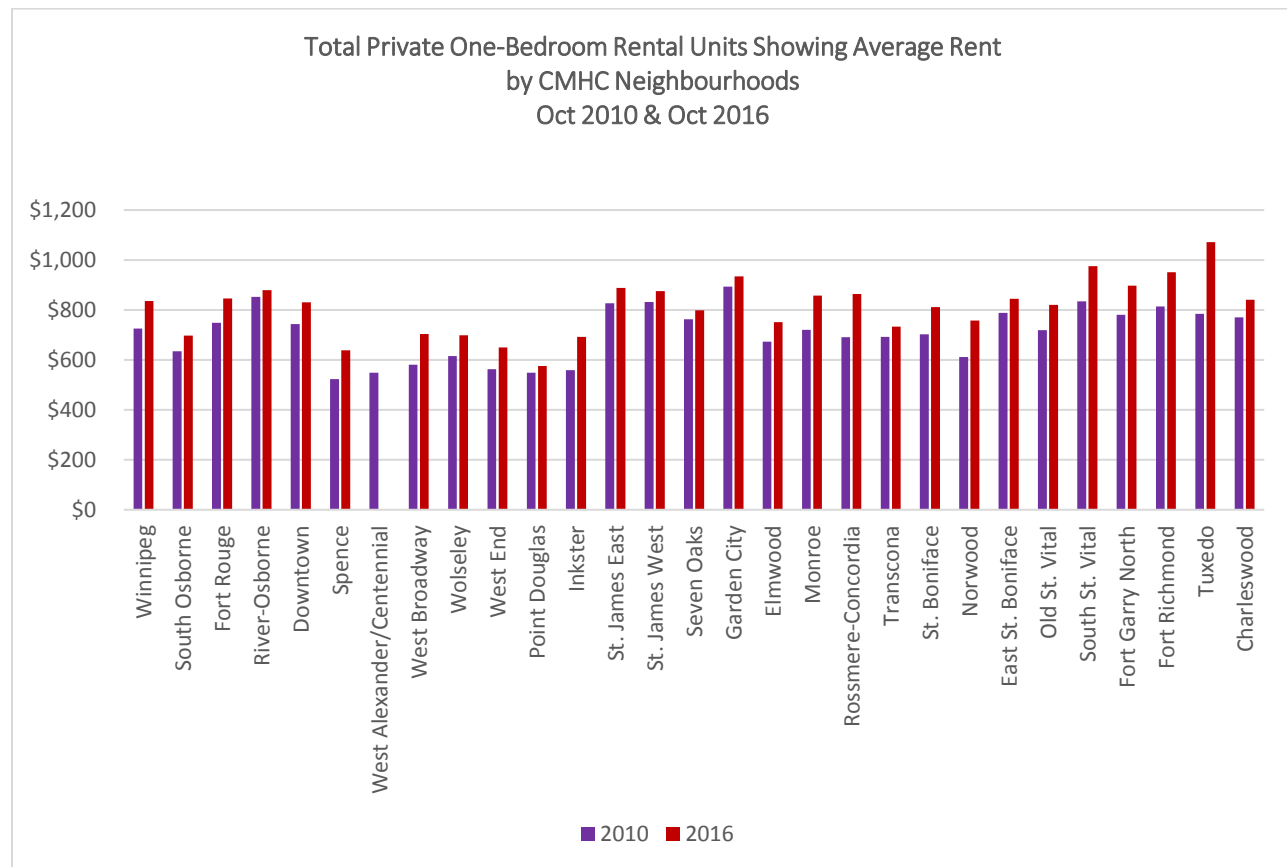


## One Bedroom Units

The map below shows the average rent for one-bedroom units in CMHC neighbourhoods in 2016.



The graph below compares the average rent for one-bedroom units in CMHC neighbourhoods in 2010 and 2016.



## Trend

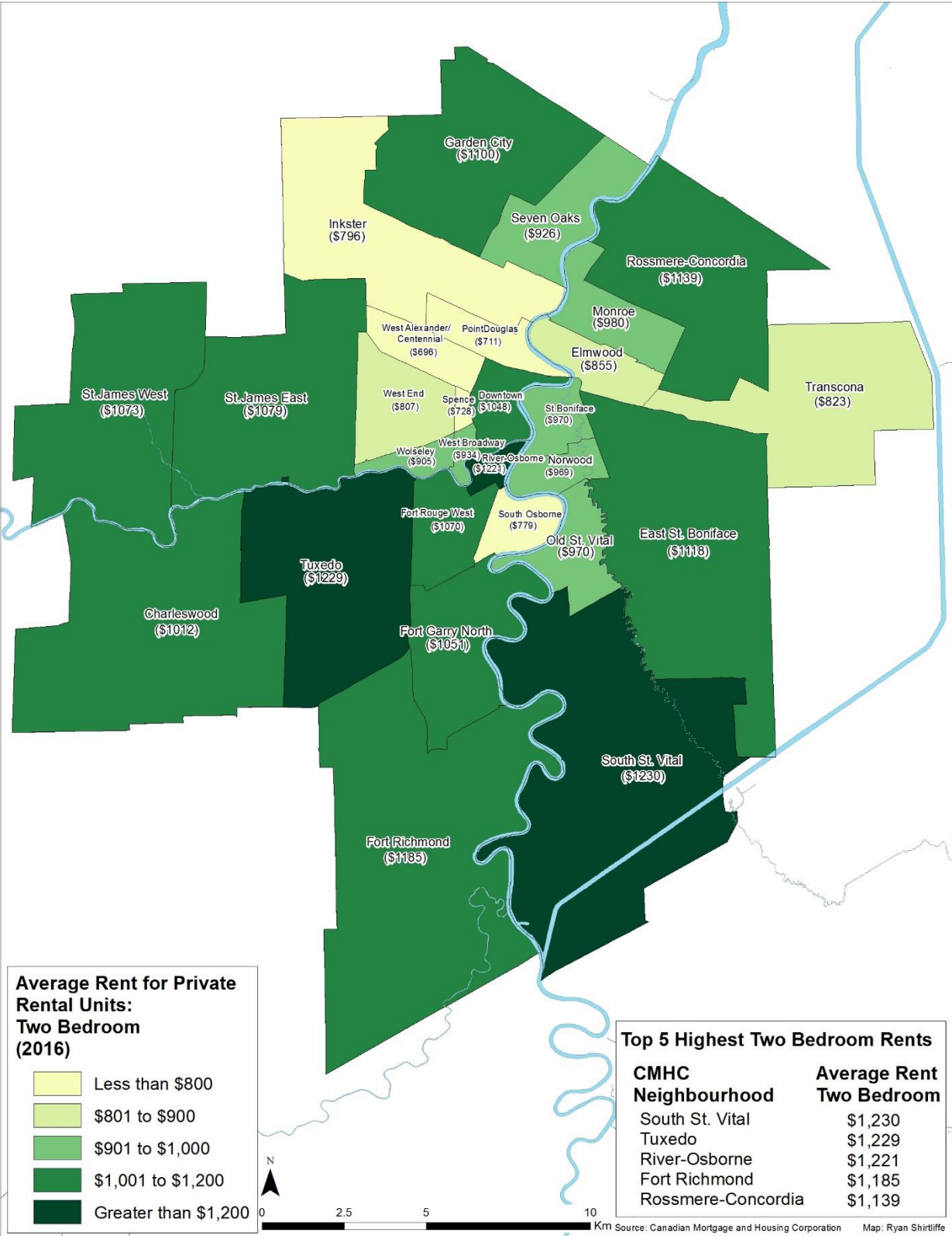
- In the seven-year period (2010-2016) for the city of Winnipeg, the average percentage change in rent for one-bedroom units was 15.3%.
- Over the past seven-years, in general all neighbourhoods experienced an increase in percentage change of average rent of one-bedroom rental units.
- The neighbourhood that showed the highest percentage change for average rent in the seven-year period was Tuxedo at 36.5%.
- The neighbourhood that showed the lowest percentage change for average rent in the seven-year period was River Osborne at 3.1%.
- As of 2016, the three neighbourhoods with higher average rents compared to the City average were: Tuxedo, South St. Vital and Fort Richmond at \$1,071, \$975 and \$951 respectively.
- As of 2016, the three neighbourhoods with lower average rents compared to the City average were: Point Douglas, Spence and West End at \$576, \$639 and \$650 respectively.
- See Table III-III in Appendix III for more information and for average rent percentage change for one-bedroom units by CMHC neighbourhoods from 2010 to 2016.



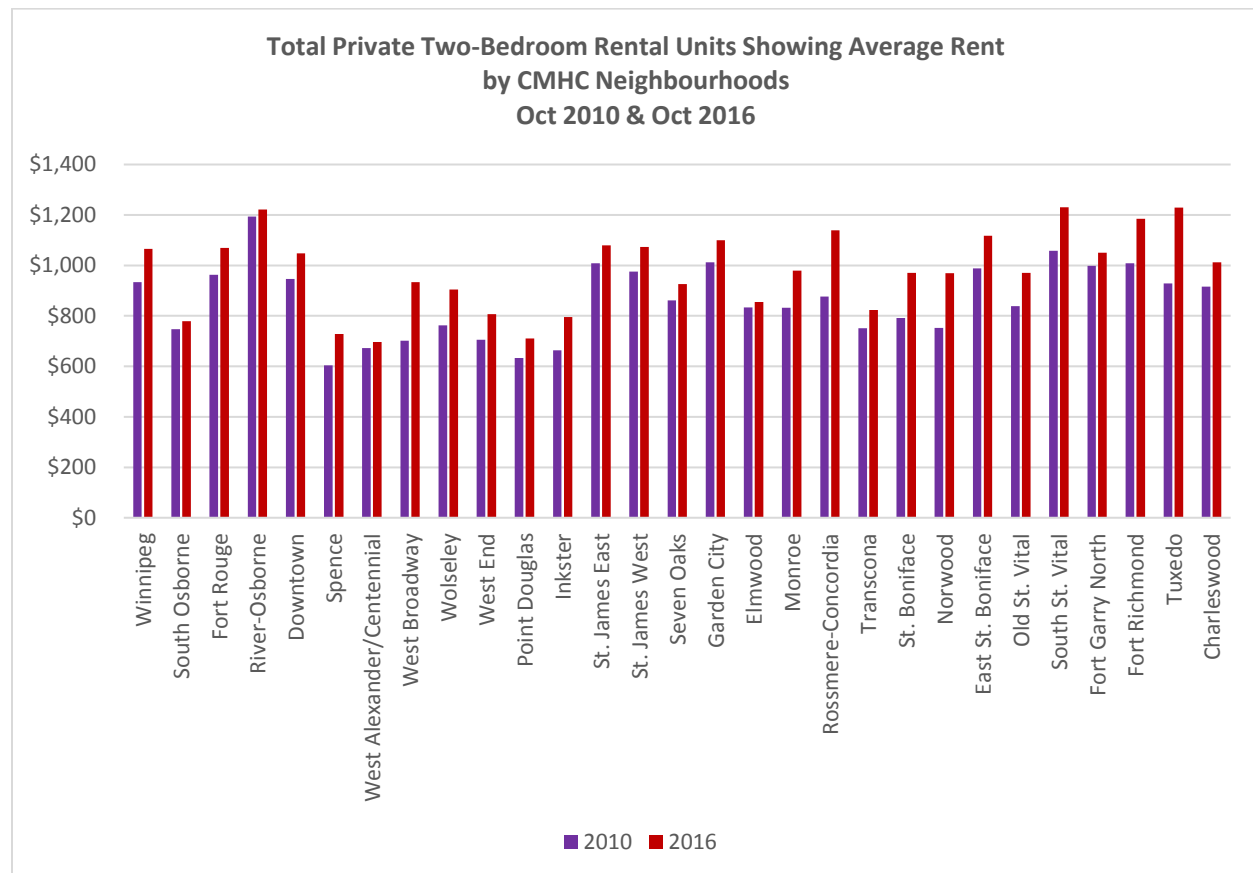


Two Bedroom Units

The map below shows the average rent for two-bedroom units in CMHC neighbourhoods in 2016.



The graph below compares the average rent for two-bedroom units in CMHC neighbourhoods in 2010 and 2016.

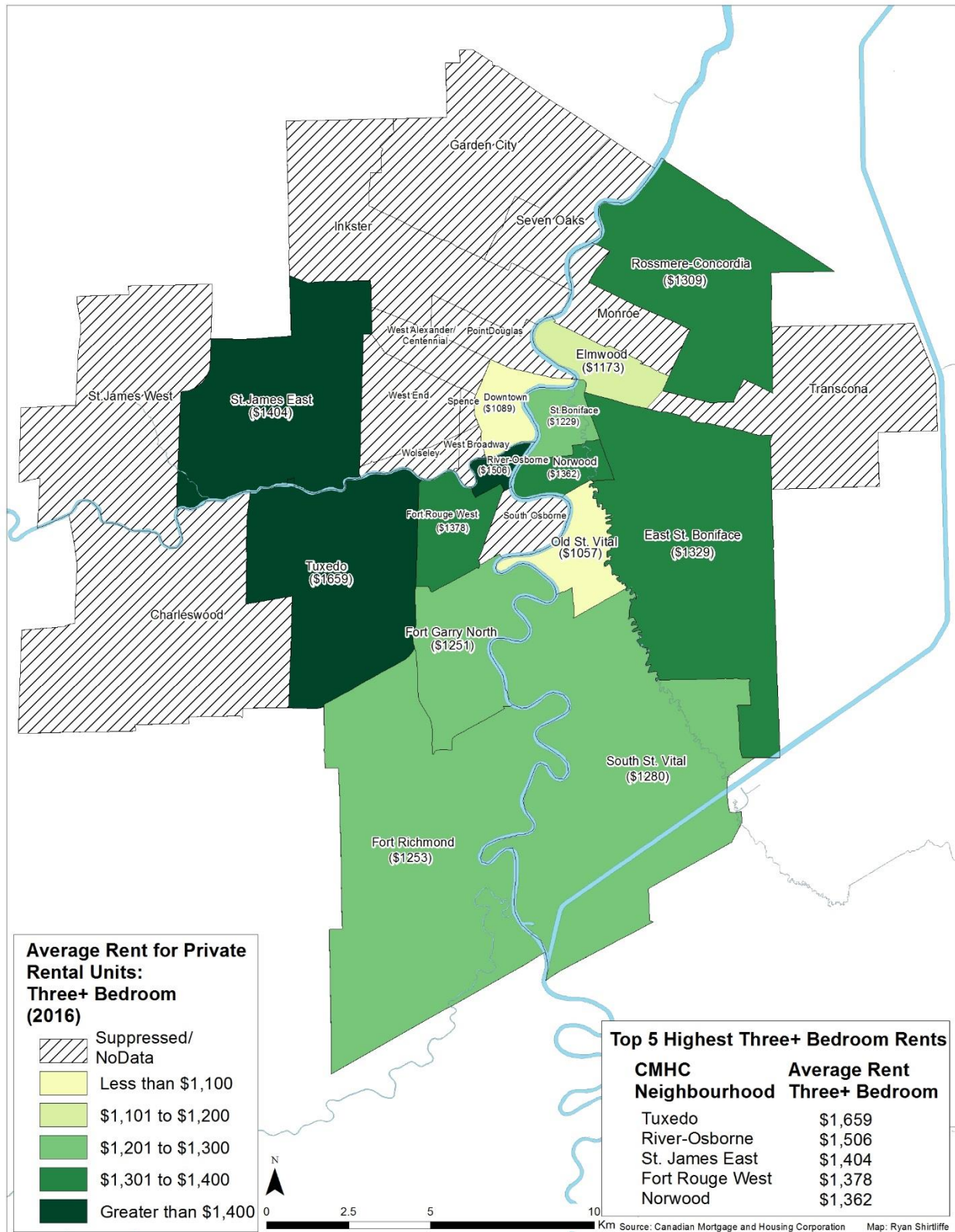


### Trend

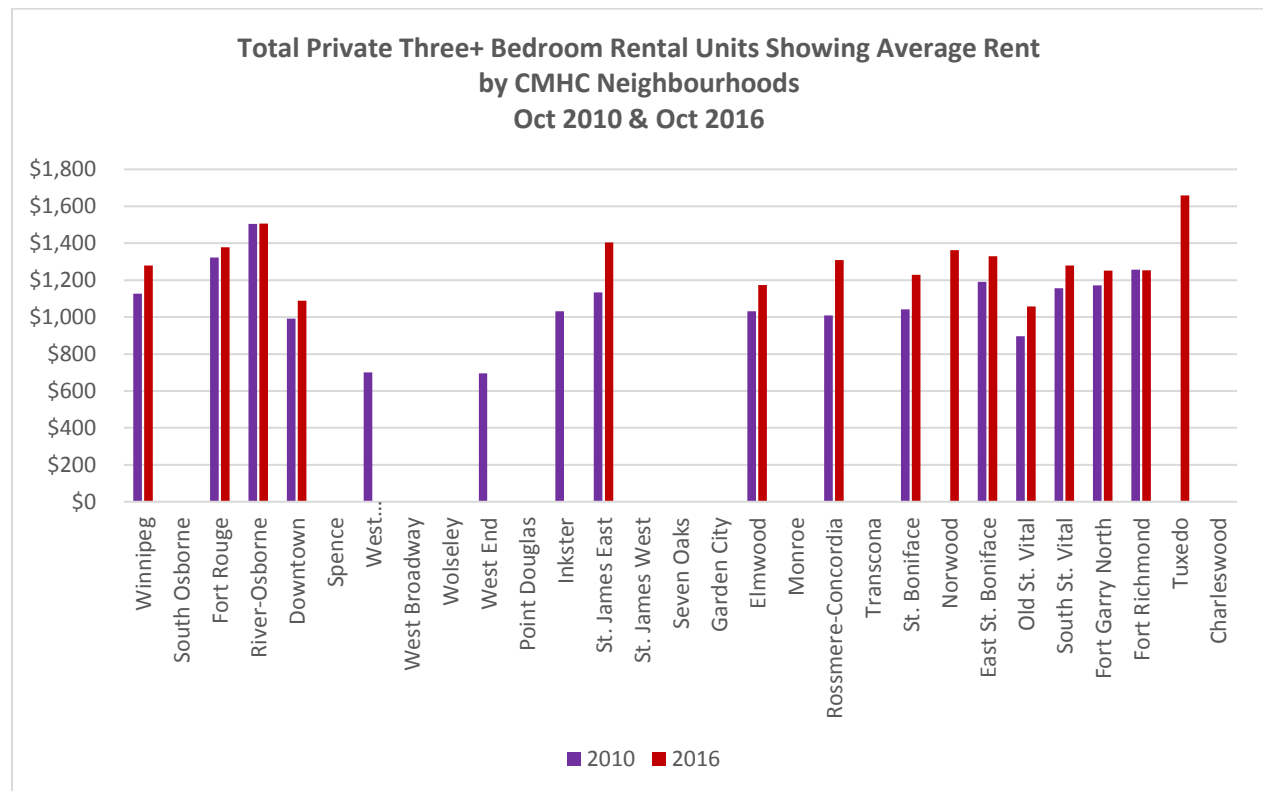
- Over the past seven-years (2010-2016), in general all neighbourhoods have experienced an increase in percentage change of average rent.
- The percentage change in average rent for two-bedroom units in the seven-year period for the City of Winnipeg was 14.1%.
- The neighbourhood that showed the highest percentage change in average rent in the seven-year period was Tuxedo at 32.3%.
- The neighbourhood that showed the lowest percentage change in average rent in the seven-year period was Elmwood at 2.5%.
- As of 2016, the three neighbourhoods with higher average rents were: South St. Vital, Tuxedo and River-Osborne at \$1,230, \$1,229 and \$1,221 respectively.
- As of 2016, the three neighbourhoods with lower average rents were: West Alexander/Centennial, Point Douglas and Spence at \$696, \$711 and \$728 respectively.
- See Table III-IV in Appendix III for more information and for average rent percentage change by CMHC neighbourhoods from 2010 to 2016.

## Three+ Bedroom Units

The map below shows the average rent for three+ bedroom units in CMHC neighbourhoods in 2016.



The graph below compares the average rent for three+ bedroom units in CMHC neighbourhoods in 2010 and 2016.



## Trend

- The percentage change in average rent for three+ bedroom units in the City of Winnipeg over the seven-year period (2010 to 2016) was 13.6%.
- For neighbourhoods with complete data, the neighbourhood that showed the highest percentage change in the seven-year period was Rossmere-Concordia at 29.7%.
- For neighbourhoods with complete data, the neighbourhood that showed the lowest percentage change in the seven-year period was River-Osborne at 0.1%.
- Over the seven-year period, Fort Richmond neighbourhood showed a decrease in percentage change in average rent at -0.3%.
- As of 2016, the top three neighbourhoods with higher average rents were: Tuxedo, River-Osborne and St. James East at \$1,659, \$1,506 and \$1,404 respectively.
- As of 2016, the three neighbourhoods with the lowest average rents were: Old St. Vital, Downtown and Elmwood at \$1,057, \$1,089 and \$1,173 respectively.
- The neighbourhoods that showed no data or suppressed data in the seven-year period were South Osborne, Spence, West Broadway, and Wolseley.
- See Table III-V in Appendix III for more information and for percentage change in average rent for all CMHC neighbourhoods from 2010 to 2016.



## Implications

- Majority of the homeless population look for bachelor and one-bedroom units, with the data showing a decrease in housing stock for these bedroom types over the ten-year period, this will adversely affect the homeless and at risk of being homeless population groups.
- Over the last decade, the data indicates that Winnipeg's average rent increased by 28.8% in constant 2016 dollars, which poses a challenge in finding affordable private rental units. Over the same period, average weekly earnings in Manitoba (in constant dollars) increased by only 8.2%.
- Also, in Winnipeg, the vacancy rate for private rental units with monthly rents under \$500 was 2.4% in 2016 which decreased from 4.8% in 2015<sup>3</sup>. The data shows that affordability and availability challenges are particularly critical for those who are homeless or at risk of being homeless.

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<sup>3</sup> Canada Mortgage and Housing Corporation, Rental Market Reports, various years. CMHC. Rental Market Report, Winnipeg CMA 2016 (table 1.4). Statistics Canada. CANSIM Table 281-0049; Statistics Canada. CANSIM Table 326-0020 - Consumer Price Index (2002=100 unless otherwise noted). Calculations performed by End Homelessness Winnipeg.



## Conclusion

Over the last ten years, there have been changes in the private rental market. Some significant trends include: Winnipeg's vacancy rate has been steadily increasing over the last seven-years, the total number of housing stock experienced an increase in the last ten-years, percentage change in average rent for all bedroom types have increased considerable, and average weekly earnings over the last decade has not kept pace with increases in the rental market. These changes in the private rental market demonstrates the challenges people who are homeless and those at risk of being homeless face when finding affordable housing.



## Definitions and Methodology

The source of the data for this report was based on the primary rental market derived from Canada Mortgage and Housing Corporation (CMHC) over numerous years from 2006 to 2016. The definitions and methodology below are gotten from Canada Mortgage and Housing Corporation (CMHC).

### DEFINITIONS

#### Secondary Rental Market

This refers to rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The secondary rental market represents self-contained units such as condominiums and other rental homes not surveyed in CMHC's Rental Market Survey. This includes apartment condominiums offered for rent, as well as rented single-detached houses, rented double (semi-detached) houses, rented freehold row/town houses, rented duplex apartments, rented accessory apartments, and rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

#### Vacancy

A unit is considered vacant if, at the time of the survey by CMHC, it is physically unoccupied and available for immediate rental.

#### Rent


According to CMHC, 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 units that are available and vacant, the rent is the amount the landlord is asking for the unit. CMHC states that the average rents provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as electricity, hot water and heating may or may not be included in the rent.

### METHODOLOGY

#### Data Reliability Measures

CMHC conducts the Rental Market Survey (RMS) every year in October to estimate the relative strengths in the rental market. The primary vacancy rate and rent level is based on all surveyed structures. CMHC does not publish a statistic if the reliability of the estimate is too low or if publication of a statistic would violate confidentiality rules. The ability for CMHC 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 the CV is generally expressed a percentage.

The CMHC survey is conducted on a sample basis. 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 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.

#### Rents Continue to Increase

Rent increases cited in CMHC reports are based “same sample units” meaning rent changes are compared for units that are common to both the previous and current Rental Market Surveys. The objective is to provide a better indication of actual rent increases paid by most tenants. The percentage change rates in rent levels cited in the housing inventory report are based on all reported rents rather than units common to each survey.

The year to year growth in rents may be above the guidelines set out by the Manitoba Residential Tenancies Board as new units and units over a specific rent level (above \$1,495 per month) are exempt from rent increase guidelines.

#### Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions. The following letter code is used to indicate the level of reliability of proportions:

- \*\*: Poor – Suppressed

<sup>1</sup> Canada Mortgage and Housing Corporation (2014). *Methodology for Rental Market Survey*



## Appendix I: Housing Stock

Table I-I

Total Number of Private Rental Housing Stock by Bedroom Type, Winnipeg Oct 2006 to Oct 2016					
Year	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom*	Total
October 2006	4,154	27,395	20,588	1,998	54,135
October 2007	4,057	27,003	20,647	1,866	53,573
October 2008	3,989	26,876	20,833	1,822	53,520
October 2009	3,908	27,044	21,436	1,976	54,364
October 2010	3,714	26,648	21,182	1,932	53,476
October 2011	3,683	26,341	21,536	1,861	53,421
October 2012	3,653	26,416	21,690	1,931	53,690
October 2013	3,642	26,161	21,684	1,930	53,417
October 2014	3,661	26,788	22,607	1,929	54,985
October 2015	3,788	27,117	23,466	2,118	56,489
October 2016	3,740	27,108	23,710	2,243	56,801
Change 2006 to 2016	-414	-287	3,122	245	2,666
Percentage Change 2006 to 2016	-10.0%	-1.0%	15.2%	12.3%	4.9%
Source: CMHC Rental Market Report, 2006 to 2016. Data analysis conducted by End Homelessness Winnipeg					

Table II

Total Number of Private Rental Stock (Row / Townhouse and Apartments) by CMHC Neighbourhoods Oct 2010 to Oct 2016								
Neighbourhood	2010	2011	2012	2013	2014	2015	2016	% Change 2010 to 2016
<b>Winnipeg</b>	<b>53,522</b>	<b>53,467</b>	<b>53,780</b>	<b>53,564</b>	<b>55,175</b>	<b>56,709</b>	<b>57,038</b>	<b>6.6%</b>
South Osborne	500	482	456	443	446	455	453	-9.4%
Fort Rouge West	2,696	2,753	2,698	2,639	2,750	2,728	2,742	1.7%
River Osborne	4,327	4,357	4,225	4,204	4,146	4,223	4,293	-0.8%
Downtown	5,326	5,334	5,776	5,718	5,800	5,835	5,888	10.6%
Spence	833	886	764	736	789	783	781	-6.2%
West Alexander/Centennial	289	260	248	236	232	251	252	-12.8%
West Broadway	2,271	2,245	2,250	2,203	2,218	2,271	2,220	-2.2%
Wolseley	682	676	665	648	625	672	633	-7.2%
West End	2,167	2,030	1,940	1,830	1,812	1,904	1,843	-15.0%
Point Douglas	281	289	289	284	298	308	288	2.5%
Inkster	1,331	1,176	1,103	1,090	1,066	1,340	1,334	0.2%
St. James East	3,808	3,887	3,727	3,728	3,747	3,864	3,883	2.0%
St. James West	2,441	2,412	2,397	2,555	2,553	2,601	2,604	6.7%
Seven Oaks	1,739	1,758	1,729	1,728	1,743	1,672	1,673	-3.8%
Garden City	2,097	2,099	2,099	2,099	2,207	2,470	2,469	17.7%
Elmwood	1,220	1,223	1,268	1,261	1,255	1,260	1,197	-1.9%
Monroe	1,666	1,666	1,670	1,574	1,773	1,816	1,836	10.2%
Rossmere-Concordia	4,988	4,732	4,918	5,053	5,124	5,325	5,320	6.7%
Transcona	404	390	390	408	450	461	461	14.1%
St. Boniface	1,267	1,260	1,229	1,185	1,220	1,197	1,202	-5.1%
Norwood	568	535	496	476	531	548	632	11.3%
East St. Boniface	2,434	2,727	2,930	2,944	3,048	3,052	3,131	28.6%
Old St. Vital	1,847	1,846	1,886	1,886	1,930	1,896	1,902	3.0%
South St. Vital	1,987	2,186	2,108	2,087	2,310	2,278	2,318	16.7%
Fort Garry North	3,189	3,117	3,199	3,185	3,173	3,191	3,138	-1.6%
Fort Richmond	1,615	1,615	1,609	1,558	1,982	2,041	2,198	36.1%
Tuxedo	792	769	910	947	1,045	1,335	1,399	76.6%
Charleswood	711	711	711	712	712	712	711	0.0%
Source: CMHC Rental Market Report, various years.								

Table III

Total Number of Bachelor Private Rental Stock (Row/Townhouse and Apartments) by CMHC Neighbourhoods Oct 2010 to Oct 2016								
Neighbourhood	2010	2011	2012	2013	2014	2015	2016	% Change 2010 to 2016
<b>Winnipeg</b>	<b>3,714</b>	<b>3,683</b>	<b>3,653</b>	<b>3,642</b>	<b>3,661</b>	<b>3,788</b>	<b>3,740</b>	<b>0.7%</b>
South Osborne	20	24	19	19	20	27	26	30.0%
Fort Rouge West	138	141	142	143	144	132	136	-1.4%
River Osborne	244	242	231	227	223	239	240	-1.6%
Downtown	947	882	967	984	973	1,020	1,024	8.1%
Spence	176	196	173	175	187	179	190	8.0%
West Alexander/Centennial	23	28	28	28	28	28	28	21.7%
West Broadway	527	539	536	503	509	529	527	0.0%
Wolseley	103	103	107	106	100	102	103	0.0%
West End	272	263	250	233	233	270	263	-3.3%
Point Douglas	32	33	34	33	37	30	29	-9.4%
Inkster	32	30	31	31	31	33	33	3.1%
St. James East	347	373	325	366	368	395	374	7.8%
St. James West	54	54	52	52	52	52	54	0.0%
Seven Oaks	46	44	44	42	42	41	40	-13.0%
Garden City	2	2	1	1	1	2	2	0.0%
Elmwood	107	106	106	106	106	106	76	-29.0%
Monroe	24	25	25	26	25	13	23	-4.2%
Rossmere-Concordia	171	161	155	154	157	157	156	-8.8%
Transcona	8	7	7	7	7	7	7	-12.5%
St. Boniface	100	101	94	93	93	91	92	-8.0%
Norwood	74	57	59	56	60	63	62	-16.2%
East St. Boniface	20	19	19	14	16	20	20	0.0%
Old St. Vital	68	67	63	64	69	68	69	1.5%
South St. Vital	45	48	48	48	48	48	48	6.7%
Fort Garry North	74	78	77	77	76	77	59	-20.3%
Fort Richmond	14	14	14	8	10	10	10	-28.6%
Tuxedo	0	0	0	0	0	2	2	-
Charleswood	46	46	46	46	46	47	47	2.2%
Source: CMHC Rental Market Report, various years.								

Table IV

Total Number of 1 Bedroom Private Rental Stock (Row/Townhouse and Apartments) by CMHC Neighbourhoods Oct 2010 to Oct 2016								
Neighbourhood	2010	2011	2012	2013	2014	2015	2016	% Change 2010 to 2016
<b>Winnipeg</b>	<b>26,660</b>	<b>26,353</b>	<b>26,422</b>	<b>26,170</b>	<b>26,797</b>	<b>27,126</b>	<b>27,117</b>	<b>1.7%</b>
South Osborne	280	267	245	237	238	242	244	-12.9%
Fort Rouge West	1,444	1,478	1,416	1,371	1,465	1,471	1,468	1.7%
River Osborne	2,253	2,281	2,217	2,228	2,214	2,210	2,219	-1.5%
Downtown	3,016	2,919	3,193	3,190	3,225	3,192	3,213	6.5%
Spence	486	512	453	442	475	480	467	-3.9%
West Alexander/Centennial	159	142	135	130	130	142	141	-11.3%
West Broadway	1,299	1,268	1,274	1,260	1,278	1,300	1,261	-2.9%
Wolseley	381	382	387	377	351	354	343	-10.0%
West End	1,307	1,209	1,169	1,109	1,088	1,120	1,078	-17.5%
Point Douglas	140	143	135	138	149	150	136	-2.9%
Inkster	630	590	590	573	577	655	652	3.5%
St. James East	1,639	1,663	1,629	1,598	1,606	1,634	1,653	0.9%
St. James West	1,068	1,048	1,043	1,077	1,074	1,102	1,101	3.1%
Seven Oaks	901	914	903	908	916	884	889	-1.3%
Garden City	742	743	746	733	754	825	825	11.2%
Elmwood	713	694	735	730	725	725	685	-3.9%
Monroe	713	714	719	672	812	844	850	19.2%
Rossmere-Concordia	2,866	2,775	2,836	2,861	2,883	2,914	2,912	1.6%
Transcona	178	173	172	190	190	192	190	6.7%
St. Boniface	749	741	727	720	724	706	702	-6.3%
Norwood	363	351	318	302	339	345	370	1.9%
East St. Boniface	971	959	937	916	950	977	975	0.4%
Old St. Vital	963	962	982	979	1,009	994	995	3.3%
South St. Vital	883	984	939	917	996	975	995	12.7%
Fort Garry North	1,237	1,179	1,238	1,251	1,220	1,226	1,235	-0.2%
Fort Richmond	594	594	595	570	673	673	703	18.4%
Tuxedo	287	271	298	297	342	421	442	54.0%
Charleswood	386	385	385	385	385	364	364	-5.7%
Source: CMHC Rental Market Report, various years.								

Table V

Total Number of 2 Bedroom Private Rental Stock (Row / Townhouse and Apartments) by CMHC Neighbourhoods, October 2010 to October 2016								
Neighbourhood	2010	2011	2012	2013	2014	2015	2016	% Change 2010 to 2016
<b>Winnipeg</b>	<b>21,204</b>	<b>21,558</b>	<b>21,709</b>	<b>21,733</b>	<b>22,699</b>	<b>23,518</b>	<b>23,762</b>	<b>12.1%</b>
South Osborne	197	188	190	185	186	184	181	-8.1%
Fort Rouge West	1,043	1,061	1,062	1,049	1,065	1,048	1,059	1.5%
River Osborne	1,734	1,737	1,683	1,658	1,617	1,678	1,728	-0.3%
Downtown	1,282	1,454	1,537	1,465	1,525	1,546	1,553	21.1%
Spence	165	161	130	116	124	124	124	-24.8%
West Alexander/Centennial	89	77	76	68	67	74	77	-13.5%
West Broadway	432	427	429	429	420	431	421	-2.5%
Wolseley	195	188	167	161	170	196	168	-13.8%
West End	558	529	490	459	464	486	474	-15.1%
Point Douglas	95	101	108	103	102	115	108	13.7%
Inkster	518	466	427	433	406	563	560	8.1%
St. James East	1,701	1,730	1,652	1,664	1,671	1,714	1,735	2.0%
St. James West	1,243	1,234	1,226	1,327	1,321	1,340	1,342	8.0%
Seven Oaks	777	785	767	763	770	732	729	-6.2%
Garden City	1,249	1,251	1,257	1,269	1,345	1,526	1,525	22.1%
Elmwood	360	379	382	381	381	383	384	6.7%
Monroe	884	882	882	832	893	915	917	3.7%
Rossmere-Concordia	1,664	1,534	1,673	1,775	1,859	2,029	2,024	21.6%
Transcona	194	186	187	187	217	226	228	17.5%
St. Boniface	389	388	380	342	377	376	381	-2.1%
Norwood	128	124	115	115	127	131	175	36.7%
East St. Boniface	1,200	1,506	1,607	1,644	1,711	1,682	1,756	46.3%
Old St. Vital	769	770	795	797	806	788	792	3.0%
South St. Vital	966	1,052	1,023	1,023	1,167	1,156	1,176	21.7%
Fort Garry North	1,812	1,794	1,818	1,790	1,810	1,822	1,777	-1.9%
Fort Richmond	795	795	788	771	1,075	1,074	1,160	45.9%
Tuxedo	482	475	577	615	668	844	874	81.3%
Charleswood	261	262	262	263	263	283	282	8.0%
Source: CMHC Rental Market Report, various years.								

Table VI

Total Number of 3+ Bedroom Private Rental Stock (Row/Townhouse and Apartments) by CMHC Neighbourhoods Oct 2010 to Oct 2016								
Neighbourhood	2010	2011	2012	2013	2014	2015	2016	% Change 2010 to 2016
<b>Winnipeg</b>	<b>1,944</b>	<b>1,873</b>	<b>1,996</b>	<b>2,019</b>	<b>2,018</b>	<b>2,277</b>	<b>2,419</b>	<b>24.4%</b>
South Osborne	3	3	2	2	2	2	2	-33.3%
Fort Rouge West	71	73	78	76	76	77	79	11.3%
River Osborne	96	97	94	91	92	96	106	10.4%
Downtown	81	79	79	79	77	77	98	21.0%
Spence	6	17	8	3	3	0	0	-100.0%
West Alexander/Centennial	18	13	9	10	7	7	6	-66.7%
West Broadway	13	11	11	11	11	11	11	-15.4%
Wolseley	3	3	4	4	4	20	19	533.3%
West End	30	29	31	29	27	28	28	-6.7%
Point Douglas	14	12	12	10	10	13	15	7.1%
Inkster	151	90	55	53	52	89	89	-41.1%
St. James East	121	121	121	100	102	121	121	0.0%
St. James West	76	76	76	99	106	107	107	40.8%
Seven Oaks	15	15	15	15	15	15	15	0.0%
Garden City	104	103	95	96	107	117	117	12.5%
Elmwood	40	44	45	44	43	46	52	30.0%
Monroe	45	45	44	44	43	44	46	2.2%
Rossmere-Concordia	287	262	254	263	225	225	228	-20.6%
Transcona	24	24	24	24	36	36	36	50.0%
St. Boniface	29	30	28	30	26	24	27	-6.9%
Norwood	3	3	4	3	5	9	25	733.3%
East St. Boniface	243	243	367	370	371	373	380	56.4%
Old St. Vital	47	47	46	46	46	46	46	-2.1%
South St. Vital	93	102	98	99	99	99	99	6.5%
Fort Garry North	66	66	66	67	67	66	67	1.5%
Fort Richmond	212	212	212	209	224	284	325	53.3%
Tuxedo	23	23	35	35	35	68	81	252.2%
Charleswood	18	18	18	18	18	18	18	0.0%
Source: CMHC Rental Market Report, various years.								

## Appendix II: Vacancy Rate

Table II-I

Winnipeg Vacancy Rate Ranked by 2016 Data for Total Private Rental Housing Stock by CMHC Neighbourhood Oct 2010 to Oct 2016							
Neighbourhood	2010	2011	2012	2013	2014	2015	2016
<b>Winnipeg</b>	<b>0.8%</b>	<b>1.1%</b>	<b>1.7%</b>	<b>2.5%</b>	<b>2.5%</b>	<b>2.9%</b>	<b>2.8%</b>
West Alexander/Centennial	0.8%	0.0%	0.9%	4.3%	**	0.0%	**
Inkster	1.9%	1.6%	0.9%	2.7%	3.1%	2.8%	5.1%
Downtown	0.9%	2.3%	1.9%	3.0%	3.7%	3.5%	4.1%
Point Douglas	2.9%	3.3%	1.9%	2.6%	**	4.3%	4.1%
Rossmere-Concordia	0.3%	0.4%	1.1%	3.0%	2.3%	4.2%	4.1%
Fort Richmond	0.9%	0.6%	2.1%	3.1%	3.6%	3.2%	4.1%
Seven Oaks	0.3%	0.9%	1.1%	2.2%	2.7%	3.9%	3.9%
West Broadway	1.3%	1.2%	1.5%	2.4%	2.8%	3.8%	3.3%
Norwood	2.8%	1.2%	1.4%	3.3%	3.7%	**	3.0%
Tuxedo	0.0%	0.9%	3.0%	7.1%	3.9%	2.7%	3.0%
Old St. Vital	0.8%	0.8%	1.5%	1.6%	1.7%	1.9%	2.9%
St. James East	0.9%	1.6%	0.9%	3.0%	2.8%	4.0%	2.8%
Spence	0.4%	0.4%	1.5%	4.1%	1.7%	3.0%	2.7%
Elmwood	1.6%	1.1%	2.1%	3.1%	2.9%	2.1%	2.7%
River Osborne	1.1%	1.1%	2.0%	3.0%	3.6%	2.7%	2.6%
West End	1.3%	1.0%	2.5%	2.3%	**	2.2%	2.4%
East St. Boniface	0.6%	3.2%	3.4%	2.3%	2.3%	2.0%	2.4%
Wolseley	0.9%	0.8%	0.7%	1.3%	0.6%	1.7%	2.3%
Fort Rouge West	0.9%	0.8%	1.8%	1.8%	2.4%	3.8%	2.2%
Fort Garry North	0.0%	0.8%	1.4%	0.9%	1.8%	1.9%	2.0%
St. James West	0.6%	0.5%	1.2%	1.8%	2.5%	2.0%	1.7%
Garden City	0.5%	0.1%	1.3%	1.4%	1.6%	1.7%	1.7%
Monroe	1.0%	0.4%	1.4%	1.8%	1.0%	2.0%	1.7%
Transcona	0.0%	2.8%	1.0%	1.7%	0.0%	0.9%	1.6%
South Osborne	0.5%	0.8%	1.7%	0.8%	0.9%	1.0%	1.4%
St. Boniface	0.4%	0.8%	1.2%	1.3%	1.2%	2.0%	1.3%
South St. Vital	0.5%	1.5%	1.1%	1.6%	2.3%	1.4%	1.3%
Charleswood	0.4%	0.1%	1.8%	2.4%	1.1%	4.9%	0.9%
Source: CMHC Rental Market Report, 2010 to 2016.							
** no data or data suppressed							

Table II-II

Winnipeg Vacancy Rate Ranked by 2016 Data for Total Private Rental Housing Stock by CMHC Neighbourhood Oct 2010 to Oct 2016							
Neighbourhood	2010	2011	2012	2013	2014	2015	2016
<b>Winnipeg</b>	<b>0.8%</b>	<b>1.1%</b>	<b>1.7%</b>	<b>2.5%</b>	<b>2.5%</b>	<b>2.9%</b>	<b>2.8%</b>
West Alexander/Centennial	0.8%	0.0%	0.9%	4.3%	**	0.0%	**
Inkster	1.9%	1.6%	0.9%	2.7%	3.1%	2.8%	5.1%
Downtown	0.9%	2.3%	1.9%	3.0%	3.7%	3.5%	4.1%
Point Douglas	2.9%	3.3%	1.9%	2.6%	**	4.3%	4.1%
Rossmere-Concordia	0.3%	0.4%	1.1%	3.0%	2.3%	4.2%	4.1%
Fort Richmond	0.9%	0.6%	2.1%	3.1%	3.6%	3.2%	4.1%
Seven Oaks	0.3%	0.9%	1.1%	2.2%	2.7%	3.9%	3.9%
West Broadway	1.3%	1.2%	1.5%	2.4%	2.8%	3.8%	3.3%
Norwood	2.8%	1.2%	1.4%	3.3%	3.7%	**	3.0%
Tuxedo	0.0%	0.9%	3.0%	7.1%	3.9%	2.7%	3.0%
Old St. Vital	0.8%	0.8%	1.5%	1.6%	1.7%	1.9%	2.9%
St. James East	0.9%	1.6%	0.9%	3.0%	2.8%	4.0%	2.8%
Spence	0.4%	0.4%	1.5%	4.1%	1.7%	3.0%	2.7%
Elmwood	1.6%	1.1%	2.1%	3.1%	2.9%	2.1%	2.7%
River Osborne	1.1%	1.1%	2.0%	3.0%	3.6%	2.7%	2.6%
West End	1.3%	1.0%	2.5%	2.3%	**	2.2%	2.4%
East St. Boniface	0.6%	3.2%	3.4%	2.3%	2.3%	2.0%	2.4%
Wolseley	0.9%	0.8%	0.7%	1.3%	0.6%	1.7%	2.3%
Fort Rouge West	0.9%	0.8%	1.8%	1.8%	2.4%	3.8%	2.2%
Fort Garry North	0.0%	0.8%	1.4%	0.9%	1.8%	1.9%	2.0%
St. James West	0.6%	0.5%	1.2%	1.8%	2.5%	2.0%	1.7%
Garden City	0.5%	0.1%	1.3%	1.4%	1.6%	1.7%	1.7%
Monroe	1.0%	0.4%	1.4%	1.8%	1.0%	2.0%	1.7%
Transcona	0.0%	2.8%	1.0%	1.7%	0.0%	0.9%	1.6%
South Osborne	0.5%	0.8%	1.7%	0.8%	0.9%	1.0%	1.4%
St. Boniface	0.4%	0.8%	1.2%	1.3%	1.2%	2.0%	1.3%
South St. Vital	0.5%	1.5%	1.1%	1.6%	2.3%	1.4%	1.3%
Charleswood	0.4%	0.1%	1.8%	2.4%	1.1%	4.9%	0.9%
Source: CMHC Rental Market Report, various years.							
** no data or data suppressed							



Table II-III

Winnipeg Vacancy Rate Ranked on 2016 Data for Private Bachelor Rental Units by CMHC Neighbourhood Oct 2010 to Oct 2016							
Neighbourhood	2010	2011	2012	2013	2014	2015	2016
<b>Winnipeg</b>	<b>1.2%</b>	<b>1.6%</b>	<b>1.7%</b>	<b>2.7%</b>	<b>3.6%</b>	<b>2.9%</b>	<b>2.1%</b>
South Osborne	5.0%	0.0%	0.0%	0.0%	**	**	**
Fort Rouge West	2.6%	0.8%	0.9%	2.8%	1.4%	**	**
Spence	0.0%	1.3%	1.8%	0.0%	3.2%	3.7%	**
West Alexander/Centennial	4.3%	0.0%	3.7%	3.7%	**	**	**
West End	0.9%	2.9%	4.0%	4.2%	**	1.6%	**
Point Douglas	0.0%	0.0%	5.9%	0.0%	0.0%	0.0%	**
St. James West	0.0%	0.0%	1.9%	0.0%	**	**	**
Garden City	**	**	**	**	**	**	**
Elmwood	7.3%	1.3%	1.1%	0.0%	**	3.2%	**
Monroe	0.0%	0.0%	0.0%	0.0%	0.0%	**	**
Transcona	0.0%	**	**	**	**	**	**
Norwood	3.4%	7.3%	0.0%	10.0%	**	**	**
South St. Vital	**	**	0.0%	0.0%	2.1%	0.0%	**
Fort Richmond	**	**	**	**	**	**	**
Tuxedo	--	--	--	--	--	**	**
Seven Oaks	0.0%	0.0%	0.0%	4.9%	**	4.6%	4.5%
Rossmere-Concordia	0.0%	0.6%	1.4%	0.0%	1.9%	0.0%	3.0%
West Broadway	1.3%	2.1%	2.2%	3.5%	3.7%	2.9%	2.7%
St. James East	1.5%	2.5%	1.8%	4.7%	1.8%	3.7%	2.6%
River-Osborne	2.7%	0.7%	1.1%	0.0%	3.8%	2.0%	2.3%
Downtown	0.6%	1.1%	1.7%	3.3%	6.5%	3.1%	2.2%
Charleswood	4.3%	2.2%	2.4%	4.3%	0.0%	4.1%	2.0%
Wolseley	1.4%	0.0%	2.3%	1.2%	0.0%	1.0%	0.0%
Inkster	0.0%	0.0%	0.0%	4.0%	0.0%	0.0%	0.0%
St. Boniface	0.0%	2.5%	0.0%	0.0%	3.1%	0.0%	0.0%
East St. Boniface	0.0%	6.7%	0.0%	**	**	5.7%	0.0%
Old St. Vital	0.0%	0.0%	0.0%	1.7%	2.9%	0.0%	0.0%
Fort Garry North	0.0%	0.0%	0.0%	1.3%	**	**	0.0%
Source: CMHC Rental Market Report, various years.							
** no data or data suppressed							

Table II-IV

Winnipeg Vacancy Rate Ranked on 2016 Data for Private 1 Bedroom Rental Units by CMHC Neighbourhood Oct 2010 to Oct 2016							
Neighbourhood	2010	2011	2012	2013	2014	2015	2016
<b>Winnipeg</b>	<b>0.8%</b>	<b>0.9%</b>	<b>1.4%</b>	<b>2.4%</b>	<b>2.5%</b>	<b>2.7%</b>	<b>3.0%</b>
Fort Richmond	1.5%	0.2%	1.3%	3.1%	1.6%	2.9%	5.5%
Inkster	1.0%	1.7%	1.3%	2.7%	3.4%	2.2%	5.3%
Downtown	1.1%	1.6%	1.6%	2.7%	3.2%	3.1%	4.8%
Seven Oaks	0.4%	0.9%	1.6%	2.6%	3.7%	4.0%	4.8%
West Broadway	1.0%	1.1%	1.6%	2.4%	2.7%	3.2%	3.4%
Old St. Vital	0.9%	1.0%	1.8%	1.8%	1.6%	2.2%	3.4%
St. James East	0.8%	2.4%	0.9%	3.1%	3.0%	4.4%	3.2%
River-Osborne	0.9%	0.9%	1.1%	2.8%	3.8%	3.1%	3.0%
East St. Boniface	0.2%	0.3%	0.6%	1.0%	1.4%	1.0%	2.9%
Wolseley	0.0%	0.9%	0.0%	1.9%	1.1%	2.6%	2.8%
St. James West	0.8%	0.5%	1.5%	2.2%	2.7%	1.1%	2.7%
Fort Garry North	0.0%	0.9%	1.5%	0.7%	2.0%	1.0%	2.6%
Fort Rouge West	0.8%	0.8%	1.5%	1.8%	2.2%	3.3%	2.5%
West End	1.2%	0.8%	2.2%	2.1%	1.1%	2.4%	2.4%
Norwood	3.6%	0.4%	1.5%	2.7%	4.4%	**	2.3%
Garden City	0.9%	0.2%	1.2%	2.6%	2.0%	3.2%	2.3%
Transcona	0.0%	2.3%	2.3%	2.1%	0.0%	1.0%	2.2%
Spence	0.7%	0.0%	1.6%	6.6%	1.3%	3.6%	2.0%
Rossmere-Concordia	0.1%	0.3%	1.2%	1.8%	2.6%	2.7%	2.0%
Monroe	1.1%	0.6%	1.2%	1.7%	1.4%	3.3%	1.9%
Elmwood	0.6%	1.0%	3.0%	3.5%	2.8%	2.2%	1.7%
South St. Vital	0.4%	1.2%	0.8%	1.8%	2.9%	0.7%	1.6%
St. Boniface	0.6%	1.0%	2.0%	1.7%	1.4%	2.1%	1.2%
Charleswood	0.0%	0.0%	0.9%	2.2%	1.6%	**	1.1%
Point Douglas	1.0%	1.5%	2.6%	3.9%	**	**	**
West Alexander/Centennial	0.7%	0.0%	0.8%	5.9%	**	0.0%	**
South Osborne	0.0%	0.5%	2.7%	1.0%	1.1%	0.8%	**
Tuxedo	0.0%	0.4%	0.4%	4.6%	3.5%	2.1%	**
Source: CMHC Rental Market Report, various years.							
** no data or data suppressed							

Table II-V

Winnipeg Vacancy Rate Ranked by 2016 Data for Private 2 Bedroom Rental Units by CMHC Neighbourhood Oct 2010 to Oct2016							
Neighbourhood	2010	2011	2012	2013	2014	2015	2016
<b>Winnipeg</b>	<b>0.8%</b>	<b>1.2%</b>	<b>2.0%</b>	<b>2.5%</b>	<b>2.4%</b>	<b>3.2%</b>	<b>2.8%</b>
Spence	0.0%	0.0%	1.1%	1.4%	**	0.0%	**
West Alexander/Centennial	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	**
Wolseley	2.3%	1.3%	1.3%	0.0%	0.0%	0.6%	**
Point Douglas	5.1%	5.0%	0.0%	1.7%	0.0%	**	**
Outlying Areas	4.5%	0.0%	0.0%	**	3.2%	**	**
Rossmere-Concordia	0.7%	0.5%	0.9%	5.3%	2.1%	7.1%	6.9%
Inkster	3.2%	1.8%	0.6%	2.8%	3.0%	4.2%	5.6%
Downtown	0.5%	4.4%	2.9%	3.7%	3.4%	4.7%	4.4%
West Broadway	2.2%	0.0%	0.5%	1.3%	1.9%	**	3.7%
West End	2.0%	0.8%	1.9%	1.9%	**	2.2%	3.4%
Elmwood	1.6%	1.4%	0.9%	3.6%	1.5%	1.2%	3.4%
Fort Richmond	0.4%	0.8%	3.2%	3.2%	4.7%	2.3%	3.2%
Seven Oaks	0.3%	0.9%	0.7%	1.3%	1.7%	3.8%	2.9%
Old St. Vital	0.5%	0.7%	1.3%	1.0%	1.9%	1.7%	2.8%
St. James East	1.0%	0.8%	0.7%	2.4%	2.7%	4.0%	2.5%
East St. Boniface	0.6%	4.8%	5.6%	2.3%	2.7%	1.8%	2.5%
Tuxedo	0.0%	1.3%	4.1%	9.1%	4.3%	2.2%	2.4%
River-Osborne	1.2%	1.4%	2.9%	3.5%	3.3%	2.6%	2.0%
Monroe	1.0%	0.4%	1.7%	2.0%	0.8%	0.9%	1.7%
St. Boniface	0.3%	0.0%	0.3%	1.0%	0.5%	2.3%	1.7%
Fort Rouge West	1.0%	0.8%	2.5%	1.3%	2.7%	4.2%	1.6%
Garden City	0.3%	0.1%	1.4%	0.8%	1.6%	0.8%	1.5%
Fort Garry North	0.1%	0.7%	1.5%	1.0%	1.6%	2.5%	1.5%
South Osborne	0.6%	1.3%	0.7%	0.7%	0.0%	**	1.3%
Transcona	0.0%	2.7%	0.0%	1.6%	0.0%	0.9%	1.3%
South St. Vital	0.6%	1.8%	1.5%	1.8%	2.1%	2.3%	1.3%
St. James West	0.3%	0.4%	1.0%	1.8%	2.5%	2.8%	1.0%
Norwood	0.0%	0.0%	1.9%	2.8%	2.2%	**	0.7%
Charleswood	0.4%	0.0%	3.3%	2.3%	0.8%	**	0.4%
Source: CMHC Rental Market Report, various years.							
** no data or data suppressed							

Table II-VI

Winnipeg Vacancy Rate Ranked by 2016 Data for Private 3 Bedroom + Rental Units by CMHC Neighbourhood Oct 2010 to Oct 2016							
Neighbourhood	2010	2011	2012	2013	2014	2015	2016
<b>Winnipeg</b>	<b>1.2%</b>	<b>0.9%</b>	<b>1.1%</b>	<b>2.9%</b>	<b>2.0%</b>	<b>3.0%</b>	<b>2.8%</b>
South Osborne	**	**	**	**	**	**	**
Fort Rouge West	0.0%	1.6%	0.0%	7.5%	3.7%	**	**
River-Osborne	1.2%	3.7%	6.8%	5.8%	3.2%	0.0%	**
Downtown	1.3%	7.7%	0.0%	2.6%	**	2.4%	**
West Alexander/Centennial	0.0%	0.0%	**	**	**	**	**
West Broadway	**	**	**	**	**	**	**
Wolseley	**	**	**	**	**	**	**
Point Douglas	16.7%	11.1%	**	0.0%	**	**	**
Inkster	2.3%	0.0%	0.0%	2.4%	**	**	**
St. James East	0.9%	0.0%	3.1%	4.3%	2.9%	0.0%	**
St. James West	1.8%	0.0%	0.0%	0.0%	1.1%	**	**
Seven Oaks	**	0.0%	0.0%	**	**	**	**
Garden City	**	0.0%	1.1%	0.0%	**	1.1%	**
Monroe	**	0.0%	0.0%	**	0.0%	0.0%	**
Rossmere-Concordia	0.5%	0.4%	0.0%	2.5%	0.4%	1.7%	**
Transcona	0.0%	8.3%	0.0%	**	0.0%	**	**
St. Boniface	0.0%	0.0%	0.0%	0.0%	0.0%	**	**
Norwood	**	**	**	**	**	**	**
Old St. Vital	4.3%	0.0%	0.0%	6.9%	**	1.7%	**
South St. Vital	2.2%	1.3%	0.0%	0.0%	0.0%	1.0%	**
Fort Garry North	0.0%	1.5%	0.0%	1.5%	1.9%	**	**
Tuxedo	**	**	5.7%	**	0.0%	12.4%	**
Charleswood	0.0%	0.0%	0.0%	**	0.0%	**	**
Spence	**	**	**	**	**	--	--
Elmwood	2.7%	**	0.0%	0.0%	**	4.5%	10.1%
Fort Richmond	0.9%	**	0.5%	**	4.0%	7.4%	3.6%
East St. Boniface	2.5%	0.0%	1.1%	6.7%	2.0%	5.8%	0.5%
West End	0.0%	0.0%	9.1%	4.0%	0.0%	0.0%	0.0%
Source: CMHC Rental Market Report, various years.							
** no data or data suppressed							

## Appendix III: Average Rent

Table III-I

Total Private Rental Units (Row/Townhouse and Apartment) Showing Average Rent by CMHC Neighbourhood, October 2010 to October 2016 (Constant 2016 \$)								
Neighbourhood	2010	2011	2012	2013	2014	2015	2016	% Change 2010 to 2016
<b>Winnipeg</b>	<b>\$807</b>	<b>\$821</b>	<b>\$843</b>	<b>\$879</b>	<b>\$906</b>	<b>\$922</b>	<b>\$933</b>	<b>15.6%</b>
Tuxedo	\$895	\$928	\$1,056	\$1,291	\$1,201	\$1,210	\$1,203	34.4%
Norwood	\$626	\$644	\$688	\$699	\$734	\$737	\$821	31.2%
Rossmere-Concordia	\$757	\$797	\$791	\$856	\$886	\$938	\$976	29.0%
West Broadway	\$581	\$681	\$644	\$661	\$701	\$694	\$726	24.9%
Spence	\$520	\$558	\$551	\$609	\$616	\$617	\$645	24.1%
West Alexander/Centennial	\$580	\$562	\$592	\$554	\$592	\$680	\$711	22.6%
St. Boniface	\$720	\$734	\$742	\$766	\$817	\$852	\$863	19.9%
Inkster	\$616	\$618	\$675	\$711	\$681	\$707	\$733	19.0%
West End	\$586	\$621	\$619	\$655	\$650	\$665	\$687	17.3%
Monroe	\$780	\$821	\$825	\$853	\$866	\$887	\$915	17.3%
Point Douglas	\$554	\$547	\$587	\$592	\$571	\$589	\$647	16.7%
South St. Vital	\$952	\$957	\$1,018	\$1,029	\$1,081	\$1,095	\$1,098	15.3%
Old St. Vital	\$767	\$776	\$799	\$841	\$862	\$897	\$882	15.0%
Wolseley	\$650	\$631	\$667	\$669	\$730	\$741	\$743	14.2%
East St. Boniface	\$927	\$980	\$1,034	\$1,029	\$1,024	\$1,013	\$1,058	14.2%
Fort Richmond	\$977	\$909	\$968	\$974	\$1,093	\$1,114	\$1,106	13.2%
Elmwood	\$711	\$653	\$743	\$834	\$783	\$760	\$798	12.3%
Fort Rouge	\$836	\$871	\$907	\$912	\$919	\$948	\$936	12.0%
Charleswood	\$813	\$785	\$857	\$839	\$888	\$846	\$895	10.1%
St. James West	\$909	\$903	\$898	\$976	\$955	\$964	\$997	9.7%
Downtown	\$780	\$777	\$819	\$839	\$873	\$872	\$851	9.1%
Transcona	\$726	\$739	\$716	\$778	\$814	\$835	\$788	8.5%
St. James East	\$895	\$886	\$865	\$910	\$963	\$994	\$968	8.1%
Fort Garry North	\$902	\$895	\$921	\$933	\$931	\$933	\$974	8.0%
Garden City	\$968	\$1,025	\$1,011	\$1,013	\$1,028	\$1,047	\$1,041	7.6%
South Osborne	\$674	\$660	\$684	\$690	\$674	\$698	\$722	7.1%
Seven Oaks	\$804	\$826	\$829	\$833	\$843	\$864	\$853	6.1%
River-Osborne	\$999	\$905	\$954	\$1,019	\$1,001	\$1,009	\$1,013	1.4%
Source: CMHC Rental Market Report, various years.								

Table III-II

Total Private Bachelor Rental Units (Row/Townhouse and Apartment) Showing Average Rent by CMHC Neighbourhood Oct 2010 to Oct 2016 (Constant 2016 \$)								
Neighbourhood	2010	2011	2012	2013	2014	2015	2016	% Change 2010 to 2016
<b>Winnipeg</b>	<b>\$544</b>	<b>\$567</b>	<b>\$562</b>	<b>\$603</b>	<b>\$603</b>	<b>\$620</b>	<b>\$634</b>	<b>16.5%</b>
South Osborne	\$530	\$534	\$522	\$532	\$541	\$634	\$658	24.2%
Fort Rouge	\$597	\$591	\$665	\$642	\$645	\$653	\$726	21.6%
River-Osborne	\$536	\$524	\$546	\$548	\$563	\$597	\$597	11.3%
Downtown	\$600	\$621	\$594	\$630	\$615	\$618	\$628	4.6%
Spence	\$437	\$485	\$487	\$527	\$492	\$555	\$599	37.1%
West Alexander/Centennial	\$444	\$441	\$418	--	--	--	--	--
West Broadway	\$494	\$567	\$546	\$575	\$585	\$595	\$610	23.5%
Wolseley	\$502	\$543	\$558	\$568	\$587	\$612	\$613	22.2%
West End	\$439	\$479	\$468	\$499	\$486	\$525	\$563	28.2%
Point Douglas	\$335	\$347	\$370	\$374	\$398	\$343	\$371	10.6%
Inkster	\$448	\$448	\$479	\$480	\$499	\$502	\$499	11.3%
St. James East	\$636	\$663	\$647	\$680	\$715	\$729	\$690	8.5%
St. James West	\$646	\$676	\$644	\$697	\$694	\$741	\$766	18.6%
Seven Oaks	\$534	\$692	\$606	\$693	\$609	\$634	\$615	15.1%
Garden City	--	--	--	--	--	--	--	--
Elmwood	\$466	\$536	\$470	\$616	\$481	\$495	\$604	29.6%
Monroe	\$405	--	\$410	\$400	\$433	\$513	\$566	39.9%
Rossmere-Concordia	\$529	\$546	\$550	\$569	\$617	\$645	\$665	25.8%
Transcona	\$483	--	--	--	--	--	--	--
St. Boniface	\$512	\$534	\$510	\$541	\$585	\$642	\$647	26.4%
Norwood	\$460	\$573	\$611	\$572	\$635	\$586	\$640	39.0%
East St. Boniface	\$488	--	\$500	--	--	\$584	\$598	22.4%
Old St. Vital	\$564	\$565	\$572	\$617	\$671	\$691	\$712	26.1%
South St. Vital	--	--	\$720	\$716	\$761	\$777	--	--
Fort Garry North	\$725	\$711	\$730	\$733	\$697	\$704	\$754	3.9%
Fort Richmond	--	--	--	--	--	--	--	--
Tuxedo	--	--	--	--	--	--	--	--
Charleswood	\$647	\$648	\$656	\$703	\$737	\$708	\$709	9.6%
Source: CMHC Rental Market Report, various years. N/A= no data / data suppressed								

Table III-III

Total Private 1 Bedroom Rental Units (Row /Townhouse and Apartment) Showing Average Rent by CMHC Neighbourhood, October 2010 to October 2016 (Constant 2016 \$)								
Neighbourhood	2010	2011	2012	2013	2014	2015	2016	% Change 2010 to 2016
<b>Winnipeg</b>	<b>\$725</b>	<b>\$735</b>	<b>\$752</b>	<b>\$784</b>	<b>\$806</b>	<b>\$822</b>	<b>\$836</b>	<b>15.3%</b>
South Osborne	\$635	\$624	\$654	\$660	\$649	\$670	\$697	9.8%
Fort Rouge	\$749	\$785	\$819	\$836	\$840	\$850	\$846	13.0%
River-Osborne	\$853	\$796	\$853	\$879	\$864	\$889	\$879	3.1%
Downtown	\$743	\$731	\$784	\$797	\$819	\$824	\$831	11.8%
Spence	\$523	\$572	\$555	\$632	\$643	\$615	\$639	22.2%
West Alexander/Centennial	\$549	\$545	\$610	\$567	\$594	\$711	--	--
West Broadway	\$581	\$672	\$624	\$661	\$703	\$687	\$704	21.1%
Wolseley	\$616	\$623	\$637	\$647	\$665	\$677	\$699	13.5%
West End	\$563	\$593	\$593	\$616	\$615	\$635	\$650	15.4%
Point Douglas	\$549	\$483	\$541	\$562	\$565	\$565	\$576	5.0%
Inkster	\$559	\$550	\$628	\$656	\$628	\$630	\$692	23.8%
St. James East	\$827	\$819	\$787	\$855	\$884	\$912	\$888	7.4%
St. James West	\$832	\$811	\$816	\$854	\$851	\$863	\$876	5.3%
Seven Oaks	\$763	\$787	\$785	\$790	\$794	\$817	\$799	4.7%
Garden City	\$893	\$947	\$875	\$922	\$940	\$972	\$934	4.6%
Elmwood	\$673	\$625	\$713	\$790	\$739	\$721	\$751	11.6%
Monroe	\$720	\$742	\$729	\$779	\$818	\$833	\$858	19.2%
Rossmere-Concordia	\$691	\$721	\$722	\$768	\$799	\$831	\$864	25.1%
Transcona	\$692	\$696	\$666	\$747	\$765	\$786	\$733	6.0%
St. Boniface	\$702	\$711	\$719	\$737	\$770	\$800	\$812	15.7%
Norwood	\$611	\$622	\$669	\$661	\$697	\$703	\$758	24.0%
East St. Boniface	\$788	\$787	\$811	\$793	\$809	\$813	\$845	7.2%
Old St. Vital	\$719	\$724	\$741	\$778	\$796	\$832	\$821	14.2%
South St. Vital	\$835	\$816	\$885	\$914	\$954	\$961	\$975	16.8%
Fort Garry North	\$781	\$783	\$800	\$822	\$816	\$829	\$897	14.8%
Fort Richmond	\$814	\$796	\$799	\$871	\$932	\$931	\$951	16.9%
Tuxedo	\$785	\$798	\$934	\$1,007	\$991	\$1,046	\$1,071	36.5%
Charleswood	\$770	\$738	\$789	\$805	\$819	\$810	\$841	9.2%
Source: CMHC Rental Market Report, various years. N/A= no data / data suppressed								

Table III-IV

Total Private 2 Bedroom Rental Units (Row /Townhouse and Apartment) Showing Average Rent by CMHC Neighbourhood Oct 2010 to Oct 2016 (Constant 2016 \$)								
Neighbourhood	2010	2011	2012	2013	2014	2015	2016	% Change 2010 to 2016
<b>Winnipeg</b>	<b>\$934</b>	<b>\$949</b>	<b>\$971</b>	<b>\$1,011</b>	<b>\$1,047</b>	<b>\$1,054</b>	<b>\$1,066</b>	<b>14.1%</b>
South Osborne	\$747	\$731	\$738	\$747	\$748	\$779	\$779	4.3%
Fort Rouge	\$963	\$980	\$1,026	\$1,014	\$1,057	\$1,084	\$1,070	11.1%
River-Osborne	\$1,194	\$1,102	\$1,147	\$1,215	\$1,210	\$1,185	\$1,221	2.3%
Downtown	\$947	\$964	\$1,008	\$1,068	\$1,123	\$1,103	\$1,048	10.7%
Spence	\$604	\$661	\$619	\$676	\$714	\$689	\$728	20.6%
West Alexander/Centennial	\$673	\$649	\$617	\$614	\$668	\$684	\$696	3.4%
West Broadway	\$702	\$869	\$803	\$783	\$863	\$824	\$934	33.1%
Wolseley	\$763	\$748	\$794	\$791	\$913	\$882	\$905	18.6%
West End	\$706	\$738	\$744	\$783	\$806	\$791	\$807	14.2%
Point Douglas	\$633	\$645	\$684	\$675	\$630	\$668	\$711	12.4%
Inkster	\$664	\$686	\$717	\$742	\$736	\$773	\$796	19.9%
St. James East	\$1,008	\$988	\$959	\$1,008	\$1,052	\$1,091	\$1,079	7.0%
St. James West	\$975	\$976	\$968	\$1,059	\$1,038	\$1,042	\$1,073	10.1%
Seven Oaks	\$861	\$882	\$887	\$895	\$914	\$931	\$926	7.6%
Garden City	\$1,013	\$1,062	\$1,085	\$1,061	\$1,074	\$1,089	\$1,100	8.6%
Elmwood	\$834	\$707	\$850	\$922	\$912	\$856	\$855	2.5%
Monroe	\$832	\$891	\$912	\$927	\$922	\$943	\$980	17.9%
Rossmere-Concordia	\$877	\$917	\$913	\$994	\$1,016	\$1,092	\$1,139	29.8%
Transcona	\$751	\$762	\$745	\$806	\$850	\$861	\$823	9.6%
St. Boniface	\$792	\$798	\$825	\$860	\$940	\$993	\$970	22.4%
Norwood	\$753	\$743	\$762	\$803	\$847	\$895	\$969	28.6%
East St. Boniface	\$988	\$1,079	\$1,094	\$1,086	\$1,065	\$1,060	\$1,118	13.2%
Old St. Vital	\$839	\$849	\$878	\$930	\$948	\$987	\$970	15.6%
South St. Vital	\$1,058	\$1,050	\$1,137	\$1,133	\$1,193	\$1,218	\$1,230	16.2%
Fort Garry North	\$998	\$967	\$1,009	\$1,015	\$1,023	\$1,003	\$1,051	5.3%
Fort Richmond	\$1,008	\$991	\$1,015	\$1,039	\$1,161	\$1,186	\$1,185	17.5%
Tuxedo	\$929	\$1,000	\$1,112	\$1,459	\$1,306	\$1,277	\$1,229	32.3%
Charleswood	\$916	\$867	\$965	\$923	\$991	\$925	\$1,012	10.4%
Source: CMHC Rental Market Report, various years. N/A= no data / data suppressed								



Table III-V

Total Private 3 Bedroom+ Rental Units (Row /Townhouse and Apartment) Showing Average Rent by CMHC Neighbourhood Oct 2010 to Oct 2016 (Constant 2016 \$)								
Neighbourhood	2010	2011	2012	2013	2014	2015	2016	% Change 2010 to 2016
Winnipeg	\$1,127	\$1,111	\$1,142	\$1,232	\$1,225	\$1,244	\$1,280	13.6%
South Osborne	--	--	--	--	--	--	--	--
Fort Rouge	\$1,323	\$1,293	\$1,220	\$1,293	\$1,402	\$1,470	\$1,378	4.1%
River-Osborne	\$1,504	\$1,426	\$1,217	\$1,637	\$1,555	\$1,475	\$1,506	0.1%
Downtown	\$992	\$1,103	\$975	\$1,075	\$1,173	\$1,184	\$1,089	9.7%
Spence	--	--	--	--	--	--	--	--
West Alexander/Centennial	\$700	\$717	--	--	--	--	--	--
West Broadway	--	--	--	--	--	--	--	--
Wolseley	--	--	--	--	--	--	--	--
West End	\$695	\$586	\$699	\$746	--	--	--	--
Point Douglas	--	\$854	--	\$822	--	--	--	--
Inkster	\$1,032	\$1,031	--	\$1,166	\$1,054	\$977	--	--
St. James East	\$1,134	\$1,258	\$1,039	\$1,269	\$1,356	\$1,444	\$1,404	23.8%
St. James West	--	\$1,026	\$1,044	\$1,370	\$1,151	\$1,224	--	--
Seven Oaks	--	--	\$1,059	--	--	--	--	--
Garden City	--	\$1,078	\$1,028	\$1,048	\$1,081	\$1,073	--	--
Elmwood	\$1,032	--	\$1,001	\$1,133	\$1,136	\$1,156	\$1,173	13.7%
Monroe	--	--	\$893	--	\$874	\$893	--	--
Rossmere-Concordia	\$1,009	\$1,054	\$1,046	\$1,081	\$1,121	\$1,210	\$1,309	29.7%
Transcona	--	\$937	\$883	--	\$919	--	--	--
St. Boniface	\$1,042	\$1,128	\$1,114	\$1,219	\$1,299	\$1,349	\$1,229	18.0%
Norwood	--	--	--	--	--	--	\$1,362	--
East St. Boniface	\$1,191	\$1,574	\$1,368	\$1,508	\$1,348	\$1,323	\$1,329	11.5%
Old St. Vital	\$897	\$965	\$993	\$1,044	\$1,082	\$1,043	\$1,057	17.8%
South St. Vital	\$1,156	\$1,094	\$1,134	\$1,182	\$1,216	\$1,216	\$1,280	10.8%
Fort Garry North	\$1,172	\$1,181	\$1,170	\$1,219	\$1,173	\$1,195	\$1,251	6.7%
Fort Richmond	\$1,257	--	\$1,281	--	\$1,293	\$1,316	\$1,253	-0.3%
Tuxedo	--	--	\$1,244	--	\$1,276	\$1,444	\$1,659	--
Charleswood	--	--	\$1,122	--	\$1,282	--	--	--
Source: CMHC Rental Market Report, various years. N/A= no data / data suppressed								



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