

Alberta Housing and Urban Affairs (HUA) conducts the Apartment Vacancy and Rental Cost Survey on an annual basis. The survey identifies building type, building age, unit type, number of units, rental rates (including utilities), and the number of vacancies in 62 rural communities. The eligibility criteria used in selecting communities to be surveyed are:

- The community has a population of between 1,000 and 9,999 people,
- The community has at least 30 or more rental units, and
- The community is not included in the Canada Mortgage and Housing Corporation's (CMHC) bi-annual Rental Market Survey.

Note: The survey does not include communities in urban areas with a population of 10,000 or more people, as these centres are surveyed bi-annually by CMHC in April and October.

Since 1973, with the exception of 2004, the Province of Alberta has conducted an annual Apartment Vacancy and Rental Cost Survey of multi-family dwellings in Alberta's rural communities. In 1993, the survey was reduced from 89 rural communities to 63 rural communities to prevent duplication of the survey conducted by CMHC. In 2009, CMHC began surveying four more communities: High River, Lacombe, Strathmore, and Sylvan Lake, as the population of these communities exceeded 10,000 according to the 2006 census results published by Statistics Canada.

In 2010, HUA surveyed 62 communities, an increase of three communities (Black Diamond, Bonnyville, and Smoky Lake) since the 2009 survey.

The following communities were surveyed by HUA during the months of May, June, July, and August 2010, inclusive.

Communities

Athabasca	Fairview	Pincher Creek	Vermilion
Banff	Falher	Ponoka	Vulcan
Barrhead	Fort Macleod	Provost	Wainwright
Bassano	Fox Creek	Raymond	Westlock
Beaverlodge	Grande Cache	Rimbey	Whitecourt
Black Diamond	Grimshaw	Rocky Mtn. House	
Blackfalds	Hanna	Sexsmith	
Bonnyville	High Level	Slave Lake	
Bowden	High Prairie	Smoky Lake	
Cardston	Hinton	Spirit River	
Carstairs	Innisfail	St. Paul	
Claresholm	Jasper	Stettler	
Coaldale	Lac La Biche	Sundre	
Crowsnest Pass	Mayerthorpe	Swan Hills	
Didsbury	McLennan	Taber	
Drayton Valley	Nanton	Tofield	
Drumheller	Olds	Two Hills	
Edson	Peace River	Valleyview	
Elk Point	Penhold	Vegreville	

Purpose

The Apartment Vacancy and Rental Cost Survey provides the housing industry, private sector, and various government Ministries with essential housing information on private market vacancy and rental rates for multi-family rental dwellings in Alberta's rural communities with a population of between 1,000 and 9,999 people.

Methodology

The survey includes private, non-subsidized rental apartment buildings, containing four or more rental units. Store-top structures, which may have fewer than four rental units, were included in 26 communities, as they represent a significant portion of the total rental stock in those communities.

In order for a rental unit to be included in the survey, it must be occupied or vacant. If vacant, the rental unit must be available for rent at market value. In buildings that include both subsidized and non-subsidized rental units, only non-subsidized rental units were included in the survey.

The survey does not include rented single and semi-detached family homes, basement suites, or owner-occupied condominium units. In the buildings surveyed, 51 caretaker suites rented at a discount and 93 rental units undergoing renovations were not included in the survey.

The survey is conducted through telephone and face-to-face interviews with apartment owners, managers, building superintendents, and property management agencies, reflecting the market conditions at that time. The survey identifies building type, building age, unit type, number of units, rental rates (including utilities) and the number of vacancies. All survey data records are subjected to computer validity checks.

The following tables have been extracted from the Apartment Vacancy and Rental Cost Survey 2010 Report:

- [Number of Rental Units Identified and Survey Response Rates](#)
- [Weighted Average Rent and Rental Range by Type of Rental Unit](#)
- [Number of Vacancies and Vacancy Rates by Type of Unit](#)
- [Weighted Rents by Bedroom Type and Overall Vacancy Rates by Community](#)
- [Apartment Vacancy and Rental Cost Highlights](#)

Contact Information

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Dial 310-0000 followed by the area code and the telephone number too be connected toll-free in Alberta.

Copies of the Apartment Vacancy and Rental Cost Survey 2010 Report can be ordered from the Queen's Printer Bookstore in person; by telephone, fax, and e-mail; or through the Internet.

Queen's Printer Bookstore
Park Plaza Building
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Canada Mortgage and Housing Corporation conducts a semi-annual survey of apartment vacancies and rental costs in communities who have population over 10,000. For more information please contact:

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