



2010 Edmonton Rental Market Turnover Survey

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For a 4th year in a row, Owner Operator members of the Edmonton Apartment Association participated in the **2010 Edmonton Rental Market Turnover Rate Survey**.

We would like to thank all of the Owner Operators who took time to participate and share this information for the benefit of all EAA members.

The following are the results of the analyzed data. We hope you will find this information useful and thanks again, for your participation.

Survey Objective

The purpose of this survey was to measure the turnover rate in rental apartment buildings in Edmonton and the major reasons behind the turnover. This project was conducted in conjunction with the Edmonton Apartment Association and Canada Mortgage and Housing Corporation.

Overall Results

The survey was sent to membership of the Edmonton Apartment Association. Responses were received from 20 building managers (52 buildings) accounting for 6,641 apartment units across Edmonton. Unit sizes ranged from bachelor apartments to three-bedroom suites. Out of the 6,641 units, managers reported approximately 2,588 units turned over in 2010 (January to December), resulting in a 39% turnover rate.

Participants were also asked to report the main causes of turnover. There were two main reasons reported for the turnover this year. The first was students moving out and the second was due job relocation.

Individual Zone Results

Zone 1 Downtown

Zone 1 had a 45% turnover rate out of 837 units reported. One and two-bedroom units accounted for most of this turnover. The main reasons for turnover in order of priority for the Downtown zone were: student moving out and job relocation.

Zone 2 Hudson Bay

Zone 2 had a 49% turnover rate out of 258 units reported. One and two-bedroom units accounted for most of the turnover. The main reasons for turnover in order of priority for the Hudson Bay zone were: and condominium-house purchase.

Zone 3 University

Zone 3 had a 44% turnover rate out of 924 units reported. All size bedroom units accounted for the turnover. The main reasons for turnover in order of priority for the University zone were: job relocation and student moving out.

Zone 4 West Central

Zone 4 had a 14% turnover rate out of 85 units reported. One-bedroom units accounted for most of the turnover. The main reasons reported for turnover in order of priority for the West Central zone were: student moving out and job relocation.

Zone 5 Jasper Place

Zone 5 had a 30% turnover rate out of 70 units reported. One and two- bedroom units accounted for most of the turnover. The main reasons reported for turnover in order of priority for the Jasper Place zone were: job relocation; eviction and condominium or house purchase.

Zone 6 West Jasper Place

Zone 6 had a 32% turnover rate out of 672 units reported. Two and three- bedroom units accounted for most of the turnover. The main reasons for turnover in order of priority for the West Jasper Place Zone were: student moving out and move to a different rental building.

Zone 7 Southwest

Zone 7 had a 34% turnover rate out of 1,468 units reported. One and two- bedroom units accounted for most of the turnover. The main reasons for turnover in order of priority for the Southwest zone were: condominium or house purchase and job relocation.

Zone 8 East Central

Zone 8 had a 28% turnover rate out of 72 units reported. One -bedroom units accounted for most of the turnover. The main reasons for turnover in order of priority for the East Central zone were: move to a different rental building; apartment change within building and retirement home.

Zone 9 Millwoods

Zone 9 had a 33% turnover rate out of 553 units reported. Two and three-bedroom units accounted for most of the turnover. The main reasons for turnover in order of priority for the Millwoods zone were: condominium or house purchase and job relocation.

Zone 10 North Central

Zone 10 had a 66% turnover rate out of 424 units reported. Two and three- bedroom units accounted for most of the turnover. The main reasons for turnover in order of priority for the North Central zone were: job relocation and condominium or house purchase.

Zone 11 North East

Zone 11 had a 34% turnover rate out of 1,233 units reported. One, two and three- bedroom units accounted for most of the turnover. The main reasons for turnover in order of priority for the North East zone were: job relocation and eviction.

Zone 12 Castledowns

Zone 12 had a 36% turnover rate out of 45 units reported. Three- bedroom units accounted for most of the turnover. The only reason given for turnover in the Castledowns zone was: job relocation; eviction and condominium or house purchase.