



21 Mart, 2024

Gunaydin Etihan

Urbanation isimli arastirma kurumuna gore Kanada genelinde ortalama bir evin kirasi **\$2,193** seviyelerinde. İlk sirada her zaman oldugu gibi Vancouver var. Bu ilde kira ortalamasi **\$3,017**. Burnaby ve Toronto Vancouver'u takip eden diger iller. Tum Kanada'da kira fiyatları gecen seneye gore **%10.5** artarken, Vancouver aslında **%3.3** dusus yasadi. Tum ulkede yasanan **%10.5** lik artis, gecen senenin Eylul ayindan beri yasanan en buyuk artis. Bu artisın en buyuk nedeni olarak emlak alimlerinin dusmesi ve nufus artisi gosteriliyor. Ulke genelinde ev turlerine gore artislar ise;

Studio: %14.8

1 bedroom: %13.4

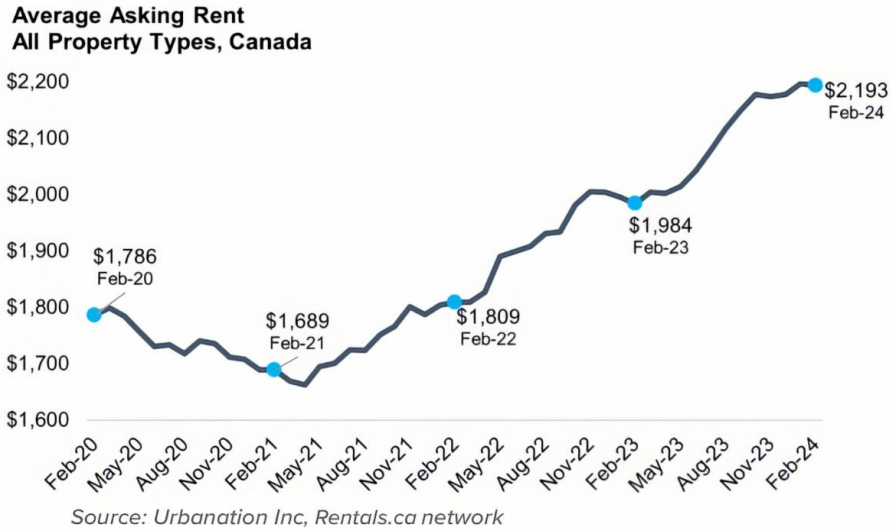
2 bedroom: %11.7

3 bedroom: %9.9

| Average Rent and Annual Change in Average Rent by Municipality for Apt. and Condo Listings:<br>March, 2024 |                    |         |              |         |         |         |              |       |       |        |        |
|------------------------------------------------------------------------------------------------------------|--------------------|---------|--------------|---------|---------|---------|--------------|-------|-------|--------|--------|
| RANK                                                                                                       | CITY               | TOTAL   | Average Rent |         |         |         | % Change Y/Y |       |       |        |        |
|                                                                                                            |                    |         | 0B           | 1B      | 2B      | 3B      | TOTAL        | 0B    | 1B    | 2B     | 3B     |
| 1                                                                                                          | Vancouver, BC      | \$3,017 | \$2,312      | \$2,682 | \$3,686 | \$4,420 | -3.3%        | 1.1%  | 1.0%  | -0.8%  | 2.4%   |
| 2                                                                                                          | Burnaby, BC        | \$2,880 | \$2,471      | \$2,485 | \$3,171 | \$4,062 | -0.8%        | ND    | 7.4%  | -1.2%  | 13.2%  |
| 3                                                                                                          | Toronto, ON        | \$2,803 | \$2,028      | \$2,514 | \$3,312 | \$3,833 | -1.3%        | 3.4%  | 0.0%  | -0.4%  | -0.3%  |
| 4                                                                                                          | Etobicoke, ON      | \$2,613 | \$2,036      | \$2,273 | \$2,809 | \$3,111 | 2.6%         | 0.1%  | 1.8%  | 1.1%   | 5.2%   |
| 5                                                                                                          | Mississauga, ON    | \$2,591 | \$1,814      | \$2,341 | \$2,769 | \$3,128 | 3.1%         | 4.3%  | 4.9%  | 4.3%   | 3.5%   |
| 6                                                                                                          | North York, ON     | \$2,578 | ND           | \$2,267 | \$2,734 | \$3,486 | 3.0%         | 5.8%  | 3.9%  | 1.0%   | 5.1%   |
| 7                                                                                                          | Brampton, ON       | \$2,501 | \$1,726      | \$2,236 | \$2,584 | \$3,022 | -0.8%        | ND    | 10.0% | -0.7%  | 6.3%   |
| 8                                                                                                          | Burlington, ON     | \$2,499 | ND           | \$2,193 | \$2,567 | \$3,204 | 1.6%         | ND    | -1.1% | 1.7%   | 14.5%  |
| 9                                                                                                          | Victoria, BC       | \$2,281 | \$1,778      | \$2,118 | \$2,726 | \$3,551 | 2.9%         | 13.0% | 5.6%  | 5.5%   | 7.6%   |
| 10                                                                                                         | Ottawa, ON         | \$2,222 | \$1,649      | \$2,041 | \$2,505 | \$2,823 | 6.2%         | -0.5% | 3.7%  | 6.4%   | 16.1%  |
| 11                                                                                                         | Barrie, ON         | \$2,172 | ND           | \$1,995 | \$2,242 | \$2,512 | -6.2%        | 10.4% | 2.0%  | -13.5% | -1.2%  |
| 12                                                                                                         | Kitchener, ON      | \$2,159 | ND           | \$1,925 | \$2,357 | \$2,451 | -3.0%        | ND    | -0.9% | -2.2%  | -16.6% |
| 13                                                                                                         | Halifax, NS        | \$2,111 | \$1,643      | \$1,941 | \$2,324 | \$3,294 | 8.6%         | 0.1%  | 10.2% | 7.6%   | 30.0%  |
| 14                                                                                                         | Kingston, ON       | \$2,094 | \$1,454      | \$1,880 | \$2,286 | \$2,179 | 8.4%         | -8.5% | 12.7% | 9.0%   | -10.1% |
| 15                                                                                                         | Oshawa, ON         | \$2,065 | \$1,628      | \$1,858 | \$2,162 | \$2,384 | 2.3%         | 12.7% | 5.2%  | 0.3%   | -3.7%  |
| 16                                                                                                         | Calgary, AB        | \$2,059 | \$1,543      | \$1,816 | \$2,234 | \$2,567 | 10.6%        | 26.5% | 10.0% | 9.7%   | 8.3%   |
| 17                                                                                                         | London, ON         | \$2,052 | \$1,413      | \$1,838 | \$2,216 | \$2,704 | 2.7%         | 0.4%  | 3.0%  | 4.6%   | 4.2%   |
| 18                                                                                                         | Montreal, QC       | \$2,034 | \$1,471      | \$1,746 | \$2,284 | \$2,657 | 10.1%        | 0.7%  | 7.6%  | 6.8%   | 9.3%   |
| 19                                                                                                         | Hamilton, ON       | \$2,004 | \$1,475      | \$1,839 | \$2,188 | \$2,698 | -2.5%        | 0.7%  | 0.4%  | -3.5%  | 12.9%  |
| 20                                                                                                         | St. Catharines, ON | \$1,835 | \$1,508      | \$1,631 | \$1,939 | \$2,203 | 0.0%         | 3.5%  | -0.7% | 1.1%   | -0.9%  |
| 21                                                                                                         | Windsor, ON        | \$1,725 | \$1,330      | \$1,556 | \$1,926 | \$2,027 | 1.6%         | 15.3% | -2.2% | 3.8%   | -2.3%  |
| 22                                                                                                         | Winnipeg, MB       | \$1,569 | \$977        | \$1,358 | \$1,774 | \$2,001 | 9.1%         | ND    | 5.8%  | 12.1%  | -3.0%  |
| 23                                                                                                         | Edmonton, AB       | \$1,489 | \$1,016      | \$1,337 | \$1,660 | \$1,900 | 17.3%        | 7.5%  | 20.2% | 15.5%  | 22.3%  |
| 24                                                                                                         | Regina, SK         | \$1,305 | \$895        | \$1,248 | \$1,408 | \$1,727 | 17.1%        | 3.7%  | 20.1% | 11.4%  | 12.4%  |
| 25                                                                                                         | Saskatoon, SK      | \$1,278 | \$946        | \$1,185 | \$1,363 | \$1,583 | 10.4%        | 7.6%  | 11.3% | 11.3%  | 9.1%   |

Source: Urbanation Inc, Rentals.ca network data

Ustteki tabloda Edmonton ilinin %17'lik artis ile ilk sirada oldugunu goruyoruz. Bunu Regina ve Saskatoon takip ediyor. Bunu destekleyen henuz bir veri olmadigi halde bu bolgelerin yeni gocmenler tarafından tercih edildigini dusunuyorum.



Kira artislarinin son yillarda bu denli yukselmesi, yeni gelen gocmen sayisi ile dogru orantili. Kanada yilda 500,000 yeni gocmen arti 360,000 yabanci ogrenci kabul ediyor. Nufus artarken, burokratik engeller yeni projelerin onunu kesiyor. Radikal degisiklikler olmadigi surece maalesef bu grafiklerde degismeyecek.

Simdilik bu kadar,

Sevgiler.



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