



AST FAX

Hamilton

RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

NOVEMBER 26, 2001

Vacancy Rate edges lower

The market for rental accommodation in the Hamilton area tightened further in 2001. The vacancy rate for apartment buildings of three units and over dropped to 1.3 per cent from 1.7 per cent last year. As a result, the market remains tight. The number of units in the rental market fell by 503 units between October 2000 and this year. In addition, there were 172 fewer vacant units in the rental market compared to last year.

Full-time employment in the Hamilton CMA increased by 7,900 jobs in the last twelve months. Secure employment increased demand for rental accommodation by new households. In addition, rising house prices and a lack of units available for sale to first-time home buyers reduced the number of households moving out of rental accommodation into ownership.

The difference between the rental market in the city of Hamilton and that in the surrounding communities is marked. In the city of Hamilton, the vacancy rate fell from 2.1 to 1.6 per cent while in contrast, Burlington, Dundas and Stoney Creek all recorded vacancy rates below one per cent. The relatively high carrying costs of homeownership outside of Hamilton continues to limit the move of tenant households out of rental accommodation.

Lower vacancies have also made it possible for rents to increase by more than the rate of inflation. In the year to October 2001, the average rent in the Hamilton area has risen 3.3 per cent to \$677, with rent increases ranging from a drop of 1.5 per cent for bachelor apartments to 5.7 per cent for units with three or more bedrooms.

To obtain more information and a complete analysis of trends and a perspective of the local rental market in the Hamilton Census Metropolitan area order the annual CMHC Rental Market Report today by calling 1-800-493-0059.

Apartment Vacancy Rates	2000	2001
Bachelor	4.3%	2.7%
1 Bedroom	1.9%	1.3%
2 Bedroom	1.2%	1.2%
3 Bedroom and +	1.4%	0.8%
Total	1.7%	1.3%

Average Apartment Rents	2000	2001
Bachelor	\$460	\$453
1 Bedroom	\$582	\$608
2 Bedroom	\$719	\$740
3 Bedroom and +	\$864	\$913
Total	\$655	\$677

Apartment Units (2001)	Vacant	Total
Bachelor	58	2,163
1 Bedroom	233	18,184
2 Bedroom	235	19,257
3 Bedroom and +	18	2,264
Total	544	41,868

Jim Koppang (905) 570-7369
CMHC - Market Analysis, Hamilton



Canada

1. Apartment Vacancy Rates

Apartment Vacancy Rates by Zone and Bedroom Type Hamilton CMA

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1 – Downtown Core	5.0	1.7	2.2	1.7	2.0	2.3	**	**	2.4	1.9
Zone 2 – Central East	8.2	1.3	3.3	1.3	2.7	0.2	**	**	3.4	0.8
Zone 3 – East End	2.4	4.2	0.3	1.5	1.0	2.5	1.2	0.7	0.8	2.0
Zone 4 – Central	3.2	8.4	6.0	3.0	3.3	3.5	**	**	4.5	4.1
Zone 5 – West End	**	1.1	1.3	0.9	0.6	0.3	**	0.0	0.9	0.6
Zone 6 – Mountain	3.7	1.9	1.3	1.0	0.8	0.5	**	0.0	1.2	0.7
Zone 1-6 – Hamilton City	4.5	2.7	2.2	1.5	1.6	1.6	1.8	1.3	2.1	1.6
Zone 7 – Stoney Creek City	0.0	**	1.4	1.3	0.3	1.0	2.5	0.0	0.8	1.0
Zone 8 - Burlington City	**	**	0.4	0.1	0.4	0.3	0.4	0	0.4	0.3
Zone 9 - Dundas Town	**	0	1.7	0.2	0.8	0.6	**	**	1.2	0.4
Zone 10 - Other Areas	1.6	0	2.3	0.4	1.8	1.2	**	**	1.9	0.7
Zone 1-10 - Hamilton CMA	4.3	2.7	1.9	1.3	1.2	1.2	1.4	0.8	1.7	1.3

2. Average Apartment Rents

Average Apartment Rents by Zone and Bedroom Type Hamilton CMA

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1 – Downtown Core	468	453	554	578	699	729	**	**	607	629
Zone 2 – Central East	409	404	512	536	602	670	**	**	550	587
Zone 3 – East End	473	462	554	578	669	666	755	782	630	641
Zone 4 – Central	436	405	525	542	630	664	**	**	562	586
Zone 5 – West End	**	511	571	612	692	728	**	888	634	673
Zone 6 – Mountain	461	499	559	586	666	694	**	849	620	647
Zone 1-6 – Hamilton City	457	450	549	574	668	696	781	848	605	630
Zone 7 – Stoney Creek City	495	**	602	588	666	653	777	745	649	635
Zone 8 - Burlington City	**	**	770	791	871	878	1,044	1,052	852	864
Zone 9 - Dundas Town	**	479	627	645	760	779	**	**	714	730
Zone 10 - Other Areas	383	430	586	647	733	761	**	**	651	688
Zone 10 - Hamilton CMA	460	453	582	608	719	740	864	913	655	677