

RENTAL MARKET REPORT

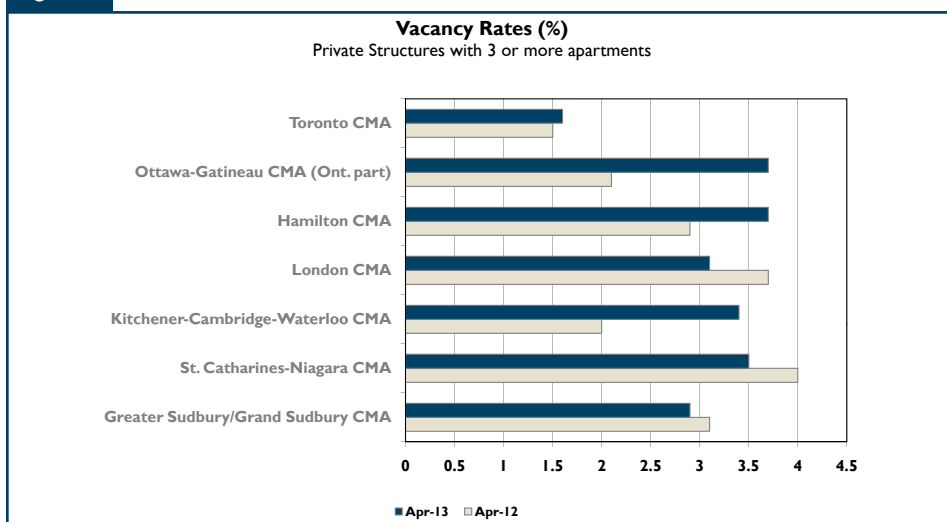
Ontario Highlights*



CANADA MORTGAGE AND HOUSING CORPORATION

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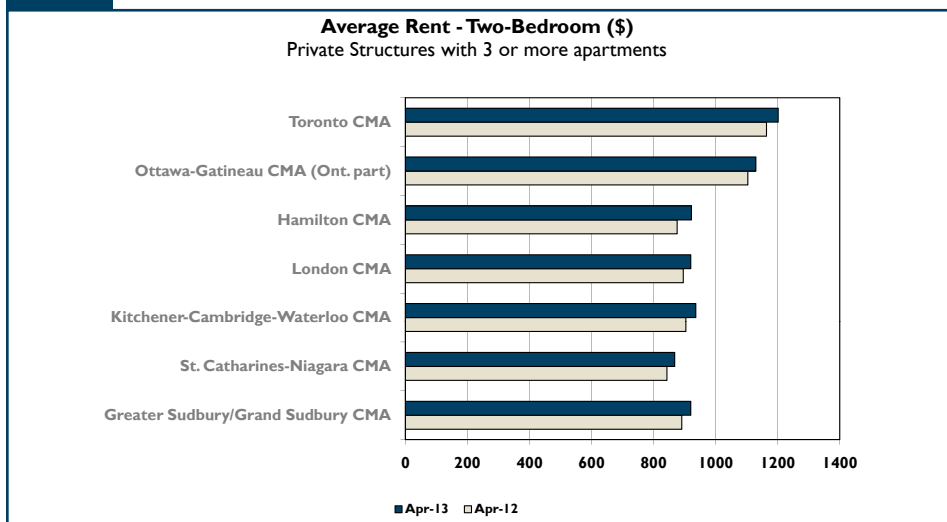
Figure 1



Highlights

- Ontario vacancy rate rises to 2.6 per cent from 2.3 per cent in spring of 2012.
- Fixed sample 2-bed apartment rents grew at a rate of 3.0 per cent in the spring of 2013 - outpacing growth of 2.1 per cent in 2012.
- Notable factors exerting upward pressure on vacancy rates include: weak employment growth among youth and declining in-migration.
- Notable factors exerting downward pressure on vacancy rates includes: less first time buyer demand and improving employment opportunities for residents aged 25-34.

Figure 2



*Only centres with a population of 10,000 + are included in the survey.

According to Canada Mortgage and Housing Corporation's (CMHC) Spring 2013 Rental Market Survey, Ontario vacancy rates¹ edged higher to 2.6 per cent in April 2013, up from 2.3 per cent in the spring of 2012. With the universe of purpose-built rental units remaining unchanged, demand factors were entirely at play impacting vacancy rates this spring. Vacancy rates moved higher for bachelor (2.7%), 1-bedroom (2.7%) and 2-bedroom (2.5%) apartment units while remaining stable for three bedroom (2.2%) units. South western Ontario and selected Northern Ontario communities posted lower vacancy rates while some southern and eastern Ontario centres experienced more accommodating rental market conditions. The lowest vacancy rate was registered in Toronto (1.6%) and Guelph (1.6%) while the highest vacancy rates were registered in Windsor (6.3%) and Ottawa (3.7%).

Factors exerting upward pressure on vacancy rates

Several factors exerted upward pressure on Ontario vacancy rates. Modest job growth, particularly in regions outside of northern and south western Ontario, dampened both ownership and rental demand since the spring of 2012. The share of the population aged 18 to 24 that are currently working stands at 81 per cent - below pre-recession levels of 83 per cent. Job prospects for youth remained particularly soft as Ontario businesses were

reluctant to hire in the face of global economic uncertainty. Weaker job prospects likely discouraged some young Ontarians from leaving the parental home and forming their own household as evidenced by recent census data which reveals that almost 75 per cent still live in the parental home. The high propensity to rent for this segment of the population has had a dampening effect on demand for rental accommodation.

Softer net migration to Ontario was another factor dampening demand for rental accommodation. Net migration into Ontario has slowed since 2010 largely due to lower immigration and rising migratory outflows to other provinces. According to census data, most immigrants rent upon immediate arrival into Ontario as they lack the credit and job history to qualify for ownership housing. Meanwhile, Ontario lost far more migrants to other provinces over the past 12 months than it did during the lows of 2006. Relatively stronger job growth in resource producing regions has encouraged both Canadian born and newly arrived immigrants to leave the province in search of job opportunities elsewhere.

Factors exerting downward pressure on vacancy rates

The rising cost of ownership housing since the spring of 2013 was a factor supporting rental demand. First time buyers aged 25-34 are sensitive

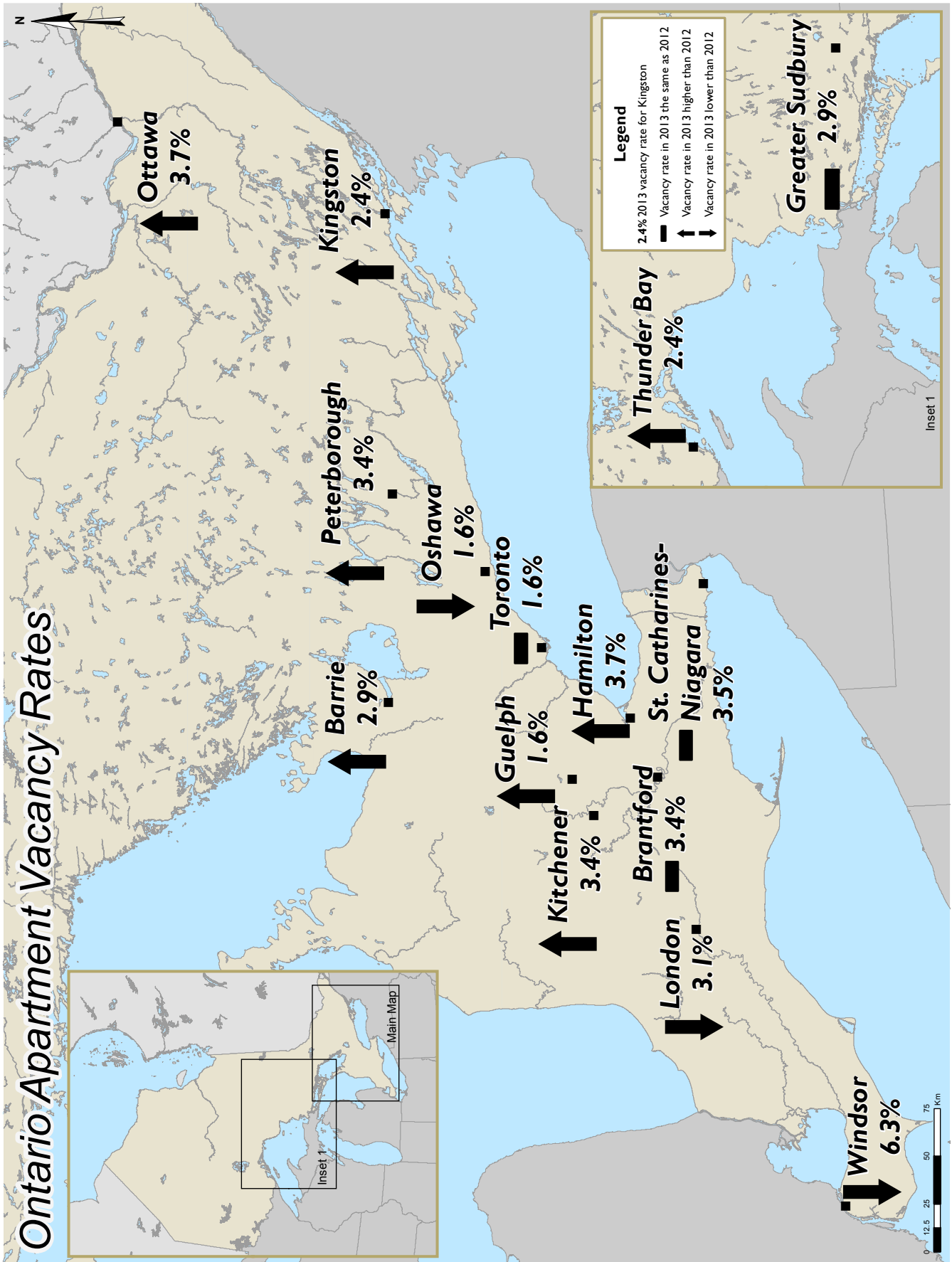
to changing economic conditions. Most first time buyers, some of which currently rent, postponed a home purchase and remained in rental accommodation as they were unable to substitute into a lower priced home or had difficulty saving enough for their down payment. In addition, improving job prospects for this segment of the population encouraged the formation of more renter households - supporting rental demand further.

Ontario rents grow faster in April 2013

Apartment rents for 2-bedroom units that were common to both 2012 and 2013 spring surveys² rose by 3 per cent. This rate of increase in rents exceeded the 2.1 per cent increase registered in the spring of 2012 and was well above the general rate of inflation on a year over year basis in April. Higher allowable rent increases over the past year enabled rents to rise at a faster rate versus 2012. However the story was mixed across the province. Fixed sample 2-bedroom apartment rents grew the fastest in Thunder Bay (3.9%) and grew the slowest in St. Catharines-Niagara (1.6%).

¹ Based on privately-initiated rental apartments structures of three or more units.

² When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2012 and 2013 Spring Rental Market, we can get a better indication of actual rent increases paid by most tenants.



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1.1.1 Private Apartment Vacancy Rates (%)											
by Bedroom Type											
Ontario – CMAs											
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	
Barrie CMA	7.3 c	**	1.6 c	1.8 b	2.0 b	2.3 a	0.0 c	2.2 c	2.0 b	2.9 b	
Brantford CMA	3.1 d	**	3.0 b	2.5 b	2.8 c	3.7 c	6.3 c	4.6 d	3.3 c	3.4 c	
Greater Sudbury/Grand Sudbury CMA	**	3.8 d	3.2 c	2.9 b	3.0 b	3.0 b	3.1 d	2.4 c	3.1 b	2.9 a	
Guelph CMA	**	2.7 c	1.0 a	1.6 a	0.9 a	1.4 a	2.1 c	**	1.0 a	1.6 a	
Hamilton CMA	4.1 c	5.0 c	3.0 a	4.1 a	2.8 a	3.1 a	2.7 a	4.5 b	2.9 a	3.7 a	
Kingston CMA	**	**	1.6 b	2.4 b	1.7 b	2.3 a	0.2 b	2.8 c	1.6 a	2.4 a	
Kitchener-Cambridge-Waterloo CMA	4.9 d	**	1.8 a	3.2 b	1.8 a	3.5 b	2.9 c	2.4 c	2.0 a	3.4 b	
London CMA	4.8 d	2.5 c	3.4 b	2.9 a	3.8 a	3.2 b	5.8 c	4.8 d	3.7 a	3.1 a	
Oshawa CMA	4.8 d	1.1 d	2.0 a	1.8 a	1.8 a	1.6 a	1.2 a	0.6 b	1.9 a	1.6 a	
Ottawa-Gatineau CMA (Ont. part)	1.4 a	4.0 c	2.0 a	4.3 b	2.4 a	3.0 a	3.5 c	3.7 d	2.1 a	3.7 b	
Peterborough CMA	**	**	2.1 b	3.5 c	2.3 a	3.4 b	3.6 d	2.5 c	2.3 a	3.4 b	
St. Catharines-Niagara CMA	**	3.9 d	4.1 b	3.3 b	3.9 b	3.5 b	3.0 b	4.5 c	4.0 b	3.5 b	
Thunder Bay CMA	**	5.9 d	2.8 b	2.2 b	1.1 a	2.2 a	0.0 c	**	1.8 a	2.4 a	
Toronto CMA	1.4 a	1.7 b	1.7 a	1.7 a	1.3 a	1.5 a	1.7 b	1.4 a	1.5 a	1.6 a	
Windsor CMA	11.7 d	7.9 c	7.2 b	6.1 b	7.4 b	5.9 b	7.8 c	12.7 d	7.7 a	6.3 a	
Ontario 10,000+	2.3 a	2.7 a	2.3 a	2.7 a	2.2 a	2.5 a	2.3 a	2.2 a	2.3 a	2.6 a	

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.2_1 Private Apartment Average Rents (\$) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Barrie CMA	709 a	701 a	865 a	928 a	991 a	1,055 a	1,148 a	1,265 a	947 a	1,020 a
Brantford CMA	605 b	561 b	736 a	725 a	801 a	816 a	896 a	919 a	788 a	792 a
Greater Sudbury/Grand Sudbury CMA	561 a	567 a	730 a	744 a	891 a	920 a	1,019 a	1,100 b	828 a	854 a
Guelph CMA	621 b	634 b	803 a	826 a	908 a	942 a	1,015 b	1,064 a	868 a	898 a
Hamilton CMA	551 a	579 a	721 a	757 a	876 a	922 a	1,096 a	1,117 a	806 a	846 a
Kingston CMA	646 b	665 b	798 a	859 a	980 a	1,027 a	1,238 b	1,275 c	909 a	970 a
Kitchener-Cambridge-Waterloo CMA	621 a	640 a	761 a	787 a	904 a	936 a	1,029 a	1,060 a	854 a	884 a
London CMA	570 a	582 a	721 a	743 a	896 a	920 a	1,048 a	1,082 a	820 a	839 a
Oshawa CMA	663 a	676 a	834 a	836 a	944 a	943 a	1,084 a	1,072 a	910 a	911 a
Ottawa-Gatineau CMA (Ont. part)	743 a	758 a	896 a	922 a	1,104 a	1,130 a	1,412 a	1,377 a	982 a	1,004 a
Peterborough CMA	639 a	626 a	774 a	779 a	915 a	910 a	1,101 a	1,087 a	868 a	871 a
St. Catharines-Niagara CMA	552 a	566 a	722 a	729 a	843 a	868 a	982 a	1,010 a	800 a	817 a
Thunder Bay CMA	543 a	541 a	671 a	692 a	813 a	834 a	994 a	1,046 b	753 a	766 a
Toronto CMA	808 a	834 a	1,009 a	1,022 a	1,164 a	1,202 a	1,389 b	1,445 b	1,086 a	1,116 a
Windsor CMA	481 a	495 a	640 a	643 a	770 a	780 a	947 b	929 b	680 a	690 a
Ontario 10,000+	738 a	765 a	887 a	904 a	1,014 a	1,046 a	1,261 a	1,311 a	959 a	987 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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I.1.3_1 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Barrie CMA	111	109	1,027	1,035	1,943	1,938	223	223	3,304	3,305
Brantford CMA	105	102	1,485	1,521	2,599	2,533	455	478	4,644	4,634
Greater Sudbury/Grand Sudbury CMA	754	757	3,806	3,754	6,076	6,042	624	628	11,260	11,181
Guelph CMA	209	214	2,265	2,267	3,813	3,810	276	277	6,563	6,568
Hamilton CMA	1,840	1,816	18,474	18,669	19,663	19,897	2,307	2,340	42,284	42,722
Kingston CMA	679	677	4,220	4,259	7,129	7,215	639	631	12,667	12,782
Kitchener-Cambridge-Waterloo CMA	757	757	9,094	9,120	17,025	17,094	1,373	1,368	28,249	28,339
London CMA	1,196	1,192	17,045	16,963	22,438	22,438	1,517	1,507	42,196	42,100
Oshawa CMA	378	374	3,443	3,436	6,539	6,536	920	922	11,280	11,268
Ottawa-Gatineau CMA (Ont. part)	5,163	5,163	28,494	28,646	24,193	23,976	2,552	2,570	60,402	60,355
Peterborough CMA	182	178	2,059	2,119	3,187	3,185	413	417	5,841	5,899
St. Catharines-Niagara CMA	531	495	5,732	5,735	8,400	8,411	1,166	1,157	15,829	15,798
Thunder Bay CMA	290	289	2,048	2,045	2,786	2,773	142	140	5,266	5,247
Toronto CMA	24,339	24,247	128,373	128,708	127,791	127,685	26,860	26,726	307,363	307,366
Windsor CMA	1,164	1,170	7,734	7,735	5,706	5,666	338	341	14,942	14,912
Ontario 10,000+	39,743	39,536	254,133	254,846	290,734	290,573	43,268	43,157	627,878	628,112

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I.1.4_I Private Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Barrie CMA	11.5 d	**	4.1 c	4.4 b	6.2 b	5.1 b	5.5 d	4.5 d	5.7 b	5.5 b
Brantford CMA	4.1 d	**	4.2 c	2.7 b	4.1 d	4.3 c	8.3 c	5.1 c	4.7 c	3.8 b
Greater Sudbury/Grand Sudbury CMA	6.6 c	**	5.0 c	5.0 c	4.0 b	4.2 b	4.2 d	4.2 d	4.5 b	4.6 b
Guelph CMA	**	**	2.8 a	2.5 a	3.5 b	2.7 a	2.7 c	5.9 d	3.2 b	2.8 a
Hamilton CMA	8.9 b	7.9 c	6.3 a	6.2 a	6.5 a	5.0 a	6.5 b	6.4 b	6.5 a	5.7 a
Kingston CMA	5.0 d	**	3.9 b	5.5 b	3.5 b	4.8 b	2.9 c	**	3.7 b	5.3 a
Kitchener-Cambridge-Waterloo CMA	7.4 c	**	4.2 b	4.6 b	4.4 a	5.5 b	4.6 c	3.2 c	4.4 a	5.1 b
London CMA	7.7 c	4.9 c	6.2 a	5.5 a	7.4 a	6.1 a	11.0 c	9.4 c	7.0 a	5.9 a
Oshawa CMA	**	2.7 c	3.3 a	3.2 b	2.9 a	3.0 b	3.3 c	1.8 c	3.2 a	3.0 a
Ottawa-Gatineau CMA (Ont. part)	4.3 b	7.8 c	4.9 a	6.9 b	5.3 b	6.3 b	**	8.2 c	5.1 a	6.8 a
Peterborough CMA	9.9 c	**	7.7 b	5.5 b	7.2 b	5.9 b	5.6 d	3.9 d	7.4 a	5.6 b
St. Catharines-Niagara CMA	**	**	7.1 b	5.0 b	6.9 b	5.6 b	5.1 c	7.7 c	6.9 a	5.6 a
Thunder Bay CMA	4.1 d	8.9 c	4.3 b	3.0 b	2.4 a	3.6 b	0.0 c	5.1 d	3.1 b	3.7 b
Toronto CMA	3.1 c	3.8 b	3.4 b	3.5 a	2.8 a	3.0 b	3.2 b	2.7 a	3.1 a	3.2 a
Windsor CMA	13.6 d	10.7 d	9.1 b	7.8 b	8.7 b	7.5 b	8.8 c	14.3 d	9.3 a	8.1 a
Ontario 10,000+	4.6 b	5.2 b	4.5 a	4.7 a	4.3 a	4.4 a	4.3 a	3.9 a	4.4 a	4.5 a

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1.1.5_I Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
	Barrie CMA	5.6 d	**	2.1 b	3.0 d	1.5 b	2.9 a	++	2.4 c	1.7 b
Brantford CMA	++	++	3.6 c	**	2.8 c	2.2 c	3.3 d	**	3.2 c	2.9 c
Greater Sudbury/Grand Sudbury CMA	++	++	**	2.3 c	++	2.4 c	**	++	++	1.9 c
Guelph CMA	1.1 a	3.9 d	1.3 a	3.2 b	1.6 b	3.3 a	++	3.3 d	1.5 a	3.2 a
Hamilton CMA	**	4.7 d	2.3 a	2.9 b	1.9 a	3.3 b	1.9 b	3.2 b	2.3 a	3.1 b
Kingston CMA	2.5 b	4.1 c	1.7 b	4.3 b	1.9 a	3.3 a	2.0 b	3.8 c	1.9 a	3.4 a
Kitchener-Cambridge-Waterloo CMA	1.9 c	3.4 c	2.1 a	3.8 b	1.9 a	3.9 a	1.7 c	3.2 b	2.0 a	3.8 a
London CMA	3.9 d	2.2 c	1.4 a	2.6 a	1.4 a	2.3 a	0.7 b	2.2 c	1.4 a	2.4 a
Oshawa CMA	++	2.6 c	1.5 b	2.3 a	1.6 a	2.0 b	0.8 a	1.9 c	1.6 a	2.1 a
Ottawa-Gatineau CMA (Ont. part)	3.3 c	2.4 b	2.9 a	2.3 b	3.2 c	2.3 c	4.5 d	**	3.2 b	2.2 b
Peterborough CMA	**	++	1.6 c	1.8 c	2.9 c	1.8 b	1.8 c	3.2 d	1.9 c	2.0 b
St. Catharines-Niagara CMA	2.1 c	2.5 b	2.1 b	2.3 b	2.4 b	1.6 c	2.8 b	2.9 c	2.4 a	1.7 b
Thunder Bay CMA	3.0 c	++	5.3 c	2.9 b	3.9 c	3.9 b	++	**	4.4 c	3.6 c
Toronto CMA	1.9 c	3.2 c	2.8 b	2.2 b	1.9 c	3.2 c	++	4.0 d	2.5 b	2.8 a
Windsor CMA	++	1.4 a	1.5 a	1.5 a	1.4 a	2.0 b	3.5 d	1.5 c	1.2 a	1.6 a
Ontario 10,000+	2.3 b	3.1 b	2.5 a	2.5 a	2.1 a	3.0 a	2.5 c	3.6 d	2.4 a	2.7 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1_I Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Barrie CMA	7.3 c	**	1.6 c	1.8 b	1.9 b	2.3 a	3.9 d	2.6 b	2.4 b	2.8 b
Brantford CMA	3.1 d	**	3.0 b	2.5 b	2.8 c	3.6 c	3.5 d	3.8 d	3.0 b	3.3 c
Greater Sudbury/Grand Sudbury CMA	**	3.8 d	3.2 c	2.9 b	2.9 a	3.0 b	2.4 c	1.4 a	2.9 a	2.8 a
Guelph CMA	**	2.7 c	1.0 a	1.6 a	0.8 a	1.4 a	0.9 a	1.2 a	0.9 a	1.5 a
Hamilton CMA	4.2 c	5.0 c	3.0 a	4.1 a	2.7 a	3.0 a	3.5 c	4.7 c	3.0 a	3.7 a
Kingston CMA	**	**	1.6 b	2.4 b	1.7 b	2.4 a	0.1 b	3.0 c	1.6 a	2.4 a
Kitchener-Cambridge-Waterloo CMA	4.9 d	**	1.8 a	3.0 a	2.1 a	3.5 b	3.0 c	4.5 d	2.1 a	3.4 b
London CMA	4.8 d	2.5 c	3.4 b	2.9 a	3.7 a	3.4 b	4.0 d	4.2 d	3.7 a	3.2 a
Oshawa CMA	4.8 d	1.1 d	1.9 a	1.8 a	1.8 a	1.7 a	1.1 a	2.2 c	1.8 a	1.8 a
Ottawa-Gatineau CMA (Ont. part)	1.4 a	3.9 c	2.0 a	4.3 b	2.3 a	2.9 a	2.9 b	3.6 b	2.2 a	3.7 a
Peterborough CMA	**	**	2.1 b	3.7 c	2.4 a	3.5 b	2.3 c	2.2 b	2.3 a	3.4 b
St. Catharines-Niagara CMA	**	3.9 d	4.1 b	3.3 b	3.8 b	3.6 b	2.4 b	4.9 c	3.9 b	3.6 b
Thunder Bay CMA	**	5.9 d	2.8 b	2.2 b	1.1 a	2.1 a	5.4 c	6.7 b	2.1 a	2.7 a
Toronto CMA	1.4 a	1.7 b	1.7 a	1.7 a	1.3 a	1.5 a	1.7 b	2.0 b	1.5 a	1.7 a
Windsor CMA	11.7 d	7.9 c	7.3 b	6.0 b	7.3 b	6.0 b	14.7 d	14.3 d	8.0 a	6.6 a
Ontario 10,000+	2.4 a	2.7 a	2.4 a	2.7 a	2.2 a	2.6 a	2.5 a	2.9 a	2.3 a	2.7 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.2_1 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Barrie CMA	709 a	707 a	865 a	928 a	985 a	1,058 a	1,148 a	1,224 a	964 a	1,035 a
Brantford CMA	605 b	561 b	736 a	725 a	801 a	828 a	881 a	1,016 b	797 a	829 a
Greater Sudbury/Grand Sudbury CMA	561 a	567 a	730 a	744 a	898 a	925 a	920 a	999 a	835 a	863 a
Guelph CMA	620 b	633 b	803 a	826 a	914 a	947 a	1,125 a	1,162 a	897 a	927 a
Hamilton CMA	550 a	579 a	721 a	757 a	884 a	927 a	1,099 a	1,126 a	823 a	859 a
Kingston CMA	646 b	665 b	798 a	859 a	981 a	1,029 a	1,218 b	1,259 c	912 a	973 a
Kitchener-Cambridge-Waterloo CMA	621 a	640 a	761 a	788 a	903 a	932 a	1,060 b	1,068 a	866 a	889 a
London CMA	570 a	582 a	721 a	743 a	894 a	915 a	971 a	1,006 a	826 a	845 a
Oshawa CMA	663 a	676 a	835 a	836 a	945 a	946 a	1,096 a	1,158 b	924 a	935 a
Ottawa-Gatineau CMA (Ont. part)	743 a	757 a	896 a	921 a	1,101 a	1,127 a	1,278 a	1,324 a	1,006 a	1,030 a
Peterborough CMA	636 a	624 a	772 a	777 a	911 a	907 a	1,055 c	1,072 b	875 a	881 a
St. Catharines-Niagara CMA	552 a	564 a	722 a	729 a	842 a	868 a	970 a	1,016 a	804 a	823 a
Thunder Bay CMA	543 a	541 a	671 a	692 a	811 a	833 a	879 a	965 a	756 a	776 a
Toronto CMA	808 a	834 a	1,009 a	1,022 a	1,164 a	1,202 a	1,382 a	1,441 b	1,092 a	1,123 a
Windsor CMA	481 a	495 a	639 a	643 a	768 a	779 a	927 a	922 b	687 a	697 a
Ontario 10,000+	738 a	764 a	886 a	903 a	1,012 a	1,043 a	1,216 a	1,273 a	966 a	994 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.4_1 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Barrie CMA	11.5 d	**	4.1 c	4.4 b	5.9 b	5.0 b	**	6.5 c	6.2 b	5.6 b
Brantford CMA	4.1 d	**	4.2 c	2.7 b	4.0 d	4.4 c	4.5 d	4.8 c	4.2 c	4.0 b
Greater Sudbury/Grand Sudbury CMA	6.6 c	**	4.9 c	5.0 c	3.9 b	4.3 b	2.9 c	2.3 b	4.2 b	4.4 b
Guelph CMA	**	**	2.7 a	2.5 a	3.5 b	2.8 a	4.0 b	5.4 c	3.4 b	3.0 a
Hamilton CMA	9.0 b	7.9 c	6.3 a	6.1 a	6.3 b	4.8 a	6.5 b	**	6.5 a	5.7 a
Kingston CMA	5.0 d	**	3.9 b	5.4 b	3.5 b	4.8 b	2.5 c	**	3.7 b	5.3 a
Kitchener-Cambridge-Waterloo CMA	7.4 c	**	4.2 b	4.8 b	4.5 a	5.6 b	4.3 d	5.4 d	4.5 a	5.4 b
London CMA	7.7 c	4.9 c	6.2 a	5.5 a	7.4 a	6.2 a	6.7 c	6.0 c	6.9 a	5.9 a
Oshawa CMA	**	2.7 c	3.3 a	3.2 b	3.0 a	3.1 b	3.0 b	4.8 d	3.2 a	3.3 b
Ottawa-Gatineau CMA (Ont. part)	4.3 b	7.8 c	5.0 a	6.9 b	5.1 b	6.3 b	5.8 b	7.6 b	5.1 a	6.8 a
Peterborough CMA	9.8 c	**	7.7 b	5.7 b	7.5 b	6.1 b	**	3.1 c	7.4 b	5.6 b
St. Catharines-Niagara CMA	**	**	7.1 b	5.0 b	6.7 a	5.6 b	4.2 c	8.0 b	6.7 a	5.7 a
Thunder Bay CMA	4.1 d	8.9 c	4.3 b	3.0 b	2.4 a	3.5 b	5.4 c	7.9 b	3.4 b	4.0 b
Toronto CMA	3.1 c	3.8 b	3.4 b	3.5 a	2.8 a	3.0 a	3.3 b	3.3 b	3.1 a	3.3 a
Windsor CMA	13.6 d	10.7 d	9.1 b	7.8 b	8.6 b	7.6 b	**	**	9.8 a	8.4 a
Ontario 10,000+	4.6 b	5.1 b	4.5 a	4.7 a	4.3 a	4.5 a	4.4 a	4.7 a	4.4 a	4.6 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.5_1 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
	Barrie CMA	5.6 d	**	2.1 b	3.0 d	1.5 c	2.9 a	++	2.3 c	1.9 b
Brantford CMA	++	++	3.6 c	**	2.8 c	2.2 c	3.0 d	++	3.1 c	2.8 c
Greater Sudbury/Grand Sudbury CMA	++	++	**	2.3 c	++	2.4 c	++	3.7 d	++	2.8 c
Guelph CMA	1.1 a	3.8 d	1.3 a	3.2 b	1.3 a	3.1 a	++	3.1 c	1.2 a	3.1 a
Hamilton CMA	**	4.7 d	2.3 a	2.9 b	2.0 a	3.2 b	1.9 b	3.2 b	2.3 a	3.1 b
Kingston CMA	2.5 b	4.1 c	1.7 b	4.3 b	1.9 a	3.3 a	2.0 b	3.8 c	1.9 a	3.4 a
Kitchener-Cambridge-Waterloo CMA	1.9 c	3.4 c	2.1 a	3.8 b	1.9 a	3.9 a	1.6 c	3.1 c	2.0 a	3.8 a
London CMA	3.9 d	2.2 c	1.4 a	2.6 a	1.4 a	2.3 a	0.7 b	2.1 c	1.4 a	2.4 a
Oshawa CMA	++	2.6 c	1.6 b	2.3 a	1.7 a	2.1 a	1.0 a	2.1 c	1.6 a	2.2 a
Ottawa-Gatineau CMA (Ont. part)	3.2 c	2.4 b	2.9 a	2.3 b	3.2 c	2.3 c	4.0 d	2.3 c	3.1 b	2.0 b
Peterborough CMA	**	++	1.7 c	1.9 c	3.1 c	1.8 b	1.2 d	3.7 d	1.8 c	2.3 b
St. Catharines-Niagara CMA	2.1 c	2.5 b	2.1 b	2.3 b	2.5 b	1.6 c	2.9 b	2.8 c	2.4 a	1.8 b
Thunder Bay CMA	3.0 c	++	5.4 c	2.9 b	3.7 c	4.2 b	++	**	4.3 c	4.2 b
Toronto CMA	1.9 c	3.2 c	2.8 b	2.2 b	1.9 c	3.2 c	**	4.0 d	2.5 b	2.8 a
Windsor CMA	++	1.4 a	1.5 a	1.5 a	1.4 a	2.0 b	3.2 d	1.4 a	1.2 a	1.6 a
Ontario 10,000+	2.3 b	3.1 b	2.5 a	2.5 a	2.1 a	2.9 a	2.4 c	3.5 c	2.4 a	2.7 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Belleville CA	**	**	3.7 ^b	4.5 ^b	3.4 ^b	5.8 ^b	4.4 ^d	1.6 ^c	3.6 ^b	5.3 ^a
Brockville CA	1.3 ^a	0.0 ^d	2.8 ^a	4.2 ^d	1.2 ^a	2.6 ^b	0.0 ^c	0.0 ^c	1.6 ^a	2.8 ^b
Cornwall CA	**	**	3.0 ^c	3.4 ^c	3.6 ^c	5.3 ^b	**	**	3.2 ^c	4.3 ^b
Greater Napanee T	**	**	5.1 ^d	**	1.9 ^c	1.4 ^a	0.0 ^d	**	2.4 ^b	1.8 ^c
Hawkesbury CA	**	**	10.2 ^d	3.4 ^d	5.6 ^c	5.8 ^c	**	**	6.4 ^c	5.7 ^c
Mississippi Mills T	**	**	**	**	**	**	n/u	n/u	**	**
North Grenville MU	**	**	**	**	1.7 ^c	3.3 ^b	n/s	**	1.4 ^d	2.6 ^b
Pembroke CA	2.4 ^b	**	2.6 ^c	2.4 ^c	1.8 ^c	2.9 ^c	0.0 ^d	0.0 ^d	2.0 ^b	2.6 ^c
Petawawa CA	n/u	n/u	**	1.4 ^a	4.8 ^d	4.8 ^d	**	9.1 ^a	4.0 ^d	4.5 ^d
Prince Edward CY	**	**	6.4 ^c	2.1 ^a	3.1 ^b	1.8 ^a	**	0.0 ^a	4.2 ^b	2.0 ^a
The Nation M	**	**	4.0 ^d	**	**	**	0.0 ^a	0.0 ^d	5.6 ^d	4.5 ^d

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.2_2 Private Apartment Average Rents (\$) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Belleville CA	618 ^a	648 ^a	751 ^a	768 ^a	850 ^a	874 ^a	970 ^a	977 ^a	820 ^a	843 ^a
Brockville CA	539 ^a	573 ^a	658 ^a	682 ^a	772 ^a	789 ^a	809 ^b	790 ^a	730 ^a	757 ^a
Cornwall CA	519 ^a	534 ^a	603 ^a	614 ^a	714 ^a	729 ^a	740 ^a	767 ^a	667 ^a	690 ^a
Greater Napanee T	551 ^a	551 ^b	624 ^a	632 ^a	774 ^a	801 ^a	821 ^b	869 ^a	738 ^a	766 ^a
Hawkesbury CA	519 ^a	526 ^a	551 ^a	579 ^a	660 ^a	679 ^a	789 ^b	872 ^c	626 ^a	650 ^a
Mississippi Mills T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
North Grenville MU	n/s	**	**	**	869 ^c	905 ^a	n/s	n/s	864 ^c	887 ^b
Pembroke CA	536 ^a	545 ^b	616 ^a	588 ^a	740 ^a	763 ^a	918 ^c	946 ^b	696 ^a	715 ^a
Petawawa CA	n/u	n/u	547 ^a	549 ^a	645 ^a	653 ^a	596 ^a	688 ^a	611 ^a	632 ^a
Prince Edward CY	535 ^b	547 ^b	613 ^a	630 ^a	732 ^a	756 ^a	**	836 ^a	691 ^a	712 ^a
The Nation M	**	**	558 ^b	567 ^a	651 ^a	657 ^a	717 ^b	749 ^c	629 ^a	634 ^a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.3_2 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Belleville CA	115	116	1,727	1,734	3,689	3,674	238	236	5,769	5,760
Brockville CA	84	85	569	563	1,345	1,340	81	82	2,079	2,070
Cornwall CA	194	193	1,110	1,106	2,064	2,068	347	332	3,715	3,699
Greater Napanee T	12	12	118	114	406	404	27	25	563	555
Hawkesbury CA	50	51	168	168	452	446	33	33	703	698
Mississippi Mills T	**	**	**	**	**	**	**	**	34	34
North Grenville MU	**	**	**	**	**	**	**	**	80	81
Pembroke CA	44	44	260	267	547	556	31	33	882	900
Petawawa CA	0	0	79	79	233	245	32	33	344	357
Prince Edward CY	17	16	103	97	238	227	7	7	365	347
The Nation M	**	**	**	**	**	**	**	**	86	89

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Belleville CA	**	**	5.7 ^b	5.9 ^b	5.7 ^b	8.0 ^a	5.9 ^d	2.9 ^c	5.8 ^a	7.3 ^a
Brockville CA	3.8 ^c	0.0 ^d	7.6 ^b	**	4.8 ^b	4.4 ^b	**	**	5.8 ^a	4.7 ^b
Cornwall CA	**	5.0 ^d	4.3 ^c	6.8 ^c	5.8 ^b	8.0 ^b	3.2 ^d	**	5.1 ^b	7.0 ^b
Greater Napanee T	**	**	5.1 ^d	**	1.9 ^c	1.7 ^c	0.0 ^d	**	2.4 ^b	2.1 ^c
Hawkesbury CA	**	**	11.7 ^d	4.2 ^d	8.5 ^b	5.8 ^c	**	**	8.8 ^b	5.9 ^c
Mississippi Mills T	**	**	**	**	**	**	n/u	n/u	**	**
North Grenville MU	**	**	**	**	3.3 ^b	5.0 ^b	n/s	**	2.8 ^c	6.6 ^c
Pembroke CA	9.8 ^b	**	**	3.0 ^d	3.3 ^c	3.1 ^d	0.0 ^d	0.0 ^d	4.4 ^c	2.9 ^b
Petawawa CA	n/u	n/u	**	1.4 ^a	7.3 ^c	5.3 ^d	**	9.1 ^a	5.6 ^c	4.8 ^d
Prince Edward CY	**	**	7.4 ^c	4.2 ^b	3.1 ^b	2.2 ^a	**	0.0 ^a	4.5 ^b	3.2 ^a
The Nation M	**	**	**	**	**	**	0.0 ^a	0.0 ^d	8.3 ^c	**

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
	Belleville CA	**	2.0 c	3.4 d	3.7 c	3.7 c	3.3 c	**	5.4 d	3.6 c
Brockville CA	5.7 c	++	1.7 c	4.1 d	3.2 b	1.7 b	2.5 c	2.9 c	2.9 a	2.1 b
Cornwall CA	2.0 c	3.9 c	2.8 c	2.0 c	2.8 c	2.1 a	3.4 d	3.8 c	2.5 b	2.5 a
Greater Napanee T	++	++	++	3.6 d	4.4 c	2.3 c	++	**	3.2 c	2.7 b
Hawkesbury CA	++	**	++	++	++	**	++	**	++	2.1 c
Mississippi Mills T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
North Grenville MU	n/s	n/s	**	**	4.1 d	1.0 a	n/s	n/s	**	1.1 a
Pembroke CA	++	++	++	++	4.0 d	3.2 d	**	++	**	2.5 c
Petawawa CA	n/u	n/u	**	++	**	++	**	**	**	++
Prince Edward CY	6.2 c	++	3.2 c	2.7 b	3.6 c	5.0 c	**	**	3.8 c	3.9 c
The Nation M	n/s	**	**	**	**	++	3.1 d	++	2.7 c	**

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1_2 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Belleville CA	**	**	3.6 ^b	4.5 ^b	3.3 ^b	6.2 ^b	4.4 ^d	4.3 ^c	3.6 ^b	5.7 ^a
Brockville CA	1.3 ^a	0.0 ^d	2.7 ^a	4.0 ^d	1.2 ^a	2.7 ^a	0.0 ^c	0.0 ^c	1.6 ^a	2.8 ^b
Cornwall CA	**	**	3.0 ^c	3.4 ^c	3.6 ^c	5.2 ^b	**	1.8 ^c	3.2 ^c	4.2 ^b
Greater Napanee T	**	**	5.1 ^d	**	1.8 ^c	1.3 ^a	0.0 ^d	**	2.4 ^b	1.8 ^c
Hawkesbury CA	**	**	10.1 ^d	3.6 ^d	6.7 ^c	5.8 ^c	**	**	7.1 ^c	5.6 ^b
Mississippi Mills T	**	0.0 ^a	**	1.8 ^c	**	**	n/u	n/u	**	4.4 ^d
North Grenville MU	**	**	**	**	2.7 ^b	2.8 ^a	n/s	**	2.2 ^c	2.2 ^b
Pembroke CA	2.4 ^b	**	2.6 ^c	3.6 ^d	1.7 ^c	2.7 ^c	0.0 ^d	0.0 ^d	1.9 ^b	2.9 ^c
Petawawa CA	n/u	n/u	**	1.4 ^a	4.8 ^d	4.8 ^d	**	7.0 ^a	3.8 ^d	4.3 ^d
Prince Edward CY	**	**	4.3 ^c	1.8 ^a	5.2 ^d	1.4 ^a	**	2.7 ^a	5.0 ^d	1.8 ^a
The Nation M	**	**	4.0 ^d	**	**	**	0.0 ^a	0.0 ^d	5.3 ^d	4.3 ^d

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.2_2 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Belleville CA	618 ^a	648 ^a	751 ^a	768 ^a	849 ^a	874 ^a	925 ^a	968 ^a	819 ^a	845 ^a
Brockville CA	539 ^a	572 ^a	658 ^a	681 ^a	772 ^a	790 ^a	833 ^b	804 ^a	731 ^a	758 ^a
Cornwall CA	519 ^a	534 ^a	603 ^a	614 ^a	716 ^a	729 ^a	765 ^a	790 ^a	673 ^a	694 ^a
Greater Napanee T	551 ^a	551 ^b	624 ^a	632 ^a	790 ^a	815 ^a	821 ^b	869 ^a	750 ^a	778 ^a
Hawkesbury CA	519 ^a	526 ^a	556 ^a	588 ^a	664 ^a	686 ^a	799 ^b	832 ^b	632 ^a	657 ^a
Mississippi Mills T	**	**	621 ^a	624 ^a	**	**	n/u	n/u	663 ^b	652 ^b
North Grenville MU	n/s	**	**	**	859 ^c	889 ^a	n/s	n/s	855 ^c	876 ^b
Pembroke CA	536 ^a	545 ^b	614 ^a	583 ^a	738 ^a	760 ^a	918 ^c	924 ^c	696 ^a	712 ^a
Petawawa CA	n/u	n/u	547 ^a	549 ^a	645 ^a	653 ^a	**	813 ^a	647 ^a	652 ^a
Prince Edward CY	535 ^b	547 ^b	725 ^b	680 ^a	791 ^a	774 ^a	**	694 ^a	763 ^a	733 ^a
The Nation M	**	**	558 ^b	567 ^a	662 ^a	668 ^a	717 ^b	749 ^c	636 ^a	640 ^a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.4_2 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Belleville CA	**	**	5.6 ^b	5.9 ^b	5.6 ^b	8.4 ^a	5.5 ^d	5.2 ^c	5.7 ^a	7.6 ^a
Brockville CA	3.8 ^c	0.0 ^d	7.3 ^b	**	5.0 ^b	4.5 ^b	**	1.4 ^d	5.8 ^a	4.8 ^b
Cornwall CA	**	5.0 ^d	4.3 ^c	6.8 ^c	5.8 ^b	7.9 ^b	3.0 ^d	2.3 ^c	5.1 ^b	6.9 ^b
Greater Napanee T	**	**	5.1 ^d	**	1.8 ^c	1.7 ^c	0.0 ^d	**	2.4 ^b	2.0 ^c
Hawkesbury CA	**	**	12.7 ^d	4.3 ^d	9.4 ^b	5.8 ^c	**	**	9.6 ^b	5.8 ^b
Mississippi Mills T	**	0.0 ^a	**	1.8 ^c	**	**	n/u	n/u	4.3 ^d	4.4 ^d
North Grenville MU	**	**	**	**	4.1 ^b	4.2 ^b	n/s	**	3.4 ^c	5.6 ^b
Pembroke CA	9.8 ^b	**	**	4.1 ^d	3.1 ^c	3.0 ^c	0.0 ^d	0.0 ^d	4.2 ^c	3.1 ^c
Petawawa CA	n/u	n/u	**	1.4 ^a	7.3 ^c	5.3 ^d	**	8.9 ^a	5.7 ^c	4.9 ^d
Prince Edward CY	**	**	5.0 ^c	3.5 ^b	5.2 ^d	1.7 ^a	**	2.7 ^a	5.2 ^d	2.7 ^a
The Nation M	**	**	**	**	**	**	0.0 ^a	0.0 ^d	9.1 ^c	5.8 ^d

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.5_2 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
	Belleville CA	**	2.0 c	3.4 d	3.7 c	3.6 c	3.3 c	**	5.2 d	3.5 c
Brockville CA	4.6 d	**	1.6 c	3.9 d	3.3 b	1.8 b	2.4 c	2.8 c	2.7 a	2.2 b
Cornwall CA	2.0 c	3.9 c	2.8 c	2.0 c	2.8 c	2.1 a	3.7 c	3.2 c	2.7 b	2.4 a
Greater Napanee T	++	++	++	3.6 d	4.3 c	2.3 c	++	**	3.2 c	2.6 b
Hawkesbury CA	++	**	++	++	++	2.3 c	**	**	++	2.7 c
Mississippi Mills T	**	**	5.0 d	++	**	**	n/u	n/u	6.3 c	++
North Grenville MU	n/s	n/s	**	**	3.8 d	1.0 a	n/s	n/s	3.7 d	1.1 a
Pembroke CA	++	++	++	++	4.0 d	3.2 d	**	++	**	2.5 c
Petawawa CA	n/u	n/u	**	++	**	++	**	**	**	++
Prince Edward CY	6.2 c	++	3.0 b	2.6 a	3.9 d	4.0 d	**	**	3.9 d	3.1 d
The Nation M	n/s	**	**	**	++	++	3.1 d	++	2.7 c	**

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Brighton MU	**	**	0.0 d	**	**	**	**	**	**	**
Brock TP	**	**	0.0 d	**	**	**	**	**	**	**
Cobourg CA	0.0 d	0.0 d	1.3 a	0.5 b	1.9 c	0.0 c	0.0 d	**	1.6 c	0.3 b
Collingwood CA	**	5.7 c	4.7 c	3.7 c	3.2 d	1.8 c	**	**	4.2 d	2.8 b
Erin T	n/u	n/u	n/s	n/u	n/s	**	n/u	n/u	n/s	**
Haldimand County CY	**	**	1.2 a	3.1 b	0.0 c	1.2 a	**	4.0 a	1.1 a	2.2 a
Kawartha Lakes CA	**	**	1.9 b	2.4 b	1.4 a	2.1 c	0.0 d	2.9 c	1.6 b	2.4 b
Midland CA	**	0.0 d	4.2 c	4.2 c	3.6 d	2.6 c	0.0 d	0.0 d	4.1 c	3.2 c
Orillia CA	5.2 d	**	6.2 c	2.8 b	3.6 c	3.4 c	**	**	4.7 b	3.1 b
Port Hope CA	**	3.4 a	**	3.6 d	2.1 c	2.4 b	0.0 a	**	2.0 c	2.9 b
Scugog TP	**	**	0.0 d	0.0 d	0.0 d	0.0 d	**	**	**	0.0 c
West Grey MU	**	**	**	**	5.3 d	**	**	**	4.3 c	4.7 d

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.2_3 Private Apartment Average Rents (\$) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Brighton MU	**	**	585 b	628 b	657 a	749 a	**	**	651 a	731 a
Brock TP	**	**	658 b	675 a	799 a	807 a	**	**	762 a	775 a
Cobourg CA	557 c	519 c	770 a	788 a	918 a	912 a	1,092 a	1,046 b	879 a	874 a
Collingwood CA	534 c	671 b	752 a	759 a	895 a	908 a	880 c	888 b	824 a	827 a
Erin T	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Haldimand County CY	**	**	667 a	680 a	715 a	723 a	725 a	744 a	692 a	704 a
Kawartha Lakes CA	568 b	578 b	807 a	822 a	981 a	1,005 a	1,111 b	1,174 b	899 a	922 a
Midland CA	534 b	549 b	692 a	716 a	789 a	815 a	914 b	958 b	747 a	772 a
Orillia CA	611 b	624 b	746 a	764 a	862 a	880 a	980 a	973 a	807 a	823 a
Port Hope CA	**	600 a	865 b	807 a	935 b	902 a	1,230 a	**	909 b	850 a
Scugog TP	**	**	678 b	772 a	871 a	980 b	**	**	909 a	995 a
West Grey MU	**	**	545 a	526 a	606 a	618 b	798 a	**	604 a	594 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.3_3 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Brighton MU	**	**	**	**	**	**	**	**	180	175
Brock TP	**	**	**	**	**	**	**	**	106	102
Cobourg CA	34	31	243	254	571	564	60	59	908	908
Collingwood CA	44	38	236	223	288	262	10	11	578	534
Erin T	**	**	**	**	**	**	**	**	**	**
Haldimand County CY	**	**	**	**	**	**	**	**	380	385
Kawartha Lakes CA	73	73	611	605	691	691	70	71	1,445	1,440
Midland CA	30	26	387	376	604	595	31	29	1,052	1,026
Orillia CA	116	111	582	584	893	891	57	56	1,648	1,642
Port Hope CA	28	28	217	218	304	303	23	23	572	572
Scugog TP	**	**	**	**	**	**	**	**	144	144
West Grey MU	**	**	**	**	**	**	**	**	152	152

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Brighton MU	**	**	0.0 d	**	**	**	**	**	**	**
Brock TP	**	**	0.0 d	**	**	**	**	**	**	**
Cobourg CA	0.0 d	0.0 d	2.4 c	2.0 c	3.8 c	1.3 a	0.0 d	**	3.0 c	1.5 b
Collingwood CA	**	11.4 d	6.3 c	6.3 b	**	3.5 c	**	**	6.8 c	5.2 b
Erin T	n/u	n/u	n/s	n/u	n/s	**	n/u	n/u	n/s	**
Haldimand County CY	**	**	2.5 a	3.1 b	1.2 a	3.1 c	**	4.0 a	2.2 a	3.1 b
Kawartha Lakes CA	**	**	2.9 b	3.1 c	2.6 b	3.1 d	0.0 d	2.9 c	2.7 a	3.1 c
Midland CA	**	0.0 d	6.2 c	7.9 b	5.4 c	4.9 d	0.0 d	0.0 d	5.9 c	6.0 c
Orillia CA	**	**	9.6 c	6.8 b	5.7 b	6.1 b	**	**	7.1 b	6.4 b
Port Hope CA	**	3.4 a	**	4.2 d	5.3 b	3.9 c	4.7 a	**	5.5 c	4.0 c
Scugog TP	**	**	0.0 d	0.0 d	0.0 d	0.0 d	**	**	**	0.7 a
West Grey MU	**	**	**	**	8.0 c	**	**	**	7.0 c	**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
	Brighton MU	**	**	**	**	++	++	**	**	++
Brock TP	n/s	**	++	**	4.7 d	**	n/s	**	3.4 d	++
Cobourg CA	++	++	4.6 d	++	3.4 d	++	9.1 c	++	3.7 d	++
Collingwood CA	**	++	++	1.5 d	**	1.1 d	**	**	++	1.4 a
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	**	**	1.4 a	2.0 b	0.8 a	1.4 a	**	2.5 b	0.5 a	1.8 a
Kawartha Lakes CA	**	**	2.5 c	4.5 d	2.2 c	2.2 c	**	4.1 d	2.5 c	3.4 d
Midland CA	++	**	++	3.6 c	1.5 c	3.7 d	++	**	1.2 a	3.1 d
Orillia CA	**	2.2 c	++	2.4 c	1.5 d	1.4 a	++	**	1.1 d	1.4 a
Port Hope CA	**	**	**	3.4 d	3.1 d	++	**	**	3.4 d	**
Scugog TP	**	**	++	++	8.0 b	++	**	**	3.7 c	1.6 c
West Grey MU	**	**	3.3 d	++	3.2 d	**	++	**	2.3 c	++

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1_3 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Brighton MU	**	**	0.0 d	**	**	**	**	**	**	**
Brock TP	**	**	0.0 d	**	**	**	**	**	**	**
Cobourg CA	0.0 d	0.0 d	1.0 a	0.4 b	1.7 c	0.0 c	0.0 d	**	1.3 a	0.3 b
Collingwood CA	**	5.7 c	4.7 c	3.7 c	3.2 d	1.8 c	**	**	4.2 d	2.8 b
Erin T	n/u	n/u	n/s	n/u	n/s	**	n/u	n/u	n/s	**
Haldimand County CY	**	**	1.2 a	3.1 b	0.0 b	1.1 a	**	6.6 a	0.9 a	2.8 b
Kawartha Lakes CA	**	**	1.9 b	2.4 b	1.3 a	2.1 c	0.0 d	2.1 c	1.6 b	2.3 b
Midland CA	**	0.0 d	4.2 c	4.2 c	3.4 d	2.5 c	0.0 d	0.0 d	3.9 c	3.1 c
Orillia CA	5.2 d	**	6.2 c	2.8 b	3.6 c	3.3 c	4.8 c	7.2 c	4.7 b	3.5 b
Port Hope CA	**	3.4 a	**	3.6 d	2.1 c	2.4 b	0.0 a	**	2.0 c	2.9 b
Scugog TP	**	**	0.0 d	0.0 d	0.0 d	0.0 c	**	**	**	0.0 c
West Grey MU	**	**	**	**	5.3 d	**	**	**	4.3 c	4.7 d

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.2_3 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Brighton MU	**	**	585 b	628 b	657 a	749 a	**	**	658 a	736 a
Brock TP	**	**	658 b	675 a	799 a	807 a	**	**	762 a	775 a
Cobourg CA	557 c	519 c	817 a	817 a	907 a	909 a	1,092 a	1,046 b	880 a	878 a
Collingwood CA	534 c	671 b	752 a	759 a	895 a	908 a	918 a	888 d	826 a	827 a
Erin T	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Haldimand County CY	**	**	667 a	680 a	717 a	726 a	758 b	763 a	703 a	714 a
Kawartha Lakes CA	568 b	578 b	807 a	822 a	981 a	1,004 a	1,136 b	1,188 a	906 a	930 a
Midland CA	534 b	549 b	692 a	716 a	789 a	815 a	914 b	958 b	747 a	772 a
Orillia CA	611 b	624 b	746 a	764 a	862 a	878 a	987 a	997 a	824 a	839 a
Port Hope CA	**	600 a	865 b	807 a	935 b	902 a	1,230 a	**	909 b	850 a
Scugog TP	**	**	678 b	772 a	859 a	980 b	**	**	905 a	995 a
West Grey MU	**	**	545 a	526 a	606 a	618 b	798 a	**	604 a	594 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.4_3 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Brighton MU	**	**	0.0 d	**	**	**	**	**	**	**
Brock TP	**	**	0.0 d	**	**	**	**	**	**	**
Cobourg CA	0.0 d	0.0 d	1.8 c	1.5 c	3.3 c	1.1 a	0.0 d	**	2.6 b	1.3 a
Collingwood CA	**	11.4 d	6.3 c	6.3 b	**	3.5 c	**	**	6.7 c	5.1 b
Erin T	n/u	n/u	n/s	n/u	n/s	**	n/u	n/u	n/s	**
Haldimand County CY	**	**	2.5 a	3.1 b	1.1 a	3.3 c	**	7.9 a	1.9 a	4.1 c
Kawartha Lakes CA	**	**	2.9 b	3.1 c	2.8 b	3.0 c	0.0 d	2.1 c	2.7 a	3.0 c
Midland CA	**	0.0 d	6.2 c	7.9 b	5.2 c	4.6 d	2.3 a	0.0 d	5.7 b	5.7 c
Orillia CA	**	**	9.6 c	6.8 b	5.7 b	6.1 b	6.9 b	11.6 d	7.2 b	6.9 b
Port Hope CA	**	3.4 a	**	4.2 d	5.3 b	3.9 c	4.7 a	**	5.5 c	4.0 c
Scugog TP	**	**	0.0 d	0.0 d	0.0 d	1.8 a	**	**	**	1.4 a
West Grey MU	**	**	**	**	8.0 c	**	**	**	7.0 c	**

The following letter codes are used to indicate the reliability of the estimates:

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3.1.5_3 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type

Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
	Brighton MU	**	**	**	**	++	++	**	**	++
Brock TP	n/s	**	++	**	4.7 ^d	**	n/s	**	3.4 ^d	++
Cobourg CA	++	++	5.1 ^d	++	3.4 ^d	++	**	++	4.0 ^d	++
Collingwood CA	**	++	++	1.5 ^d	**	1.1 ^d	**	++	++	1.4 ^a
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	**	**	1.4 ^a	2.0 ^b	0.6 ^a	1.4 ^a	++	1.6 ^c	0.5 ^b	1.6 ^a
Kawartha Lakes CA	**	**	2.5 ^c	4.5 ^d	2.2 ^c	2.2 ^c	**	**	2.5 ^c	3.4 ^d
Midland CA	++	**	++	3.6 ^c	1.5 ^c	3.7 ^d	++	++	1.2 ^a	3.1 ^d
Orillia CA	**	2.2 ^c	++	2.4 ^c	1.5 ^d	1.4 ^a	1.5 ^d	2.5 ^c	1.1 ^d	1.4 ^a
Port Hope CA	**	**	**	3.4 ^d	3.1 ^d	++	**	**	3.4 ^d	**
Scugog TP	**	**	++	++	8.0 ^c	++	**	**	3.7 ^c	1.6 ^c
West Grey MU	**	**	3.3 ^d	++	3.2 ^d	**	++	**	2.3 ^c	++

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Bracebridge T	**	**	13.6 d	5.8 d	1.5 a	5.6 b	**	0.0 a	5.0 c	5.1 b
Elliot Lake CA	**	5.7 a	7.9 a	13.2 a	12.1 a	15.3 a	4.6 a	5.8 a	10.4 a	13.8 a
Gravenhurst T	**	**	**	**	**	**	**	**	3.6 d	**
Huntsville T	**	**	2.0 c	**	7.7 c	2.5 c	**	**	5.8 c	1.8 c
Kenora CA	10.0 a	21.1 d	3.6 d	2.7 c	7.4 c	5.0 d	**	**	5.9 c	5.1 d
North Bay CA	**	**	3.5 d	5.7 d	1.6 c	3.7 d	**	**	2.4 c	4.2 c
Sault Ste. Marie CA	**	0.0 d	**	1.4 a	1.2 a	1.0 a	0.2 b	0.0 c	1.3 a	1.0 a
Temiskaming Shores CA	0.0 c	**	0.9 a	1.3 d	2.1 c	2.1 c	0.0 d	**	1.4 a	2.7 b
Timmins CA	**	**	1.6 c	1.3 a	1.6 c	0.6 a	0.0 c	1.1 d	1.5 a	1.1 a
West Nipissing M	0.0 c	0.0 d	**	**	0.7 b	2.5 c	0.0 c	0.0 d	0.7 b	1.7 c

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I.1.2_4 Private Apartment Average Rents (\$) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Bracebridge T	**	610 b	762 a	780 a	872 a	884 a	**	1,013 a	832 a	849 a
Elliot Lake CA	453 c	428 a	487 a	512 a	555 a	578 a	638 a	659 a	542 a	563 a
Gravenhurst T	**	**	698 b	718 a	830 a	863 a	**	1,003 b	776 b	806 a
Huntsville T	704 c	668 b	766 a	776 a	900 a	930 a	946 b	999 b	848 a	865 a
Kenora CA	469 b	458 a	628 a	651 a	760 a	810 a	895 c	**	694 a	725 a
North Bay CA	530 b	535 a	658 b	685 a	813 a	846 a	883 b	924 b	750 a	786 a
Sault Ste. Marie CA	493 b	520 b	623 b	649 a	729 a	765 a	758 a	793 a	695 b	724 a
Temiskaming Shores CA	463 a	477 a	567 a	589 a	642 a	662 a	730 b	763 a	616 a	637 a
Timmins CA	521 c	575 b	683 a	711 a	824 a	847 a	934 a	960 a	770 a	795 a
West Nipissing M	515 a	447 b	578 a	573 a	673 a	683 a	754 b	796 b	633 a	627 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.3_4 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Bracebridge T	**	15	**	75	**	168	**	12	273	270
Elliot Lake CA	35	35	308	306	831	826	86	86	1,260	1,253
Gravenhurst T	19	19	69	71	137	140	6	6	231	236
Huntsville T	9	9	121	120	164	159	14	15	308	303
Kenora CA	20	20	145	145	180	181	11	11	356	357
North Bay CA	185	173	972	991	1,736	1,702	232	222	3,125	3,088
Sault Ste. Marie CA	170	182	1,681	1,683	2,524	2,526	288	287	4,663	4,678
Temiskaming Shores CA	24	23	125	104	182	179	41	39	372	345
Timmins CA	72	71	561	559	793	785	112	110	1,538	1,525
West Nipissing M	23	22	133	130	200	193	28	29	384	374

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.4_4 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Bracebridge T	**	**	16.7 ^d	7.2 ^c	3.7 ^c	8.0 ^b	**	16.7 ^a	7.8 ^c	7.9 ^b
Elliot Lake CA	**	8.6 ^a	7.9 ^a	14.1 ^a	12.1 ^a	15.6 ^a	4.6 ^a	5.8 ^a	10.4 ^a	14.4 ^a
Gravenhurst T	**	**	**	**	6.8 ^c	**	**	**	**	**
Huntsville T	**	**	2.0 ^c	**	7.7 ^c	3.4 ^d	**	**	5.8 ^c	2.7 ^c
Kenora CA	10.0 ^a	21.1 ^d	4.5 ^d	5.5 ^d	8.1 ^c	5.7 ^d	**	**	6.6 ^c	**
North Bay CA	**	**	4.7 ^d	**	3.1 ^d	5.9 ^c	**	**	3.8 ^c	6.5 ^c
Sault Ste. Marie CA	**	**	2.0 ^c	1.8 ^c	1.4 ^a	1.5 ^a	0.2 ^b	0.0 ^c	1.5 ^c	1.5 ^a
Temiskaming Shores CA	0.0 ^c	**	**	6.4 ^c	2.1 ^c	3.6 ^d	0.0 ^d	**	1.8 ^c	5.4 ^c
Timmins CA	**	**	4.5 ^c	4.2 ^d	2.5 ^b	1.7 ^c	2.8 ^c	**	3.2 ^c	2.9 ^b
West Nipissing M	0.0 ^c	0.0 ^d	**	3.3 ^d	4.1 ^d	5.8 ^d	0.0 ^c	0.0 ^d	5.1 ^d	4.2 ^d

The following letter codes are used to indicate the reliability of the estimates:

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I.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
	Bracebridge T	**	**	++	4.2 d	++	4.2 d	**	**	++
Elliot Lake CA	++	5.1 d	3.0 a	4.7 a	3.8 a	4.2 a	1.7 a	4.5 a	3.3 a	4.5 a
Gravenhurst T	**	**	-4.8 d	++	++	++	**	**	++	++
Huntsville T	**	++	++	5.0 d	++	1.9 c	4.6 d	**	++	2.3 b
Kenora CA	++	**	**	**	++	5.6 d	++	**	++	4.2 d
North Bay CA	3.7 d	++	++	++	++	**	++	++	++	++
Sault Ste. Marie CA	++	**	**	4.7 d	4.2 d	7.1 b	**	**	5.8 d	5.6 c
Temiskaming Shores CA	++	2.5 c	**	5.7 d	**	2.4 c	++	++	**	2.6 c
Timmins CA	++	**	**	**	**	4.5 d	**	++	**	5.7 c
West Nipissing M	++	++	++	++	++	3.5 d	++	++	**	**

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1_4 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Bracebridge T	**	**	13.3 c	5.6 d	1.5 a	5.5 b	**	6.0 a	4.9 c	5.3 b
Elliot Lake CA	**	5.7 a	7.9 a	13.2 a	11.7 a	15.2 a	5.9 a	8.7 a	10.0 a	13.6 a
Gravenhurst T	**	**	**	**	**	5.7 d	**	**	3.3 d	5.6 d
Huntsville T	**	**	**	**	10.4 c	5.9 d	**	0.0 c	7.0 b	3.4 d
Kenora CA	10.0 a	21.1 d	3.6 d	2.7 c	7.4 c	5.0 d	**	6.1 b	5.5 c	5.3 d
North Bay CA	**	**	3.6 d	5.7 d	1.9 c	3.9 c	5.7 d	4.0 c	2.9 b	4.4 c
Sault Ste. Marie CA	**	0.0 c	**	1.4 a	1.2 a	1.0 a	0.5 a	0.7 b	1.3 a	1.1 a
Temiskaming Shores CA	0.0 c	**	0.9 a	1.3 d	2.1 c	2.1 c	0.0 d	**	1.4 a	2.7 b
Timmins CA	**	**	1.5 c	1.3 a	1.6 b	0.5 b	0.0 c	**	1.4 a	0.9 a
West Nipissing M	0.0 c	0.0 d	**	**	0.6 b	**	0.0 d	0.0 d	0.7 b	1.6 c

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3.1.2_4 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Bracebridge T	**	610 b	761 a	780 a	871 a	884 a	**	1,057 a	833 a	854 a
Elliot Lake CA	453 c	428 a	487 a	512 a	554 a	578 a	599 a	619 a	543 a	565 a
Gravenhurst T	**	**	698 b	718 a	834 a	859 a	**	1,003 b	782 a	807 a
Huntsville T	704 c	668 b	766 a	776 a	913 a	945 a	1,220 b	1,176 a	890 a	906 a
Kenora CA	469 b	458 a	628 a	651 a	760 a	810 a	651 b	627 b	686 a	712 a
North Bay CA	530 a	534 a	657 b	684 a	814 a	843 a	887 b	914 a	764 a	795 a
Sault Ste. Marie CA	493 b	520 b	622 b	648 a	731 a	765 a	756 a	779 a	698 a	725 a
Temiskaming Shores CA	463 a	477 a	567 a	589 a	642 a	662 a	730 b	763 a	616 a	637 a
Timmins CA	521 c	575 b	679 a	711 a	827 a	855 a	937 a	977 a	776 a	809 a
West Nipissing M	515 a	447 b	581 a	573 a	682 a	684 a	754 b	797 b	640 a	630 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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3.1.4_4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Bracebridge T	**	**	16.3 d	7.1 c	3.6 c	8.0 b	**	18.7 a	7.6 c	8.0 b
Elliot Lake CA	**	8.6 a	7.9 a	14.1 a	11.7 a	15.6 a	5.9 a	8.7 a	10.0 a	14.2 a
Gravenhurst T	**	**	**	**	6.0 c	**	**	**	**	**
Huntsville T	**	**	**	**	10.4 c	**	**	3.2 c	7.0 b	4.6 c
Kenora CA	10.0 a	21.1 d	4.5 d	5.5 d	8.1 c	5.7 d	**	6.1 b	6.2 c	6.6 c
North Bay CA	**	**	4.8 d	**	3.4 d	6.0 c	**	8.1 c	4.3 c	7.0 c
Sault Ste. Marie CA	**	**	2.0 c	1.9 c	1.4 a	1.5 c	0.5 a	0.7 b	1.5 c	1.6 b
Temiskaming Shores CA	0.0 c	**	**	6.4 c	2.1 c	3.6 d	0.0 d	**	1.8 c	5.4 c
Timmins CA	**	**	4.3 c	4.2 d	2.4 b	1.5 a	**	**	3.0 c	2.6 b
West Nipissing M	0.0 c	0.0 d	**	3.2 d	3.9 d	5.5 d	0.0 d	0.0 d	4.8 d	4.0 d

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3.1.5_4 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type

Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
	Bracebridge T	**	**	++	4.4 d	++	4.2 d	**	**	++
Elliot Lake CA	++	5.1 d	3.0 a	4.7 a	3.8 a	4.3 a	2.1 a	4.5 a	3.4 a	4.5 a
Gravenhurst T	**	**	-4.8 d	++	++	++	**	**	++	++
Huntsville T	**	++	++	5.0 d	++	1.5 c	++	++	++	1.6 c
Kenora CA	++	**	**	**	++	5.6 d	5.7 c	2.3 c	1.8 c	3.9 d
North Bay CA	4.2 d	++	++	++	++	**	++	**	**	**
Sault Ste. Marie CA	++	**	**	4.9 d	4.4 d	6.9 b	**	++	5.9 d	5.1 c
Temiskaming Shores CA	++	2.5 c	**	5.7 d	**	2.4 c	++	++	**	2.6 c
Timmins CA	++	**	**	**	**	4.4 d	**	++	7.0 c	5.5 c
West Nipissing M	++	++	++	++	**	3.4 d	++	++	**	**

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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**1.1.1_5 Private Apartment Vacancy Rates (%)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Centre Wellington CA	**	**	**	0.0 d	**	0.0 d	**	**	**	0.0 d
Chatham-Kent CA	**	**	5.1 c	6.4 c	3.5 c	5.8 b	**	**	4.4 c	6.4 b
Essex T	**	**	17.9 a	9.4 c	5.2 a	5.5 d	0.0 a	**	9.2 a	6.5 c
Ingersoll CA	n/u	n/u	23.0 d	20.7 a	1.1 a	11.4 c	**	**	7.2 b	13.7 a
Kincardine MU	20.0 a	33.3 a	6.1 c	7.3 c	2.6 c	9.4 b	**	**	5.4 d	10.1 c
Lambton Shores MU	n/u	n/u	**	**	6.7 c	3.3 d	**	**	5.4 c	2.7 c
Leamington CA	11.6 a	4.6 a	3.1 b	2.6 b	3.3 c	4.0 c	3.8 d	**	3.4 b	3.4 b
Meaford MU	**	**	**	**	0.0 d	4.9 c	**	**	3.4 d	5.2 d
Norfolk CA	**	**	**	**	1.9 c	2.0 c	**	0.0 d	4.0 d	3.0 d
North Perth MU	**	n/s	14.5 d	**	7.4 c	4.7 d	24.1 d	**	11.4 c	4.2 d
Owen Sound CA	**	**	5.8 d	5.3 c	3.7 c	5.7 c	4.5 c	0.8 d	4.6 c	4.9 c
Sarnia CA	**	4.2 d	6.0 b	7.0 c	5.3 b	**	**	**	5.8 b	7.1 c
Saugeen Shores T	0.0 a	**	4.2 d	9.6 c	1.1 d	4.9 c	5.1 d	8.0 b	2.5 c	6.7 b
Stratford CA	0.0 c	**	1.5 a	3.2 c	1.4 a	4.0 c	0.8 a	1.5 c	1.4 a	3.6 b
Tillsonburg CA	**	0.0 a	3.1 b	5.1 c	2.9 b	2.5 b	**	4.0 c	2.9 b	3.3 b
Woodstock CA	**	**	1.8 b	1.8 c	2.5 b	1.8 c	0.0 d	**	2.3 b	1.8 c

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

**I.1.2_5 Private Apartment Average Rents (\$)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Centre Wellington CA	**	609 b	702 a	752 a	823 a	864 a	**	1,012 a	776 a	823 a
Chatham-Kent CA	506 c	522 b	613 a	620 a	698 a	701 a	651 a	654 a	660 a	666 a
Essex T	**	**	616 b	594 b	692 b	682 b	863 a	**	666 b	648 b
Ingersoll CA	n/u	n/u	667 a	697 a	724 a	745 a	**	**	709 a	734 a
Kincardine MU	**	**	683 c	725 a	900 b	846 a	**	**	791 c	795 a
Lambton Shores MU	n/u	n/u	n/s	n/s	657 b	743 a	n/s	n/s	657 b	743 a
Leamington CA	504 a	528 a	649 a	637 a	765 a	772 a	1,009 a	1,014 a	722 a	720 a
Meaford MU	**	**	657 c	677 b	780 b	811 a	830 a	847 a	761 b	788 a
Norfolk CA	490 b	499 b	593 a	580 b	663 b	648 a	**	**	639 a	626 a
North Perth MU	547 a	n/s	624 a	611 b	720 a	733 a	794 a	**	698 a	709 a
Owen Sound CA	510 a	555 a	657 a	689 a	791 a	827 a	846 a	862 a	737 a	768 a
Sarnia CA	576 a	600 a	669 a	681 a	780 a	792 a	1,013 c	1,065 d	729 a	741 a
Saugeen Shores T	558 a	**	636 a	682 a	765 a	815 a	854 a	912 a	730 a	787 a
Stratford CA	521 a	537 b	650 a	670 a	795 a	810 a	922 a	949 a	743 a	759 a
Tillsonburg CA	523 a	515 a	615 a	632 a	733 a	750 a	790 a	854 a	695 a	713 a
Woodstock CA	524 a	518 a	734 a	741 a	990 c	979 c	784 a	799 a	885 c	881 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.3_5 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Centre Wellington CA	29	34	201	218	408	450	37	36	675	738
Chatham-Kent CA	131	129	1,639	1,645	2,353	2,374	545	538	4,668	4,686
Essex T	**	**	**	**	**	**	**	**	163	166
Ingersoll CA	**	**	**	**	**	**	**	**	149	150
Kincardine MU	**	**	**	**	**	**	**	**	227	197
Lambton Shores MU	**	**	**	**	**	**	**	**	80	80
Leamington CA	23	23	481	481	610	608	55	55	1,169	1,167
Meaford MU	**	**	**	**	**	**	**	**	218	212
Norfolk CA	16	16	241	242	603	598	33	31	893	887
North Perth MU	23	22	101	101	222	221	44	45	390	389
Owen Sound CA	94	71	639	659	816	836	217	215	1,766	1,781
Sarnia CA	186	190	2,325	2,338	2,719	2,709	189	189	5,419	5,426
Saugeen Shores T	12	**	118	**	229	**	52	**	411	407
Stratford CA	34	32	771	773	1,021	1,017	134	138	1,960	1,960
Tillsonburg CA	10	10	274	273	564	565	27	27	875	875
Woodstock CA	21	20	856	855	1,424	1,423	91	96	2,392	2,394

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Centre Wellington CA	**	**	**	**	4.2 d	0.0 d	**	**	3.7 d	0.8 d
Chatham-Kent CA	**	**	7.2 c	8.0 c	5.2 c	7.1 b	**	**	6.0 b	7.7 b
Essex T	**	**	19.6 a	11.3 d	8.3 a	5.5 d	14.3 a	**	12.3 a	7.2 c
Ingersoll CA	n/u	n/u	**	23.2 a	4.2 b	12.4 c	**	**	12.4 c	15.0 a
Kincardine MU	20.0 a	33.3 a	6.1 c	7.3 c	2.6 c	11.1 c	**	**	5.4 d	11.2 c
Lambton Shores MU	n/u	n/u	**	**	8.3 c	3.3 d	**	**	6.8 b	2.7 c
Leamington CA	11.6 a	4.6 a	4.5 b	4.4 c	5.1 c	4.9 b	3.8 d	**	4.9 b	5.0 b
Meaford MU	**	**	**	**	0.0 d	9.8 b	**	12.5 d	4.0 d	9.9 c
Norfolk CA	**	**	**	**	2.9 c	3.0 c	**	0.0 d	4.6 d	3.7 d
North Perth MU	**	n/s	14.5 d	**	7.4 c	5.5 d	24.1 d	**	11.4 c	4.8 d
Owen Sound CA	**	**	9.1 c	7.1 c	6.4 c	8.1 c	6.8 c	3.7 c	7.5 b	7.1 b
Sarnia CA	12.4 d	7.0 c	8.5 b	11.1 c	8.6 b	11.0 d	**	**	8.7 a	10.8 c
Saugeen Shores T	0.0 a	**	**	10.6 d	2.2 c	5.4 c	5.1 d	10.0 b	4.3 d	7.5 b
Stratford CA	**	**	3.0 b	4.2 b	3.5 c	5.4 b	2.4 c	1.5 c	3.2 c	4.9 b
Tillsonburg CA	**	10.0 a	8.7 b	7.7 b	5.7 b	4.2 b	3.9 c	4.0 c	6.7 b	5.4 b
Woodstock CA	**	**	3.8 c	3.9 d	3.9 c	2.4 c	**	**	3.9 b	2.9 b

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
	Centre Wellington CA	**	**	++	3.0 c	++	3.2 b	**	**	++
Chatham-Kent CA	**	2.9 c	1.4 a	2.1 b	1.7 b	1.8 c	1.8 c	**	1.7 b	2.0 c
Essex T	**	**	++	-3.8 d	++	**	**	**	1.4 d	-2.4 c
Ingersoll CA	n/u	n/u	-1.1 a	5.0 a	2.3 a	2.8 b	**	**	1.2 a	3.2 b
Kincardine MU	**	**	++	++	++	++	**	**	++	++
Lambton Shores MU	n/u	n/u	n/s	n/s	**	5.0 c	n/s	n/s	**	5.0 c
Leamington CA	5.0 a	++	2.2 a	0.8 d	1.4 a	++	9.1 c	1.4 d	2.0 a	0.8 d
Meaford MU	**	**	4.9 d	**	++	2.9 b	2.3 b	2.2 a	++	2.6 b
Norfolk CA	++	4.1 d	4.5 d	++	++	**	**	**	1.9 c	++
North Perth MU	2.5 b	n/s	2.3 a	**	2.4 a	1.5 a	1.5 a	**	2.1 a	1.6 c
Owen Sound CA	**	++	2.6 c	4.2 d	2.1 c	4.2 c	3.5 c	2.6 a	2.4 c	4.1 d
Sarnia CA	2.1 b	2.9 a	1.6 a	2.9 a	1.9 a	2.6 a	1.5 c	**	1.7 a	2.7 a
Saugeen Shores T	1.8 a	**	2.9 c	3.8 c	2.9 c	4.2 c	5.6 d	**	3.5 d	4.3 c
Stratford CA	1.0 a	3.4 d	2.0 a	3.8 b	1.7 a	2.3 a	2.6 a	2.6 a	1.6 a	2.7 a
Tillsonburg CA	**	++	++	2.7 a	2.0 b	3.1 b	++	**	2.0 c	3.1 b
Woodstock CA	++	**	2.2 b	2.0 b	2.4 b	2.1 b	4.3 d	**	2.5 a	2.3 b

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1_5 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Centre Wellington CA	**	**	**	0.0 d	**	0.0 d	**	**	**	0.0 d
Chatham-Kent CA	**	**	5.1 c	6.3 c	4.0 c	5.9 b	**	**	4.7 c	6.4 b
Essex T	**	**	13.3 a	7.1 c	4.8 d	4.1 d	0.0 a	**	6.2 b	4.1 c
Ingersoll CA	n/u	n/u	22.0 d	20.7 d	0.6 b	6.8 b	**	**	4.0 b	8.5 c
Kincardine MU	20.0 a	33.3 a	6.1 c	7.3 c	3.1 d	13.0 c	**	**	5.6 c	12.4 c
Lambton Shores MU	n/u	n/u	**	**	6.7 c	3.3 d	**	**	5.4 c	2.7 c
Leamington CA	11.6 a	4.6 a	3.1 b	2.6 b	4.5 c	4.4 c	3.6 d	4.1 d	4.0 b	3.7 b
Meaford MU	**	**	**	**	0.0 c	4.6 b	**	**	2.9 c	4.9 c
Norfolk CA	**	**	**	**	1.8 c	1.9 c	**	0.0 d	3.8 d	2.9 c
North Perth MU	**	n/s	14.5 d	**	7.4 c	4.5 d	**	**	11.4 d	4.0 d
Owen Sound CA	**	**	5.7 d	5.2 c	3.7 c	5.6 c	4.5 c	0.8 d	4.5 c	4.9 c
Sarnia CA	**	4.2 d	5.9 b	7.0 c	6.3 b	**	6.0 d	3.2 d	6.2 b	6.8 c
Saugeen Shores T	0.0 a	**	4.2 d	9.6 c	2.4 c	7.4 b	5.1 d	8.0 b	3.1 c	8.1 b
Stratford CA	0.0 c	**	1.5 a	3.2 c	1.4 a	4.0 c	0.8 a	1.3 a	1.4 a	3.5 b
Tillsonburg CA	**	0.0 a	3.1 b	5.1 c	2.9 b	2.6 b	**	4.0 c	2.8 a	3.4 b
Woodstock CA	**	**	1.8 b	1.8 c	2.7 b	1.9 c	2.0 c	1.3 d	2.5 a	1.8 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.2_5 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Centre Wellington CA	**	609 b	702 a	752 a	823 a	864 a	**	1,012 a	776 a	823 a
Chatham-Kent CA	505 b	521 b	612 a	619 a	693 a	696 a	657 a	670 a	659 a	665 a
Essex T	**	**	587 a	573 a	670 a	665 a	**	**	642 a	631 b
Ingersoll CA	n/u	n/u	666 a	697 a	722 a	738 a	**	**	710 a	729 a
Kincardine MU	**	**	683 c	725 a	900 b	877 a	**	**	791 c	819 a
Lambton Shores MU	n/u	n/u	n/s	n/s	657 b	743 a	n/s	n/s	657 b	743 a
Leamington CA	504 a	528 a	649 a	636 a	757 a	765 a	996 a	980 b	718 a	717 a
Meaford MU	**	**	655 c	675 b	773 a	805 a	829 a	853 a	758 a	786 a
Norfolk CA	490 b	499 b	593 a	580 b	661 a	646 a	**	**	639 a	625 a
North Perth MU	547 a	n/s	624 a	602 b	720 a	726 a	794 a	**	698 a	701 a
Owen Sound CA	510 a	554 a	656 a	686 a	790 a	827 a	846 a	862 a	735 a	766 a
Sarnia CA	576 a	600 a	669 a	680 a	782 a	794 a	924 b	943 b	740 a	752 a
Saugeen Shores T	558 a	**	636 a	682 a	820 a	863 a	854 a	912 a	764 a	818 a
Stratford CA	521 a	537 b	650 a	670 a	794 a	809 a	922 a	947 a	745 a	760 a
Tillsonburg CA	523 a	515 a	615 a	631 a	728 a	746 a	790 a	854 a	692 a	711 a
Woodstock CA	524 a	518 a	734 a	741 a	966 c	948 c	769 a	759 a	868 b	862 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.4_5 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13	Apr-12	Apr-13
Centre Wellington CA	**	**	**	**	4.2 d	0.0 d	**	**	3.7 d	0.8 d
Chatham-Kent CA	**	**	7.2 c	7.9 c	5.8 b	7.1 b	**	**	6.3 b	7.7 b
Essex T	**	**	14.7 a	10.1 c	8.1 c	4.1 d	4.0 a	**	9.0 b	5.0 c
Ingersoll CA	n/u	n/u	**	23.2 a	3.1 c	7.4 b	**	**	7.6 b	9.3 c
Kincardine MU	20.0 a	33.3 a	6.1 c	7.3 c	3.1 d	14.6 c	**	**	5.6 c	13.4 c
Lambton Shores MU	n/u	n/u	**	**	8.3 c	3.3 d	**	**	6.8 b	2.7 c
Leamington CA	11.6 a	4.6 a	4.5 b	4.4 c	6.2 c	5.4 b	3.6 d	**	5.5 b	5.2 b
Meaford MU	**	**	**	**	0.0 c	8.7 b	**	11.3 d	3.5 d	9.0 c
Norfolk CA	**	**	**	**	2.7 c	2.8 c	**	0.0 d	4.4 d	3.5 d
North Perth MU	**	n/s	14.5 d	**	7.4 c	5.3 d	**	**	11.4 d	4.6 d
Owen Sound CA	**	**	8.9 c	6.9 c	6.4 c	8.1 c	6.8 c	3.7 c	7.4 b	7.1 b
Sarnia CA	12.4 d	7.0 c	8.5 b	11.0 c	9.4 b	10.9 d	**	3.8 d	9.0 b	10.3 c
Saugeen Shores T	0.0 a	**	**	10.6 d	4.8 c	7.8 b	5.1 d	10.0 b	5.7 c	8.8 b
Stratford CA	**	**	3.0 b	4.2 b	3.4 c	5.4 b	2.1 c	1.3 a	3.1 c	4.8 b
Tillsonburg CA	**	10.0 a	8.7 b	7.7 b	5.6 b	4.3 b	3.9 c	4.0 c	6.6 b	5.4 b
Woodstock CA	**	**	3.8 c	3.9 d	4.0 b	2.4 c	3.2 c	2.5 c	4.0 b	2.9 b

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.5_5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13	Apr-11 to Apr-12	Apr-12 to Apr-13
	Centre Wellington CA	**	**	++	3.0 c	++	3.2 b	**	**	++
Chatham-Kent CA	**	2.9 c	1.4 a	2.1 b	1.8 b	1.7 c	2.2 c	4.6 d	1.8 b	1.8 c
Essex T	**	**	++	-2.8 c	++	-1.2 d	**	**	1.0 d	-1.7 c
Ingersoll CA	n/u	n/u	-1.1 a	5.0 a	2.7 b	2.3 b	**	**	2.0 c	2.6 b
Kincardine MU	**	**	++	++	++	++	**	**	++	++
Lambton Shores MU	n/u	n/u	n/s	n/s	**	5.0 c	n/s	n/s	**	5.0 c
Leamington CA	5.0 a	++	2.2 a	0.8 d	1.4 a	++	9.0 c	1.4 d	2.0 a	0.8 d
Meaford MU	**	**	**	**	++	3.3 b	2.2 a	3.3 b	1.1 d	3.1 b
Norfolk CA	++	4.1 d	4.5 d	++	++	**	**	**	1.9 c	++
North Perth MU	2.5 b	n/s	2.3 b	**	2.4 a	1.5 a	1.5 a	**	2.1 a	1.6 c
Owen Sound CA	**	++	2.6 c	4.1 d	**	4.1 c	3.5 c	2.6 a	2.3 c	4.0 d
Sarnia CA	2.1 b	2.9 a	1.6 b	2.9 a	1.9 a	2.5 a	1.4 a	**	1.7 a	2.6 a
Saugeen Shores T	1.8 a	**	2.9 c	3.8 c	2.9 c	3.5 c	5.6 d	**	3.5 d	3.6 c
Stratford CA	1.0 a	3.4 d	2.0 a	3.8 b	1.7 a	2.3 a	2.6 a	2.5 a	1.5 a	2.7 a
Tillsonburg CA	**	++	++	2.5 a	2.0 b	3.2 b	++	**	2.0 c	3.2 b
Woodstock CA	++	**	2.2 b	2.0 b	2.5 b	2.3 b	1.6 c	4.2 c	2.4 a	2.5 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. 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 collects market rent, available and vacant unit data for all sampled structures.

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 April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: 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 available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

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

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented in this publication is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

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