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# ENTAL MARKET

Ottawa

Canada Mortgage and Housing Corporation  
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# REPORT

## Rental Market Soft in 2004

According to CMHC's rental market survey, the **vacancy rate** for private rental apartments in Ottawa jumped to **3.9** per cent in 2004, up one whole percentage point from the 2.9 vacancy rate recorded back in 2003. This will be the fifth consecutive year that the vacancy rate went up in Ottawa. CMHC now includes an availability rate for each CMA in Canada, which incorporates the number of units expected to be vacant on top of the number of units vacant the day of the survey. As of October of 2004, the availability rate for Ottawa was 6.7 per cent.

The Gatineau rental market also recorded an increase in the vacancy rate, going from 1.2 per cent in 2003 to

2.1 per cent this year. Despite the increase, market conditions across the river remain tighter than the Ottawa market.

Ottawa's vacancy rate is above the national average for all major cities in Canada, which is 2.7 per cent in 2004. While the national trend is showing only a modest increase in vacancy rates, the jump in Ottawa suggests softer market conditions than experienced in other parts of the country.

Softer demand for rental units is the key factor to explain the rise in the vacancy rate this year. As a result of the strong housing market in Ottawa, many households have left the rental market to become homeowners. Low

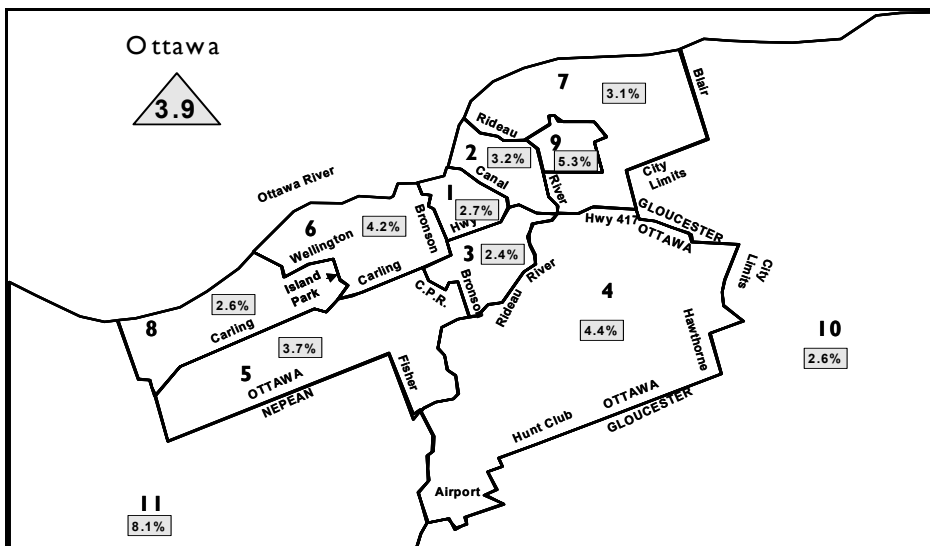
### October 2004 Survey

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mortgage rates in 2004 continued to make it attractive for many households to assume a mortgage as opposed to renting accommodations. There is increasing evidence as well that youth households, entering the housing market for the first time, are by-passing the rental market to go directly into homeownership by taking advantage of the low cost of borrowing.

According to the rental market survey, the average rent for a two-bedroom apartment in the private rental market increased to **\$940** in 2004, up by less than one per cent from the \$932 recorded in October of 2003. In real dollars, rents in Ottawa on average are not keeping up with inflation and many landlords will likely continued to be forced not to adjust rents up, risking



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the possibility of losing current tenants or not attracting any new potential renters.

### **Vacancy rates rise in suburban zones**

According to last year's survey, the older built-up areas of Ottawa recorded higher vacancy rates than their suburban counterparts. In 2004, we have seen a complete shift in the trend, where the suburban areas recorded increasing vacancy rates while the older built-up areas, including Downtown, witnessed decreasing vacancy rates.

The vacancy rate for private rental apartments in the Downtown zone is 2.7 per cent in 2004, down from the 3.3 per cent recorded in 2003. Other areas that recorded a decline included the Sandy Hill/Lowertown area, from 3.7 per cent in 2003 to 3.2 this year, Glebe/Ottawa South from 3.0 last year to 2.4 this year, and New Edinburgh/Manor Park/Overbrook

from 3.7 per cent last year to 3.1 per cent in 2004.

Two older neighbourhoods recorded an increase in the vacancy rate in 2004: Chinatown/Hintonburg/Westboro North and Vanier. The former had a slight increase from 4.0 per cent in 2003 to 4.2 per cent this year, demonstrating relatively little change between the two survey periods. However, Vanier recorded a significant 250 basis point increase and now stands at 5.3 per cent for 2004.

Meanwhile, all the suburban RMS zones in Ottawa recorded increases in their vacancy rate. Alta Vista/Hunt Club recorded a vacancy rate of 4.4 per cent this year, up from the 2.6 per cent pegged in 2003. Carlington/Iris grew to 3.7 this year, up from the 2.2 per cent last year. In the former municipalities of Gloucester and Cumberland, this RMS zone witnessed an increase to 2.6 per cent in 2004, up from the 1.3 per cent pegged last year. The most

surprising change was in the Kanata/Stittsville area with a vacancy rate of 8.1 per cent this year, a giant leap from the 2.7 per cent tabulated back in 2003.

For the Downtown, Sandy Hill/Lowertown, Glebe/Old Ottawa South and the New Edinburgh area, the decrease can be attributed to declining vacancies for one-bedroom apartments. All other areas recorded increases in their vacancy rate.

### **Rents increase slightly in 2004**

The overall average rent for Ottawa increased by less than one per cent this year, edging up to \$843 in 2004 from \$838 last year. Though increases were recorded for one and two bedroom types, the most notable exception was a decline in the average rent for private rental apartments with three or more bedrooms. The rent for this type of apartment declined to an average \$1,156 this year compared to \$1,168 in

**Zone 1:** bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east)

**Zone 2:** includes Sandy Hill and Lowertown

**Zone 3:** includes the Glebe and Old Ottawa South

**Zone 4:** includes Alta Vista and Hunt Club

**Zone 5:** includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Beatrice (Carlington and Iris).

**Zone 6:** includes Chinatown, Hintonburg and Westboro north of Richmond Rd.

**Zone 7:** the former township of Osgoode, and the municipalities of Clarence-Rockland, and Russell.

**Zone 8:** includes Westboro South, Hampton Park and Britannia

**Zone 9:** includes Vanier

**Zone 10:** the former cities of Gloucester and Cumberland

**Zone 11:** the former cities of Nepean and Kanata

## **FORECAST**

With mortgage rates expected to rise even further in 2005, demand in the homeowner market should pull back due to declining affordability. This will translate however into improved demand for rental accommodations as the cost of carrying a mortgage may rise relative to the cost of maintaining the average rent for a two bedroom apartment. In addition, the growth in the 15-24 age group in Ottawa may translate into more demand for rental accommodations, though the job picture at present for this age cohort is not strong. Nonetheless, this growing age segment will have some positive impact on the rental market. With these factors improving demand for rental accommodations in Ottawa, CMHC expects the vacancy rate in 2005 to decline slightly to 3.0 per cent. Though no major change is expected, it points to improved conditions for the rental market.

Though CMHC expects a slight tightening in the rental market for 2005, this will not necessarily translate into any gains in average rents across the REGION. Not until market conditions become tight can we expect the average rent to change significantly upward. Expect the average rent for a two-bedroom apartment to increase by less than one per cent next year to an average \$945. This means the level of average rents will once again not move at all, though like this year, we can assume certain sub-markets in Ottawa will see larger rent gains than others due to the area's attractiveness.

Apartment Vacancy Rates By Market, Canada		
Area	2003	2004
Abbotsford	2.5	2.8
Calgary	4.4	4.3
Saguenay	5.2	5.3
Edmonton	3.4	5.3
Halifax	2.3	2.9
Hamilton	3.0	3.4
Kingston	1.9	2.4
Kitchener	3.2	3.5
London	2.1	3.7
Montreal	1.0	1.5
St. Catharines-Niagara	2.7	2.6
Oshawa	2.9	3.4
Gatineau	1.2	2.1
Ottawa	2.9	3.9
Quebec	0.5	1.1
Regina	2.1	2.7
Saint John	5.2	5.8
St. John's	2.0	3.1
Saskatoon	4.5	6.3
Sherbrooke	0.7	0.9
Greater Sudbury	3.6	2.6
Thunder Bay	3.3	5.0
Toronto	3.8	4.3
Trois-Rivieres	1.5	1.2
Vancouver	2.0	1.3
Victoria	1.1	0.6
Windsor	4.3	8.8
Winnipeg	1.3	1.1
Charlottetown	3.5	4.2
CANADA	2.3	2.7

2003, despite the fact that their vacancy rate remained relatively unchanged from last year. In terms of the average rent for bachelor suites, it also edge down slightly in 2004 to \$623 compared to \$627 last year. Meanwhile, the average rent for one-bedroom apartment edged up to \$771 this year from the \$768 recorded back in October of 2003.

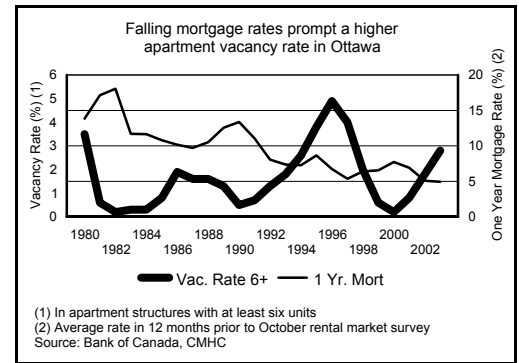
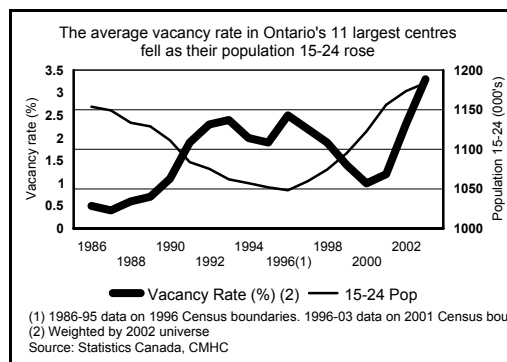
Looking at the average rent by area, those that recorded a decline in their overall vacancy rate in 2004 also recorded healthy increases in the average rent for two bedroom apartments. In the Downtown, zone the average rent for a two bedroom increased by over three per cent this year, reaching \$1,156 in October; the Downtown also recorded a decline in its vacancy rate. The same process occurred in Sandy Hill/Lowertown, Glebe/Ottawa South and New Edinburgh/ Hintinburg/Westboro North; they all recorded a decline in their vacancy rate with a simultaneous increase in the average rent for two

bedroom apartments. Obviously, tighter market conditions in those areas pushed up rents. In the Glebe/Ottawa South area, however, a significant decrease in the average rent for one bedroom apartments pushed the overall average rent down to \$909.

### Weaker demand prompts higher vacancy rate

This year's growth in Ottawa's apartment vacancy rate is the latest in a string of hikes during which the rate has risen from 0.2 per cent in 2000 to 3.9 per cent this year. The upswing fits into a view of the forces driving the housing market, which holds that long term trends, such as demographics, are periodically overwhelmed by economic cycles.

Current demographic trends certainly favour the rental market. Census data shows that persons aged 15-24 are far more likely to rent than are those in other age groups. In Ottawa, this age group's population rebounded 12 per cent between 1997 trough and 2003, the latest available estimate. Other things being equal, Ottawa's vacancy rate should be dropping, not increasing. Grouping Ontario's 11 largest centres shows similar patterns. The aggregate 1996 bottoming out in these cities' 15-24 age group coincided with a peak in their average vacancy rate. But the post-2000 rise in both the 15-24 population and vacancy rates needs a closer look.



The most commonly-advanced reason for vacancies' surge has been the improved affordability of home ownership brought about by low mortgage interest rates. Local evidence is supportive. The posted rate for a one-year term mortgage averaged 4.54 per cent in the 12 months to September 2004, the lowest rate for such a period since at least 1981.

More broadly, a relatively soft economy has prompted a rise in the local unemployment rate and cut local net migration, another variable closely linked to rental demand.

Ottawa's unemployment rate edged up from 5.6 per cent in 2000 to average 6.9 per cent this year through October. This advance makes Ottawa a less-attractive job-seeker destination. While Statistics Canada estimates that more than 8,200 persons arrived in Ottawa from other parts of Ontario and Canada in 2000, last year's higher average rate (also 6.9 per cent) slowed this net domestic influx to just over 600 persons.

Higher net in-migration energizes rental demand. Census data suggests renter households are nearly four times more likely than owner households to have lived outside Ottawa one year earlier. Over the 20 years to 2003, annual migration has ranged from just under 1600 persons (in 1997) to over 15,400 persons (in 2001). This range is statistically associated with a 1.6-1.7 per cent variation in the area's vacancy rate and makes the area's recent migration

drop-off a significant contributor to its rising vacancy rate.

Ottawa appears to be absorbing a cyclical supply outburst. A peak of just under 1,100 rental starts in the year following the October 2001 survey followed starts of 511 and 432 units in equivalent 1999 and 2000 periods respectively. Rental starts had averaged 58 units per year in 1995-98. While the previous starts run-up in 1989-92 contributed to Ottawa's 4.9 per cent 1996 vacancy rate, this cycle features lower new construction volumes; thus, Ottawa's 1996 vacancy rate high should not be exceeded, at least due to exuberant supply.

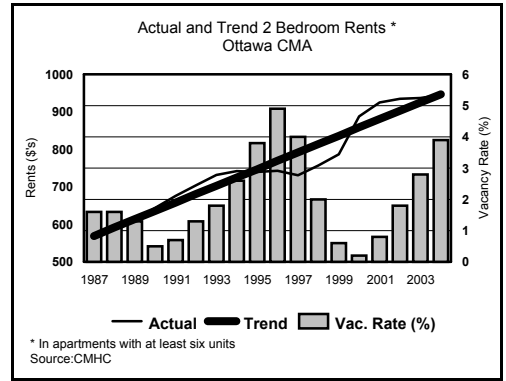
Still, relatively high vacancy rates appear set to continue. Persistently moderate interest rates should keep competing ownership tenure generally affordable, slow employment growth will limit net migration and Ottawa's supply run-up will require some time to absorb.

### Rents not expected to change

Meanwhile, average rental charges have historically shown resilience in the face of high local vacancy rates. Despite the AREA's 3.9 per cent 2004 rate, growth in the average rent for a two bedroom apartment in a structure with at least six units accelerated, albeit to a still-modest 0.9 per cent pace. Over the past 18 years, this rent has shown only two annual drops, both during the high-vacancy 1995-97 period. Average rents' response to higher vacancy rates is clearly more subtle.

A straight line drawn through data on average two-bedroom rents closely tracks rents' actual average.

But, high (low) vacancy periods push rents below (above) this trend. For instance, a 1.4 per cent average Ottawa apartment vacancy rate in 1990-94 lifted monthly rents an average \$19 above trend, while an average 3.1 per



cent vacancy rate in the ensuing five years cut average rents to an average \$40 below trend. Vacancies' current run-up left average rents about \$3 below trend this year; history suggests further adjustment is required and 2005 could again see below-trend rents.

## SURVEY METHODOLOGY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in 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 structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on its initiation type (public or private), and whether it is an apartment or a row structure. The survey collects vacant unit data for all sampled structures. The market rent data are collected for only privately initiated structures. The available unit data are obtained only for privately initiated apartments. Most data contained in this publication refer to privately initiated apartment 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 October, and the results reflect market conditions at that time.

### 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 what the owner is asking for the unit.

**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 Structure:** Any building containing three or more rental units, all of which are ground oriented. Owner-occupied units are not included in the rental building unit count.

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

### Acknowledgment

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.

### Market Zones

The survey zones reported in this publication are described on page 2.

**Table 1: Private Apartment Vacancy Rates By Zone and Bedroom Type, Ottawa CMA (%)**

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		All Units	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
Zone 1 - Downtown	3.7	3.0	3.1	2.4	2.9	2.5	9.2	8.0	3.3	2.7
Zone 2 - Sandy Hill/Lowertown	4.6	3.7	3.9	2.6	3.6	4.6	1.0	0.9	3.7	3.2
Zone 3 - Glebe/Old Ottawa South	3.9	1.8	3.5	2.8	2.2	1.9	**	**	3.0	2.4
Zone 4 - Alta Vista/Hunt Club	3.2	4.2	1.7	4.6	3.6	4.5	1.7	1.1	2.6	4.4
Zone 5 - Carlington/Iris	2.1	2.3	2.2	3.6	2.0	4.2	4.4	2.8	2.2	3.7
Zone 6 - Chinatown/Hintinburg/Westboro North	2.3	5.0	4.4	5.2	4.1	1.5	4.6	**	4.0	4.2
Zone 7 - New Edinburgh/Manor Park/Overbrook	3.3	**	5.5	4.1	2.4	2.5	2.9	**	3.7	3.1
Zone 8 - Westboro South/Hampton Park/Britannia	2.4	1.9	1.7	2.2	2.9	3.2	3.0	0.6	2.3	2.6
Zones 1-8 Former City of Ottawa	3.4	3.3	2.9	3.4	3.0	3.5	3.4	2.2	3.0	3.4
Zone 9 - Vanier	**	**	2.4	6.4	3.0	4.7	**	**	2.8	5.3
Zone 10 - Gloucester Cumberland	0.9	2.7	1.7	4.1	1.2	1.9	0.5	1.8	1.3	2.6
Zone 11 - Nepean/Kanata	0.8	4.2	2.2	9.4	3.1	7.5	2.2	9.8	2.7	8.1
Ottawa CMA	3.2	3.2	2.8	4.0	2.9	4.0	3.4	3.3	2.9	3.9

**Table 2: Row Vacancy Rates By Zone and Bedroom Type Ottawa CMA**

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		All Units	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
Zone 1 - Downtown	**	**	18.5	**	8.3	0.0	8.3	**	11.9	1.9
Zone 2 - Sandy Hill/Lowertown	N/U	N/U	**	**	**	0.0	**	2.7	0.0	1.5
Zone 3 - Glebe/Old Ottawa South	N/U	N/U	**	**	**	**	3.6	1.8	3.0	1.5
Zone 4 - Alta Vista/Hunt Club	N/U	N/U	N/U	N/U	6.3	2.9	1.8	4.8	2.3	4.6
Zone 5 - Carlington/Iris	N/U	N/U	N/U	N/U	2.4	4.7	1.9	4.9	2.1	4.8
Zone 6 - Chinatown/Hintinburg/Westboro North	**	**	27.3	9.1	0.0	**	6.8	15.2	6.7	12.0
Zone 7 - New Edinburgh/Manor Park/Overbrook	**	**	**	**	1.7	0.8	3.6	3.1	3.4	1.9
Zone 8 - Westboro South/Hampton Park/Britannia	N/U	N/U	N/U	N/U	**	**	**	**	**	**
Zones 1-8 Former City of Ottawa	**	**	17.3	1.2	2.4	1.9	2.5	4.6	2.9	3.6
Zone 9 - Vanier	N/U	N/U	N/U	N/U	N/A	**	**	8.9	**	8.3
Zone 10 - Gloucester Cumberland	N/U	N/U	N/U	N/U	0.0	11.1	3.9	3.5	3.9	3.6
Zone 11 - Nepean/Kanata	**	**	**	**	4.2	6.6	4.4	4.3	4.4	4.8
Ottawa CMA	0.0	0.0	17.6	1.1	3.3	4.4	3.7	4.3	3.8	4.2

**Table 3: Apartment Vacancy Rates By Structure Year of Completion and Bedroom Type, Ottawa CMA**

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		All Units	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
<i>Former Ottawa City (Zones 1-8)</i>										
No Date Available	**	N/A	**	N/A	**	N/A	**	N/A	5.9	N/A
Pre 1940	7.2	7.0	4.8	3.7	3.3	3.0	4.3	4.2	4.6	4.0
1940 - 1959	4.6	3.5	3.8	3.5	3.0	3.7	2.1	3.5	3.5	3.6
1960 - 1974	2.1	2.0	2.3	3.0	2.5	3.5	2.9	1.5	2.4	3.0
1975 - 1984	3.5	**	3.0	4.4	4.1	3.6	4.8	**	3.6	4.0
1985 - 1994	0.0	**	4.2	**	3.2	2.9	1.1	3.6	3.4	3.4
After 1995	**	**	12.4	**	2.1	**	**	**	5.6	**
Total	3.4	3.3	2.9	3.4	3.0	3.5	3.4	2.2	3.0	3.4
<i>Ottawa CMA</i>										
No Date Available	**	N/A	**	N/A	**	N/A	**	N/A	5.9	N/A
Pre 1940	7.1	6.9	4.6	4.1	3.2	3.7	7.4	3.9	4.7	4.4
1940 - 1959	3.9	2.9	3.0	4.7	3.2	3.8	1.3	4.6	3.1	4.1
1960 - 1974	2.1	2.1	2.3	3.6	2.4	4.0	2.7	2.9	2.4	3.6
1975 - 1984	2.8	3.6	3.0	4.8	3.7	4.0	3.8	2.9	3.3	4.4
1985 - 1994	0.0	**	3.8	3.5	2.7	2.8	0.7	3.5	2.9	3.0
After 1995	**	**	12.2	6.2	2.5	10.0	**	**	4.9	8.4
Total	3.2	3.2	2.8	4.0	2.9	4.0	3.4	3.3	2.9	3.9

**BACHELOR Vacancy Rate**

Rent Range	2003	2004
< \$500	5.8	4.2
\$500 - 549	4.8	5.2
\$550 - 599	2.9	6.3
\$600 - 649	1.6	2.8
\$650 - 699	3.8	2.6
\$700 +	3.2	3.2
<b>Total</b>	<b>3.2</b>	<b>3.8</b>

**ONE BEDROOM Vacancy Rate**

Rent Range	2003	2004
< \$650	3.2	4.3
\$650 - 699	3.0	7.4
\$700 - 749	2.6	5.5
\$750 - 799	2.5	2.9
\$800 - 849	2.7	2.7
\$850 +	3.2	2.4
<b>Total</b>	<b>2.8</b>	<b>4.2</b>

**TWO BEDROOM Vacancy Rate**

Rent Range	2003	2004
< \$700	0.8	3.4
\$700 - 799	2.2	4.3
\$800 - 899	3.0	4.9
\$900 - 999	2.9	3.4
\$1000 - 1,099	2.8	3.1
\$1100 +	3.9	5.3
<b>Total</b>	<b>2.9</b>	<b>4.3</b>

**THREE+ BEDROOM Vacancy Rate**

Rent Range	2003	2004
< \$900	2.1	0.5
\$900-999	7.3	2.7
\$1000 - 1,149	3.8	6.1
\$1150 - 1,299	1.7	2.5
\$1300 - 1,499	**	2.2
\$1500 +	5.9	4.9
<b>Total</b>	<b>4.2</b>	<b>3.4</b>

**Table 4: Apartment and Row Vacancy Rates, By Structure Size and Bedroom Type, Ottawa CMA**

Structure Size	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		All Units	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
<i>Former Ottawa City (Zones 1-8)</i>										
3 - 5 Units	1.3	7.8	4.1	3.1	3.3	3.2	6.3	5.4	4.0	3.9
6 - 19 Units	8.7	6.2	5.8	5.3	3.5	3.5	2.6	5.1	4.6	4.5
20 - 49 Units	4.2	4.4	3.7	4.8	3.4	5.0	**	4.2	3.6	4.7
50 - 99 Units	3.0	2.0	4.5	3.9	2.6	4.2	3.4	3.2	3.7	3.7
100+ Units	2.0	2.2	2.0	2.7	2.7	3.1	2.3	2.1	2.3	2.8
Total	3.4	3.3	3.0	3.4	2.9	3.4	3.0	3.4	3.0	3.4
<i>Ottawa CMA</i>										
3 - 5 Units	1.5	7.2	4.1	4.5	3.9	4.0	8.3	4.2	4.6	4.4
6 - 19 Units	7.9	5.6	5.0	5.7	3.4	3.8	5.9	6.9	4.4	4.8
20 - 49 Units	4.2	4.4	3.0	4.4	2.7	4.5	2.6	3.2	3.1	4.3
50 - 99 Units	2.8	2.0	4.2	4.3	2.8	4.6	3.4	5.4	3.5	4.3
100+ Units	1.8	2.2	2.0	3.4	2.6	4.0	2.6	2.8	2.3	3.5
Total	3.2	3.2	2.9	4.0	2.9	4.1	3.6	4.0	3.0	4.0

**Table 5: Private Rental Stock and Vacant Units, Apartment and Row Structures, Ottawa CMA**

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		All Units	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	48	1,570	118	4,892	51	2,071	15	194	231	8,727
Zone 2 - Sandy Hill/Lowertown	36	973	75	2,949	82	1,798	4	416	197	6,136
Zone 3 - Glebe/Old Ottawa South	5	280	41	1,469	26	1,366	10	269	82	3,384
Zone 4 - Alta Vista/Hunt Club	13	313	212	4,661	199	4,431	41	1,129	466	10,534
Zone 5 - Carlington/Iris	12	511	118	3,261	126	3,015	21	560	277	7,347
Zone 6 - Chinatown/Hintinburg/Westboro North	36	722	124	2,354	18	1,073	**	**	189	4,341
Zone 7 - New Edinburgh/Manor Park/Overbrook	**	**	56	1,421	42	2,064	17	720	123	4,414
Zone 8 - Westboro South/Hampton Park/Britannia	8	426	61	2,723	84	2,618	5	214	158	5,981
Zones 1-8 Former City of Ottawa	166	5,005	806	23,731	628	18,436	125	3,693	1,724	50,864
Zone 9 - Vanier	**	**	113	1,756	91	1,914	**	**	220	4,089
Zone 10 - Gloucester Cumberland	3	114	34	831	31	1,555	38	1,178	107	3,679
Zone 11 - Nepean/Kanata	5	122	170	1,817	315	4,307	154	3,263	644	9,509
Ottawa CMA	174	5,388	1,123	28,135	1,065	26,212	333	8,406	2,694	68,141

**Table 6: Apartment Availability and Vacancy Rates By Zone and Bedroom Type, Ottawa CMA**

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		All Units	
	Avl Rate	Vac Rate	Avl Rate	Vac Rate	Avl Rate	Vac Rate	Avl Rate	Vac Rate	Avl Rate	Vac Rate
Zone 1 - Downtown	6.2	3.0	4.7	2.4	4.7	2.5	8.6	8.0	5.0	2.7
Zone 2 - Sandy Hill/Lowertown	6.2	3.7	3.9	2.6	5.4	4.6	0.9	0.9	4.5	3.2
Zone 3 - Glebe/Old Ottawa South	5.4	1.8	4.7	2.8	4.2	1.9	**	**	4.6	2.4
Zone 4 - Alta Vista/Hunt Club	6.7	4.2	7.6	4.6	8.1	4.5	4.2	1.1	7.7	4.4
Zone 5 - Carlington/Iris	5.4	2.3	6.6	3.6	6.4	4.2	4.8	2.8	6.4	3.7
Zone 6 - Chinatown/Hintinburg/Westboro North	8.7	5.0	7.8	5.2	4.2	1.5	**	**	6.9	4.2
Zone 7 - New Edinburgh/Manor Park/Overbrook	**	**	6.5	4.1	6.0	2.5	**	**	6.1	3.1
Zone 8 - Westboro South/Hampton Park/Britannia	4.7	1.9	4.7	2.2	6.2	3.2	3.7	0.6	5.3	2.6
Zones 1-8 Former City of Ottawa	6.3	3.3	5.8	3.4	6.2	3.5	4.0	2.2	5.9	3.4
Zone 9 - Vanier	**	**	9.7	6.4	6.8	4.7	**	**	7.9	5.3
Zone 10 - Gloucester Cumberland	8.8	2.7	7.0	4.1	4.2	1.9	1.8	1.8	5.1	2.6
Zone 11 - Nepean/Kanata	9.2	4.2	13.8	9.4	13.0	7.5	16.7	9.8	13.4	8.1
Ottawa CMA	6.3	3.2	6.6	4.0	7.0	4.0	5.6	3.3	6.7	3.9

**Table 7: Average Rents In Private Apartment Units, Ottawa CMA (\$)**

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		All Units	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
Zone 1 - Downtown	638	646	820	827	1,117	1,156	1,256	1,366	869	886
Zone 2 - Sandy Hill/Lowertown	650	639	844	889	1,099	1,130	1,390	1,359	926	947
Zone 3 - Glebe/Old Ottawa South	**	**	826	782	1,036	1,058	**	**	915	909
Zone 4 - Alta Vista/Hunt Club	627	622	755	743	916	900	1,202	1,134	840	824
Zone 5 - Carlington/Iris	631	627	729	739	852	852	1,080	1,089	789	792
Zone 6 - Chinatown/Hintinburg/Westboro North	570	562	713	715	898	872	**	**	757	742
Zone 7 - New Edinburgh/Manor Park/Overbrook	**	**	787	808	956	984	1,149	**	868	891
Zone 8 - Westboro South/Hampton Park/Britannia	645	638	757	749	902	893	**	**	819	813
Zones 1-8 Former City of Ottawa	629	624	777	782	958	963	1,224	1,210	846	848
Zone 9 - Vanier	**	**	648	653	749	756	**	**	705	715
Zone 10 - Gloucester Cumberland	639	655	756	754	896	860	**	1,009	859	828
Zone 11 - Nepean/Kanata	676	685	755	759	920	970	1,006	1,042	863	899
Ottawa CMA	**	623	768	771	932	940	1,168	1,156	838	843

**Table 8: Average Rents In Private Row Units, Ottawa CMA (\$)**

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		All Units	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
Zone 1 - Downtown	**	**	**	**	**	**	**	**	**	**
Zone 2 - Sandy Hill/Lowertown	N/U	N/U	**	**	**	**	**	**	**	**
Zone 3 - Glebe/Old Ottawa South	N/U	N/U	**	**	**	**	**	**	**	1,339
Zone 4 - Alta Vista/Hunt Club	N/U	N/U	N/U	N/U	**	**	1,069	1,135	1,058	1,120
Zone 5 - Carlington/Iris	N/U	N/U	N/U	N/U	980	985	1,058	**	1,026	996
Zone 6 - Chinatown/Hintinburg/Westboro North	**	**	607	601	**	**	**	**	870	**
Zone 7 - New Edinburgh/Manor Park/Overbrook	N/A	**	**	**	891	**	965	958	916	913
Zone 8 - Westboro South/Hampton Park/Britannia	N/U	N/U	N/U	N/U	**	**	**	**	**	**
Zones 1-8 Former City of Ottawa	**	**	**	**	919	902	1,036	1,057	986	1,000
Zone 9 - Vanier	N/U	N/U	N/U	N/U	N/A	**	**	1,158	**	1,133
Zone 10 - Gloucester Cumberland	N/U	N/U	N/U	N/U	1,007	956	1,060	1,040	1,059	1,038
Zone 11 - Nepean/Kanata	**	**	**	**	986	984	1,141	1,090	1,101	1,064
Ottawa CMA	**	563	668	**	953	945	1,092	1,071	1,052	1,038