



FAST FAX

Oshawa

RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

NOVEMBER 26, 2001

Oshawa CMA Vacancy Rate Decrease, Rents Edge Higher in 2001

After holding steady for the past two years, the Oshawa CMA private apartment vacancy rate declined slightly during 2001. According to the October 2001 Rental Market Survey, the local private apartment vacancy rate is currently pegged at 1.3 percent - down slightly from 1.7 percent during October of 2000. Strong employment growth combined with increases in net migration have been the main contributors to increases in rental demand during 2001.

By bedroom type, vacancy rates ranged from a high of 2.0 percent for bachelor units to 1.2 percent for one bedroom units. Despite a relatively higher vacancy rate, bachelor units experienced the largest year-over-year rate decline, falling by over 2 percentage points over the course of the year.

Within the Oshawa CMA, one and two bedroom apartments in Whitby (Zone 3) were in greatest demand, posting vacancy rates of 0.1 and 0.2 percent respectively, with the average two bedroom apartment in Whitby renting for \$862. By contrast, with a vacancy rate of 2.3 percent, South Central Oshawa (Zone 2) offers the greatest selection of available apartments, and is also the most affordable in Oshawa, with a two bedroom unit renting for \$767 per month.

To get a more complete picture of the Oshawa CMA rental market, subscribe to the Oshawa CMA Rental Market Report by calling 1-800-493-0059.

Apartment Vacancy Rates	2000	2001
Bachelor	4.1%	2.0%
1 Bedroom	1.5%	1.2%
2 Bedroom	1.6%	1.3%
3 Bedroom and +	2.6%	1.5%
Total	1.7%	1.3%

Average Apartment Rents	2000	2001
Bachelor	\$522	\$542
1 Bedroom	\$684	\$692
2 Bedroom	\$778	\$799
3 Bedroom and +	\$879	\$903
Total	\$755	\$766

Apartment Units (2001)	Vacant	Total
Bachelor	9	446
1 Bedroom	41	3,295
2 Bedroom	85	6,407
3 Bedroom and +	15	976
Total	149	11,124

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1. Apartment Vacancy Rates

Apartment Vacancy Rates by Zone and Bedroom Type Oshawa CMA

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1--Oshawa (North)	**	**	2.1	0.7	1.5	0.5	1.3	0.9	1.6	0.7
Zone 2--Oshawa (S./Central)	6.4	2.1	1.8	2.0	2.1	2.4	1.7	2.6	2.1	2.3
Zones 1--2 Oshawa City	5.1	3.2	1.9	1.5	1.8	1.7	1.6	2.0	1.9	1.7
Zone 3--Whitby	**	**	0.3	0.1	0.8	0.2	**	**	1.2	0.1
Zone 4--Clarington	0.0	11.1	0.6	2.8	0.9	0.8	0.0	5.2	0.8	1.6
Zones 1--4 Oshawa CMA	4.1	2.0	1.5	1.2	1.6	1.3	2.6	1.5	1.7	1.3

2. Average Apartment Rents

Average Apartment Rents by Zone and Bedroom Type Oshawa CMA

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1--Oshawa (North)	**	**	721	724	806	809	910	900	788	789
Zone 2--Oshawa (S./Central)	497	522	627	650	731	767	833	873	705	733
Zones 1--2 Oshawa City	502	534	665	678	761	783	862	883	738	754
Zone 3--Whitby	**	**	750	730	842	862	**	**	818	802
Zone 4--Clarington	513	518	640	693	768	808	921	892	727	773
Zones 1-4 Oshawa CMA	522	542	684	692	778	799	879	903	755	766



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