



AST FAX

Toronto

RENTAL MARKET REPORT

Toronto CMA Vacancy Rate Inches Higher to 0.9% in 2001

The vacancy rate in the Toronto CMA (Census Metropolitan Area) for privately initiated apartments of 3 or more units was 0.9% in October 2001, higher than the 0.6% registered last year. What this means is that out of every 1000 privately initiated rental apartment units, 9 units were vacant and immediately available for rent. From a universe of 302,717 private rental units, 2702 were vacant.

Declining mortgage rates along with more subdued price increases for homes across the Toronto area helped homeownership costs hit one of their lowest levels in history during 2001. Periods of slower local job growth have been correlated with higher rental market vacancies. The outflow of demand towards the ownership market outpaced the inflow of prospective tenants as job creation for those seeking rental accommodation, namely the young, slowed in 2001. Consequently, a shift of tenure coupled with modestly higher levels of rental construction/conversions helped trigger additional vacancies.

Overall rents in 2001 increased by 4.5%, lower than the 7.5% registered in 2000. Bachelor unit average rents increased by 1.8% to reach \$695. The 1-bedroom rent increased 4.3% to reach \$866, the 2-bedroom rent rose 4.9% to reach \$1027 while the 3-bedroom rent rose by 5.1% to \$1224.

Resilient local labor markets and increases in household incomes enabled rents to exceed the rent review guideline of 2.9%. Also, the TPA (*Tenant Protection Act*) allows constrained rents to reach market levels on newly vacated units. Still, the turnover level remained low keeping rent increases more subdued in this year's survey.

The rental market survey was conducted during the first two weeks of October 2001. To get a complete picture of the Toronto CMA's rental market, including details about trends in the private rental market and the assisted rental market, subscribe to the Toronto CMA Rental Market Report. **Call us for further information on rental markets for all Canadian cities (1-800-493-0059).**

Robert Genier (416) 218-3390
Ted Tsiakopoulos (416) 218-3407
CMHC - Market Analysis, Ontario Business Centre

Canada Mortgage and Housing Corporation

NOVEMBER 26, 2001

Apartment Vacancy Rates	2000	2001
Bachelor	0.7%	1.2%
1 Bedroom	0.6%	1.0%
2 Bedroom	0.6%	0.8%
3 Bedroom and +	0.8%	0.8%
Total	0.6%	0.9%

Average Apartment Rents	2000	2001
Bachelor	\$683	\$695
1 Bedroom	\$830	\$866
2 Bedroom	\$979	\$1027
3 Bedroom and +	\$1165	\$1224
Total	\$908	\$949

Apartment Units (2001)	Vacant	Total
Bachelor	308	25,919
1 Bedroom	1,187	124,756
2 Bedroom	994	126,201
3 Bedroom and +	214	25,840
Total	2,702	302,717



Canada

1. Apartment Vacancy Rates-continued

**Apartment Vacancy Rates by Zone and Bedroom Type
Toronto CMA**

Zone--Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	'00	'01	'00	'01	'00	'01	'00	'01	'00	'01
25 Rich.Hill,Vaughan,King	**	0.0	0.1	0.2	0.8	1.8	0.0	0.0	0.6	1.0
26 Aurora,Newm.,Whit-Stouff.	**	**	1.2	1.1	0.7	0.5	**	**	1.3	0.9
27 Markham	0.0	0.0	0.6	0.4	0.8	0.0	0.0	0.0	0.7	0.2
25-27 York Region	3.0	0.6	0.7	0.6	0.8	0.8	1.8	0.8	0.9	0.7
28 Pickering,Ajax,Uxbridge	**	**	2.9	1.6	0.8	1.0	0.2	0.3	0.9	0.9
29 Milton,Halton Hills	**	0.0	0.4	0.2	0.4	0.0	0.0	0.0	0.4	0.1
30 Orangeville	**	6.6	0.0	0.7	0.2	2.5	0.0	**	0.1	1.8
31 Bradford,W.Gwillimbury	**	0.0	0.0	1.8	0.9	1.0	0.0	3.6	0.7	1.5
18-31 Remaining CMA	0.8	1.6	0.6	1.1	0.5	1.0	0.5	1.1	0.5	1.0
1-31 Toronto CMA	0.7	1.2	0.6	1.0	0.6	0.8	0.8	0.8	0.6	0.9



2. Average Apartment Rents - continued

Average Apartment Rents Rates by Zone and Bedroom Type Toronto CMA

Zone--Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	'00	'01	'00	'01	'00	'01	'00	'01	'00	'01
25 Rich.Hill,Vaughan,King	**	\$703	\$791	\$809	\$925	\$955	\$1143	\$1187	\$882	\$891
26 Aurora,Newm.,Whit-Stouff.	**	**	\$723	\$736	\$840	\$843	**	**	\$770	\$795
27 Markham	\$571	\$604	\$729	\$841	\$855	\$962	\$963	\$1081	\$804	\$919
25-27 York Region	\$624	\$653	\$748	\$787	\$881	\$915	\$1057	\$1079	\$825	\$861
28 Pickering,Ajax,Uxbridge	**	**	\$698	\$685	\$886	\$873	\$1013	\$1029	\$911	\$903
29 Milton,Halton Hills	**	\$521	\$741	\$732	\$852	\$839	\$948	\$1043	\$808	\$802
30 Orangeville	**	\$576	\$676	\$706	\$793	\$831	\$886	**	\$737	\$772
31 Bradford,W.Gwillimbury	**	\$585	\$684	\$713	\$781	\$811	\$899	\$987	\$757	\$780
18-31 Remaining CMA	\$645	\$650	\$813	\$848	\$961	\$984	\$1085	\$1122	\$911	\$940
1-31 Toronto CMA	\$683	\$695	\$830	\$866	\$979	\$1027	\$1165	\$1224	\$908	\$949

