

RENTAL MARKET REPORT

Hamilton CMA



Date Released: December 2006

Report Highlights

Favourable lending rates have kept households moving from rental into home ownership. A slow down in youth employment and low immigration have contributed to softening rental demand.

In a repeat of the highest vacancy rate ever recorded, the average apartment vacancy rate in Hamilton Census Metropolitan Area (hereafter referred to as Hamilton) remained unchanged at 4.3 per cent in October 2006.

A stabilized vacancy rate has helped rents for a common sample of two-bedroom apartment units in the 2005-2006 survey year rise by 1.1 per cent.

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Figure 1

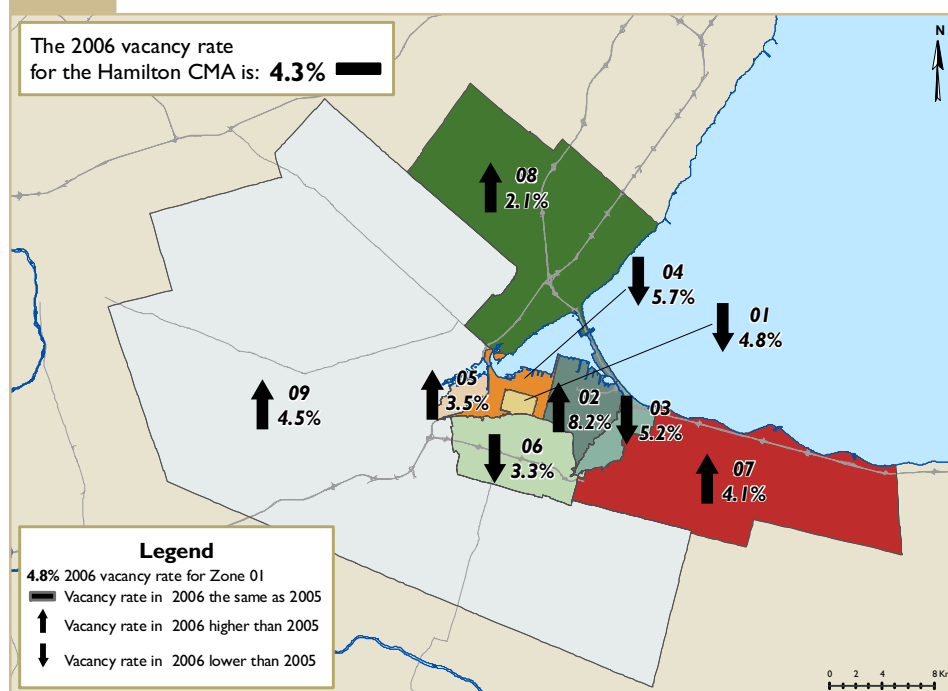
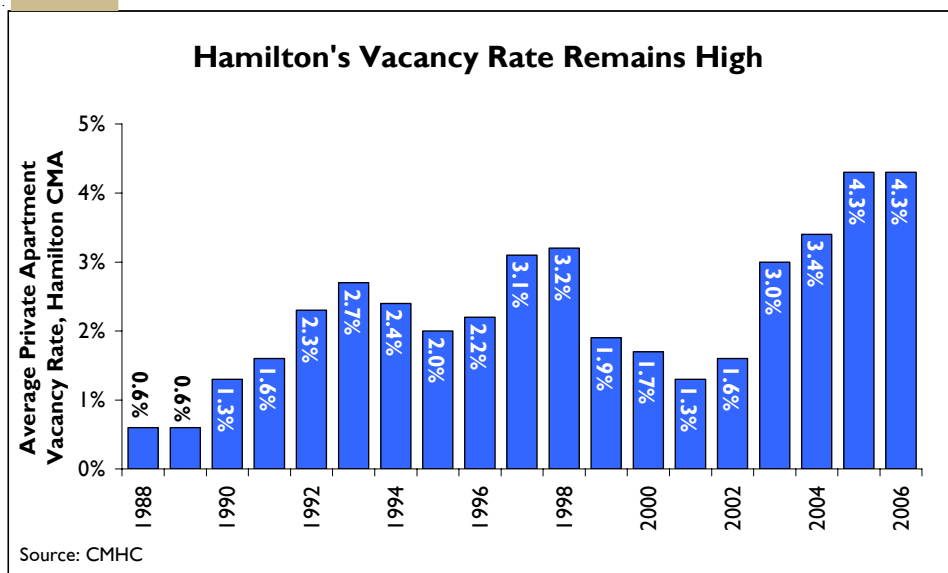


Figure 2



Hamilton's Average Vacancy Rate Unchanged

Declining youth employment and immigration have softened rental demand in Hamilton. Low mortgage rates have induced more people to move out of rental and into home ownership. These effects have caused the average apartment vacancy rate to remain high in 2006.

Population Age Structure Favours Ownership

Rising vacancy rates over the past four years in Hamilton are reflective of the adverse effects its ageing population is having on the rental market. Over half of Hamiltonians are entering their 50s and 60s - ages typically associated with move up home buying. The share of employment among 19-24 year olds (an age category typically associated with rental) has declined to 13 per cent in 2006 from 15 per cent in 1996. The decline in employment among this group is reflective of its shrinking share of the labour force.

There is a growing trend among

many young people to stay at home with their parents longer. Some bypass rental altogether. Current low borrowing costs have allowed more young people to jump directly into home ownership.

Immigrants comprise a large component of rental demand. Upon taking up residence in Canada, immigrants typically rent for several years before entering home ownership. During the last three years, total immigrants to Hamilton averaged an annual 3,750 compared to an annual 4,500 during the preceding three years. This fall in immigration contributed to a decline in rental demand this year.

More Condominium Completions

Rising condominium completions provide another explanation for Hamilton's high vacancy rates in 2006. Total condominium apartment completions between October 2005 and September 2006 (period between last year's and this year's Rental Market Survey) rose by more

than 50 per cent to 394 units from the same time period a year earlier. This implies that some renters have taken possession of their newly completed condominiums. Others who purchased condominiums for investment purposes will now be putting their units up for rent and adding to the supply competing with purpose built rentals.

Older Buildings Have Higher Vacancies

The average vacancy rate in apartments built before 1940s increased sharply to 9.6 per cent in 2006 from 7.3 per cent in the previous year. These older rental units, often found in the Hamilton downtown core, are of poor quality and in need of repairs. Their turnover tends to be higher than in newer units. The average vacancy rate in newer buildings, or those built after 1990s, recorded a zero per cent vacancy in 2006. This showed that newer units of superior quality are able to sustain tenants even in a softening rental market.

Hamilton's Central East Records the Highest Vacancy Rate

With the exception of Hamilton's West End and Mountain, which typically boast superior housing stock, the average apartment vacancy rate was close to five per cent in all sub-markets within Hamilton City. The average vacancy rate in Central East more than doubled to 8.2 per cent in 2006 from the previous year.

Burlington, which typically boasts a low vacancy rate, saw its average vacancy rate rise to 2.1 per cent in 2006 from a year earlier. Though the rate has increased, it is still below the

Hamilton average. The close proximity of Burlington to downtown Toronto, and its links to the GO Service and the QEW, continue to keep renters interested and vacancies low. Other more desirable neighbourhoods such as Ancaster and Dundas saw their vacancy rate increase to 4.5 per cent (above the Hamilton average) in 2006 from 3.6 per cent in the previous year. A large number of newly completed condominium apartments were recorded in Dundas. More renters in Dundas are likely to have moved into their newly completed condominiums.

Townhouse Vacancy Rate Falls

The average townhouse vacancy rate fell to 2.8 per cent in 2006 from 3.1 per cent a year earlier. This is the second successive year of reduction in Hamilton's townhouse vacancy rate. Rapidly rising ownership house prices in Hamilton appear to have forced more people to remain in townhouse rental.

The average townhouse rent fell by nearly two per cent to \$910 in 2006 compared to the previous year. The decrease in rents has also pulled down vacancy rates. Popular areas such as Ancaster and Dundas saw their average rents increase in the wake of rising rental demand for townhomes.

Availability Rate Falls

Two years ago, CMHC introduced a measure called the availability rate for all 29 major centres across Canada. In addition to vacant units, the availability rate measures the units for which an existing tenant has given

notice to move out and for which a new tenant has not yet signed a lease.

Hamilton's average apartment availability rate fell to seven per cent in 2006 from 7.3 per cent in the previous year. Hamilton City, with the exception of the West End and Mountain areas, recorded availability rates well above the CMA average. As with vacancy rates, high turnover due to low quality rental stock is the likely reason for the high availability rates in downtown Hamilton. Lower availability rates, recorded in desirable neighbourhoods such as Ancaster and Burlington, are due to superior quality rental stock.

The average town house availability rate declined to 4.7 per cent in 2006 from 5.1 in the previous year. The rising cost of owning a town home has induced more people to remain in rental.

Rents Inch Higher

Low mortgage rates have reduced rental demand by keeping home

buying strong in the last five years. Given a soft rental market environment, Hamilton rent levels, when adjusted for inflation, have been kept low. This year, however, CMHC is introducing a measure for the change in rents for existing structures. By focusing on existing structures, we can exclude the impact of new structures added to the rental universe between surveys and conversions and get a better indication of the rent increase in existing structures. For the Hamilton CMA, the average rent for a two-bedroom apartment in existing structures increased by 1.1 per cent in October 2006 compared to a year ago.

Bachelor Unit Vacancies Rise

Bachelor unit vacancies rose sharply in 2006. This may be attributed to the decline in Hamilton's youth employment in recent years. Young adults aged between 18-24 typically occupy such units.

Figure 3

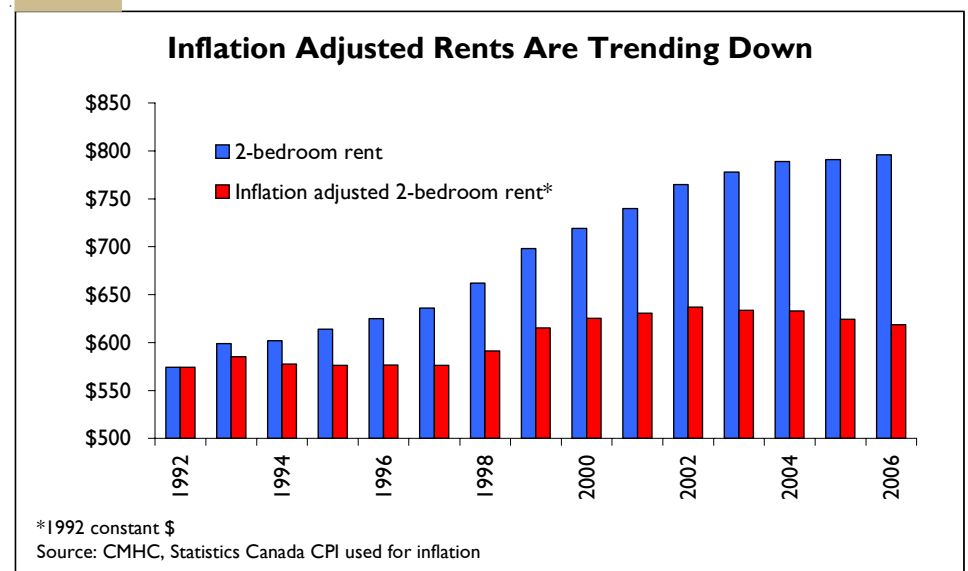


Figure 4

Actual Rent Increase vs. Provincial Rent Guideline*		
Year	Provincial Rent Guideline	2 Bedroom Rent Increase**
1991	5.4%	4.8%
1992	6.0%	4.7%
1993	4.9%	4.4%
1994	3.2%	0.5%
1995	2.9%	2.0%
1996	2.8%	1.8%
1997	2.8%	1.8%
1998	3.0%	4.1%
1999	3.0%	5.4%
2000	2.6%	3.0%
2001	2.9%	2.9%
2002	3.9%	3.4%
2003	2.9%	1.7%
2004	2.9%	1.8%
2005	1.5%	0.3%
2006	2.1%	0.5%
2007	2.6%	0.7%***

*Percentage rent increase on occupied rental units

**Hamilton CMA

***Forecast

Source: CMHC Annual Rental Market Survey

Low Vacancies in Higher Rent Ranges

Rental apartments with higher rents (which are typically superior in quality both in terms of size and location) had lower vacancies in 2006. Lower rents mostly occurred in bachelor and one-bedroom

apartments, which are typically occupied by young and single member households. Movement out of these smaller units tends to be more frequent. Apartments with rents above \$800 had vacancy rates significantly below the CMA average while those units with rents below \$800 had vacancies above six per cent.

Movement into homeownership competes with highest priced rental units the most. The average apartment vacancy rate in the highest rent range (\$1000+) jumped to 2.9 per cent in 2006 from two per cent a year earlier. Higher rents are typically found in expensive neighbourhoods such as Ancaster and Dundas.

Apartment Universe Decreases

The private apartment universe decreased to 42,498 units in 2006 from 42,738 units in the previous year. Several hundred units were taken out of the universe as a result of conversions. Condominium apartments, retirement homes and other care facilities were the most popular conversions.

Eighty new rental apartment completions were included in the

Hamilton universe and that helped to offset some of the declines in the universe brought on by the conversions.

Increasing Rental Supply

Low supply has characterised Hamilton's rental market since the 1990s. When Hamilton's home ownership market picked up in the second half of the 1990s, rental home construction slowed even more dramatically.

Over the last two years there has been a remarkable increase in the number of private rental starts in Hamilton. From 2004 until September of 2006, 544 private rental units have started construction. Low vacancy rates in Burlington compared to the rest of Hamilton, have encouraged more developers to invest in new rental properties there. Over 70 per cent of the new construction has been centred in Burlington. Given that Burlington is a popular and sought after residential neighbourhood for Hamiltonians, as well as people from Toronto, the increase in new rental supply is not surprising. The GO service to Burlington makes it especially attractive for commuters to downtown Toronto.

2007 Rental Market Outlook

Although mortgage rates will stay low next year, rising house prices will boost carrying costs. This will push up rental demand. The average apartment vacancy rate will remain high from a historical perspective but edge down to four per cent next year. In order to stay competitive, landlords will be forced to keep rent increases at minimum. Expect the average two-bedroom apartment rent to increase to \$802 in 2007.

Hamilton's future rental demand will receive a strong boost from rising immigration. The number of immigrants coming to Hamilton in 2005 exceeded 4,000 - the first time to do so since 2002. Immigrants typically rent during the first 3-5 years of taking up residence in Canada.

While immigration will boost future rental demand, other economic and demographic developments will mitigate some of the positive effects that immigration is having on rental demand. A discussion of these factors follows.

Children of baby boomers, known as the baby boom echo, are now young adults and will be moving into rental in the next few years. Youth employment is weak however, implying that rental demand from this group will be subdued.

Vacancy rates will edge down, but with a larger number of renters moving into home ownership, the decline will be limited. While mortgage rates are above the levels seen at the turn of the new millennium, they will remain low. Housing demand (though forecast to be lower next year) will stay strong from a historical standpoint, and will not drastically reduce Hamilton's average vacancy rates. Home buying activity will be somewhat curtailed by escalating house prices, but the declines will not be significant enough to have a strong impact on rental demand.

National Rental Vacancy Rate Inches Down to 2.6 Per Cent

The average rental apartment vacancy rate in Canada's 28 major centres decreased slightly by 0.1 of a percentage point to 2.6 per cent in October 2006 compared to last year.

Solid job creation and healthy income gains helped to strengthen demand for both ownership and rental housing. High levels of immigration were a key driver of rental demand in 2006, as was the increasing gap between the cost of home ownership and renting. These factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the near record level of existing home sales and the high level of housing starts in 2006. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The centres with the highest vacancy rates in 2006 were Windsor (10.4 per cent), Saint John (NB) (6.8 per cent), and St. John's (NFLD) (5.1 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Calgary (0.5 per cent), Victoria (0.5 per cent), and Vancouver (0.7 per cent).

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Toronto (\$1,067) and Vancouver (\$1,045), followed by Calgary (\$960) and Ottawa (\$941). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$488) and Saguenay (\$485).

By excluding the impact of new structures added to the universe since the last survey and conversions from the calculation, we can get a better indication of the rent increase in existing structures. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 28 major centres increased by 3.2 per cent between October 2005 and October 2006. The greatest rent increases occurred in Calgary where rents were up 19.5 per cent and in Edmonton where rents increased by 9.9 per cent. Excluding Calgary and Edmonton, the average rent for two-bedroom apartments in existing

Apartment Vacancy Rates (%) by Major Centres		
	2005	2006
Abbotsford	3.8	2.0
Calgary	1.6	0.5
Edmonton	4.5	1.2
Gatineau	3.1	4.2
Greater Sudbury	1.6	1.2
Halifax	3.3	3.2
Hamilton	4.3	4.3
Kingston	2.4	2.1
Kitchener	3.3	3.3
London	4.2	3.6
Montréal	2.0	2.7
Oshawa	3.3	4.1
Ottawa	3.3	2.3
Québec	1.4	1.5
Regina	3.2	3.3
Saguenay	4.5	4.1
Saint John	5.7	6.8
Saskatoon	4.6	3.2
Sherbrooke	1.2	1.2
St. Catharines-Niagara	2.7	4.3
St. John's	4.5	5.1
Thunder Bay	4.6	4.9
Toronto	3.7	3.2
Trois-Rivières	1.5	1.0
Vancouver	1.4	0.7
Victoria	0.5	0.5
Windsor	10.3	10.4
Winnipeg	1.7	1.3
Total	2.7	2.6

structures was up only 2.4 per cent in 2006 compared to 2005.

In 2006, vacancy rates for rental condominium apartments were below one per cent in five of the seven centres surveyed (Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec). Rental condominiums in Vancouver and Toronto had the lowest vacancy rate at 0.4 per

cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 1.2 per cent and 2.8 per cent in 2006, respectively. The survey showed that vacancy rates for rental condominium apartments in 2006 were lower than vacancy rates in the conventional rental market in all the surveyed centres, except Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,487), Vancouver (\$1,273), and Calgary (\$1,257). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly

rents for two-bedroom private apartments in the conventional rental market in 2006.

Also, the average monthly rent for a two-bedroom unit in the secondary rental market (dwelling types other than private apartments such as duplexes and accessory apartments) was lower than the average rent in both the conventional and condominium apartment markets in Montréal and Vancouver. In Toronto, the average monthly rent for a two-bedroom unit in the secondary rental market was slightly higher than in the conventional rental market.

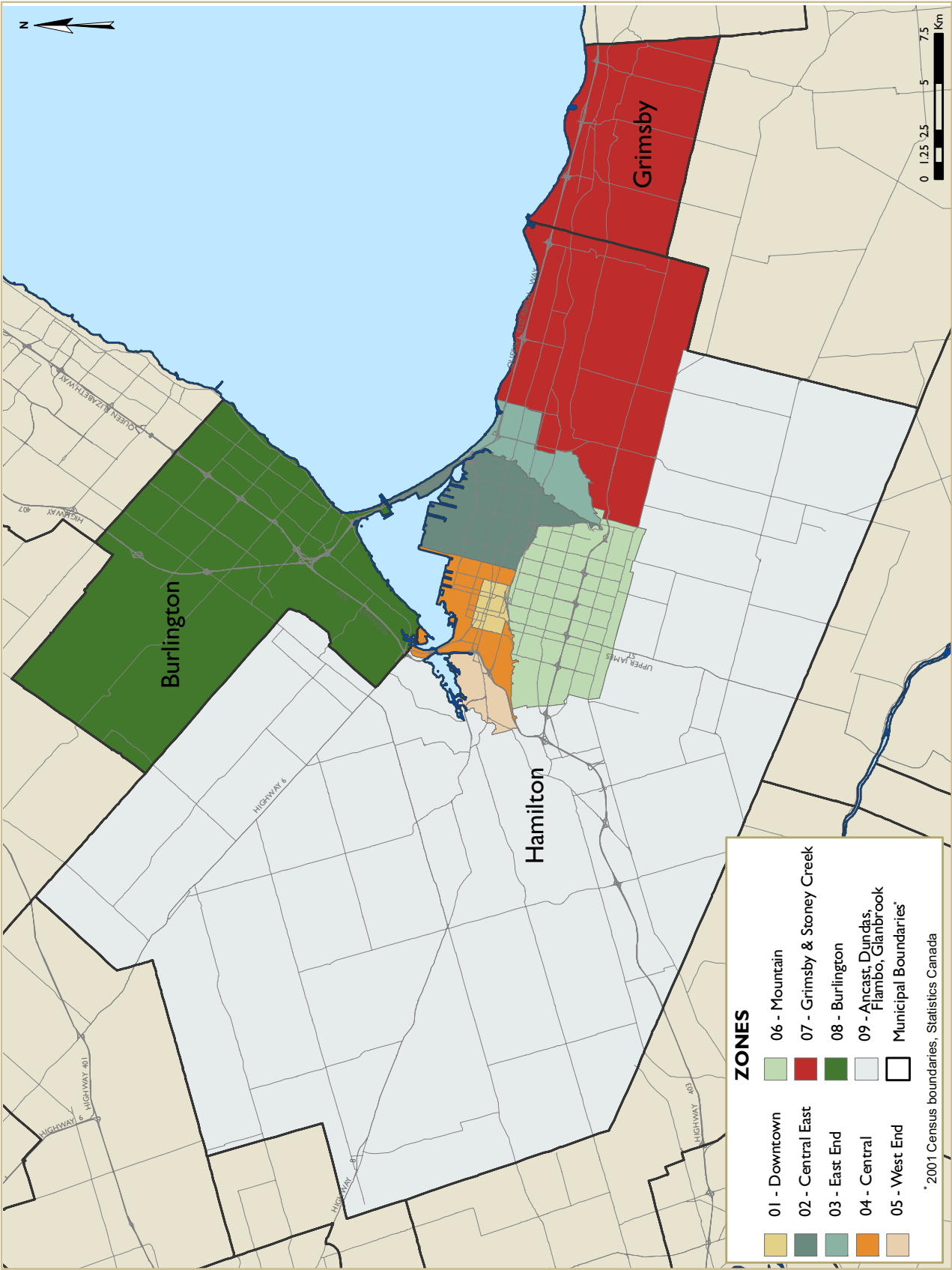
1 Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

2 CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

Rental Market Survey – Now Also Done in the Spring

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in addition to the one conducted in the fall. The results of the spring survey will be published in June and will provide centre-level information on key rental market indicators such as vacancy rates and average rents. This will give users access to more timely information on market trends.



RMS ZONE DESCRIPTIONS - HAMILTON CMA	
Zone 1	Downtown Core (census tracts 34-39 and 48-50).
Zone 2	Central East (census tracts 25, 27-32, 52-60, 68-71 and 73).
Zone 3	East End (census tracts 26.01-26.06 and 72.01-72.04).
Zone 4	Central (census tracts 17, 33, 40-42, 47, 51 and 61-67).
Zone 5	West End (census tracts 43-46).
Zone 6	Mountain (census tracts 1.01-1.07, 2.01-2.04, 3.01-3.04, 4.01-4.02, 5.01-5.03, 6-16 and 18-24).
Zones 1-6	Hamilton City
Zone 7	Grimsby and Stoney Creek (census tracts 80.01, 80.03-80.05, 81-83, 84.01-84.05, 85.01-85.03, 86, 300-302 and 303.01-303.02).
Zone 8	Burlington (census tracts 200-204, 205.01-205.02, 206, 207.01-207.04, 208-216, 217.01-217.02, 218-222, 223.01-223.02, 223.05-223.08 and 224).
Zone 9	Ancaster, Dundas, Flamborough, Glanbrook (census tracts 100-101, 120-121, 122.01-122.02, 123-124, 130.02-130.03, 131-133, 140.01-140.02, 141, 142.01-142.02, and 143-144).
Zones 1-9	Hamilton CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

Rental Condominium Apartment Data *

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto and Vancouver Reports

Secondary Rented Unit Data *

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

* New Surveys - Please refer to the Methodology section for additional information.

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown Core	6.8 c	6.8 c	5.7 a	4.1 a	6.3 a	5.5 b	5.5 c	0.6 a	6.0 a	4.8 a
Central East	**	**	2.9 b	7.4 b	4.9 b	9.0 c	2.5 c	**	4.0 b	8.2 b
East End	**	**	5.5 c	4.5 c	6.0 b	5.7 b	3.8 a	4.2 c	5.6 b	5.2 b
Central	**	8.0 c	7.7 b	5.8 b	7.3 b	5.7 c	1.1 a	3.3 b	6.9 b	5.7 b
West End	2.0 b	9.1 c	4.0 b	3.5 b	2.6 a	3.2 b	3.5 b	2.2 a	3.3 b	3.5 b
Mountain	4.5 c	1.7 c	4.1 b	3.4 a	3.0 b	3.3 b	3.5 b	4.0 a	3.6 a	3.3 a
Hamilton City (Zones 1-6)	6.2 b	7.1 b	5.0 a	4.5 a	5.0 a	5.2 a	3.6 a	3.2 b	5.0 a	4.9 a
Grimsby and Stoney Creek	1.5 d	3.2 d	3.7 b	5.1 b	3.9 a	3.2 b	2.2 c	**	3.6 a	4.1 a
Burlington	**	**	2.5 c	2.1 b	1.3 a	1.9 b	1.9 b	3.3 d	1.8 a	2.1 b
Ancast./Dundas/Flambor./Glanbrk.	4.5 a	13.2 a	4.9 a	4.4 b	2.8 a	4.3 a	0.0 a	5.7 a	3.6 a	4.5 a
Hamilton CMA	5.9 b	6.9 b	4.6 a	4.2 a	4.1 a	4.3 a	3.0 a	3.4 b	4.3 a	4.3 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 is not statistically reliable

n/u: No units exist in 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 links](#) for more details

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006										
Downtown Core	500	a	492	a	609	a	612	a	769	a	779	a	936	a	980	a	665	a	671	a
Central East	413	a	450	a	562	a	569	a	675	a	694	a	766	a	800	a	615	a	622	a
East End	536	a	521	a	614	a	642	a	718	a	743	a	860	a	858	a	697	a	721	a
Central	470	b	459	a	564	a	588	a	743	a	725	a	889	a	871	a	653	a	655	a
West End	470	a	490	a	680	a	649	a	769	a	790	a	945	a	950	a	727	a	721	a
Mountain	501	a	501	a	618	a	621	a	732	a	738	a	876	a	866	a	680	a	687	a
Hamilton City (Zones 1-6)	486	a	482	a	607	a	611	a	736	a	747	a	877	a	894	a	669	a	676	a
Grimsby and Stoney Creek	420	c	535	a	598	a	636	a	713	a	754	a	784	a	841	a	660	a	701	a
Burlington	667	b	724	b	837	a	852	a	936	a	963	a	1,116	a	1,109	a	921	a	937	a
Ancast./Dundas/Flambor./Glanbrk.	590	a	568	a	719	a	683	a	861	a	815	a	1,064	a	947	a	815	a	767	a
Hamilton CMA	493	a	492	a	646	a	644	a	791	a	796	a	961	a	946	a	727	a	724	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 is not statistically reliable

n/u: No units exist in 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 links](#) for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown Core	69 c	1,005	242 a	5,846	204 b	3,679	2 a	349	517 a	10,879
Central East	**	189	127 b	1,716	128 c	1,425	**	124	284 b	3,454
East End	**	72	73 c	1,627	154 b	2,686	17 c	409	250 b	4,793
Central	21 c	263	73 b	1,268	64 c	1,116	8 b	245	166 b	2,892
West End	9 c	102	45 b	1,284	33 b	1,042	4 a	200	92 b	2,628
Mountain	3 c	210	108 a	3,160	114 b	3,506	17 a	434	243 a	7,310
Hamilton City (Zones 1-6)	130 b	1,840	668 a	14,901	697 a	13,454	57 b	1,761	1,551 a	31,956
Grimsby and Stoney Creek	2 d	74	26 b	515	22 b	702	**	65	56 a	1,357
Burlington	**	55	52 b	2,414	85 b	4,379	26 d	772	163 b	7,620
Ancast./Dundas/Flambor./Glanbrk.	3 a	23	26 b	595	38 a	893	3 a	55	70 a	1,565
Hamilton CMA	136 b	1,992	771 a	18,425	842 a	19,429	91 b	2,652	1,841 a	42,498

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 is not statistically reliable

n/u: No units exist in 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](#) links for more details

I.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown Core	8.8 b	9.4 b	8.6 a	6.5 a	8.9 a	8.6 b	6.2 b	1.8 b	8.7 a	7.4 a
Central East	**	**	5.5 b	10.7 c	10.4 c	10.8 d	**	**	7.9 b	10.8 c
East End	**	**	10.6 d	8.8 b	10.7 c	9.2 b	6.4 a	8.8 c	10.2 c	9.1 b
Central	13.1 d	9.9 c	11.1 c	10.3 c	10.8 a	7.6 b	1.1 a	4.5 b	10.5 a	8.7 a
West End	6.6 b	11.1 d	6.2 a	6.3 b	4.9 b	5.9 b	5.0 b	5.2 b	5.6 a	6.2 a
Mountain	7.0 c	3.6 d	7.2 b	6.0 a	5.9 a	5.6 a	7.4 b	7.9 a	6.6 a	5.9 a
Hamilton City (Zones 1-6)	9.0 b	9.5 b	8.2 a	7.5 a	8.5 a	7.9 a	5.9 a	6.1 a	8.2 a	7.7 a
Grimsby and Stoney Creek	4.6 d	5.3 d	7.3 b	8.3 a	7.4 a	5.1 b	5.2 c	**	7.1 a	6.5 a
Burlington	**	**	4.6 c	4.3 c	3.0 a	4.3 b	3.7 c	5.9 c	3.6 b	4.5 b
Ancast./Dundas/Flambor./Glanbrk.	4.5 a	13.2 a	7.3 a	6.1 a	4.3 a	5.1 a	3.9 a	7.7 a	5.4 a	5.7 a
Hamilton CMA	8.7 b	9.2 b	7.6 a	7.0 a	7.0 a	6.9 a	5.2 a	6.2 a	7.3 a	7.0 a

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

n/u: No units exist in 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 links](#) for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Hamilton CMA										
Pre 1940	**	**	7.2 b	10.2 d	8.0 c	**	**	**	7.3 b	9.6 b
1940 - 1959	**	9.2 c	5.3 b	4.3 b	3.6 c	3.9 c	**	0.0 d	4.7 b	4.6 b
1960 - 1974	5.0 b	4.0 b	4.0 a	3.3 a	3.8 a	3.8 a	2.5 a	3.8 b	3.9 a	3.6 a
1975 - 1989	5.5 d	**	5.0 b	3.8 b	3.6 b	4.5 b	3.5 a	2.6 b	4.2 a	4.1 b
1990+	**	**	**	**	**	0.0 a	n/s	n/s	1.4 a	0.0 d
Total	5.9 b	6.9 b	4.6 a	4.2 a	4.1 a	4.3 a	3.0 a	3.4 b	4.3 a	4.3 a

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1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Hamilton CMA										
Pre 1940	433 ^a	432 ^a	550 ^a	562 ^a	663 ^a	692 ^a	811 ^b	**	583 ^a	605 ^a
1940 - 1959	441 ^a	464 ^a	585 ^a	589 ^a	719 ^a	739 ^a	858 ^a	817 ^b	635 ^a	640 ^a
1960 - 1974	546 ^a	538 ^a	673 ^a	678 ^a	809 ^a	817 ^a	958 ^a	961 ^a	757 ^a	760 ^a
1975 - 1989	564 ^a	553 ^b	675 ^a	639 ^a	843 ^a	800 ^a	1,010 ^a	927 ^a	780 ^a	734 ^a
1990+	**	**	**	**	**	843 ^b	n/s	n/s	805 ^c	782 ^c
Total	493 ^a	492 ^a	646 ^a	644 ^a	791 ^a	796 ^a	961 ^a	946 ^a	727 ^a	724 ^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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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Hamilton CMA										
3 to 5 Units	5.4 ^d	**	5.2 ^c	**	**	4.0 ^d	**	**	6.0 ^c	6.3 ^c
6 to 19 Units	**	**	6.2 ^c	7.2 ^c	4.2 ^c	8.3 ^c	**	**	5.4 ^b	8.0 ^b
20 to 49 Units	8.1 ^b	5.7 ^b	5.8 ^a	4.5 ^a	3.9 ^a	4.9 ^a	2.1 ^c	**	5.1 ^a	4.8 ^a
50 to 99 Units	4.0 ^a	4.1 ^b	4.3 ^a	4.1 ^a	4.1 ^a	3.7 ^a	3.9 ^b	1.2 ^a	4.2 ^a	3.8 ^a
100 to 199 Units	4.1 ^b	3.0 ^a	3.7 ^a	2.6 ^a	3.7 ^a	3.2 ^b	2.9 ^a	3.6 ^b	3.7 ^a	3.0 ^a
200+ Units	3.9 ^d	**	4.0 ^b	3.6 ^b	3.9 ^b	4.3 ^b	2.4 ^a	2.1 ^a	3.8 ^b	3.8 ^a
Total	5.9 ^b	6.9 ^b	4.6 ^a	4.2 ^a	4.1 ^a	4.3 ^a	3.0 ^a	3.4 ^b	4.3 ^a	4.3 ^a

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

I.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +				Total			
	2005		2006		2005		2006		2005		2006		2005		2006		2005		2006	
Hamilton CMA																				
3 to 5 Units	447	a	427	a	539	a	576	a	715	a	759	a	905	a	869	a	648	a	657	a
6 to 19 Units	432	a	462	a	559	a	562	a	691	a	705	a	850	b	930	b	617	a	625	a
20 to 49 Units	485	a	491	a	612	a	614	a	747	a	754	a	790	b	908	a	665	a	667	a
50 to 99 Units	478	a	477	a	655	a	654	a	779	a	779	a	883	a	891	a	719	a	714	a
100 to 199 Units	582	a	573	a	715	a	697	a	845	a	837	a	1,008	a	976	a	805	a	790	a
200+ Units	558	a	609	a	678	a	693	a	844	a	861	a	1,016	a	944	a	773	a	789	a
Total	493	a	492	a	646	a	644	a	791	a	796	a	961	a	946	a	727	a	724	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 ($5 < cv \leq 7.5$)

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

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Hamilton CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown Core	**	**	9.0 c	**	6.8 a	5.9 a	5.6 a	4.2 a	5.8 a	2.5 a	4.2 a	3.5 a
Central East	**	**	4.0 d	**	4.3 b	5.9 b	5.2 b	8.3 a	3.0 a	10.0 a	n/s	n/s
East End	3.1 a	0.0 d	3.8 d	11.2 a	3.7 b	4.4 d	7.0 b	5.4 b	5.0 d	3.4 d	**	6.2 b
Central	9.3 c	8.4 c	**	**	7.9 a	6.8 c	5.0 a	4.6 a	2.8 a	2.5 a	n/u	n/u
West End	**	**	7.1 c	**	0.9 a	2.0 b	4.4 d	3.4 d	2.6 a	2.7 a	**	**
Mountain	**	**	2.7 b	4.8 d	5.7 b	3.5 a	3.1 a	2.1 a	3.2 b	3.4 b	**	**
Hamilton City (Zones 1-6)	7.1 c	6.9 c	6.3 b	9.0 b	5.5 a	4.9 a	4.9 a	4.2 a	4.3 a	3.3 a	4.2 b	4.3 a
Grimsby and Stoney Creek	4.9 d	8.6 c	6.0 d	3.5 d	1.5 b	3.8 c	3.4 c	3.6 b	3.4	**	n/u	n/u
Burlington	**	**	0.0 d	3.0 d	3.4 d	3.3 d	1.7 b	2.5 a	2.3 c	2.1 c	**	**
Ancast./Dundas/Flambor./Glanbrk.	**	4.0 d	6.0 b	9.9 b	3.5 c	5.9 b	2.8 a	3.0 a	**	**	**	**
Hamilton CMA	6.0 c	6.3 c	5.4 b	8.0 b	5.1 a	4.8 a	4.2 a	3.8 a	3.7 a	3.0 a	3.8 b	3.8 a

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Hamilton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Hamilton CMA										
LT \$600	7.6 b	8.9 b	6.0 a	5.7 a	6.5 c	8.2 c	0.0 a	0.0 a	6.3 a	6.4 a
\$600 - \$699	5.8 c	**	8.1 a	6.2 a	6.2 a	8.2 b	0.0 a	0.0 a	7.1 a	6.8 a
\$700 - \$799	0.0 a	**	3.1 b	5.3 c	7.2 a	6.8 a	3.0 d	6.5 c	6.0 a	6.6 a
\$800 - \$899	n/s	0.0 a	1.4 a	1.6 c	2.8 a	3.6 b	4.8 b	5.5 b	2.9 a	3.6 a
\$900 - \$999	n/s	n/s	4.3 d	3.7 d	1.9 a	3.2 b	3.3 b	5.2 c	2.7 a	3.8 b
\$1000+	n/s	n/s	4.1 d	**	1.1 a	2.3 b	3.6 b	2.8 b	2.0 a	2.9 b
Total	5.9 b	6.9 b	4.6 a	4.2 a	4.1 a	4.3 a	3.0 a	3.4 b	4.3 a	4.3 a

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2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	n/s	n/s	n/u	n/u	**	**	**	4.5 d	4.7 d	5.1 d
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	**	**	2.9 c	2.7 a	2.9 c	2.4 b
Hamilton City (Zones 1-6)	n/s	n/s	**	**	**	5.3 d	3.7 d	3.6 c	3.9 c	3.8 c
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	**	1.0 d	0.5 a	3.7 d	2.3 a	2.6 c	1.6 b
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	0.0 a	3.8 a
Hamilton CMA	**	**	**	1.5 a	2.3 c	1.9 c	3.5 c	3.1 b	3.1 c	2.8 a

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2.1.2 Private Row (Townhouse) Average Rents (\$)

by Zone and Bedroom Type

Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	n/s	n/s	n/u	n/u	**	**	880 ^a	873 ^b	866 ^a	868 ^b
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	818 ^a	820 ^a	893 ^a	917 ^a	865 ^a	895 ^a
Hamilton City (Zones 1-6)	n/s	n/s	**	**	810 ^a	816 ^a	886 ^a	893 ^a	863 ^a	878 ^a
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	735 ^a	972 ^b	891 ^a	1,044 ^b	1,021 ^a	1,007 ^a	963 ^a
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	866 ^c	902 ^c
Hamilton CMA	**	**	742^b	690^a	886^a	854^a	957^a	938^a	928^a	910^a

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2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2006 by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	n/s	n/s	n/u	n/u	**	**	22 ^d	492	27 ^d	544
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	**	117	14 ^a	509	15 ^b	626
Hamilton City (Zones 1-6)	n/s	n/s	**	**	10 ^d	178	36 ^c	1,001	45 ^c	1,185
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	53	2 ^a	442	18 ^a	761	20 ^b	1,257
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	2 ^a	53
Hamilton CMA	**	**	1^a	68	12^c	631	60^b	1,917	72^a	2,626

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2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	n/s	n/s	n/u	n/u	**	**	**	4.5 ^d	**	**
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	5.3 ^d	**	7.7 ^c	5.2 ^b	6.9 ^c	4.4 ^c
Hamilton City (Zones 1-6)	n/s	n/s	**	**	**	**	7.1 ^c	4.8 ^c	6.9 ^c	5.4 ^c
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	4.2 ^b	**	3.8 ^b	5.5 ^d	4.2 ^b	4.1 ^d	4.0 ^a
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	1.9 ^a	3.8 ^a
Hamilton CMA	**	**	**	6.2 ^b	3.6 ^d	5.0 ^d	6.0 ^c	4.6 ^b	5.1 ^c	4.7 ^b

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3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown Core	6.8 c	6.8 c	5.7 a	4.1 a	6.3 a	5.5 b	5.5 c	0.6 a	6.0 a	4.8 a
Central East	**	**	2.9 b	7.4 b	5.1 b	9.1 c	2.5 c	**	4.1 b	8.3 b
East End	**	**	5.5 c	4.5 c	6.0 b	5.8 b	4.1 c	4.4 c	5.5 b	5.2 b
Central	**	8.0 c	7.6 b	5.7 b	7.2 b	5.8 c	1.1 a	3.3 b	6.9 b	5.8 b
West End	2.0 b	9.1 c	4.0 b	3.5 b	2.6 a	3.2 b	3.5 b	2.2 a	3.3 b	3.5 b
Mountain	4.5 c	1.7 c	4.1 b	3.4 a	3.0 b	3.2 b	3.2 c	3.3 a	3.5 a	3.3 a
Hamilton City (Zones 1-6)	6.2 b	7.1 b	5.0 a	4.5 a	5.0 a	5.2 a	3.6 b	3.4 b	5.0 a	4.8 a
Grimsby and Stoney Creek	1.5 d	3.2 d	3.7 b	5.1 b	3.9 a	3.2 b	2.2 a	5.3 b	3.5 a	4.1 a
Burlington	**	**	2.4 c	2.1 b	1.3 a	1.8 b	2.8 b	2.8 b	1.9 a	2.1 b
Ancast./Dundas/Flambor./Glanbrk.	3.2 a	9.5 a	4.8 a	4.5 b	2.8 a	4.3 a	0.0 a	5.0 a	3.4 a	4.5 a
Hamilton CMA	5.9 b	6.8 b	4.6 a	4.2 a	4.0 a	4.3 a	3.2 b	3.3 a	4.2 a	4.2 a

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 links](#) for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown Core	500 a	492 a	609 a	612 a	769 a	779 a	936 a	980 a	665 a	671 a
Central East	413 a	450 a	562 a	569 a	675 a	694 a	766 a	800 a	615 a	623 a
East End	536 b	521 a	614 a	642 a	721 a	745 a	870 a	867 a	717 a	741 a
Central	470 b	459 a	564 a	588 a	743 a	725 a	889 a	871 a	652 a	654 a
West End	470 a	490 a	680 a	649 a	769 a	790 a	945 a	950 a	727 a	721 a
Mountain	501 a	501 a	618 a	621 a	739 a	742 a	887 a	899 a	699 a	708 a
Hamilton City (Zones 1-6)	486 a	482 a	607 a	611 a	738 a	748 a	880 a	894 a	677 a	685 a
Grimsby and Stoney Creek	420 c	535 a	598 a	636 a	714 a	754 a	842 a	882 a	689 a	719 a
Burlington	665 b	721 b	835 a	849 a	938 a	958 a	1,082 a	1,066 a	932 a	940 a
Ancast./Dundas/Flambor./Glanbrk.	541 a	527 a	716 a	680 a	860 a	815 a	1,093 a	1,057 b	817 a	775 b
Hamilton CMA	492 a	492 a	646 a	644 a	795 a	798 a	959 a	942 a	739 a	735 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 is not statistically reliable

n/u: No units exist in 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 links](#) for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown Core	69 c	1,005	242 a	5,846	204 b	3,679	2 a	349	517 a	10,879
Central East	**	189	127 b	1,716	130 c	1,432	**	124	286 b	3,461
East End	**	72	73 c	1,627	159 b	2,738	39 c	901	277 b	5,337
Central	21 c	263	73 b	1,274	65 c	1,118	8 b	245	167 b	2,900
West End	9 c	102	45 b	1,284	33 b	1,042	4 a	200	92 b	2,628
Mountain	3 c	210	108 a	3,160	116 b	3,623	31 a	943	258 a	7,936
Hamilton City (Zones 1-6)	130 b	1,840	668 a	14,907	706 a	13,633	93 b	2,761	1,597 a	33,141
Grimsby and Stoney Creek	2 d	74	26 b	515	22 b	706	10 b	192	61 a	1,488
Burlington	**	56	52 b	2,467	87 b	4,822	43 b	1,532	183 b	8,877
Ancast./Dundas/Flambor./Glanbrk.	3 a	32	27 b	604	38 a	899	4 a	84	72 a	1,618
Hamilton CMA	136 b	2,002	772 a	18,493	854 a	20,059	150 a	4,570	1,913 a	45,124

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 is not statistically reliable

n/u: No units exist in 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 links](#) for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown Core	8.8 b	9.4 b	8.6 a	6.5 a	8.9 a	8.6 b	6.2 b	1.8 b	8.7 a	7.4 a
Central East	**	**	5.5 b	10.7 c	10.6 c	10.9 c	**	**	7.9 b	10.8 c
East End	**	**	10.6 d	8.8 b	10.6 c	9.4 b	6.4 c	6.4 c	9.8 b	8.8 b
Central	13.1 d	9.9 c	11.1 c	10.3 c	10.8 a	7.7 b	1.1 a	4.5 b	10.4 a	8.8 a
West End	6.6 b	11.1 d	6.2 a	6.3 b	4.9 b	5.9 b	5.0 b	5.2 b	5.6 a	6.2 a
Mountain	7.0 c	3.6 d	7.2 b	6.0 a	5.9 a	5.5 a	7.5 b	6.4 a	6.6 a	5.8 a
Hamilton City (Zones 1-6)	9.0 b	9.5 b	8.2 a	7.5 a	8.5 a	7.9 a	6.3 a	5.6 a	8.2 a	7.6 a
Grimsby and Stoney Creek	4.6 d	5.3 d	7.3 b	8.3 a	7.4 a	5.0 b	3.5 b	6.3 b	6.8 a	6.3 a
Burlington	**	**	4.5 c	4.3 c	2.9 a	4.3 b	4.6 c	5.1 b	3.7 b	4.4 b
Ancast./Dundas/Flambor./Glanbrk.	3.2 a	9.5 a	7.2 a	6.2 a	4.2 a	5.1 a	3.7 a	6.2 a	5.3 a	5.6 a
Hamilton CMA	8.7 b	9.2 b	7.6 a	7.0 a	6.9 a	6.8 a	5.5 a	5.5 a	7.1 a	6.9 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 is not statistically reliable

n/u: No units exist in 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 links](#) for more 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 data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS 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 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. This year, CMHC is also introducing a new 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 2005 and 2006 Rental Market Survey. 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 the Rental Market Report – Canada Highlights and in the narrative section of the local Rental Market Reports. 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.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

In 2006, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Vancouver, Toronto and Montréal.

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.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members 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.

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