

## RENTAL MARKET REPORT

## Kitchener CMA



Date Released: December 2006

## Report Highlights

Demand for rental accommodation from strong in-migration and a steady employment picture was offset by lower demand from young adults and movement from rental into home ownership.

The average vacancy rate for privately initiated rental apartments in buildings of three or more units remained unchanged at 3.3 per cent. Increased demand for two-bedroom units offset lower demand for other bedroom types.

On the basis of a sample of structures common to both the 2005 and 2006 surveys, Kitchener's average two bedroom rent grew by 1.6 per cent.

### In this Issue

- 1 **Report Highlights**
- 2 Kitchener CMA Apartment Vacancy Rate Unchanged
- 3 Rental Supply Increases  
Two-Bedroom Apartment Demand Grows  
Average Rent Increases  
Rental Demand Highest in Waterloo
- 4 Demand for New Units Strengthens  
Renters Prefer Smaller High-Rise Buildings  
High End Demand Stronger  
Availability Rate Declines

### 5 Rental Market Outlook: 2007

### 6 National Overview

### 10 Tables

## SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation). View, print, download or subscribe to get market information e-mailed to you on the day it is released. New ! CMHC's electronic suite of national standardized products is now available for free.

Figure 1

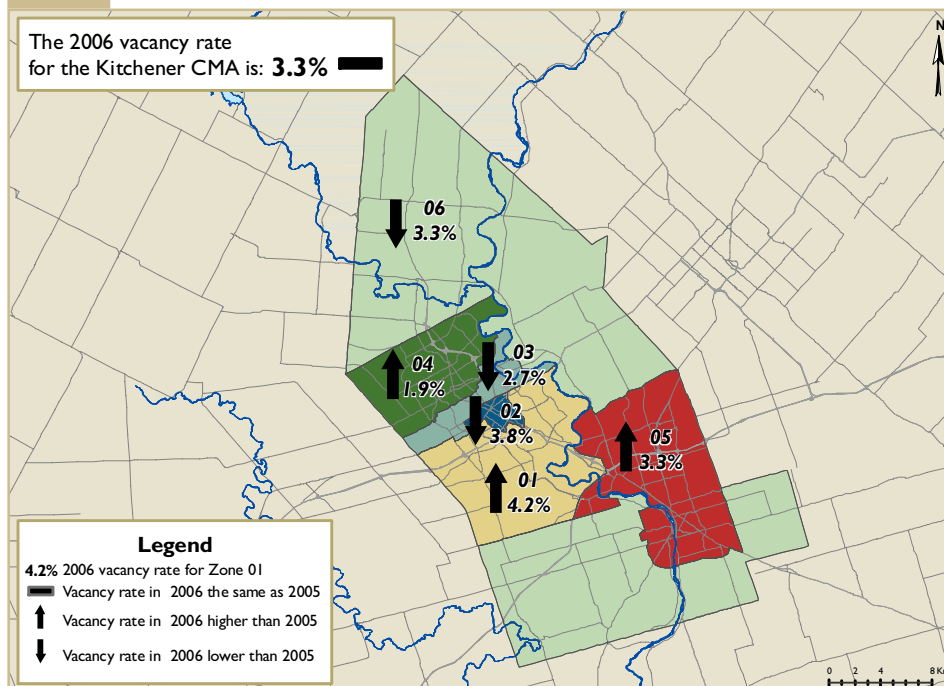
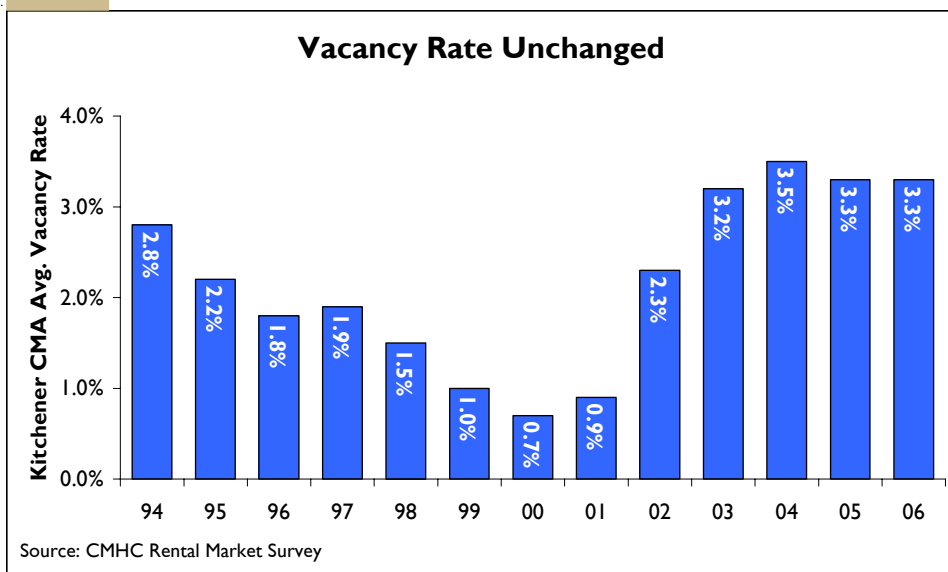


Figure 2



## Kitchener CMA Apartment Vacancy Rate Unchanged

Demand for rental accommodation in the Kitchener CMA remained unchanged this year. The vacancy rate for privately initiated rental apartments plateaued at 3.3 per cent, but was well above the historic average for the CMA.

### Slower Job Growth Impacts Rental Demand

Rental demand has been affected by several key factors. Employment, migration and the cost of home ownership have all contributed to the demand for rental housing.

Employment in the Kitchener CMA remains at a very high level. However, the slower job growth witnessed this year was a drag on rental household formation.

Younger households are more likely to rent than other age groups making youth employment levels important to household formation and rental demand. Full-time employment for those aged 15 to 24 has edged lower

this year and weakened the demand for bachelor and one-bedroom apartments.

### Migration Adds to Rental Demand

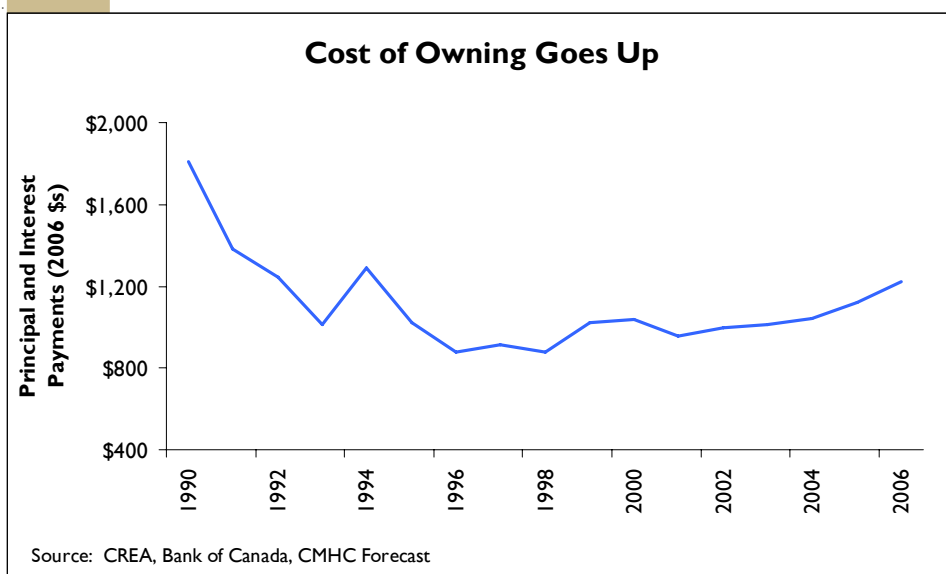
Strong net migration into the Kitchener CMA over the last several years has supported rental demand. Our estimate suggests that net migration to the CMA in 2005 was down marginally from a moderately strong 4,280 in 2004.

Over the last five years more than half of the net migrants to the area were from outside Canada. Renting is the most prevalent tenure choice among new Canadians, as they tend to establish themselves before entering home ownership. Once international migrants gain employment, establish a credit rating and save enough for a down payment, they are better able to make the move into home ownership.

### Competition from Ownership Not as Strong

Renters moving to home ownership have been a drag on the rental market since 2002. Low mortgage rates have made the mortgage payments on a resale home comparable to the cost of renting a large two or three-bedroom apartment or townhouse. Movement of renters into home ownership is reflected in the strong existing home sales and new housing completions. Housing completions above last year's pace suggest many renter households who pre-purchased a new home within the last few years are moving into their new homes.

Figure 3



## Rental Supply Increases

The increased supply of rental units over the past four years has contributed to the higher than average vacancy rates. Kitchener CMA's rental universe increased this year, but well below the average of the past few years. Nevertheless, in the first nine months of this year, a total of 288 new rental apartment units were completed.

## Two-Bedroom Apartment Demand Grows

Youth staying at home longer, youth unemployment and landlord incentives on larger units reduced the demand for smaller rental units. More than 40 per cent of young adults live with their parents. With youth employment lower this year, there is less demand for rental accommodation, especially for bachelor and one-bedroom apartments. In addition, some renter households in smaller units took advantage of landlord incentives on larger two-bedroom units and moved into them. Accounting for 32 per cent of the universe, the vacancy rate for one-bedroom units increased to 2.9

per cent from 2.6 per cent last year. With only three per cent of the universe, the vacancy rate for bachelor apartments rose to 3.9 per cent this October from 3.6 per cent.

A lower vacancy rate for two-bedroom apartments was offset by less demand for all other types of apartment units to keep the overall vacancy rate unchanged in 2006. Two-bedroom units make up 59 per cent of the universe of private rental apartments in the Kitchener CMA. The vacancy rate for two-bedroom apartments decreased to 3.4 per cent down from 3.7 per cent last October. Less movement of renter households to home ownership and demand for larger units were contributing factors to the increased demand for two-bedroom units.

Movement into home ownership raised the vacancy rate for three bedroom and larger apartments, which account for six per cent of the universe. The vacancy rate for apartments with three or more units increased to 4.1 per cent from 3.8 per cent last October. The gap between the cost of owning a home and renting a three plus bedroom

apartment was small enough to propel many rental households to make the jump to home ownership. In addition, over 200 new units were added to the universe of apartments with three or more bedrooms.

## Average Rent Increases

### Fixed Sample Results Show Rent Increases

This year, 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 Kitchener CMA, the average rent for a two-bedroom apartment in existing structures increased by 1.6 per cent in October 2006 compared to a year ago.

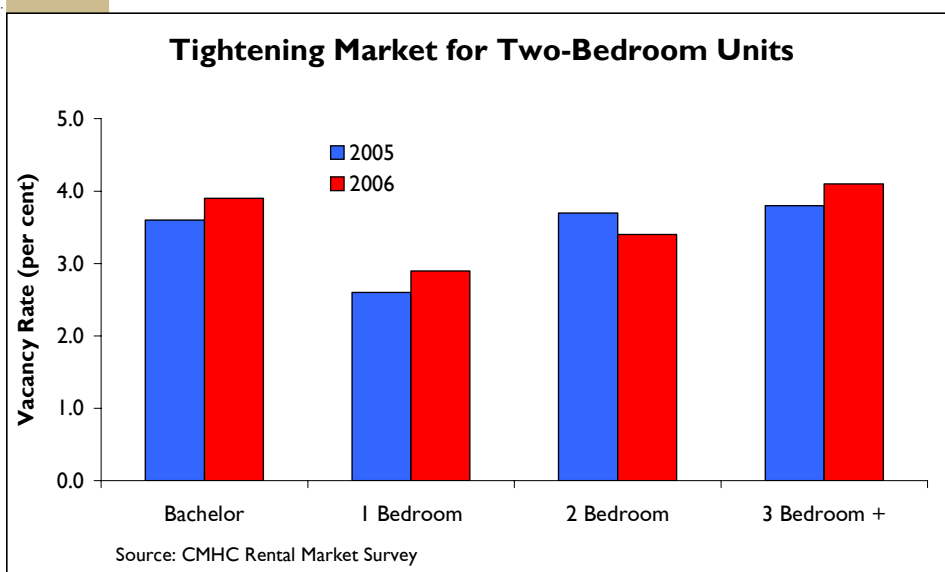
## Rental Demand Highest in Waterloo

Although the overall CMA vacancy rate remained unchanged in 2006, vacancy rate changes varied by zone.

The vacancy rate in the City of Kitchener (Zones 1 – 3) edged lower to 3.7 per cent in 2006 down from four per cent last October. More than 60 per cent of the total rental supply is concentrated in Kitchener City. Despite a lower vacancy rate this year, the vacancy rate in Kitchener City remains the highest in the CMA and well above its 15-year average. Within Kitchener City itself, demand was strongest in Kitchener West (Zone 3).

Despite a small increase in the vacancy rate for Waterloo City (Zone 4),

Figure 4



the vacancy rate in this zone remains well below vacancy rates in all other zones. Strong demand for rental housing from the large university population in Waterloo kept the vacancy rate lower even though it edged up to 1.9 per cent this year from 1.8 per cent last October. Waterloo recorded the lowest overall vacancy rate in the CMA despite having significantly higher average rents.

Demand for rental accommodation in the City of Cambridge (Zone 5) softened this year. The vacancy rate moved higher to 3.3 per cent this October from 2.5 per cent in 2005. The movement to home ownership in Cambridge has continued this year as witnessed by the high new home completion numbers.

## Demand for Newer Units Strengthens

The vacancy rate for apartments in buildings built after 1975 decreased this year. Buildings built between 1975 and 1989 recorded the lowest vacancy rate at 1.8 per cent. Although average rents are higher in these newer buildings, renters are willing to pay more for the amenities that these buildings offer. Only 35 per cent of the stock of rental apartments in the CMA was built in the last 30 years.

With 58 per cent of the universe, demand for units in older buildings built between 1960 and 1974 weakened this year.

## Renters Prefer Smaller High-Rise Buildings

The vacancy rate in buildings with 100-199 units is significantly lower than the rate in other sized apart-

ment buildings. Two and three plus bedroom apartments in buildings with 100-199 units recorded significant declines in their vacancy rates. Although rents in these buildings are higher than in smaller buildings, the amenities available in these buildings outweigh the added expense.

## High End Demand Stronger

Apartments at the higher end of the rent scale experienced lower vacancy rates this year. The vacancy rate for units with rents in excess of \$1000 recorded the lowest vacancy rate at 2.3 per cent. Although units priced between \$900 and \$999 had the highest vacancy rate, the demand for these units increased in 2006.

## Availability Rate Declines

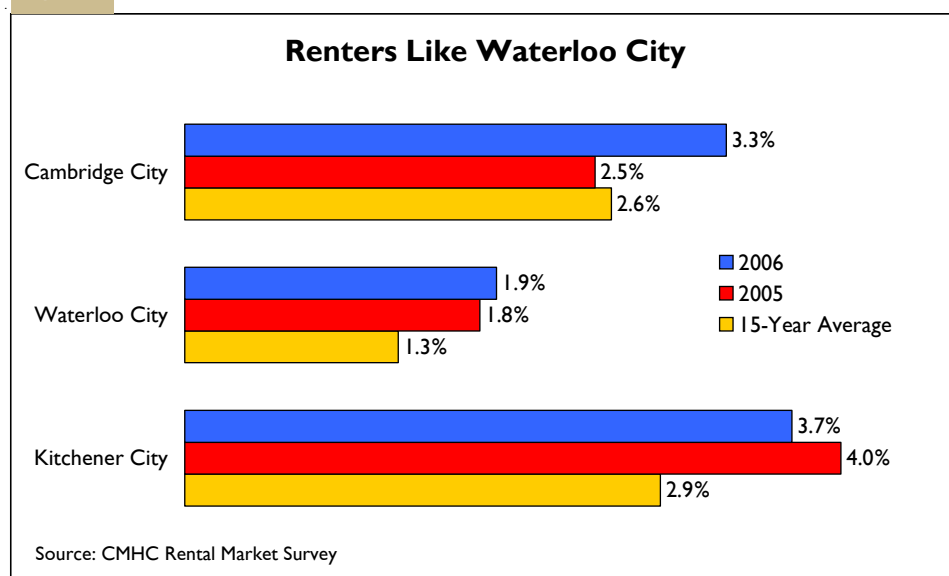
Although demand for rental accommodation remained unchanged this year, the availability rate moved lower. According to CMHC's Rental

Market Survey, 5.6 per cent of rental apartments were considered available for rent in October 2006, down from six per cent last year.

The availability rate refers to the percentage of apartments that are either vacant or for which the existing tenant has given or has received notice to move and for which a lease has not been signed by a new tenant. The availability rate provides a broader supply measure of what a landlord has available to market to prospective tenants. As a result, availability rates tend to be slightly higher than vacancy rates.

In most cases, the availability rate closely followed the vacancy rate trends. There were more bachelor and one-bedroom apartments available for rent this year. The availability rate for two and three plus bedroom apartments decreased. This could be an early indication of the slowdown in the movement of renter households into home ownership.

Figure 5



## Rental Market Outlook: 2007

Demand for rental accommodation in 2007 will be boosted by jobs, in-migration and less movement to home ownership in a higher house price environment.

After a sluggish year for job growth in 2006, employment will grow slightly next year. In particular, youth employment will improve from low levels witnessed this year. Young employed adults in the 15-24 age group tend to either remain in the parental home or look to the rental market. More employed youth will translate into an increase in rental demand.

A strong local economy will continue to attract migrants to the Kitchener CMA. Migration into the area will remain strong with more than 4,000 net migrants estimated in 2006. With immigration targets slightly higher in 2007, Kitchener's immigration levels should also edge up. Immigrants will generate strong demand for rental housing, as renting is the preferred choice of tenure for those new to Canada.

Incentive programs offered by landlords to attract and retain tenants will continue. Higher vacancy rates in the CMA over the last five years have led landlords to use incentives to reduce their number of vacancies.

The move of renters into home ownership will slow in 2007. Lower housing starts and slightly weaker existing home sales this year suggest that much of the pent-up demand for home ownership from the slow economic growth years of the early to mid 1990's has now been satisfied. Despite low and stable mortgage rates, mortgage carrying costs will be pushed higher due to rising home prices. Fewer renters will move into home ownership.

Stronger demand for rental accommodation and less movement to home ownership will push the vacancy rate lower. On the supply side, almost 600 new rental apartment units are expected to be completed within the next year, partially offsetting the higher demand. The vacancy rate for private apartments with three or more units will move lower to three per cent in 2007.

With the vacancy rate still above its historical average, there will be little room to raise rents. Rent increases in 2007 will be below the Province's allowable rent increase guideline for occupied units of 2.6 per cent.



## 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
<b>Total</b>	<b>2.7</b>	<b>2.6</b>

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.

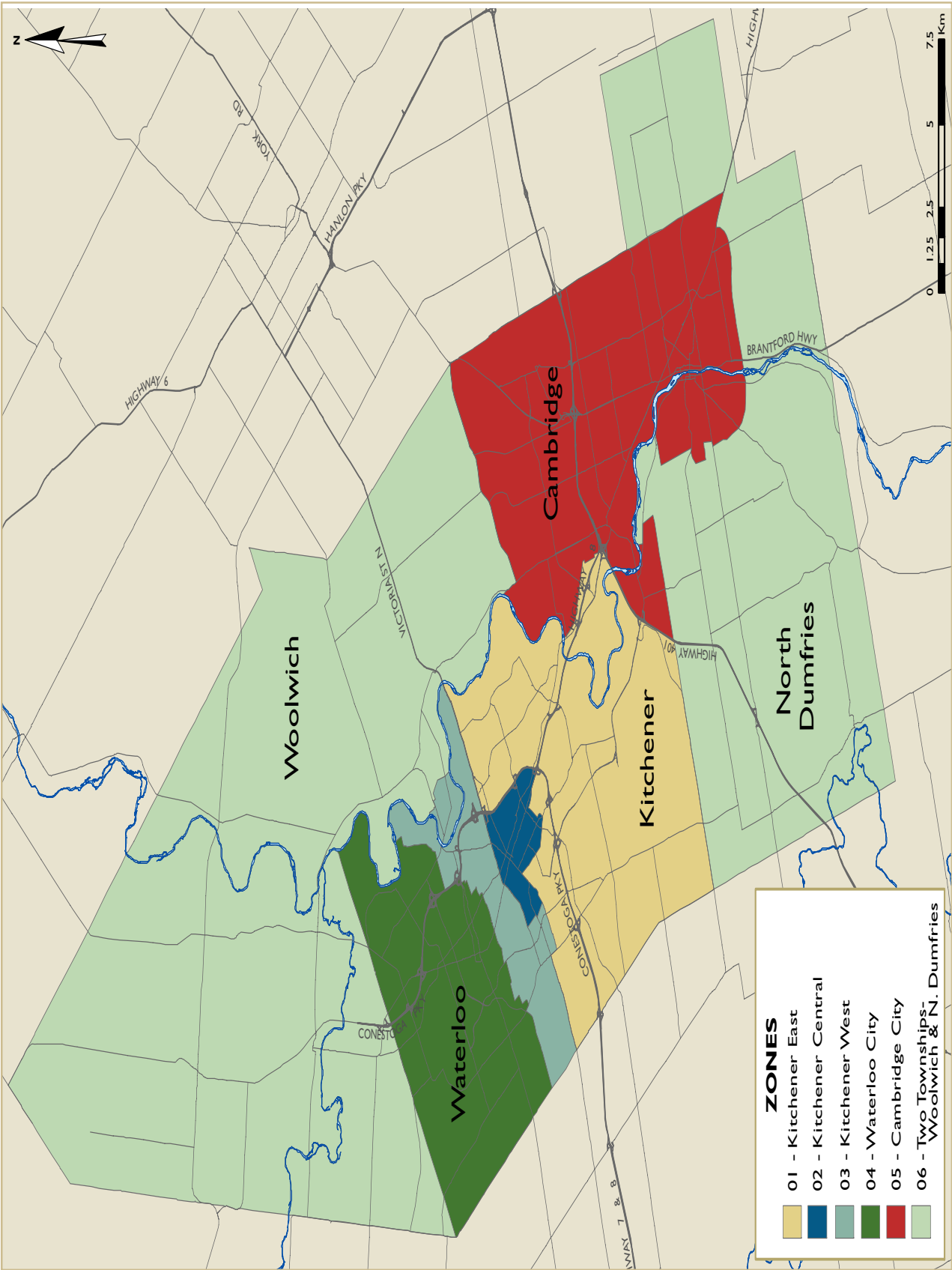
1 Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

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 - KITCHENER CMA	
Zone 1	<b>Kitchener East</b> - Highland Rd. West, Mill St., Victoria Ave. (north), N. Dumfries boundaries (New Dundee Rd.) (south), Woolwich Twp. (Grand River), Cambridge, Hwy 401 (east), Trussler Rd. (west).
Zone 2	<b>Kitchener Central</b> - Victoria Ave. (north), Highland Rd. West, Mill St. (south), Conestoga Pkwy (east), Lawrence Ave. (west).
Zone 3	<b>Kitchener West</b> - Waterloo City boundaries (north), Highland Rd. West, Mill St., Victoria Ave. (south), Woolwich Twp. (Grand River) (east), Wilmont Line/Wilmont Twp boundaries (west).
<b>Zones 1-3</b>	<b>Kitchener City</b>
Zone 4	<b>Waterloo</b> - Woolwich Twp boundaries (north), Kitchener City boundaries (south), Woolwich Twp. (Grand River) (east), Wilmont Line (west).
Zone 5	<b>Cambridge</b> - Woolwich Twp boundaries (north), N. Dumfries Twp boundaries (south), Town Line Rd. (N. Dumfries Twp, Puslinch Twp) (east), Kitchener City boundaries (west).
Zone 6	<b>Two Townships - Woolwich:</b> Waterloo City, Cambridge City boundaries (south), Puslinch Twp (east), Regional Rd 16, Waterloo City, Kitchener City (west); <b>N. Dumfries:</b> Kitchener City, (north), Cambridge City boundaries (east), Trussler Rd. (west).
<b>Zones 1-6</b>	<b>Kitchener CMA</b>

## 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.

### I.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Kitchener (East)	2.2 c	**	2.7 a	3.1 b	4.8 b	4.8 b	4.6 c	5.0 b	4.1 a	4.2 a
Zone 2 - Kitchener (Central)	5.5 d	6.7 c	3.8 b	3.9 b	4.6 b	3.4 b	4.9 a	2.9 c	4.3 b	3.8 b
Zone 3 - Kitchener (West)	3.0 d	**	2.7 a	2.7 a	4.3 a	2.5 a	2.9 b	5.2 d	3.6 a	2.7 a
Kitchener City	3.3 d	4.1 c	2.9 a	3.1 a	4.6 a	4.0 a	4.3 b	4.9 b	4.0 a	3.7 a
Zone 4 - Waterloo City	**	0.0 d	1.2 a	1.8 c	2.1 b	1.9 b	**	2.4 c	1.8 b	1.9 b
Zone 5 - Cambridge City	**	**	2.0 b	2.9 a	2.4 a	3.2 b	5.7 d	**	2.5 a	3.3 b
Zone 6 - Two Townships	0.0 a	0.0 a	11.1 d	3.8 d	0.5 a	3.0 c	**	**	5.1 c	3.3 c
<b>Kitchener CMA</b>	<b>3.6 c</b>	<b>3.9 c</b>	<b>2.6 a</b>	<b>2.9 a</b>	<b>3.7 a</b>	<b>3.4 a</b>	<b>3.8 b</b>	<b>4.1 b</b>	<b>3.3 a</b>	<b>3.3 a</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)

\*\* 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 Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Kitchener (East)	583 b	592 b	667 a	675 a	782 a	789 a	950 a	942 a	752 a	760 a
Zone 2 - Kitchener (Central)	496 b	522 b	667 a	701 a	830 a	849 b	1,036 c	928 c	748 a	771 b
Zone 3 - Kitchener (West)	555 a	570 a	692 a	694 a	821 a	839 a	955 a	1,012 b	763 a	773 a
Kitchener City	552 b	568 a	675 a	687 a	800 a	812 a	957 a	954 a	755 a	766 a
Zone 4 - Waterloo City	509 a	551 b	676 a	692 a	868 b	885 a	1,506 c	1,654 b	872 b	932 a
Zone 5 - Cambridge City	506 a	527 a	670 a	679 a	783 a	805 a	782 a	791 a	743 a	763 a
Zone 6 - Two Townships	518 a	527 a	773 a	746 b	762 a	726 a	**	**	763 a	732 a
<b>Kitchener CMA</b>	<b>544 a</b>	<b>563 a</b>	<b>677 a</b>	<b>688 a</b>	<b>811 a</b>	<b>824 a</b>	<b>1,099 b</b>	<b>1,212 b</b>	<b>775 a</b>	<b>798 a</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 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 Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Kitchener (East)	**	228	90 b	2,861	279 b	5,806	33 b	669	406 a	9,564
Zone 2 - Kitchener (Central)	13 c	187	44 b	1,137	52 b	1,537	2 c	73	111 b	2,934
Zone 3 - Kitchener (West)	**	179	52 a	1,938	68 a	2,711	8 d	153	135 a	4,981
Kitchener City	24 c	594	186 a	5,937	399 a	10,054	44 b	894	652 a	17,479
Zone 4 - Waterloo City	0 d	60	30 c	1,665	64 b	3,306	16 c	682	111 b	5,713
Zone 5 - Cambridge City	**	56	38 a	1,302	91 b	2,813	**	207	145 b	4,377
Zone 6 - Two Townships	0 a	8	6 d	156	6 c	184	**	**	12 c	354
<b>Kitchener CMA</b>	<b>28 c</b>	<b>718</b>	<b>260 a</b>	<b>9,060</b>	<b>559 a</b>	<b>16,357</b>	<b>73 b</b>	<b>1,789</b>	<b>920 a</b>	<b>27,923</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)

\*\* 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

### 1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Kitchener (East)	5.5 d	4.0 d	4.8 b	5.3 a	8.4 a	7.3 a	7.7 b	6.2 b	7.2 a	6.5 a
Zone 2 - Kitchener (Central)	**	13.6 c	6.2 b	6.8 a	6.6 a	5.3 a	11.1 a	6.1 c	6.5 a	6.4 a
Zone 3 - Kitchener (West)	6.8 c	**	6.4 a	4.6 b	7.1 a	5.3 a	6.6 b	5.2 d	6.8 a	5.1 a
Kitchener City	6.1 c	7.7 c	5.6 a	5.3 a	7.7 a	6.4 a	7.9 b	6.0 b	7.0 a	6.1 a
Zone 4 - Waterloo City	**	0.0 d	3.1 c	4.0 c	4.6 b	4.6 b	**	3.2 d	4.0 b	4.2 b
Zone 5 - Cambridge City	**	**	3.8 b	5.3 b	4.6 a	5.9 b	**	7.4 c	4.5 a	5.8 a
Zone 6 - Two Townships	0.0 a	0.0 a	11.8 d	4.7 c	3.4 b	4.3 b	**	**	6.9 c	4.3 b
<b>Kitchener CMA</b>	<b>6.5 c</b>	<b>7.1 c</b>	<b>5.0 a</b>	<b>5.1 a</b>	<b>6.5 a</b>	<b>6.0 a</b>	<b>6.0 b</b>	<b>5.1 b</b>	<b>6.0 a</b>	<b>5.6 a</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)

\*\* 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 Kitchener CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
<b>Kitchener CMA</b>										
Pre 1960	**	**	**	5.4 c	4.0 c	3.8 d	0.0 d	0.0 d	5.6 c	4.8 c
1960 - 1974	2.8 b	3.0 d	2.1 a	3.0 a	2.9 a	3.5 b	3.7 b	6.1 b	2.7 a	3.5 a
1975 - 1989	2.6 b	1.5 c	2.2 a	1.5 a	3.3 a	1.9 a	5.7 d	2.1 a	3.1 a	1.8 a
1990+	n/s	**	2.2 a	2.4 a	8.1 a	6.0 b	3.1 d	1.7 c	5.9 a	4.6 b
Total	3.6 c	3.9 c	2.6 a	2.9 a	3.7 a	3.4 a	3.8 b	4.1 b	3.3 a	3.3 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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
<b>Kitchener CMA</b>										
Pre 1960	450 <sup>a</sup>	471 <sup>a</sup>	559 <sup>a</sup>	562 <sup>a</sup>	670 <sup>a</sup>	676 <sup>a</sup>	776 <sup>b</sup>	778 <sup>b</sup>	608 <sup>a</sup>	613 <sup>a</sup>
1960 - 1974	535 <sup>a</sup>	559 <sup>a</sup>	661 <sup>a</sup>	674 <sup>a</sup>	756 <sup>a</sup>	771 <sup>a</sup>	945 <sup>a</sup>	944 <sup>a</sup>	728 <sup>a</sup>	742 <sup>a</sup>
1975 - 1989	634 <sup>a</sup>	641 <sup>b</sup>	708 <sup>a</sup>	720 <sup>a</sup>	823 <sup>a</sup>	834 <sup>a</sup>	1,009 <sup>a</sup>	1,003 <sup>a</sup>	797 <sup>a</sup>	805 <sup>a</sup>
1990+	n/s	**	870 <sup>a</sup>	872 <sup>a</sup>	1,213 <sup>a</sup>	1,181 <sup>b</sup>	1,945 <sup>b</sup>	2,073 <sup>b</sup>	1,179 <sup>b</sup>	1,240 <sup>b</sup>
Total	544 <sup>a</sup>	563 <sup>a</sup>	677 <sup>a</sup>	688 <sup>a</sup>	811 <sup>a</sup>	824 <sup>a</sup>	1,099 <sup>b</sup>	1,212 <sup>b</sup>	775 <sup>a</sup>	798 <sup>a</sup>

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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
<b>Kitchener CMA</b>										
3 to 5 Units	**	**	4.0 d	5.1 d	4.0 d	3.2 d	0.0 c	**	3.4 d	4.0 c
6 to 19 Units	**	**	5.0 c	4.3 d	3.1 c	3.5 c	0.7 b	3.9 d	3.8 b	3.9 c
20 to 49 Units	3.7 c	3.9 d	1.3 a	2.8 a	4.5 a	3.0 a	5.4 c	4.7 c	3.5 a	3.0 a
50 to 99 Units	**	2.3 a	2.5 a	2.3 a	2.3 a	3.4 a	3.7 a	4.0 b	2.4 a	3.1 a
100 to 199 Units	0.8 a	3.1 a	1.6 a	1.5 a	2.9 a	1.7 a	9.1 a	4.2 a	2.7 a	1.8 a
200+ Units	**	**	1.1 a	2.3 a	7.4 a	8.0 a	2.4 a	4.1 a	4.7 a	5.6 a
Total	3.6 c	3.9 c	2.6 a	2.9 a	3.7 a	3.4 a	3.8 b	4.1 b	3.3 a	3.3 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

### 1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Kitchener CMA

Size	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total							
	2005		2006	2005		2006	2005		2006	2005		2006	2005		2006					
Kitchener CMA																				
3 to 5 Units	463	a	494	b	568	a	564	a	682	a	687	a	**		**	683	b	728	b	
6 to 19 Units	468	a	493	a	610	a	612	a	699	a	714	a	**		**	681	a	734	a	
20 to 49 Units	518	a	534	a	636	a	649	a	745	a	754	a	1,136	c	1,105	b	730	a	737	a
50 to 99 Units	567	a	570	a	716	a	721	a	807	a	828	a	946	a	972	a	779	a	798	a
100 to 199 Units	615	a	637	a	757	a	770	a	987	a	985	a	1,037	a	1,031	a	908	a	902	a
200+ Units	**		**		785	a	797	a	913	b	936	a	1,025	a	1,055	a	875	a	896	a
Total	544	a	563	a	677	a	688	a	811	a	824	a	1,099	b	1,212	b	775	a	798	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

### 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Kitchener 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
Zone 1 - Kitchener (East)	**	5.7 d	4.1 c	4.2 d	3.6 b	3.0 a	2.5 a	3.6 a	4.4 a	2.2 a	6.7 a	8.9 a
Zone 2 - Kitchener (Central)	**	**	**	4.0 c	2.9 a	4.8 a	**	**	3.0 a	3.1 a	**	**
Zone 3 - Kitchener (West)	3.4 d	6.6 c	5.9 c	**	5.1 b	3.5 b	2.2 a	1.5 a	2.3 a	0.9 a	2.6 a	1.0 a
Kitchener City	3.7 d	6.1 c	5.2 c	4.7 c	3.9 a	3.4 a	2.6 a	3.1 a	3.2 a	2.0 a	5.3 a	5.7 a
Zone 4 - Waterloo City	**	**	1.8 c	**	2.2 b	2.4 b	1.2 a	2.0 a	1.6 a	1.4 a	**	**
Zone 5 - Cambridge City	**	0.7 b	2.8 c	5.3 c	3.5 a	2.6 a	1.7 a	3.5 a	**	**	n/u	n/u
Zone 6 - Two Townships	**	**	0.7 b	1.8 c	**	**	**	**	n/u	n/u	n/u	n/u
<b>Kitchener CMA</b>	<b>3.4 d</b>	<b>4.0 c</b>	<b>3.8 b</b>	<b>3.9 c</b>	<b>3.5 a</b>	<b>3.0 a</b>	<b>2.4 a</b>	<b>3.1 a</b>	<b>2.7 a</b>	<b>1.8 a</b>	<b>4.7 a</b>	<b>5.6 a</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)

\*\* 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

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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
<b>Kitchener CMA</b>										
LT \$600	4.5 b	3.7 c	3.3 b	3.1 b	1.3 a	2.3 c	0.0 a	0.0 a	3.2 b	3.1 b
\$600 - \$699	1.9 c	3.8 d	3.7 a	3.2 a	2.4 a	3.0 a	0.0 a	0.0 a	3.1 a	3.1 a
\$700 - \$799	0.0 a	0.0 a	1.8 a	3.0 a	4.5 a	3.7 a	3.3 d	**	3.7 a	3.6 a
\$800 - \$899	n/s	0.0 a	0.9 a	3.0 b	3.4 b	3.5 b	3.3 c	8.7 b	3.0 b	4.0 a
\$900 - \$999	n/s	n/s	**	5.6 c	6.1 c	4.6 b	**	**	7.5 c	5.0 b
\$1000+	n/s	n/s	0.0 a	3.1 d	3.4 c	2.5 a	1.7 b	1.9 b	2.8 a	2.3 a
Total	3.6 c	3.9 c	2.6 a	2.9 a	3.7 a	3.4 a	3.8 b	4.1 b	3.3 a	3.3 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



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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Kitchener (East)	n/u	n/u	**	**	6.5 a	7.0 a	2.9 a	2.8 a	5.4 b	4.4 b
Zone 2 - Kitchener (Central)	**	n/u	n/u	**	n/u	n/u	**	**	**	**
Zone 3 - Kitchener (West)	n/u	n/u	n/u	n/u	**	**	2.7 c	**	1.9 c	**
Kitchener City	**	n/u	**	**	5.5 b	6.0 b	2.8 a	2.5 b	4.7 b	3.9 b
Zone 4 - Waterloo City	**	**	**	**	2.3 a	2.6 a	1.6 c	2.3 b	1.7 a	2.2 a
Zone 5 - Cambridge City	n/u	n/u	**	**	2.0 c	4.5 c	2.6 c	**	2.4 c	5.9 c
Zone 6 - Two Townships	n/u	n/u	**	**	**	**	**	**	**	**
<b>Kitchener CMA</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>4.6 d</b>	<b>3.4 b</b>	<b>4.6 b</b>	<b>2.4 a</b>	<b>3.1 b</b>	<b>3.2 b</b>	<b>3.9 b</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)

\*\* 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

### 2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Kitchener (East)	n/u	n/u	**	**	833 <sup>a</sup>	815 <sup>a</sup>	888 <sup>a</sup>	859 <sup>a</sup>	860 <sup>a</sup>	835 <sup>a</sup>
Zone 2 - Kitchener (Central)	**	n/u	n/u	**	n/u	n/u	**	**	**	**
Zone 3 - Kitchener (West)	n/u	n/u	n/u	n/u	887 <sup>b</sup>	945 <sup>b</sup>	916 <sup>a</sup>	926 <sup>b</sup>	908 <sup>a</sup>	935 <sup>b</sup>
Kitchener City	**	n/u	**	**	839 <sup>a</sup>	843 <sup>a</sup>	892 <sup>a</sup>	872 <sup>a</sup>	866 <sup>a</sup>	854 <sup>a</sup>
Zone 4 - Waterloo City	**	**	**	**	854 <sup>a</sup>	860 <sup>a</sup>	989 <sup>a</sup>	1,022 <sup>a</sup>	918 <sup>a</sup>	952 <sup>a</sup>
Zone 5 - Cambridge City	n/u	n/u	**	665 <sup>c</sup>	675 <sup>a</sup>	697 <sup>a</sup>	766 <sup>a</sup>	787 <sup>a</sup>	699 <sup>a</sup>	717 <sup>a</sup>
Zone 6 - Two Townships	n/u	n/u	**	**	585 <sup>b</sup>	601 <sup>b</sup>	**	**	633 <sup>b</sup>	644 <sup>b</sup>
<b>Kitchener CMA</b>	<b>**</b>	<b>**</b>	<b>739<sup>a</sup></b>	<b>710<sup>b</sup></b>	<b>773<sup>a</sup></b>	<b>790<sup>a</sup></b>	<b>906<sup>a</sup></b>	<b>917<sup>a</sup></b>	<b>836<sup>a</sup></b>	<b>848<sup>a</sup></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 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Kitchener (East)	n/u	n/u	**	**	32 <sup>a</sup>	455	18 <sup>a</sup>	657	50 <sup>b</sup>	1,148
Zone 2 - Kitchener (Central)	n/u	n/u	**	**	n/u	n/u	**	**	**	**
Zone 3 - Kitchener (West)	n/u	n/u	n/u	n/u	**	98	**	178	**	276
Kitchener City	n/u	n/u	**	**	33 <sup>b</sup>	553	21 <sup>b</sup>	848	56 <sup>b</sup>	1,442
Zone 4 - Waterloo City	**	**	**	**	9 <sup>a</sup>	332	12 <sup>b</sup>	528	21 <sup>a</sup>	957
Zone 5 - Cambridge City	n/u	n/u	**	20	26 <sup>c</sup>	584	**	220	49 <sup>c</sup>	823
Zone 6 - Two Townships	n/u	n/u	**	**	**	16	**	**	**	23
<b>Kitchener CMA</b>	<b>**</b>	<b>**</b>	<b>7 <sup>d</sup></b>	<b>157</b>	<b>68 <sup>b</sup></b>	<b>1,486</b>	<b>50 <sup>b</sup></b>	<b>1,601</b>	<b>126 <sup>b</sup></b>	<b>3,245</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)

\*\* 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Kitchener (East)	n/u	n/u	**	**	10.0 a	8.6 a	5.1 b	3.4 b	8.0 a	5.5 a
Zone 2 - Kitchener (Central)	**	n/u	n/u	**	n/u	n/u	**	**	**	**
Zone 3 - Kitchener (West)	n/u	n/u	n/u	n/u	4.8 d	**	3.4 d	**	3.8 d	5.0 d
Kitchener City	**	n/u	**	**	9.2 a	8.3 a	4.8 b	3.6 c	7.2 a	5.6 b
Zone 4 - Waterloo City	**	**	**	**	4.0 a	4.3 a	2.8 b	4.4 b	2.9 a	3.9 b
Zone 5 - Cambridge City	n/u	n/u	**	**	4.3 c	6.8 b	3.7 d	**	4.2 c	8.1 b
Zone 6 - Two Townships	n/u	n/u	**	**	**	**	**	**	**	**
<b>Kitchener CMA</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>5.9 c</b>	<b>6.1 b</b>	<b>6.7 a</b>	<b>4.0 b</b>	<b>4.7 b</b>	<b>5.2 a</b>	<b>5.7 a</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)

\*\* 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Kitchener (East)	2.2 c	**	3.1 b	3.1 b	4.9 a	5.0 b	3.7 b	3.9 b	4.2 a	4.3 a
Zone 2 - Kitchener (Central)	5.3 d	6.7 c	3.8 b	4.0 b	4.6 b	3.4 b	4.3 a	2.5 c	4.3 b	3.8 b
Zone 3 - Kitchener (West)	3.0 d	**	2.7 a	2.7 a	4.2 a	2.5 a	2.8 b	3.3 d	3.5 a	2.7 a
Kitchener City	3.3 d	4.1 c	3.1 a	3.1 a	4.7 a	4.1 a	3.6 b	3.7 b	4.0 a	3.7 a
Zone 4 - Waterloo City	**	0.0 d	1.1 a	1.7 c	2.1 b	2.0 a	1.7 c	2.3 b	1.8 b	2.0 a
Zone 5 - Cambridge City	**	**	2.1 b	3.2 b	2.3 a	3.4 b	4.0 c	7.1 c	2.5 a	3.7 b
Zone 6 - Two Townships	0.0 a	0.0 a	1.0 d	3.8 d	0.5 a	2.8 b	**	**	4.8 c	3.1 c
<b>Kitchener CMA</b>	<b>3.6 c</b>	<b>3.9 c</b>	<b>2.8 a</b>	<b>2.9 a</b>	<b>3.7 a</b>	<b>3.5 a</b>	<b>3.1 b</b>	<b>3.6 b</b>	<b>3.3 a</b>	<b>3.4 a</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)

\*\* 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Kitchener (East)	583 b	592 b	667 a	675 a	786 a	791 a	921 a	905 a	764 a	768 a
Zone 2 - Kitchener (Central)	498 b	522 b	667 a	701 a	830 a	849 b	995 b	907 b	748 b	771 b
Zone 3 - Kitchener (West)	555 a	570 a	692 a	694 a	822 a	844 a	937 a	973 b	769 a	781 b
Kitchener City	552 b	568 a	675 a	687 a	802 a	814 a	928 a	918 a	763 a	772 a
Zone 4 - Waterloo City	512 a	554 b	683 a	694 a	867 b	883 a	1,237 b	1,374 b	880 b	935 b
Zone 5 - Cambridge City	506 a	527 a	669 a	679 a	763 a	784 a	773 a	789 a	736 a	755 a
Zone 6 - Two Townships	518 a	527 a	771 a	745 b	748 a	716 a	**	**	755	727
<b>Kitchener CMA</b>	<b>544 a</b>	<b>563 a</b>	<b>678 a</b>	<b>688 a</b>	<b>807 a</b>	<b>821 a</b>	<b>1,005 a</b>	<b>1,079 a</b>	<b>782 a</b>	<b>803 a</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 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 Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Kitchener (East)	**	228	90 b	2,897	311 b	6,261	52 b	1,326	457 a	10,712
Zone 2 - Kitchener (Central)	13 c	187	46 b	1,142	52 b	1,537	2 c	86	113 b	2,952
Zone 3 - Kitchener (West)	**	179	52 a	1,938	69 a	2,809	11 d	330	139 a	5,257
Kitchener City	24 c	594	188 a	5,978	432 a	10,607	65 b	1,742	709 a	18,921
Zone 4 - Waterloo City	0 d	61	30 c	1,761	73 a	3,638	28 b	1,210	131 a	6,670
Zone 5 - Cambridge City	**	56	43 b	1,321	117 b	3,397	30 c	426	194 b	5,200
Zone 6 - Two Townships	0 a	8	6 d	157	6 b	200	**	**	12 c	377
<b>Kitchener CMA</b>	<b>28 c</b>	<b>719</b>	<b>267 a</b>	<b>9,217</b>	<b>628 a</b>	<b>17,843</b>	<b>123 b</b>	<b>3,390</b>	<b>1,046 a</b>	<b>31,168</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)

\*\* 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 Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Kitchener (East)	5.5 d	4.0 d	5.2 b	5.3 a	8.5 a	7.4 a	6.4 b	4.8 b	7.3 a	6.4 a
Zone 2 - Kitchener (Central)	6.0 d	13.6 c	6.2 b	7.0 a	6.6 a	5.3 a	10.7 a	6.3 c	6.5 a	6.5 a
Zone 3 - Kitchener (West)	6.8 c	**	6.4 a	4.6 b	7.0 a	5.4 a	4.8 c	4.5 d	6.7 a	5.1 a
Kitchener City	6.0 c	7.7 c	5.8 a	5.4 a	7.8 a	6.5 a	6.3 a	4.8 b	7.0 a	6.1 a
Zone 4 - Waterloo City	**	0.0 d	2.9 b	3.8 c	4.5 b	4.6 b	2.4 b	3.7 c	3.8 b	4.2 b
Zone 5 - Cambridge City	**	**	3.9 b	5.7 b	4.5 a	6.0 a	5.2 c	8.8 c	4.4 a	6.2 a
Zone 6 - Two Townships	0.0 a	0.0 a	11.7 d	4.6 c	3.2 b	3.9 b	**	**	6.5 c	4.0 b
<b>Kitchener CMA</b>	<b>6.5 c</b>	<b>7.1 c</b>	<b>5.1 a</b>	<b>5.1 a</b>	<b>6.5 a</b>	<b>6.0 a</b>	<b>4.9 a</b>	<b>4.9 b</b>	<b>5.9 a</b>	<b>5.7 a</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)

\*\* 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.

## CMHC – HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for over 60 years.

Together with other housing stakeholders, we help ensure that Canada maintains one of the best housing systems in the world. We are committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.

For more information, visit our website at <http://www.cmhc.ca/>

You can also reach us by phone at 1 800 668-2642 or by fax at 1 800 245-9274.

Outside Canada call (613) 748-2003 or fax to (613) 748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1 800 668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available for **free** on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to <http://www.cmhc.ca/housingmarketinformation>

For more information on MAC and the wealth of housing market information available to you, visit us today at <http://www.cmhc.ca/housingmarketinformation>

To subscribe to priced, printed editions of the national standardized product suite or regional specialty publications, call 1 800 668-2642.

©2006 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; (613) 748-2367 or 1 800 668-2642

For permission, please provide CHIC with the following information:

Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.



## NEW SURVEYS AND NEW REPORTS

We Consulted ... Clients Spoke ... We Listened

### Announcing enhancements to CMHC's Market Analysis Products and Services

#### Clients told us

that Canada Mortgage and Housing Corporation (CMHC) products and services are their best source of housing market information. They rely on them for comprehensive and up-to-date facts and forecasts. Clients also pointed out ways to make our products even better.

- Secondary Rental Market Information
- Additional Spring Rental Market Survey
- Annual Renovation Expenditure Survey Covering 10 Major Centres
- Publications for Additional Centres

#### Find out More!

Starting December 2006 and throughout 2007, CMHC will introduce enhancements to benefit all market participants. To find out more visit our website regularly and subscribe to CMHC's FREE Market Analysis electronic products at: [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)