

RENTAL MARKET REPORT

Ottawa*



Date Released: December 2006

Report Highlights

Ottawa's rental markets tightened in 2006. Higher homeownership costs, immigration and youth employment lifted rental demand.

The area's vacancy rate dropped to 2.3 per cent from 3.3 per cent a year earlier.

Ottawa rents are up. On the basis of a sample of structures common to both the 2005 and 2006 surveys, Ottawa's average two-bedroom rent went up by three per cent.

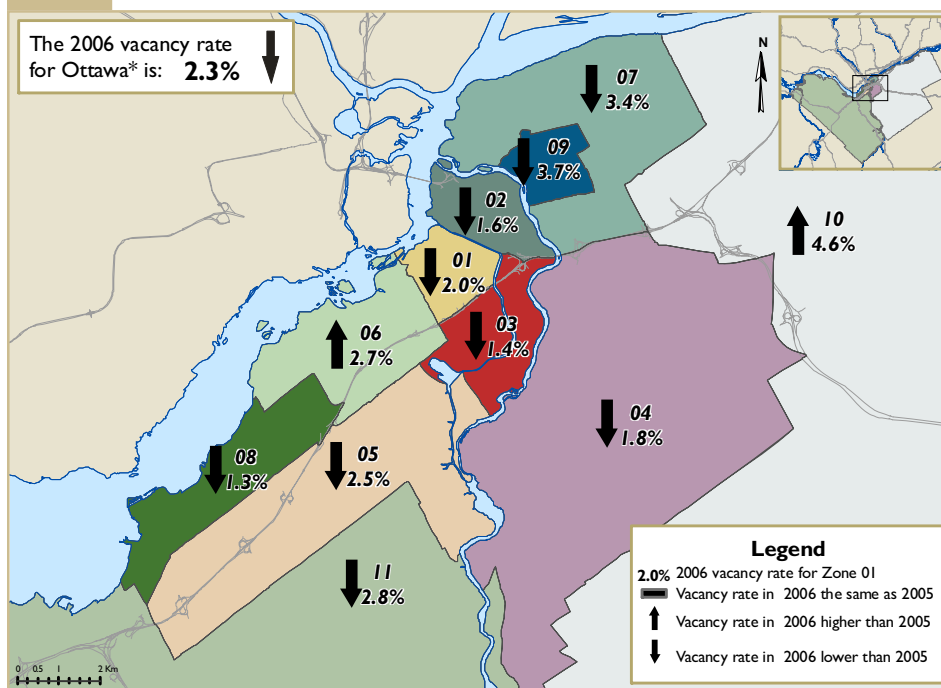
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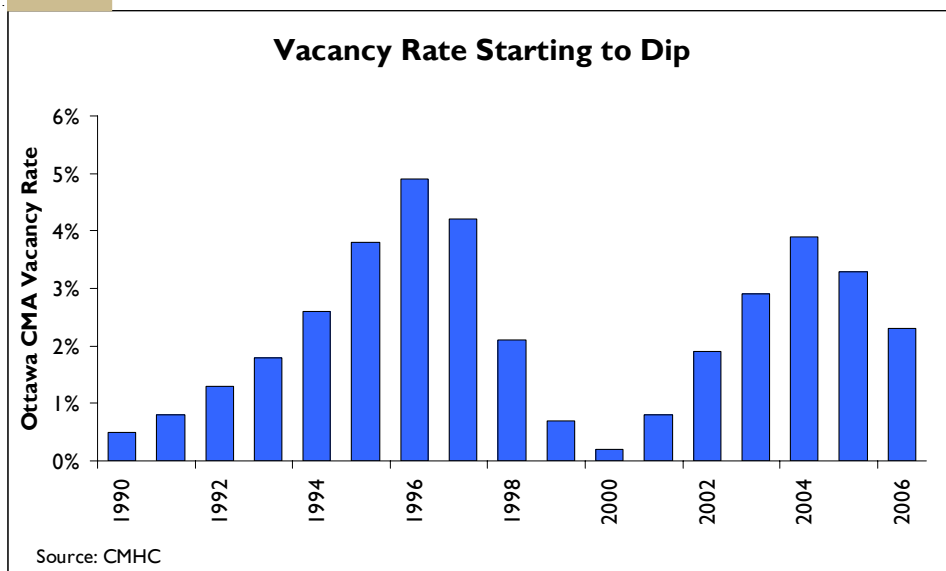
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Figure 1



*Includes only the Ontario portion of the Ottawa-Gatineau CMA.

Figure 2



Rental Market Overview

Vacancy Rates Drop

Rising rental demand from new arrivals to Canada, strong youth employment and the rising cost of owning a home have combined to pull vacancies lower. Ottawa's rental markets tightened in 2006 and the area's vacancy rate dropped to 2.3 per cent from 3.3 per cent a year earlier. This was the second consecutive vacancy rate decrease. The Ottawa area vacancy rate is back down below the average national vacancy rate, which edged lower to 2.6 per cent.

On the Quebec side of the Ottawa River, the opposite situation was observed. The Gatineau area saw its vacancy rate climb to 4.2 per cent, from 3.1 per cent one year earlier. With homeownership more affordable on the Quebec side, a number of renters decided to take advantage of the still low mortgage rates to purchase properties.

Availability Rate Dips

Ottawa's availability rate is a slightly broader indicator than the vacancy rate in that it captures both the currently vacant rental stock and stock for which the tenant has given or received notice to vacate. As a measure of the supply of available units, the availability rate tends to follow the same trend as the vacancy rate. In the Ottawa metropolitan area, the availability rate decreased for the second year in a row and dropped to 4.6 per cent in October 2006 from 5.6 per cent the previous year.

The availability rate decrease of October 2006 affected all dwelling types. However, a larger availability rate decrease and lower than average availability rate for one bedroom units indicates a stronger than average demand for this bedroom type. Larger apartments have higher proportions of available units, which suggests that movement to home ownership has vacated larger rental unit types the most. Availability rates reached 6.2 per cent for three-bedroom plus units, 4.9 per cent for two-bedroom units, 4.1 per cent for

one-bedroom apartments and 5.0 per cent for bachelor apartments,

Matched Sample Rents Move Higher

Tighter rental markets in the Ottawa area have pushed rents up. 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 Ontario part of the Ottawa-Gatineau CMA, the average rent for a two-bedroom apartment in existing structures increased by three per cent in October 2006 compared to a year ago.

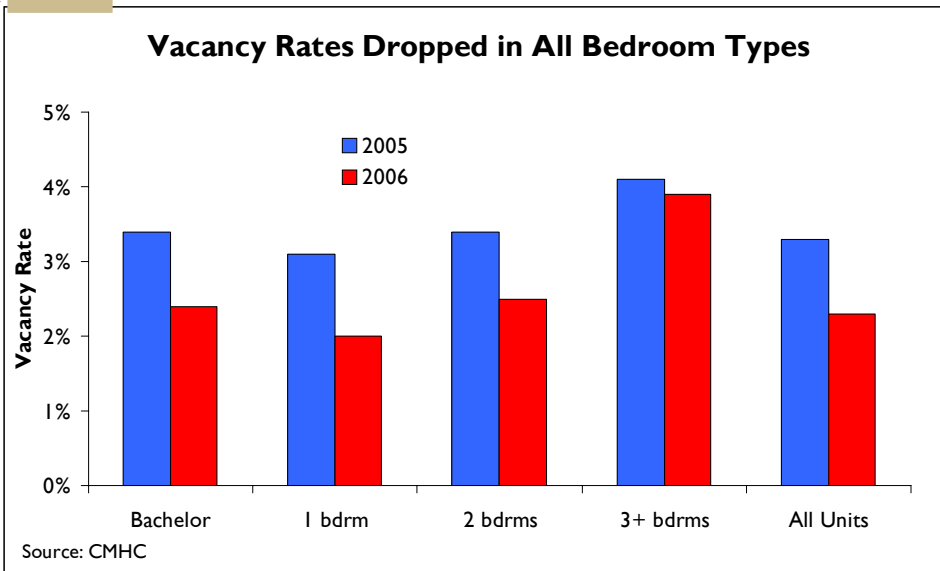
One-Bedroom Suites in Demand

The rental market in Ottawa, as in most Canadian centres, is largely comprised of one- and two-bedroom suites. These comprise about seven eighths of the local rental stock and largely determine the local rental market picture. However, while two-bedroom units dominate rental markets in most cities, Ottawa has about 17 per cent more one-bedroom units.

While vacancy rates tightened among all bedroom types, some bedroom types are scarcer - for example, one bedroom suites. One bedroom suites have both the lowest vacancy rate of all suite types and experienced the largest vacancy rate decline.

The relatively weak market for three

Figure 3



bedroom plus units is a likely reason why three-bedroom suites are Ottawa's least numerous. As the most expensive suite type, three bedroom plus units tend to attract renters most able to make the jump into homeownership. Vacancy rates in units with three bedrooms or more continue to be the highest among all suite types. Movement to ownership was the likely reason the vacancy rate for suites three units or more was higher.

Renters Like Downtown Areas

Broadly speaking, the rental market is tighter in the old city of Ottawa than in the rest of the CMA. The city's vacancy rate of two per cent was below the CMA average 2.3 per cent and also fell more from the previous survey. Vacancy rates were significantly higher in the CMA's eastern and northeastern zones.

Ottawa's lowest apartment vacancy rate of 1.3 per cent was found in the zone encompassing Westboro South, Hampton Park and Britannia. This zone's rate also produced one of Ottawa's largest year-over-year

vacancy rate drops. The Glebe and Old Ottawa South zone also had a low vacancy rate, 1.4 per cent.

By contrast, Ottawa's highest vacancy rate, 4.6 per cent, was found in the CMA's easternmost "Gloucester and Cumberland" zone. This zone was also one of only two showing a year-over-year increase in Ottawa.

Measured by their combination of low vacancy rates and higher than CMA average rents for all but one

suite type, the Downtown area and its close neighbour Sandy Hill enjoy robust rental demand. Rental markets are relatively tight in these two zones.

Buildings Built in the 1960s to Mid 1970s Most Sought After

Vacancy rates dropped among buildings of all age groups. The two per cent average vacancy rate among "middle-aged" buildings constructed between 1960 and 1974 was the market's lowest and suggests that buildings this age have the most sought after combination of rent, location, size and amenities.

Our survey found vacancy rates between two and three per cent among most buildings. The exceptions were the higher rates in older buildings constructed between 1940 and 1959, and the highest average vacancy rate of 3.9 per cent in newer buildings. In what was by far the largest drop among all building age groups, the vacancy rate in these newer buildings was down sharply from 9.0 per cent in 2005.

Figure 4

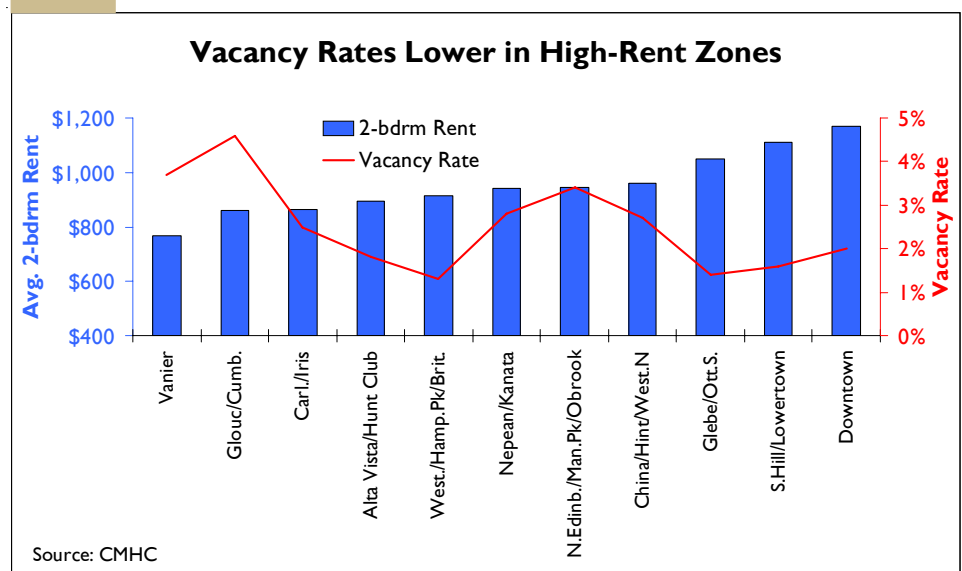
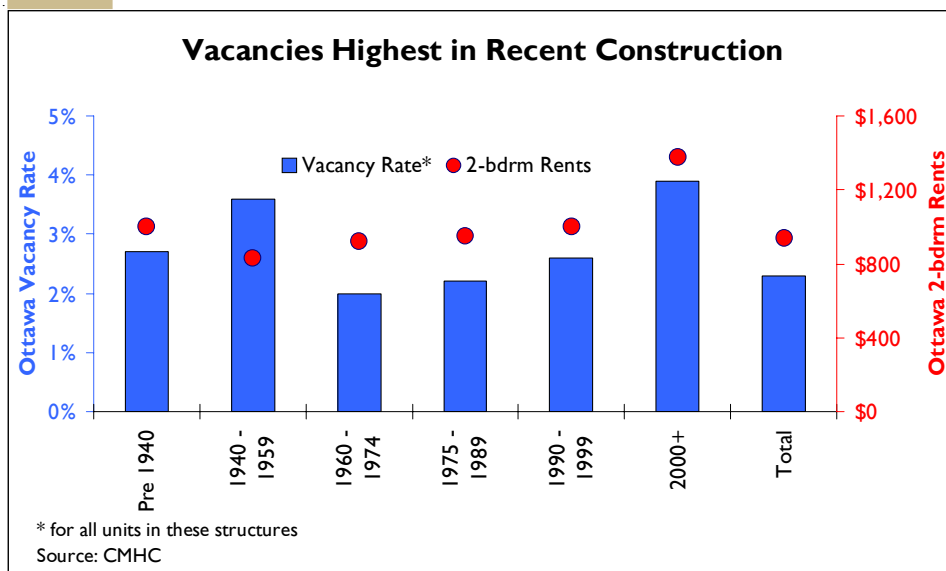


Figure 5



Nonetheless, newer structures' two-bedroom rents remained Ottawa's highest, averaging \$1,379 or two-thirds above the average two-bedroom rents in the most affordable structures – those built in the 1940-1959 period. Such higher rents among newer apartment structures frequently reflect their superior condition and amenity mix.

Renters Prefer Larger Buildings

Lower vacancy rates and generally higher rents among buildings with more units suggest Ottawa renters prefer larger buildings. Structures with at least 200 units had the CMA's lowest vacancy rate among all structure categories in both 2005 and 2006. These structures also reported Ottawa's highest rents.

Rental Demand Factors

Higher Price of Homeownership Keeping Some in Rental

Several demand factors were responsible for the decrease in vacancies. Firstly, higher home prices have limited the access to

homeownership facilitated by the historically low mortgage rates since the beginning of the decade. With principal and interest payment amounts required to service a mortgage having moved higher progressively faster, the number of households choosing rental over ownership has grown.

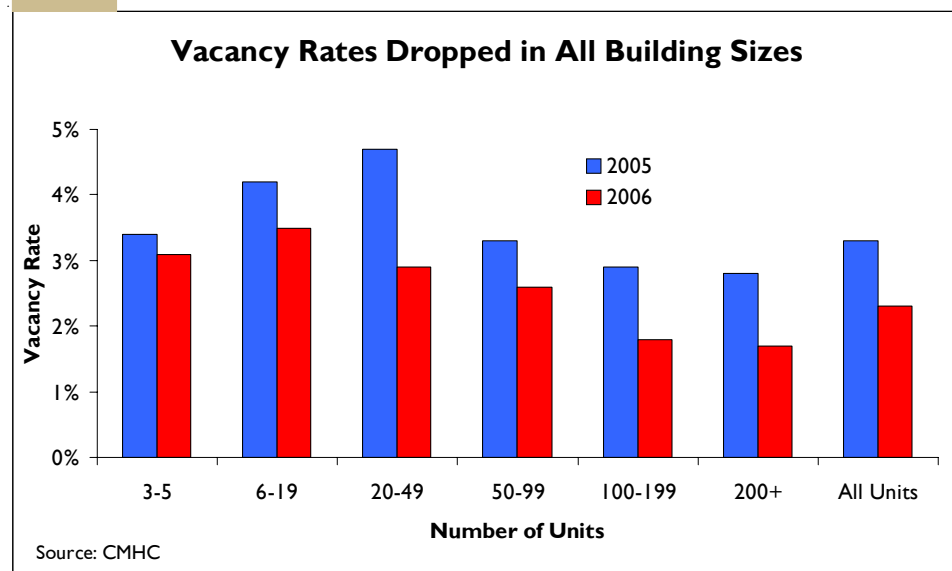
Back in 2004, affordable mortgage rates did the opposite and caused

the movement of renters to homeownership that lifted the average vacancy rate to a high of 3.9 per cent. Currently, even though mortgage rates remain relatively low, higher home prices have pushed home buying out of the reach of some households' budgets. Rental will become even more attractive as home prices rise further. The movement to rental, however, is expected to stabilize when the pace of property prices growth slows closer to the general rate of inflation.

Immigration Boosting Rental Demand

Immigration is another factor that supported the decrease in the vacancy rate. Although total migration is down because Ottawa is losing a part of its population to other provinces and other cities in Ontario, international migration remains positive. Newcomers from abroad drive down vacancy rates because they generally choose to rent for several years, until they become established.

Figure 6



Youth Employment Lifts Rental Demand

One factor that has a relatively rapid impact on the rental market is youth employment. Young people who quickly find jobs can decide to leave the parents' household to get their own apartment, or in the case of roommates, to move out into their own separate apartment. Ottawa's employment of young workers aged from 15 to 24 years has reached its highest levels since the 1980s and will continue to contribute to renter demand.

Rental Supply Factors

Rental Construction Has Been Weak

With the high vacancy rates of the last few years, rental construction has been limited. This lack of rental supply has helped vacancy rates move lower.

Rented Condominiums Scarce

This past October, CMHC extended its survey to cover rental condominium units. At the time of the survey, one per cent of condominiums were vacant in the overall metropolitan area, suggesting a favourable climate for investors in condominium rental. While we found that 17.1 per cent of the condominiums of the Ottawa area were rented, we also discovered that this proportion was higher in the Downtown core, an area which likely attracts more investors. They sense higher demand downtown where

various urban services are proximate.

A comparison of average condominium rents with rents in purpose built rental structures reveals that one-bedroom and two-bedroom unit rents were higher for apartments designed as condominiums. In fact, for one-bedroom units, the average rent was \$867 for condominiums, compared to \$774 for traditional rental apartments. The average rent for two-bedroom condominium units was \$1,048, over a hundred dollars more than for similar units in traditional purpose built rental projects.

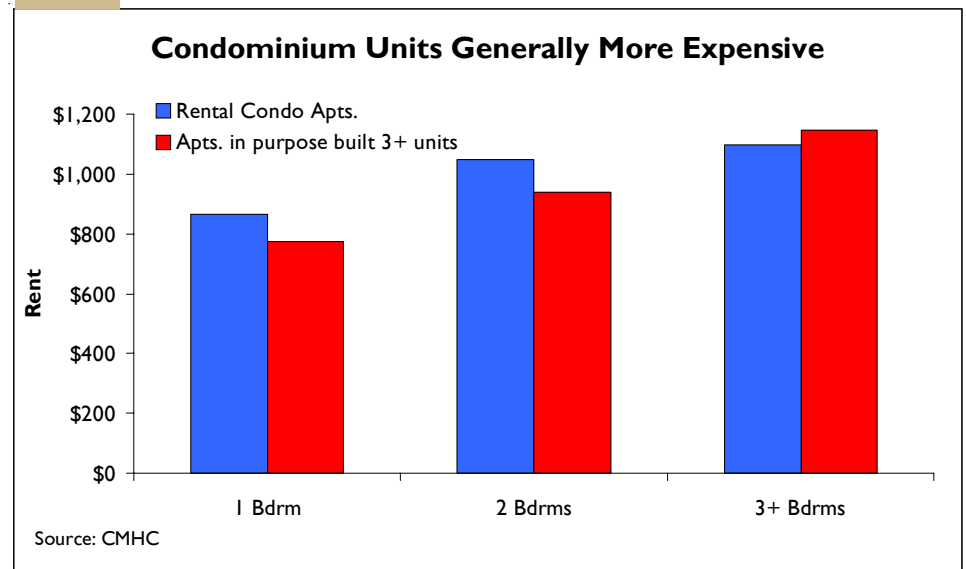
The difference between purpose built rental and condominium rents was even greater for two-bedroom units in the Downtown core, where

condominium rents averaged 16 per cent higher. In addition to higher rents, rented two-bedroom condominium units have a significantly lower vacancy rate than similar purpose built rental suites. These reflect the superior condition, amenities and younger age of condominium structures.

However, for apartments with three or more bedrooms, the average rent was slightly lower for condominiums (\$1,097) than for conventional rental housing units (\$1,146). As with purpose built rental, the likely reason for the lower rents in larger units is the increased ability of such renters to purchase their own homes.

It is interesting to note that the condominiums in the largest buildings have had the highest vacancy rate.

Figure 7



2007 Rental Market Outlook

Rental market fundamentals for the Ottawa CMA will remain positive for 2007. The key factors will be similar to what we experienced in 2006. Employment will continue to grow, but at a slower rate than in 2006. Migration will edge lower, but still remain positive, which will contribute to a tighter rental market. Vacancy rates will move lower in 2007 to 2.1 per cent.

For their part, rents should rise by an amount similar to 2006. We expect that the average rent for two-bedroom units will be \$960 next year.

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.

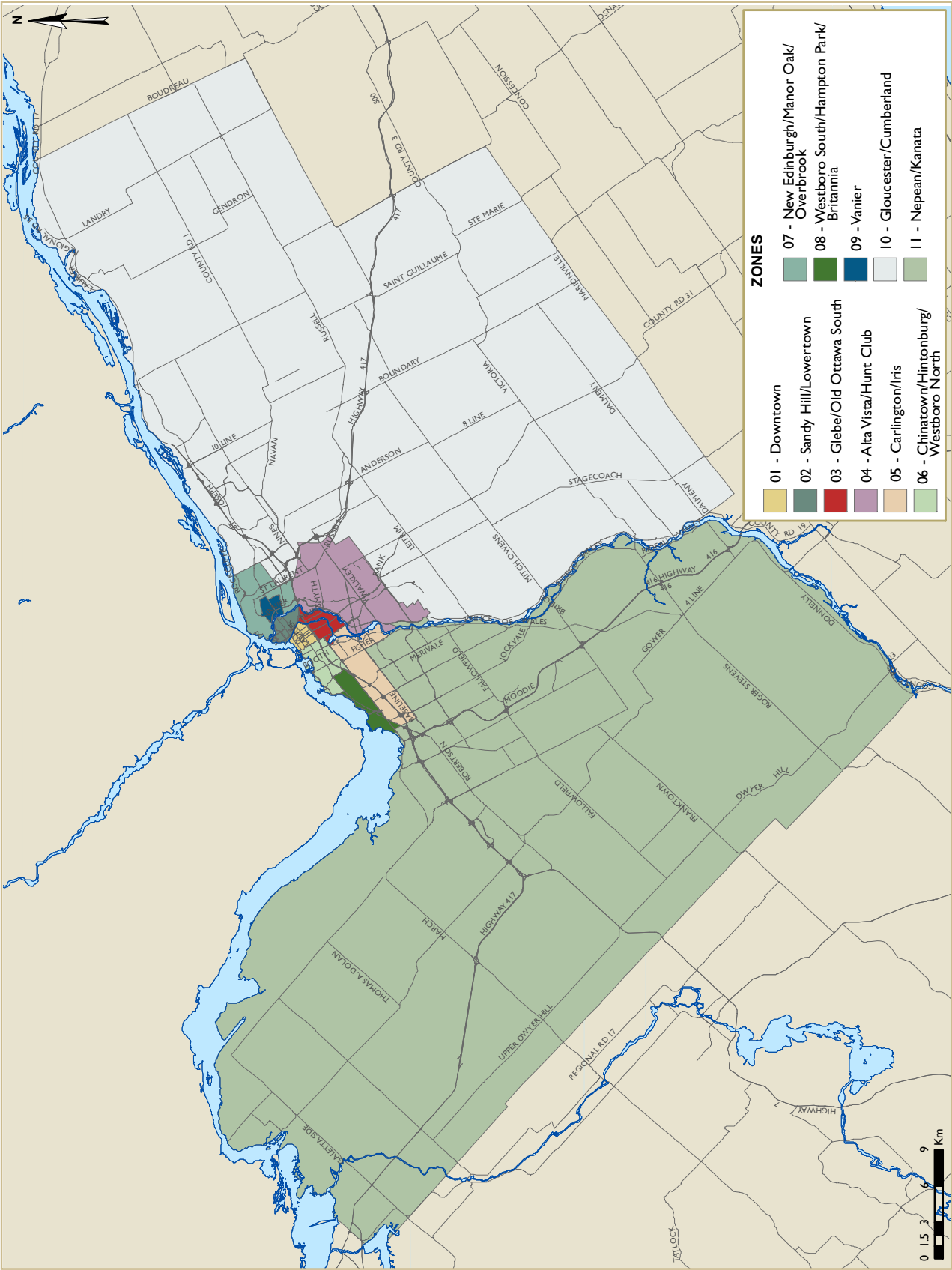
1 Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

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 - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Zone 1	Downtown - Bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east).
Zone 2	Sandy Hill/Lowertown - Includes Sandy Hill and Lowertown.
Zone 3	Glebe/Old Ottawa South -Includes the Glebe and Old Ottawa South.
Zone 4	Alta Vista/Hunt Club - Includes Alta Vista and Hunt Club.
Zone 5	Carlington/Iris - Includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Baseline (Carlington and Iris).
Zone 6	Chinatown/Hintonburg/Westboro North - Includes Chinatown, Hintonburg and Westboro north of Richmond Rd.
Zone 7	New Edinburgh/Manor Park/Overbrook - Includes the former township of Osgoode, and the municipalities of Clarence-Rockland and Russell.
Zone 8	Westboro South/Hampton Park/Britannia - Includes Westboro South, Hampton Park and Britannia.
Zones 1-8	Former City of Ottawa
Zone 9	Vanier - Includes Vanier.
Zone 10	Gloucester/Cumberland - Includes the former municipalities of Gloucester, Cumberland, Clarence-Rockland, Russell and Osgoode.
Zone 11	Nepean/Kanata - Includes the former municipalities of Kanata, Nepean, West Carleton, Goulbourn and Rideau.
Zones 1-11	Ottawa-Gatineau CMA (Ontario portion)

CONDOMINIUM SUB AREA DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Sub Area 1	Downtown includes RMS Zone 1 (Downtown); Zone 2 (Sandy Hill/Lowertown); and Zone 3 (Glebe/Old Ottawa South).
Sub Area 2	Inner Suburbs includes RMS Zone 6 (Chinatown/Hintonburg/Westboro North); Zone 7 (New Edinburgh/Manor Park/Overbrook); Zone 8 (Westboro South/Hampton Park/Britannia; and Zone 9 (Vanier).
Sub Area 3	Outer Suburbs includes RMS Zone 4 (Alta Vista/Hunt Club); Zone 5 (Carlington/Iris); Zone 10 (Gloucester/Cumberland); and Zone 11 (Nepean/Kanata).
Sub Areas 1-3	Ottawa-Gatineau CMA (Ontario portion)

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

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 Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown	3.9 b	2.9 a	3.0 a	1.8 a	5.8 c	2.1 b	4.4 d	**	3.9 b	2.0 a
Sandy Hill/Lowertown	2.7 b	2.0 b	2.7 b	1.2 a	1.5 a	2.0 c	**	1.5 d	2.2 b	1.6 b
Glebe/Old Ottawa South	3.3 c	1.9 c	2.4 b	1.2 a	2.0 c	1.7 c	0.5 b	0.6 a	2.2 b	1.4 a
Alta Vista/Hunt Club	7.3 a	1.3 a	3.5 a	1.8 a	3.6 a	1.7 a	5.6 a	2.5 a	3.8 a	1.8 a
Carlington/Iris	3.8 b	2.5 a	3.1 b	2.5 a	4.5 b	2.5 a	4.4 c	3.1 b	3.7 b	2.5 a
Chinatown/Hintonburg/Westboro N	1.1 a	2.7 a	1.6 a	1.9 a	1.4 a	4.4 b	0.0 c	2.6 c	1.4 a	2.7 a
New Edinb./Manor Park/Overbrook	2.9 b	0.4 a	4.9 b	4.3 c	3.6 b	3.4 d	**	0.0 d	4.2 b	3.4 c
Westboro S/Hampton Pk/Britannia	3.1 c	0.9 a	3.9 b	1.1 a	2.6 a	1.7 a	0.0 c	0.0 c	3.2 b	1.3 a
Former City of Ottawa	3.4 a	2.2 a	3.1 a	1.9 a	3.4 a	2.2 a	2.8 a	1.7 b	3.2 a	2.0 a
Vanier	**	**	4.4 c	3.5 d	3.7 d	3.7 d	**	**	3.9 c	3.7 c
Gloucester/Cumberland	1.7 a	3.4 a	1.9 a	1.8 a	3.6 a	4.0 a	18.0 a	19.9 a	4.2 a	4.6 a
Nepean/Kanata	5.7 a	2.8 a	2.9 a	2.7 a	3.0 a	2.6 a	1.9 b	3.8 a	2.9 a	2.8 a
Ottawa	3.4 a	2.4 a	3.1 a	2.0 a	3.4 a	2.5 a	4.1 c	3.9 c	3.3 a	2.3 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 Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006										
Downtown	657	a	659	a	842	a	852	a	1,127	a	1,168	a	1,205	b	1,313	b	893	a	904	a
Sandy Hill/Lowertown	652	a	644	a	869	a	863	a	1,071	a	1,112	a	1,399	b	1,484	b	931	a	930	a
Glebe/Old Ottawa South	592	a	600	b	749	a	783	a	993	a	1,049	a	1,125	a	1,236	a	855	a	894	a
Alta Vista/Hunt Club	619	a	629	a	730	a	743	a	872	a	893	a	1,175	a	1,176	a	807	a	823	a
Carlington/Iris	606	a	626	a	697	a	727	a	842	a	863	a	1,107	a	1,056	a	760	a	786	a
Chinatown/Hintonburg/Westboro N	584	a	590	a	711	a	726	a	889	a	962	a	1,116	a	1,370	b	749	a	788	a
New Edinb./Manor Park/Overbrook	630	a	615	a	814	a	778	a	957	a	944	b	1,080	b	1,065	c	886	a	865	a
Westboro S/Hampton Pk/Britannia	627	a	643	a	747	a	762	a	915	a	913	a	1,099	b	1,057	a	818	a	822	a
Former City of Ottawa	630	a	635	a	772	a	784	a	946	a	969	a	1,194	a	1,231	a	838	a	851	a
Vanier	500	a	497	a	648	a	650	a	751	a	768	a	865	b	871	a	705	a	713	a
Gloucester/Cumberland	646	a	698	a	729	a	753	a	822	a	858	a	928	a	972	a	797	a	830	a
Nepean/Kanata	660	a	667	a	751	a	754	a	941	a	941	a	1,054	a	1,037	a	880	a	878	a
Ottawa	628	a	633	a	762	a	774	a	920	a	941	a	1,125	a	1,146	a	831	a	844	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 Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown	42 a	1,436	89 a	5,072	43 b	2,060	**	157	178 a	8,725
Sandy Hill/Lowertown	21 b	1,039	36 a	2,918	33 c	1,695	5 d	355	95 b	6,007
Glebe/Old Ottawa South	6 c	285	19 a	1,514	22 c	1,290	1 a	181	47 a	3,270
Alta Vista/Hunt Club	4 a	309	85 a	4,677	74 a	4,329	9 a	361	172 a	9,676
Carlington/Iris	12 a	480	79 a	3,135	68 a	2,732	6 b	190	165 a	6,537
Chinatown/Hintonburg/Westboro N	17 a	625	47 a	2,449	50 b	1,132	4 c	133	117 a	4,339
New Edinb./Manor Park/Overbrook	1 a	229	60 c	1,387	55 d	1,622	0 d	175	116 c	3,414
Westboro S/Hampton Pk/Britannia	4 a	429	31 a	2,714	39 a	2,306	0 c	159	74 a	5,608
Former City of Ottawa	106 a	4,832	445 a	23,867	385 a	17,166	29 b	1,711	965 a	47,576
Vanier	**	184	58 d	1,673	69 d	1,891	**	209	147 c	3,956
Gloucester/Cumberland	4 a	118	16 a	870	71 a	1,801	47 a	236	138 a	3,026
Nepean/Kanata	4 a	141	53 a	1,926	88 a	3,321	15 a	393	160 a	5,781
Ottawa	126 a	5,275	573 a	28,336	613 a	24,180	99 c	2,549	1,410 a	60,339

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown	6.7 b	6.7 b	5.1 a	3.8 a	7.8 c	3.9 b	**	**	6.1 a	4.4 a
Sandy Hill/Lowertown	3.6 c	3.7 c	4.8 b	2.0 a	3.7 c	3.4 c	1.8 c	**	4.1 b	2.7 a
Glebe/Old Ottawa South	5.8 b	2.8 c	4.5 c	2.1 b	3.0 b	2.9 b	**	2.2 c	3.9 c	2.5 b
Alta Vista/Hunt Club	10.5 a	4.2 a	5.5 a	4.1 a	6.5 a	4.7 a	10.0 a	5.3 a	6.3 a	4.4 a
Carlington/Iris	5.1 a	4.5 a	5.4 a	5.6 a	8.0 b	4.8 b	7.5 c	4.8 b	6.5 a	5.1 a
Chinatown/Hintonburg/Westboro N	2.1 a	5.2 a	2.7 a	3.4 a	2.8 a	6.3 b	0.7 b	3.5 d	2.6 a	4.4 a
New Edinb./Manor Park/Overbrook	3.9 c	0.9 a	6.7 b	5.9 b	5.5 b	4.9 c	**	0.6 b	5.9 b	4.8 b
Westboro S/Hampton Pk/Britannia	3.9 b	3.5 a	5.6 b	2.5 a	5.1 a	3.1 a	4.9 d	1.3 a	5.3 a	2.8 a
Former City of Ottawa	5.1 a	4.7 a	5.0 a	3.7 a	5.8 a	4.3 a	5.1 b	3.4 b	5.3 a	4.0 a
Vanier	**	**	6.6 c	4.9 c	**	6.1 c	**	**	6.4 b	5.8 b
Gloucester/Cumberland	4.3 a	9.4 a	5.0 a	5.5 a	4.8 a	7.3 a	20.9 a	24.1 a	6.2 a	8.2 a
Nepean/Kanata	9.3 a	7.1 a	7.2 a	6.9 a	7.3 a	6.2 a	5.3 a	7.5 a	7.2 a	6.5 a
Ottawa	5.2 a	5.0 a	5.3 a	4.1 a	6.0 a	4.9 a	6.7 b	6.2 b	5.6 a	4.6 a

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Ottawa										
Pre 1940	5.4 d	2.7 c	3.9 c	2.4 b	2.7 b	2.9 b	**	**	3.5 b	2.7 b
1940 - 1959	3.4 c	2.6 b	4.5 c	3.9 c	4.4 c	3.8 c	3.5 d	0.3 b	4.3 b	3.6 b
1960 - 1974	2.3 a	2.2 a	2.7 a	1.8 a	2.8 a	2.0 a	2.3 a	2.6 a	2.7 a	2.0 a
1975 - 1989	6.5 c	2.4 a	3.2 a	1.3 a	3.5 a	2.3 a	10.3 d	9.9 b	3.8 a	2.2 a
1990 - 1999	**	2.3 c	3.3 b	4.3 c	2.0 b	1.7 c	**	**	2.7 b	2.6 b
2000+	**	0.0 a	5.7 a	0.3 b	10.8 d	5.8 c	**	**	9.0 b	3.9 c
Total	3.4 a	2.4 a	3.1 a	2.0 a	3.4 a	2.5 a	4.1 c	3.9 c	3.3 a	2.3 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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Ottawa										
Pre 1940	584 ^b	590 ^a	756 ^a	759 ^a	959 ^a	1,004 ^a	1,153 ^a	1,230 ^a	841 ^a	862 ^a
1940 - 1959	612 ^a	610 ^a	696 ^a	712 ^a	817 ^a	832 ^a	995 ^b	1,003 ^b	761 ^a	765 ^a
1960 - 1974	637 ^a	643 ^a	760 ^a	764 ^a	912 ^a	924 ^a	1,174 ^a	1,157 ^a	819 ^a	827 ^a
1975 - 1989	633 ^a	661 ^a	761 ^a	791 ^a	921 ^a	953 ^a	1,033 ^a	1,079 ^a	839 ^a	870 ^a
1990 - 1999	772 ^b	609 ^a	975 ^b	948 ^b	1,011 ^a	1,004 ^a	1,441 ^b	1,488 ^a	1,027 ^b	986 ^b
2000+	**	910 ^a	1,241 ^a	1,304 ^b	1,406 ^a	1,379 ^a	**	**	1,340 ^a	1,340 ^b
Total	628 ^a	633 ^a	762 ^a	774 ^a	920 ^a	941 ^a	1,125 ^a	1,146 ^a	831 ^a	844 ^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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Ottawa										
3 to 5 Units	**	**	4.1 d	3.0 d	3.0 d	2.8 c	**	**	3.4 c	3.1 c
6 to 19 Units	5.3 d	2.5 c	4.6 c	3.9 c	3.7 b	3.5 c	4.2 d	1.3 d	4.2 b	3.5 b
20 to 49 Units	4.4 a	1.5 a	4.6 a	3.1 a	5.0 a	3.5 a	3.2 b	1.7 a	4.7 a	2.9 a
50 to 99 Units	2.9 a	3.3 a	3.5 a	2.2 a	3.2 a	3.0 a	3.1 a	1.1 a	3.3 a	2.6 a
100 to 199 Units	3.0 a	1.6 a	2.8 a	1.6 a	3.1 a	2.0 a	2.2 a	4.6 a	2.9 a	1.8 a
200+ Units	2.2 a	2.0 a	2.1 a	1.1 a	3.3 a	1.8 a	6.0 a	6.4 a	2.8 a	1.7 a
Total	3.4 a	2.4 a	3.1 a	2.0 a	3.4 a	2.5 a	4.1 c	3.9 c	3.3 a	2.3 a

The following letter codes are used to indicate the reliability of the estimates:

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Ottawa										
3 to 5 Units	542 ^a	545 ^a	704 ^a	704 ^a	866 ^a	891 ^a	999 ^b	985 ^b	809 ^a	811 ^a
6 to 19 Units	580 ^b	573 ^a	700 ^a	701 ^a	842 ^a	852 ^a	1,164 ^b	1,177 ^b	793 ^a	795 ^a
20 to 49 Units	621 ^a	629 ^a	736 ^a	751 ^a	881 ^a	915 ^a	1,127 ^a	1,230 ^a	773 ^a	793 ^a
50 to 99 Units	642 ^a	638 ^a	775 ^a	770 ^a	935 ^a	926 ^a	1,082 ^a	1,034 ^a	815 ^a	806 ^a
100 to 199 Units	638 ^a	653 ^a	773 ^a	787 ^a	961 ^a	987 ^a	1,121 ^a	1,107 ^a	844 ^a	862 ^a
200+ Units	646 ^a	667 ^a	789 ^a	809 ^a	961 ^a	990 ^a	1,180 ^a	1,240 ^a	869 ^a	894 ^a
Total	628 ^a	633 ^a	762 ^a	774 ^a	920 ^a	941 ^a	1,125 ^a	1,146 ^a	831 ^a	844 ^a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Ottawa 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	5.8 d	3.1 d	6.6 c	2.9 c	3.2 b	1.6 a	2.6 a	2.7 a	1.3 a	1.2 a	8.0 a	1.9 a
Sandy Hill/Lowertown	**	**	**	**	4.3 a	1.4 a	1.9 a	1.9 a	0.5 a	0.2 a	**	1.2 a
Glebe/Old Ottawa South	4.3 d	**	1.2 a	3.5 d	3.4 a	1.7 a	**	**	**	**	1.7 a	0.8 a
Alta Vista/Hunt Club	**	0.0 a	3.7 c	4.2 a	13.5 a	5.3 a	2.7 a	2.4 a	4.9 a	1.6 a	2.6 a	1.6 a
Carlington/Iris	**	0.9 a	4.3 d	3.3 c	10.5 c	7.4 b	3.7 d	4.0 a	2.1 a	1.8 a	3.0 a	1.2 a
Chinatown/Hintonburg/Westboro N	**	5.1 d	1.3 a	3.8 b	1.1 a	2.5 a	2.6 a	1.8 a	0.8 a	4.8 a	1.4 a	0.4 a
New Edinb./Manor Park/Overbrook	5.6 d	**	5.2 d	**	9.4 a	6.2 a	7.2 a	3.4 a	1.4 c	1.9 c	**	**
Westboro S/Hampton Pk/Britannia	**	0.0 d	4.7 b	1.6 a	10.9 a	6.4 a	3.8 a	3.7 a	4.5 a	0.8 a	0.7 a	0.6 a
Former City of Ottawa	3.9 c	2.6 b	3.9 b	3.4 b	5.6 a	3.2 a	3.2 a	2.7 a	2.9 a	1.6 a	2.5 a	1.1 a
Vanier	**	**	5.9 c	4.8 d	1.8 a	1.3 a	**	**	n/u	n/u	**	**
Gloucester/Cumberland	7.8 a	**	1.6 a	0.5 a	1.3 a	1.9 a	0.5 a	1.6 a	1.9 a	1.9 a	8.2 a	9.3 a
Nepean/Kanata	2.5 a	6.9 a	4.0 b	2.8 c	1.4 a	2.5 a	4.9 a	2.2 a	3.0 a	3.3 a	1.7 a	2.1 a
Ottawa	3.4 c	3.1 c	4.2 b	3.5 b	4.7 a	2.9 a	3.3 a	2.6 a	2.9 a	1.8 a	2.8 a	1.7 a

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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006										
Ottawa																				
LT \$700	3.4	a	2.4	a	5.0	a	3.3	a	4.2	b	3.0	a								
\$700 - \$799	3.2	b	2.2	b	2.3	a	2.4	a	4.6	a	2.9	a	5.0	d	**	3.0	a	2.5	a	
\$800 - \$899	**		8.6	c	1.7	a	1.1	a	3.1	a	3.3	a	1.6	c	0.8	d	2.6	a	2.5	a
\$900 - \$999	**		0.0	a	2.6	b	1.2	a	2.2	a	2.2	a	9.2	c	9.7	c	3.1	b	2.6	a
\$1000 - \$1199	0.0	a	0.0	a	1.0	a	1.9	b	3.7	b	1.9	a	3.7	b	2.7	b	3.4	b	2.0	a
\$1200+	**		0.0	a	7.5	c	0.8	a	4.8	c	3.1	b	1.8	b	2.0	b	4.7	c	2.6	a
Total	3.4	a	2.4	a	3.1	a	2.0	a	3.4	a	2.5	a	4.1	c	3.9	c	3.3	a	2.3	a

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown	**	**	**	8.7 ^a	**	8.3 ^a	**	5.0 ^a	**	6.8 ^a
Sandy Hill/Lowertown	n/u	n/u	**	**	0.0 ^a	0.0 ^a	**	**	3.7 ^d	0.0 ^c
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	1.8 ^a	2.0 ^a	1.5 ^a	1.6 ^a
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	9.0 ^a	5.1 ^a	6.7 ^a	2.9 ^a	6.9 ^a	3.1 ^a
Carlington/Iris	n/u	n/u	n/u	**	1.8 ^c	2.3 ^a	1.3 ^d	2.7 ^a	**	2.5 ^a
Chinatown/Hintonburg/Westboro N	**	n/u	0.0 ^a	0.0 ^a	**	**	**	**	5.2 ^d	3.8 ^d
New Edinb./Manor Park/Overbrook	**	n/u	**	**	1.5 ^a	1.0 ^a	3.8 ^a	2.7 ^a	4.7 ^a	2.6 ^a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	**	**	5.4 ^a	2.6 ^a	3.1 ^d	3.0 ^d
Former City of Ottawa	**	**	**	11.4 ^a	2.2 ^a	1.7 ^a	4.9 ^a	2.8 ^a	4.8 ^a	2.8 ^a
Vanier	n/u	n/u	n/u	n/u	**	n/s	11.1 ^a	**	10.4 ^a	**
Gloucester/Cumberland	n/u	n/u	n/u	**	1.3 ^a	1.3 ^a	3.7 ^a	2.0 ^a	3.5 ^a	1.9 ^a
Nepean/Kanata	**	**	**	**	4.7 ^a	4.8 ^a	3.8 ^a	5.2 ^a	4.0 ^a	5.1 ^a
Ottawa	0.0^a	**	**	10.7^a	3.4^a	3.2^a	4.1^a	3.8^a	4.2^a	3.7^a

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

by Zone and Bedroom Type

Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown	**	**	795 ^a	**	**	**	1,119 ^b	**	928 ^b	897 ^b
Sandy Hill/Lowertown	n/u	n/u	**	**	1,023 ^b	**	**	1,204 ^c	1,065 ^c	1,101 ^b
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	1,355 ^a	1,310 ^b	1,300 ^a	1,254 ^b
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	**	954 ^a	1,164 ^a	1,152 ^a	1,146 ^a	1,133 ^a
Carlington/Iris	n/u	n/u	n/u	n/s	976 ^a	968 ^a	1,012 ^a	986 ^a	996 ^a	979 ^a
Chinatown/Hintonburg/Westboro N	**	n/u	677 ^a	**	**	**	1,096 ^b	1,040 ^c	970 ^c	931 ^c
New Edinb./Manor Park/Overbrook	**	n/u	**	**	838 ^a	835 ^a	945 ^a	954 ^a	884 ^a	887 ^a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	**	**	1,009 ^b	1,024 ^a	925 ^b	946 ^a
Former City of Ottawa	**	**	711 ^a	697 ^a	895 ^a	890 ^a	1,074 ^a	1,061 ^a	1,000 ^a	990 ^a
Vanier	n/u	n/u	n/u	n/u	n/s	n/s	1,169 ^a	1,135 ^a	1,169 ^a	1,135 ^a
Gloucester/Cumberland	n/u	n/u	n/u	**	1,110 ^a	1,135 ^a	1,061 ^a	1,059 ^a	1,064 ^a	1,063 ^a
Nepean/Kanata	**	**	**	**	992 ^a	974 ^a	1,114 ^a	1,090 ^a	1,085 ^a	1,062 ^a
Ottawa	594^a	**	712^a	694^a	951^a	940^a	1,092^a	1,075^a	1,053^a	1,038^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 Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown	**	**	2 a	23	1 a	12	1 a	20	4 a	59
Sandy Hill/Lowertown	n/u	n/u	**	**	0 a	27	**	32	0 c	66
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	1 a	51	1 a	61
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	4 a	78	20 a	701	24 a	779
Carlington/Iris	n/u	n/u	**	**	4 a	173	7 a	262	11 a	437
Chinatown/Hintonburg/Westboro N	n/u	n/u	0 a	13	**	32	**	42	3 d	87
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	5 a	519	15 a	552	29 a	1,121
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	**	**	1 a	41	2 d	72
Former City of Ottawa	**	**	11 a	96	15 a	880	48 a	1,702	75 a	2,682
Vanier	n/u	n/u	n/u	n/u	n/s	n/s	**	48	**	48
Gloucester/Cumberland	n/u	n/u	**	**	1 a	80	24 a	1,221	25 a	1,303
Nepean/Kanata	**	**	**	**	43 a	897	150 a	2,902	194 a	3,806
Ottawa	**	**	11 a	102	59 a	1,857	223 a	5,873	294 a	7,839

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown	**	**	**	17.4 ^a	**	8.3 ^a	**	5.0 ^a	**	11.9 ^a
Sandy Hill/Lowertown	n/u	n/u	**	**	0.0 ^a	3.8 ^a	**	3.2 ^d	3.7 ^d	3.2 ^c
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	1.8 ^a	3.9 ^a	1.5 ^a	3.3 ^a
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	10.3 ^a	7.7 ^a	9.9 ^a	5.6 ^a	10.0 ^a	5.8 ^a
Carlington/Iris	n/u	n/u	n/u	**	1.8 ^c	2.3 ^a	1.3 ^d	4.6 ^b	**	3.7 ^a
Chinatown/Hintonburg/Westboro N	**	n/u	0.0 ^a	8.3 ^a	**	3.4 ^d	**	**	5.2 ^d	7.5 ^c
New Edinb./Manor Park/Overbrook	**	n/u	**	**	2.5 ^a	1.2 ^a	5.9 ^a	4.0 ^a	6.2 ^a	3.5 ^a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	**	**	5.4 ^a	7.9 ^a	7.7 ^c	**
Former City of Ottawa	**	**	**	16.7 ^a	3.3 ^b	2.3 ^a	7.0 ^a	5.0 ^a	6.7 ^a	4.6 ^a
Vanier	n/u	n/u	n/u	n/u	**	n/s	13.3 ^a	**	12.5 ^a	**
Gloucester/Cumberland	n/u	n/u	n/u	**	3.8 ^a	10.0 ^a	6.9 ^a	4.6 ^a	6.7 ^a	4.9 ^a
Nepean/Kanata	**	**	**	**	9.0 ^a	7.1 ^a	6.6 ^a	8.3 ^a	7.2 ^a	8.0 ^a
Ottawa	0.0^a	**	**	15.7^a	6.1^a	5.0^a	6.8^a	6.5^a	7.0^a	6.3^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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown	3.9 b	2.9 a	3.1 b	1.8 a	5.9 c	2.1 b	4.1 d	**	3.9 b	2.1 a
Sandy Hill/Lowertown	2.7 b	2.0 b	2.7 b	1.2 a	1.5 a	1.9 c	1.4 d	1.3 d	2.2 a	1.6 b
Glebe/Old Ottawa South	3.3 c	1.9 c	2.4 b	1.2 a	2.0 c	1.7 c	0.8 a	0.9 a	2.2 b	1.5 a
Alta Vista/Hunt Club	7.3 a	1.3 a	3.5 a	1.8 a	3.7 a	1.8 a	6.3 a	2.7 a	4.0 a	1.9 a
Carlington/Iris	3.8 b	2.5 a	3.1 b	2.5 a	4.3 b	2.5 a	2.6 c	2.9 a	3.6 b	2.5 a
Chinatown/Hintonburg/Westboro N	1.1 a	2.7 a	1.6 a	1.9 a	1.4 a	4.3 b	**	3.9 d	1.5 a	2.7 a
New Edinb./Manor Park/Overbrook	2.9 b	0.4 a	6.4 b	4.8 b	3.1 b	2.8 c	4.3 b	2.1 a	4.3 b	3.2 b
Westboro S/Hampton Pk/Britannia	3.1 c	0.9 a	3.9 b	1.1 a	2.6 a	1.7 a	1.1 a	0.5 a	3.2 b	1.3 a
Former City of Ottawa	3.4 a	2.2 a	3.2 a	1.9 a	3.4 a	2.2 a	3.8 b	2.3 a	3.3 a	2.1 a
Vanier	**	**	4.4 c	3.5 d	3.7 d	3.7 d	5.5 d	**	4.0 c	3.7 c
Gloucester/Cumberland	1.7 a	3.4 a	1.9 a	1.8 a	3.5 a	3.8 a	6.1 a	4.9 a	4.0 a	3.8 a
Nepean/Kanata	5.6 a	3.5 a	2.9 a	2.7 a	3.3 a	3.1 a	3.6 a	5.0 a	3.4 a	3.7 a
Ottawa	3.4 a	2.4 a	3.2 a	2.1 a	3.4 a	2.6 a	4.1 a	3.8 a	3.4 a	2.5 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 Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006										
Downtown	656	a	659	a	842	a	852	a	1,127	a	1,167	a	1,198	a	1,287	b	893	a	903	b
Sandy Hill/Lowertown	652	a	644	a	869	a	863	a	1,071	a	1,110	a	1,385	b	1,456	b	932	b	932	b
Glebe/Old Ottawa South	592	a	600	b	749	a	783	a	993	a	1,049	a	1,177	a	1,251	a	864	a	901	a
Alta Vista/Hunt Club	619	a	629	a	730	a	743	a	874	a	894	a	1,167	a	1,160	a	835	a	848	a
Carlington/Iris	606	a	626	a	697	a	727	a	852	a	869	a	1,053	a	1,015	a	775	a	798	a
Chinatown/Hintonburg/Westboro N	584	a	590	a	710	a	725	a	892	a	962	a	1,112	a	1,321	b	754	a	790	b
New Edinb./Manor Park/Overbrook	630	a	615	a	809	a	775	a	929	a	917	a	976	a	983	a	886	a	871	a
Westboro S/Hampton Pk/Britannia	627	a	643	a	747	a	762	a	914	a	912	a	1,082	a	1,051	a	819	a	824	a
Former City of Ottawa	630	a	635	a	772	a	784	a	943	a	965	a	1,135	a	1,146	a	847	a	859	a
Vanier	500	a	497	a	648	a	650	a	751	a	768	a	924	b	917	a	711	b	718	a
Gloucester/Cumberland	646	a	698	a	729	a	753	a	834	a	871	a	1,039	a	1,045	a	878	a	902	a
Nepean/Kanata	661	a	666	a	751	a	754	a	952	a	947	a	1,108	a	1,083	a	962	a	949	a
Ottawa	628	a	633	a	762	a	773	a	922	a	941	a	1,102	a	1,097	a	857	a	867	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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3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown	42 a	1,440	91 a	5,095	44 b	2,072	**	177	182 a	8,784
Sandy Hill/Lowertown	21 b	1,039	36 a	2,924	33 c	1,722	5 d	387	95 b	6,073
Glebe/Old Ottawa South	6 c	285	19 a	1,516	22 c	1,298	2 a	232	48 a	3,331
Alta Vista/Hunt Club	4 a	309	85 a	4,677	78 a	4,407	29 a	1,062	196 a	10,455
Carlington/Iris	12 a	480	79 a	3,137	72 a	2,905	13 a	452	176 a	6,974
Chinatown/Hintonburg/Westboro N	17 a	625	47 a	2,462	50 b	1,164	7 d	175	121 a	4,426
New Edinb./Manor Park/Overbrook	1 a	229	69 b	1,437	60 c	2,141	15 a	727	145 b	4,535
Westboro S/Hampton Pk/Britannia	4 a	429	31 a	2,714	40 a	2,336	1 a	201	76 a	5,680
Former City of Ottawa	106 a	4,836	456 a	23,963	400 a	18,046	78 a	3,413	1,040 a	50,258
Vanier	**	184	58 d	1,673	69 d	1,891	**	257	147 c	4,004
Gloucester/Cumberland	4 a	118	16 a	872	72 a	1,882	71 a	1,457	163 a	4,329
Nepean/Kanata	5 a	144	53 a	1,930	131 a	4,218	165 a	3,295	354 a	9,587
Ottawa	127 a	5,282	584 a	28,438	672 a	26,037	321 a	8,421	1,704 a	68,178

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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 Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown	6.7 b	6.7 b	5.2 a	3.9 a	7.8 c	4.0 b	**	**	6.1 a	4.4 a
Sandy Hill/Lowertown	3.6 c	3.7 c	4.8 b	2.0 a	3.7 c	3.4 c	2.2 c	**	4.1 b	2.7 a
Glebe/Old Ottawa South	5.8 b	2.8 c	4.5 c	2.1 b	2.9 b	2.9 b	1.7 c	2.6 c	3.8 c	2.5 b
Alta Vista/Hunt Club	10.5 a	4.2 a	5.5 a	4.1 a	6.6 a	4.7 a	10.0 a	5.5 a	6.6 a	4.5 a
Carlington/Iris	5.1 a	4.5 a	5.4 a	5.6 a	7.5 b	4.6 a	3.9 c	4.7 b	6.1 a	5.0 a
Chinatown/Hintonburg/Westboro N	2.0 a	5.2 a	2.7 a	3.4 a	2.7 a	6.2 b	3.0 c	5.1 c	2.6 a	4.5 a
New Edinb./Manor Park/Overbrook	3.9 c	0.9 a	8.1 b	6.4 b	4.8 b	4.0 c	6.1 b	3.2 b	6.0 a	4.5 b
Westboro S/Hampton Pk/Britannia	3.9 b	3.5 a	5.6 b	2.5 a	5.1 a	3.1 a	5.0 c	2.6 a	5.3 a	2.8 a
Former City of Ottawa	5.1 a	4.7 a	5.1 a	3.8 a	5.7 a	4.2 a	6.0 a	4.2 a	5.4 a	4.0 a
Vanier	**	**	6.6 c	4.9 c	**	6.1 c	**	**	6.5 b	5.7 b
Gloucester/Cumberland	4.3 a	9.4 a	5.0 a	5.5 a	4.8 a	7.5 a	9.2 a	7.8 a	6.3 a	7.2 a
Nepean/Kanata	9.1 a	7.6 a	7.2 a	6.9 a	7.6 a	6.4 a	6.5 a	8.2 a	7.2 a	7.1 a
Ottawa	5.2 a	5.1 a	5.4 a	4.1 a	6.0 a	4.9 a	6.8 a	6.4 a	5.8 a	4.8 a

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

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Ottawa - 2006

Condo Sub Area	Rental Condominium Apartments	Apartments in the RMS ¹
Downtown	0.4 a	1.8 a
Inner Suburbs	3.2 b	2.5 a
Outer Suburbs	0.1 a	2.6 a
Ottawa-Gatineau CMA (Ont. Part)	1.0 a	2.3 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

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

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

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Ottawa - 2006

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Downtown	n/s	647 a	**	844 a	1,301 c	1,119 a	**	1,371 a
Inner Suburbs	n/s	641 a	823 c	741 a	972 b	894 a	1,017 c	1,070 a
Outer Suburbs	n/s	599 a	852 d	731 a	980 a	889 a	1,018 d	1,061 b
Ottawa-Gatineau CMA (Ont. Part)	n/s	633 a	867 c	774 a	1,048 b	941 a	1,097 d	1,146 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent (0 ≤ cv ≤ 2.5), b – Very good (2.5 < cv ≤ 5), c – Good (5 < cv ≤ 7.5)

d – Fair (Use with Caution) (7.5 < cv ≤ 10)

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

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

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹

Total Vacancy Rates (%)

By Building Size

Ottawa - 2006

Size	Rental Condominium Apartments	Apartments in the RMS ¹
Ottawa-Gatineau CMA (Ont. Part)		
3 to 24 Units	0.9 a	3.3 b
25 to 49 Units	0.0 a	3.2 a
50 to 74 Units	0.0 b	2.2 a
75 to 149 Units	0.1 a	2.2 a
150+ Units	1.7 a	1.7 a
Total	1.0 a	2.3 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

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

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

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Ottawa - 2006

Condo Sub Area	Condominium Universe	Rental Units ¹	Percentage of Units in Rental	Vacancy Rate
Downtown	4,241	829 a	19.5 a	0.4 a
Inner Suburbs	6,576	957 a	14.6 a	3.2 b
Outer Suburbs	8,666	1,556 a	18.0 a	0.1 a
Ottawa-Gatineau CMA (Ont. Part)	19,483	3,340 a	17.1 a	1.0 a

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

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)

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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

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Ottawa - 2006

Condo Sub Area	Condominium Universe	Rental Units ¹	Percentage of Units in Rental	Vacancy Rate
Ottawa-Gatineau CMA (Ont. Part)				
3 to 24 Units	683	113 a	16.6 a	0.9 a
25 to 49 Units	1,373	206 a	15.0 a	0.0 a
50 to 74 Units	1,357	250 a	18.4 a	0.0 b
75 to 149 Units	4,739	816 a	17.2 a	0.1 a
150+ Units	11,331	1,956 a	17.3 a	1.7 a
Total	19,483	3,340 a	17.1 a	1.0 a

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

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)

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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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