

RENTAL MARKET REPORT

Greater Toronto Area

Canada Mortgage and Housing Corporation

Release Date: 2007

Report Highlights

- The average apartment vacancy rate in the GTA was unchanged at 3.2 per cent in October 2007. Average same-sample two-bedroom apartment rents increased by 1.2 per cent.
- Market conditions remained similar to 2006 because new renter household formation was offset by a movement of existing renter households into homeownership.
- The rental market will experience little change in 2008, with the average apartment vacancy rate at 3.5 per cent and average rents growing by less than the rate of inflation.

Figure 1

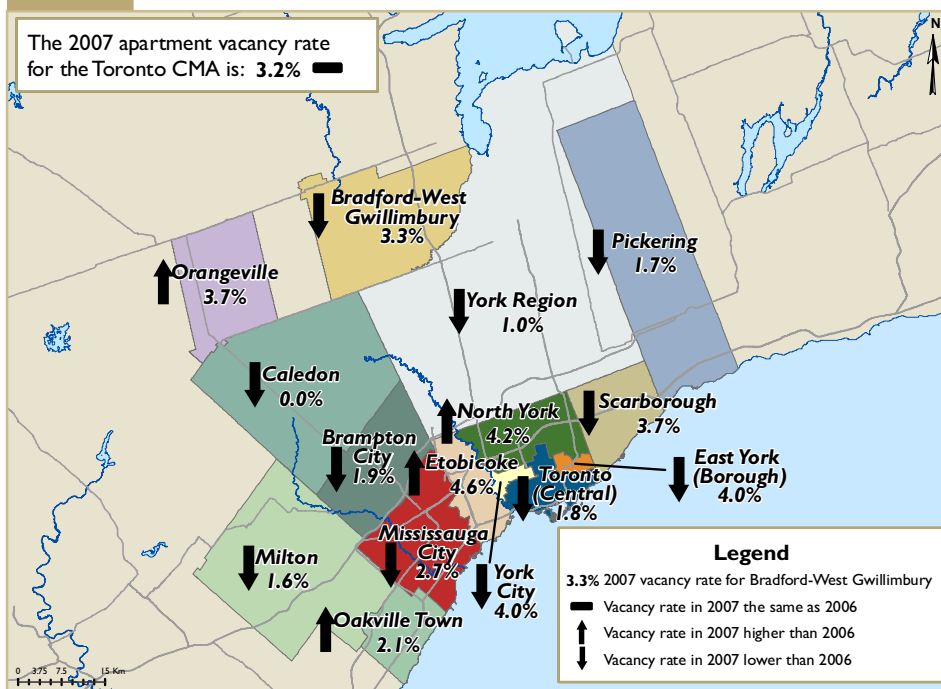


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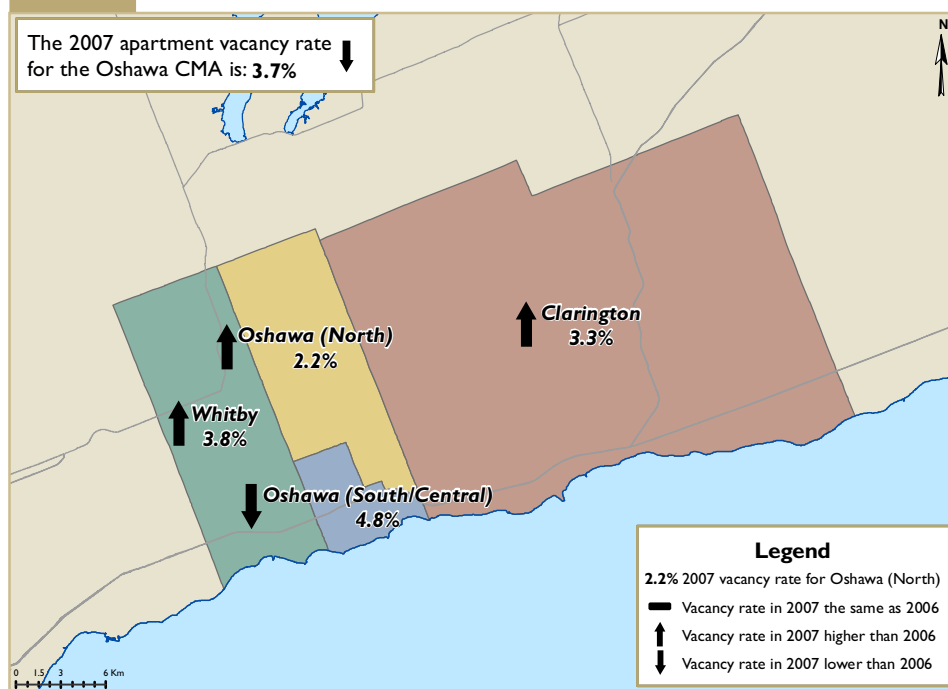
Apartment Vacancy Rates (%) by Major Centres

	Oct-06	Oct-07
Abbotsford	2.0	2.1
Barrie	2.8	3.2
Brantford	2.3	2.9
Calgary	0.5	1.5
Edmonton	1.2	1.5
Gatineau	4.2	2.9
Greater Sudbury	1.2	0.6
Guelph	2.8	1.9
Halifax	3.2	3.1
Hamilton	4.3	3.5
Kelowna	0.6	0.0
Kingston	2.1	3.2
Kitchener	3.3	2.7
London	3.6	3.6
Moncton	5.6	4.3
Montréal	2.7	2.9
Oshawa	4.1	3.7
Ottawa	2.3	2.3
Peterborough	2.8	2.8
Québec	1.5	1.2
Regina	3.3	1.7
Saguenay	4.1	2.8
Saint John	6.8	5.2
Saskatoon	3.2	0.6
Sherbrooke	1.2	2.4
St. Catharines-Niagara	4.3	4.0
St. John's	5.1	2.6
Thunder Bay	4.9	3.8
Toronto	3.2	3.2
Trois-Rivières	1.0	1.5
Vancouver	0.7	0.7
Victoria	0.5	0.5
Windsor	10.4	12.8
Winnipeg	1.3	1.5
Total	2.6	2.6

Market Conditions in Line With 2006

Rental market conditions in 2007 remained in line with those experienced in 2006. There was no change in the 3.2 per cent average apart-

Figure 2



ment vacancy rate and same-sample rents grew below the rate of inflation. It is important to note that there was variation in rental market conditions across the different sub-markets of the GTA.

Several factors contributed to stability in vacancy rates in 2007. Increased home ownership demand, especially from the first-time buyer segment of the market, resulted in a substantial number of households vacating their rental accommodation

Figure 3

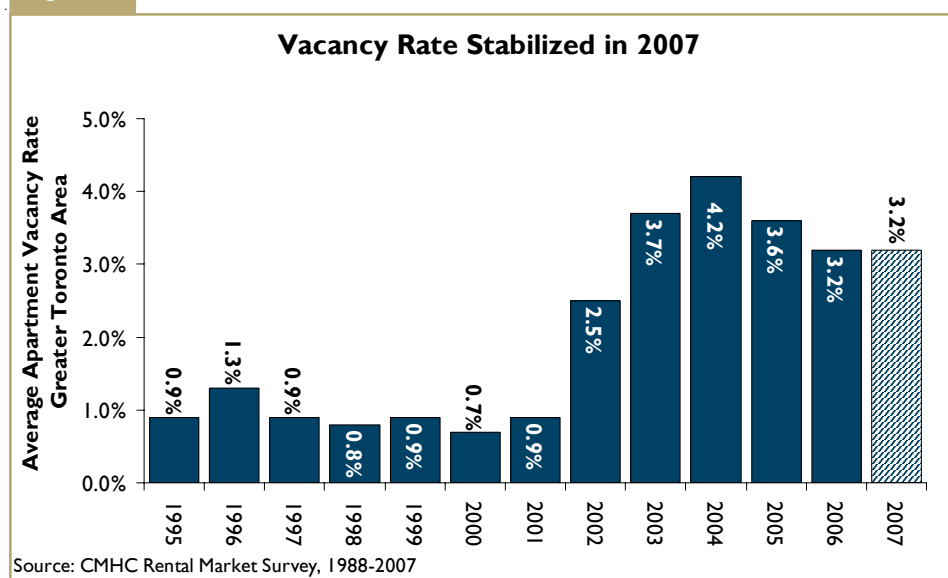
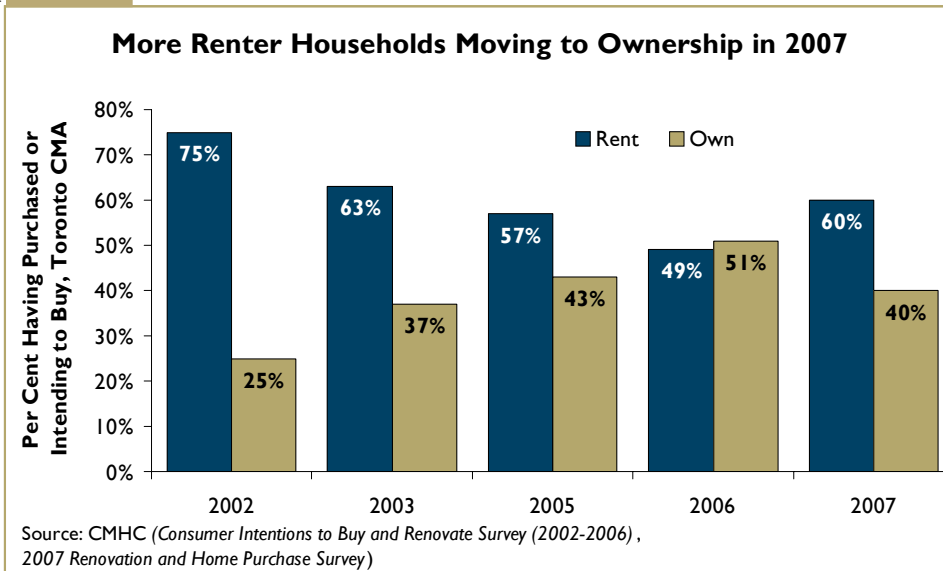


Figure 4



to move into a home of their own. Growing youth employment and sustained immigration into the GTA continued to attract individuals and families to the rental market, serving to moderate the impact of the increased movement to home ownership. In addition, fewer condominium apartment completions kept some first time buyers in their rental units for longer than expected. Factors both diminishing and contributing to rental demand are discussed below.

Strong Ownership Demand

Strong sales of existing homes and new homes in the GTA in 2007 were a drag on rental demand over the past year. Existing home sales will reach a record of 95,000 in 2007 and new home sales will remain strong at over 40,000.

First-time buyers were the key factor underlying the strength in the home ownership market. According

to the *CMHC Renovation and Home Purchase Survey* undertaken in the first half of 2007, 60 per cent of households who had already purchased a home or were planning to do so this year were buying for the first time. On net, the pool of first-time buyers has grown in comparison to 2006.

Positive local labour market conditions in the GTA, including steady growth in jobs and earnings, coupled with low borrowing costs and a greater diversity of borrowing products contributed to the increase in first-time buyer activity. In addition, a greater supply of affordable housing types – both low-rise and high-rise – has provided more options for first time home buyers.

Overall, housing remained affordable for many home buyers, including those making the move from rental to home ownership. On average, the required income to carry a mortgage remained below the average 2007 household income in the GTA.

Condo Completions Cooled in 2007

While the increase in demand for ownership housing was the key factor keeping vacancy rates in the GTA elevated this year, a dip in condominium apartment completions did temper the movement of first-time buyers into home ownership. In addition, fewer investor-held condominium apartments than expected came on line to compete with purpose-built rental apartments for tenants.

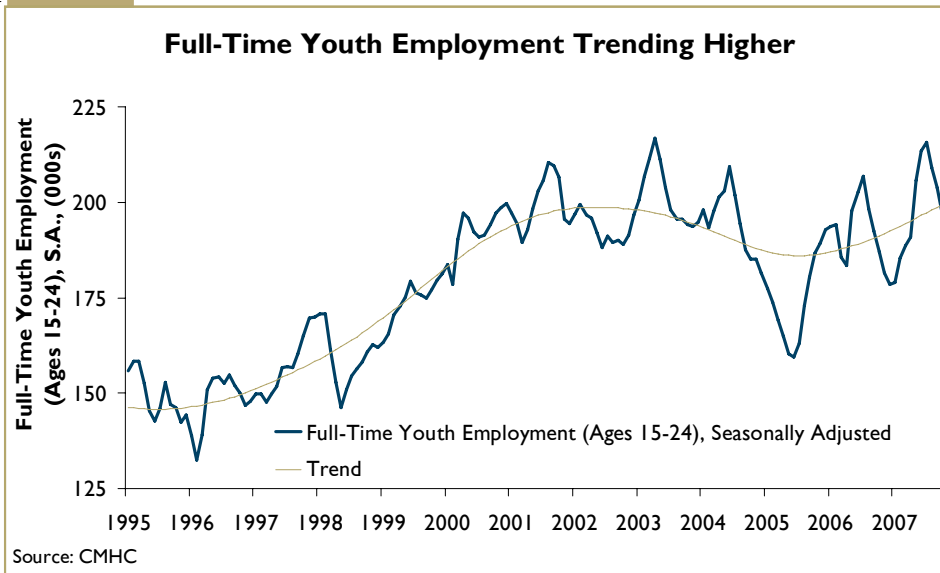
While strong condominium apartment starts in 2005 and 2006 resulted in a record level of units under construction, very few apartments reached the completion stage this year. Through September, condominium apartment completions reached only half the level achieved through the first three quarters of 2006.

Youth Employment Increased

An important factor tempering the impact of home ownership on rental demand in 2007 was an increase in youth employment (individuals aged 15 – 24). This demographic tends to rent initially upon gaining employment and leaving their parental home.

Overall GTA labour market conditions remained tight in 2007, with the unemployment rate remaining between 6.5 and 7.0 per cent. Young people continued to benefit from tight labour market conditions, especially through the creation of full-time jobs. Full-time jobs for

Figure 5



youth continued to trend upward over the past year.

While youth employment continues to be a key factor to consider when analyzing change in the rental market, the effect may not be as great as in past years. Conventionally, young people in Canada have chosen to enter the rental market upon leaving their parental home. After saving for a few years for a down payment, many young people will choose to own a home. However, recent results from the 2006 Census of Canada show that there is a growing trend of young people aged 20-29 staying at home for a longer period of time. In 2006, approximately 58 per cent of young adults in the Toronto CMA remained in, or returned to, their parental home as compared to 54 per cent in 2001. Because paying rent could hamper a young individual's ability to save a down payment, a higher proportion of young people may have by-passed the conventional rental market phase of the housing life cycle in favour of moving directly into the ownership market.

Population Growth Through Immigration

Increased immigration into the GTA was a positive factor influencing rental demand in 2007. The GTA continued to be Canada's single-greatest beneficiary of immigration into Canada over the past year. According to Citizenship and Immigration Canada, the number of immigrants settling in the GTA through the first three quarters of 2007 was only slightly lower than during the same period in 2006.

Many immigrant households settling in Canada initially choose the rental market to satisfy their housing needs. Many new comers to Canada do not possess the requirements for owning a home, such as quality employment, savings or reliable credit ratings. These limitations restrict some immigrant households to the rental market, at least temporarily, while working towards home ownership.

In addition to the high number of immigrants settling in Toronto, there are also a substantial number of non-permanent residents (i.e. temporary

residents) in this city. This demographic group consists of individuals residing in Canada temporarily for work or study purposes. It is assumed that the majority of these individuals gravitate toward the rental market, at least in the short term.

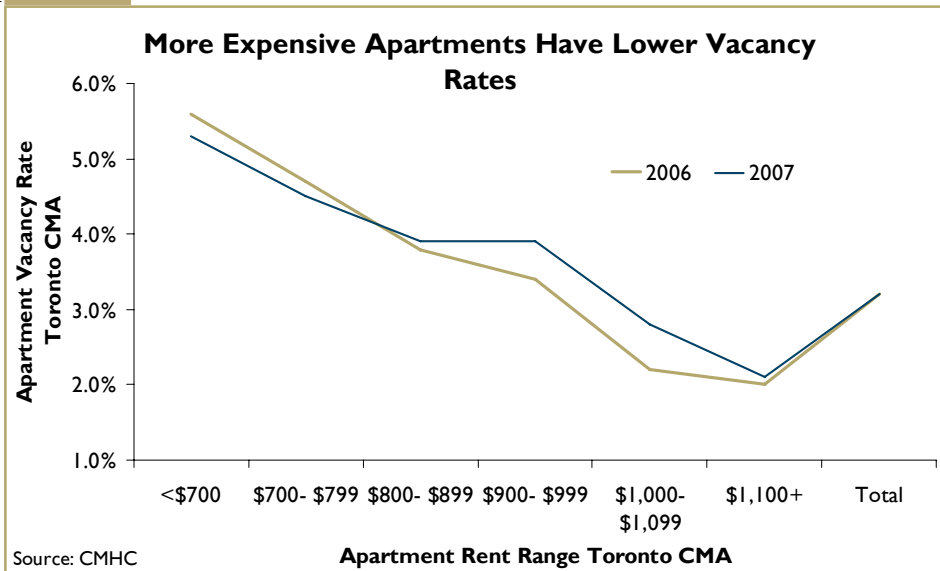
Rent Growth Below Inflation

CMHC considers annual change in average rents for existing structures only. This excludes the rents of new rental units added to the universe. Focusing on existing structures reduces the impact of conversions and new structures added to the rental universe between surveys. This method of measuring rent changes provides a better indication of market-based fluctuations.

The average 2007 rent for a two-bedroom apartment in existing structures increased by 1.2 per cent – below the rate of inflation and the growth in average weekly earnings. This suggests that for some renter households, rent as a percentage of earnings declined over the past year. The CMHC Rental Affordability indicator for the Toronto CMA, introduced for the first time in this year's report, supports this argument.

Lower rental housing costs relative to income were a positive factor influencing rental demand. It is also likely that lower costs also influenced the type and quality of rental accommodation in which households chose to live. Despite vacancy rates increasing at the higher end of the market, vacancy rates were still lowest for more-expensive rental apartments.

Figure 6



apartment in the centre in which they live. More specifically, the level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Rental Supply

Rental market conditions were not influenced this year by a dramatic change in the supply of units. While 217 units in four new projects entered the universe, these new units were more than offset by existing rental units leaving the rental universe, for reasons such as conversion to other uses or major repairs.

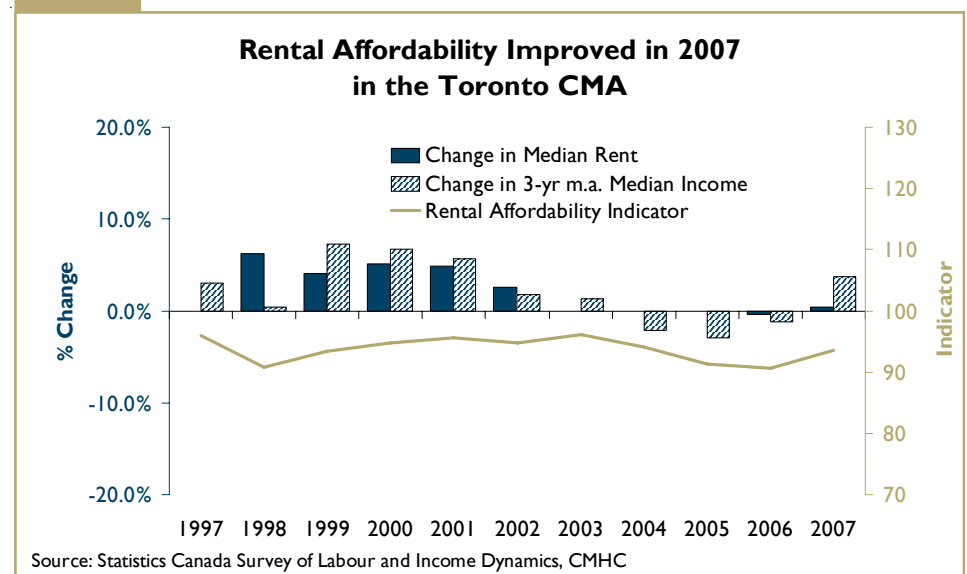
market is for those households which rent within that market. A generally accepted rule of thumb for affordability is that a household should spend less than 30 per cent of its gross income on housing. The new rental affordability indicator examines a three-year moving average of median income of renter households and compares it to the median rent for a two-bedroom

Rental Affordability Index

According to CMHC's new rental affordability indicator, affordability in Toronto's rental market increased this year. The cost of renting a median priced two-bedroom apartment climbed 0.4 per cent in 2007, while the median income of renter households grew by almost ten times that rate, at 3.7 per cent. The rental affordability indicator in Toronto stands at 94¹ for 2007.

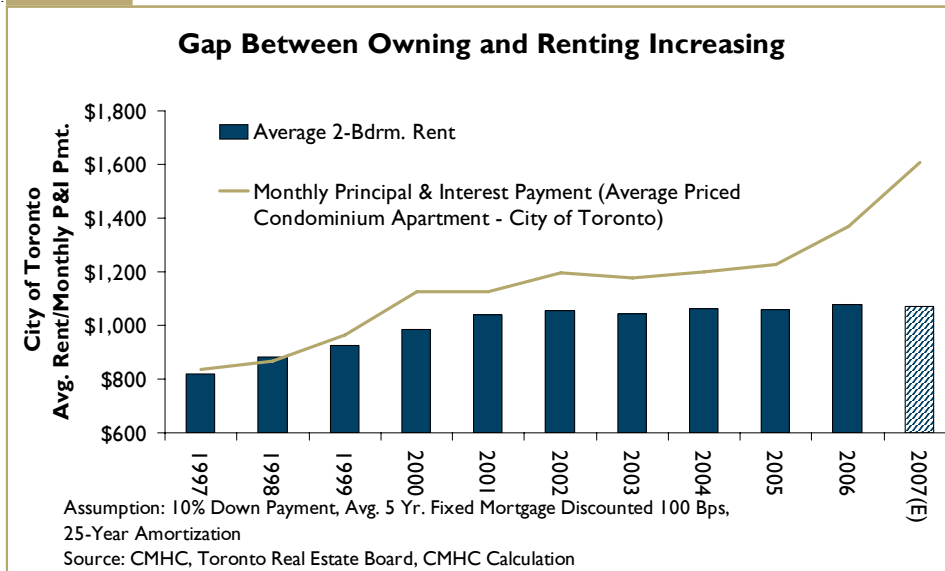
The rental affordability indicator is a gauge of how affordable a rental

Figure 7



¹ Please refer to the methodology section for detailed information on the indicator.

Figure 8



move into home ownership in the former City have likely decided to rent for a longer period of time until they have accumulated a greater down payment to bring carrying costs to a manageable level.

It should also be noted that the decline in condominium apartment completions over the past year also influenced the dip in vacancies in the former City. Fewer households residing in the purpose-built rental market were able to make the shift into condominium apartment ownership or rental.

Rental Market Tightens in Former City of Toronto

Renting in the former City of Toronto (Rental Market Survey zones 1 through 4) continues to be in high demand as compared to renting in other parts of the GTA. The vacancy rate in the city center declined from 2.4 per cent in 2006 to 1.8 per cent this year. The availability rate also followed trends in the vacancy rate and declined to 3.7 per cent. Historically, vacancies in the Former City have been lower than the GTA average.

Strong rental demand in these sub-markets is the result of several factors. The city offers accessible and affordable modes of public transportation, an assortment of entertainment activities and attractions, a wide range of employment opportunities including high order service sector jobs (i.e. Finance,

Insurance and Real Estate, Professional Services, Government Services etc.), and well-developed public and social services.

Furthermore, the cost gap between the average rent and the average mortgage carrying cost in many areas of the former City has extended beyond the reach of some renters, based on the income of the average renter household. For example, assuming a renter household moving to home ownership in central Toronto would likely choose to purchase a resale condominium apartment, the difference between the average mortgage carrying cost of owning a condominium apartment and the average rent for a two bedroom apartment was \$535 as of the third quarter of this year.² Added to the mortgage carrying costs are property taxes, maintenance fees and utility expenses in most cases. Many renters looking to

Rental Market Outlook for 2008

Demand for rental housing in 2008 will remain on par with what was experienced in 2007. The overall apartment vacancy rate will be 3.5 per cent. The average two-bedroom rent will increase by 1.5 per cent.

The movement to home ownership will continue to be a drag on the rental market, but in a different fashion. While both existing and new home sales are forecast to edge slightly lower next year, first-time buyers will continue to vacate rental accommodation in favour of home ownership. This movement, however, will be based on a strong increase in condominium apartment completions in 2008. More than double the number of condominium apartment completions experienced in 2007 will occur next year. In

² Assumes the purchase of an average-priced condominium apartment within the Toronto Real Estate Board Central Zone (MLS Zones C01-C15) with a 25 per cent down payment, a five-year fixed rate mortgage discounted by 100 basis points (one percentage point) amortized over 25 years.

addition, investor-held condominium apartments in the secondary rental market will attract some renter households out of the primary rental market, due to a higher level of finishings and amenities.

Factors that will continue to influence the demand for rental include the following:

- Growth in youth employment will continue due to tight labour market conditions;
- Immigration will continue to trend upward; and
- Rental affordability will continue to improve as household earnings outstrip growth in average rents.

Secondary Rental Market

Augmenting CMHC's traditional October Rental Market Survey, which covers private row and apartment structures with three or more units, is information on the secondary rental market. More specifically, CMHC provides information on apartment condominiums offered for rent in the following centres: Vancouver, Calgary, Edmonton, the GTA, Ottawa, Montréal and Québec. The additional information should help to provide a more complete overview of the rental markets in those centres. Also, 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; and
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

The methodology section at the end of this report provides more detailed information on the Secondary Rental Market Survey.

Condominium Apartment Rental Market

The condominium apartment rental market remains an important component of the secondary rental market, which continues to influence conditions in the purpose-built (primary) rental market. As of the 2007 survey, there were an estimated total of 225,792 condominium apartments registered under condominium corporations in the GTA – up by 12,896 units or six per cent in comparison to 2006. Over the same period, the number of registered units designated as rental (i.e. units held by investors – occupied or vacant) amounted to 41,669 – down 1,997 or 4.6 per cent. The share of investor-held units that were vacant increased to 0.7 per cent from 0.4 per cent in 2006, but remained much lower than the vacancy rate for purpose-built rental apartments.

The condominium rental market clearly experienced change over the past year. The interplay between the

home ownership market and rental was the key driver.

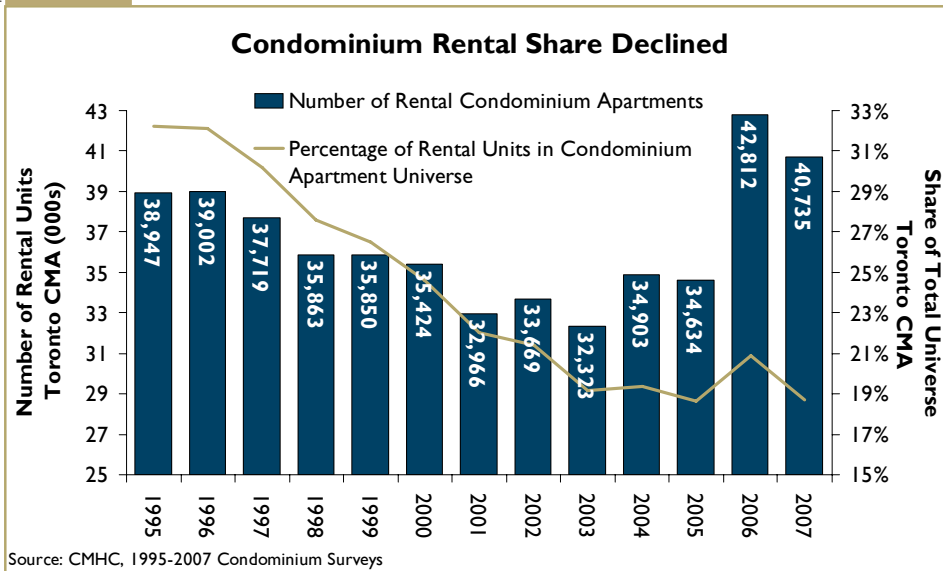
Investors Took Advantage of Market Value Increases

The market for existing condominium apartments tightened substantially through the first three quarters of 2007. The ratio of sales to active listings trended above 60 per cent – the highest level on record. The result was less choice in the market for end users looking to purchase apartments. Annual average price growth rose above eight per cent this year from a rate of six per cent in 2006. Many investors sold their investment apartments over this same period to realize returns well above the rate of inflation. The majority of these units previously held by investors were purchased by end-users who, in many cases, were first-time buyers taking advantage of low interest rates and a diversity of new mortgage products. The end result was a decline in the number and share of rental condominium apartments.

Vacancies Increased as Renters Became Owners

The increased movement of first-time buyers to home ownership also resulted in a rising vacancy rate for rental condominium apartments. The allure of home ownership prompted some renter households to vacate their condominium rentals for condominium apartment ownership in many cases. Rents for condominium apartments are greater, on average, than those for purpose-built rental units. These higher rents are

Figure 9



closer to the monthly ownership payments (mortgage principal and interest, maintenance, property taxes) required of a home owner, making the movement to home ownership easier.

Condo Vacancy Rate Well Below Primary Market Average

While the condominium apartment vacancy rate did increase in 2007, the level is still well-below that observed in the primary rental market. Condominium apartments represent a viable alternative to purpose-built rental apartments, especially at the high end of the market. As average renter household income has been growing at a faster pace than average rents, it makes sense that some households have been trading up to more expensive

rental condominium apartments, which boast a higher level of finishings and amenities.

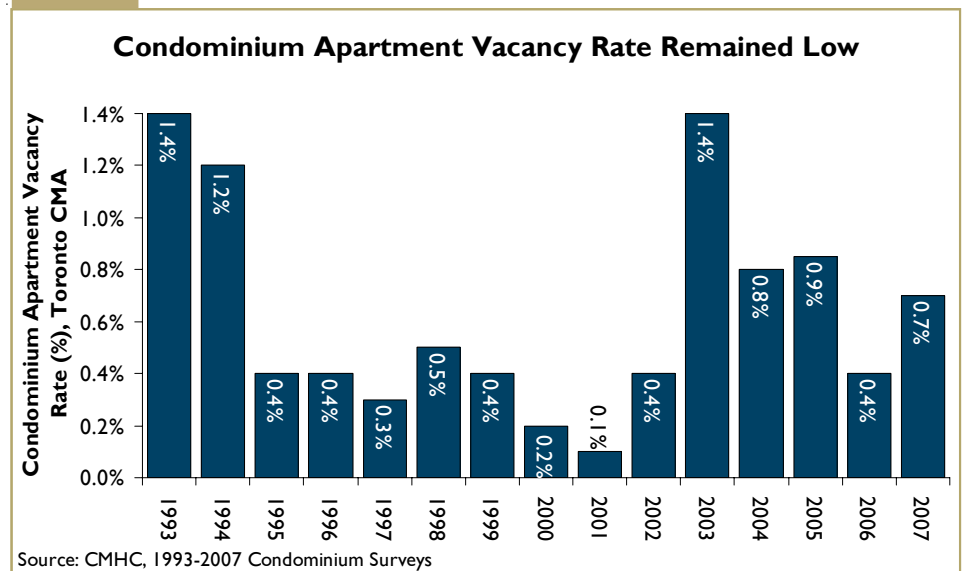
Other Secondary Rental Housing

Types

Rented single-detached houses, semi-detached houses, row (town) houses, duplexes and accessory suites represent a large component of the overall rental market in the GTA. The total number of rental units in these categories is estimated at 134,246 – or approximately 28 per cent of the total stock available for rent.

Average rents for these home types are higher than those observed for purpose-built rental apartments, but less than those observed for purpose-built rental row (town) houses and rental condominium apartments. The differences in average rents are likely the result of different unit sizes, quality of finishing and location.

Figure 10



National Vacancy Rate Unchanged at 2.6 Per Cent in October 2007

The average rental apartment vacancy rate in purpose built apartment buildings with three or more units in Canada's 34 major centres¹ was unchanged at 2.6 per cent in October 2007 compared to a year ago. The centres with the highest vacancy rates in 2007 were Windsor (12.8 per cent), Saint John (5.2 per cent) and Moncton (4.3 per cent). The centres with the lowest vacancy rates were Kelowna (0.0 per cent), Victoria (0.5 per cent), Greater Sudbury (0.6 per cent) and Saskatoon (0.6 per cent).

Strong employment growth, solid income gains, and high immigration levels continued to support strong demand for both ownership and rental housing. The rising gap between the cost of home ownership and renting also kept demand strong for rental accommodation. However, modest rental construction and increased competition from the condominium market offset the strong rental demand, keeping the rental apartment vacancy rate unchanged from a year earlier. 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 highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary (\$1,089), Vancouver (\$1,084), Toronto (\$1,061) and Ottawa (\$961), followed by Edmonton (\$958) and Barrie (\$934). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$487) and Saguenay (\$490).

Year-over-year comparison of rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better

indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres except Windsor where the average rent in existing structures was essentially unchanged for a second consecutive year. The largest rent increases occurred in markets where vacancy rates were quite low. Rents in existing structures were up 18.8 per cent in Edmonton, 15.3 per cent in Calgary, 13.5 per cent in Saskatoon, 7.7 per cent in Greater Sudbury and 7.0 per cent in Kelowna. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 3.5 per cent between October 2006 and October 2007.

CMHC's October 2007 Rental Market Survey also covers condominium apartments offered for rent in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec. In 2007, vacancy rates for rental condominium apartments were below one per cent in four of the seven centres surveyed. Rental condominiums in Vancouver had the lowest vacancy rate at 0.2 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 2.4 per cent and 3.8 per cent in 2007, respectively. The survey showed that vacancy rates for rental condominium apartments in 2007 were lower than vacancy rates in the conventional rental market in Vancouver, Calgary, Toronto and Ottawa, the same in Edmonton, and higher in Québec and Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,533), Vancouver (\$1,435), and Calgary (\$1,217). 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 2007.

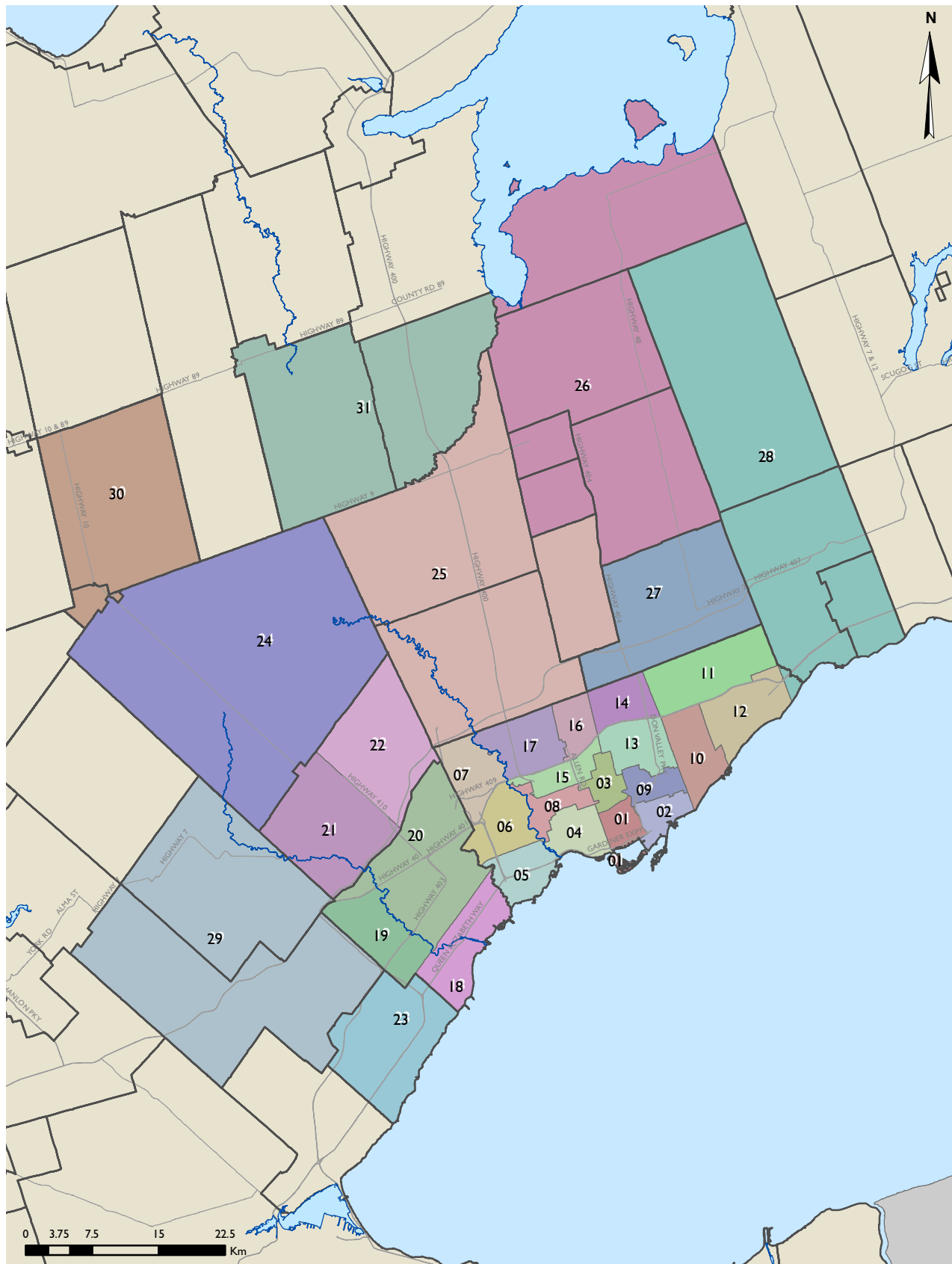
¹ Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

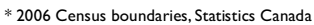
TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 2006 vs. \$550 in 2007 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2006 and 2007 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.





RMS ZONE DESCRIPTIONS - TORONTO CMA	
Zone 1	Former City of Toronto (Central) - North: C.P.R. Line; East: City Limit & Don River; South: Lake Ontario; West: Bathurst St. (East Side); Census tracts - 2, 11-17, 30-39, 59-68, 86-92.
Zone 2	Former City of Toronto (East) - North: City Limit; East: City Limit; South: Lake Ontario; West: Don River; Census tracts - 1, 18-29, 69-85.
Zone 3	Former City of Toronto (North) - North: City Limit; East: City Limit; South: C.P.R. Line; West: City Limit (Bathurst St. East Side); Census tracts - 117-142
Zone 4	Former City of Toronto (West) - North: City Limit; East: Bathurst St. (West Side); South: Lake Ontario; West: City Limit; Census tracts 3-10, 40-58, 93-116.
Zones 1-4	Former City of Toronto
Zone 5	Etobicoke (South) - North: Bloor St. West; East: Humber River; South: Lake Ontario; West: Etobicoke Creek; Census tracts 200-220.
Zone 6	Etobicoke (Central) - North: Highway 401; East: Humber River; South: Bloor St. West; West: Etobicoke Creek; Census tracts - 221-243.
Zone 7	Etobicoke (North) - North: Steeles Ave.; East: Humber River; South: Highway 401; West: Etobicoke Creek; Census tracts - 244-250.
Zones 5-7	Etobicoke
Zone 8	York City - Census Tracts 150-176.
Zone 9	East York (Borough) - Census tracts - 180-196.
Zone 10	Scarborough (Central) - North: Highway 401; East: Brimley Rd. & McCowan Rd.; South: Lake Ontario; West: City Limit; Census tracts - 334-353, 369-373.
Zone 11	Scarborough (North) - North: Steeles Ave.; East: City Limit; South: Highway 401 & Twyn River Dr.; West: City Limit; Census Tracts: 374-378.
Zone 12	Scarborough (East) - North: Highway 401 & Twyn River Dr.; East: City Limit; South: Lake Ontario; West: Brimley Rd. & McCowan Rd.; Census tracts - 330-333, 354-368, 802.
Zones 10-12	Scarborough
Zone 13	North York (Southeast) - North: Highway 401; East: City Limit; South: City Limit; West: Yonge St.; Census tracts - 260-274.
Zone 14	North York (Northeast) - North: Steeles Ave.; East: City Limit; South: Highway 401; West: Yonge St.; Census tracts - 300-307, 321-324.
Zone 15	North York (Southwest) - North: Highway 401; East: Yonge St. & City Limit; South: City Limit; West: City Limit; Census tracts - 275-287.
Zone 16	North York (North Central) - North: Steeles Ave.; East: Yonge St.; South: Highway 401; West: Dufferin St. & Sunnyview Rd.; Census tracts - 288, 297-299, 308-310, 317-320.
Zone 17	North York (Northwest) - North: Steeles Ave.; East: Dufferin St. & Sunnyview Rd.; South: Highway 401; West: Humber River; Census tracts - 289-296, 311-316.
Zones 13-17	North York
Zones 1-17	Toronto
Zone 18	Mississauga (South) - North: Dundas St.; East: Etobicoke Creek; South: Lake Ontario; West: City Limit; Census tracts - 500-515, 540.
Zone 19	Mississauga (Northwest) - North: Highway 401; East: Credit River; South: Dundas St.; West: City Limit; Census tracts - 516, 550.
Zone 20	Mississauga (Northeast) - North: Steeles Ave.; East: City Limit; South: Dundas St.; West: Credit River; Census tracts - 517-532.
Zones 18-20	Mississauga City
Zone 21	Brampton (West) - North: #10 Side Road; East: Heart Lake Rd.; South: Steeles Ave.; West: Second Line; Census tracts 528.36-528.37, 570-576.
Zone 22	Brampton (East) - North: Highway 7; East: Torbram Rd.; South: Steeles Ave.; West: Heart Lake Rd.; Census tracts - 560-564, 576.03, 576.16-576.24.
Zones 21-22	Brampton City
Zone 23	Oakville Town - Census tracts - 600-615.
Zone 24	Caledon - Census tracts - 585-587.
Zone 25	Richmond Hill - Census tracts - 420-424; Vaughan - Census tracts 410-413; King - Census tracts 460-461.
Zone 26	Aurora - Census tracts - 440-442; Newmarket - Census tracts - 450-452, Whitchurch-Stouffville - Census tracts - 430-431; East Gwillimbury - Census tracts - 455-456; Georgina Township - Census tracts - 470-475; Georgina Island - Census tract - 476.
Zone 27	Markham Town - Census tracts - 400-403.
Zones 25-27	York Region
Zone 28	Pickering - Census tracts - 800-801, 803-804, 807, 805, 806, 820; Ajax - Census tracts - 810-812, 805, 806, 820; Uxbridge - Census tracts - 830-832.
Zone 29	Milton - Census tracts - 620-626; Halton Hills - Census tracts - 630-639.
Zone 30	Orangeville - Census tracts 590-593.
Zone 31	Bradford-West Gwillimbury - Census tracts - 480-482; New Tecumseth - Census tracts - 483-485.
Zones 18-31	Remaining CMA
Zones 1-31	Toronto CMA

RMS ZONE DESCRIPTIONS - OSHAWA CMA	
Zone 1	Oshawa (North) includes census tracts 7, 8, 9, 13, 14, 15 and 16.
Zone 2	Oshawa (South/Central) includes census tracts 1, 2, 3, 4, 5, 6, 10, 11 and 12.
Zones 1-2	Oshawa City
Zone 3	Whitby includes the Town of Whitby only (census tracts 100, 101, 102, 103, 104 and 105).
Zone 4	Clarington includes the Town of Clarington only (census tracts 200, 201, 202, 203, 204, 205 and 206).
Zones 1-4	Oshawa CMA

DESCRIPTION DES SOUS-SECTEURS – ENQUÊTES SUR LES COPROPRIÉTÉS – RMR DE TORONTO	
Sub Area 1	Toronto Centre includes RMS Zone 1: Former City of Toronto (Central); Zone 2: Former City of Toronto (East); Zone 3: Former City of Toronto (North); Zone 4: Former City of Toronto (West); Zone 8: York City; and Zone 9: East York (Borough).
Sub Area 2	Toronto West includes RMS Zone 5: Etobicoke (South); Zone 6: Etobicoke (Central); and Zone 7: Etobicoke (North).
Sub Area 3	Toronto East includes RMS Zone 10: Scarborough (Central); Zone 11: Scarborough (North); and Zone 12: Scarborough (East).
Sub Area 4	Toronto North includes RMS Zone 13: North York (Southeast); Zone 14: North York (Northeast); Zone 15: North York (Southwest); Zone 16: North York (North Central); and Zone 17: North York (Northwest).
Sub Areas 1-4	Toronto City
Sub Area 5	York Region includes RMS Zone 25: Richmond Hill, Vaughan and King; Zone 26: Aurora, Newmarket, Whitchurch-Stouffville, East Gwillimbury, Georgina Township and Georgina Island; and Zone 27: Markham Town.
Sub Area 6	Peel Region includes RMS Zone 18: Mississauga (South); Zone 19: Mississauga (Northwest); Zone 20: Mississauga (Northeast); Zone 21: Brampton (West); Zone 22: Brampton (East); and Zone 24: Caledon.
Sub Area 7	Durham Region includes RMS Zone 28: Pickering; Oshawa Zone 1: Oshawa (North); Oshawa Zone 2: Oshawa (South/Central); Oshawa Zone 3: Whitby; and Oshawa Zone 4: Clarington.
Sub Area 8	Halton Region includes RMS Zone 23: Oakville Town; Zone 29: Milton, Halton Hills; and Hamilton Zone 8: Burlington.
Sub Areas 1-8	GTA
	Toronto CMA (includes all RMS Zones 1-31)

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
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 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
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

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
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

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 (\$)
- 4.1.3 Rental Condominium Apartments - 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, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Calgary, Edmonton, Abbotsford and Kelowna 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 Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1-Toronto (Central)	1.9 a	1.4 a	1.9 a	1.0 a	1.8 b	1.4 a	1.7 b	4.7 d	1.9 a	1.3 a
Zone 2-Toronto (East)	4.4 b	5.0 c	3.4 c	2.9 a	**	1.2 a	0.7 b	**	2.9 a	2.8 a
Zone 3-Toronto (North)	2.4 a	1.6 a	1.6 a	1.5 a	2.2 a	1.0 a	2.4 c	2.0 c	1.9 a	1.4 a
Zone 4-Toronto (West)	3.9 c	2.0 c	3.6 b	3.2 c	3.4 d	2.0 c	**	**	3.8 b	2.7 b
Toronto-Former City (Zones 1-4)	2.8 a	1.9 a	2.3 a	1.9 a	2.3 a	1.4 a	3.4 d	2.9 c	2.4 a	1.8 a
Zone 5-Etobicoke (South)	**	2.4 b	4.2 c	4.2 b	3.7 c	2.8 b	**	**	4.1 b	3.4 b
Zone 6-Etobicoke (Central)	6.7 c	1.8 c	4.1 b	1.9 a	2.4 a	3.1 c	1.5 b	2.6 b	2.8 a	2.6 a
Zone 7-Etobicoke (North)	14.0 d	6.9 c	1.7 b	2.9 a	4.8 c	14.5 a	**	16.0 a	6.2 c	13.0 a
Etobicoke (Zones 5-7)	7.0 c	2.4 b	3.9 b	3.0 a	3.2 b	5.2 b	5.0 d	7.2 a	3.8 b	4.6 a
Zone 8-York	4.4 c	4.1 c	5.2 b	5.0 b	2.8 b	3.0 b	2.2 c	1.5 a	4.1 b	4.0 b
Zone 9-East York	8.4 b	2.9 c	7.1 b	4.4 b	3.0 b	3.5 b	3.4 b	3.9 d	5.5 b	4.0 b
Zone 10-Scarborough (Central)	6.2 c	4.7 c	5.0 b	4.5 a	3.9 b	3.9 b	4.0 c	3.7 b	4.4 b	4.2 a
Zone 11-Scarborough (North)	0.0 c	1.2 a	2.0 a	3.0 a	2.6 a	3.6 a	2.8 b	3.0 a	2.4 a	3.3 a
Zone 12-Scarborough (East)	**	5.6 d	3.0 a	3.5 b	4.1 b	3.8 b	4.2 c	2.6 b	3.8 b	3.5 b
Scarborough (Zones 10-12)	5.8 c	4.3 c	3.8 a	3.9 a	3.7 a	3.8 a	3.9 b	3.0 a	3.8 a	3.7 a
Zone 13-North York (Southeast)	4.9 d	1.4 d	4.8 c	4.3 a	3.3 b	2.5 a	2.7 b	2.6 a	3.8 b	3.2 a
Zone 14-North York (Northeast)	0.0 c	0.5 a	2.2 b	2.3 b	1.7 c	2.3 a	1.2 a	1.2 a	1.7 b	2.1 a
Zone 15-North York (Southwest)	4.1 d	4.6 d	4.9 b	4.5 b	3.7 c	4.1 b	**	2.9 c	4.0 b	4.2 b
Zone 16-North York (N. Central)	**	3.9 c	2.3 b	2.9 b	2.2 b	1.5 a	1.8 b	1.7 b	2.2 b	2.1 a
Zone 17-North York (Northwest)	**	**	3.6 b	6.9 b	4.7 b	7.3 b	3.0 b	10.8 c	4.1 b	8.2 a
North York (Zones 13-17)	4.3 d	**	3.7 b	4.3 a	3.3 a	3.7 a	2.1 a	4.8 c	3.3 a	4.2 a
Toronto (Zones 1-17)	3.5 a	2.8 a	3.6 a	3.2 a	3.1 a	3.4 a	3.2 b	4.6 b	3.3 a	3.4 a
Zone 18-Mississauga (South)	2.5 c	2.5 c	3.4 c	2.5 a	3.7 b	2.6 a	2.0 b	2.5 b	3.4 b	2.6 a
Zone 19-Mississauga (Northwest)	2.0 c	0.0 d	2.8 a	1.7 a	1.7 a	0.8 a	1.2 a	1.4 a	2.0 a	1.2 a
Zone 20-Mississauga (Northeast)	**	**	3.3 c	3.3 c	1.9 a	3.4 b	1.5 a	3.2 c	2.4 a	3.3 b
Mississauga City (Zones 18-20)	2.7 c	2.6 c	3.3 b	2.7 a	2.6 a	2.7 a	1.6 a	2.6 a	2.8 a	2.7 a
Zone 21-Brampton (West)	5.7 d	2.0 c	2.9 a	2.4 a	3.3 b	2.1 a	5.9 c	3.3 c	3.4 b	2.3 a
Zone 22-Brampton (East)	**	**	1.1 a	0.8 a	2.2 c	1.5 a	0.6 a	2.2 c	1.6 b	1.4 a
Brampton City (Zones 21-22)	4.7 d	1.2 d	2.3 a	1.8 a	2.8 a	1.9 a	2.3 c	2.6 c	2.6 a	1.9 a
Zone 23-Oakville	0.0 c	1.4 a	1.8 c	1.3 a	0.8 a	2.6 a	1.2 a	2.6 a	1.1 a	2.1 a
Zone 24-Caledon	**	**	**	0.0 a	3.0 d	0.0 a	**	**	3.6 d	0.0 a
Zone 25-R. Hill, Vaughan, King	0.0 c	2.3 a	0.9 a	1.0 a	1.7 c	1.7 b	1.3 d	1.4 d	1.3 a	1.5 a
Zone 26-Aurora, Newmkt, Whit-St.	**	4.1 d	3.2 d	0.6 a	**	1.5 a	0.0 d	**	2.4 c	1.3 a
Zone 27-Markham	**	**	1.5 c	0.5 a	0.8 a	0.1 a	**	0.0 d	1.1 a	0.3 a
York Region (Zones 25-27)	1.5 a	2.9 b	1.9 b	0.7 a	1.4 a	1.1 a	1.0 d	1.5 a	1.6 b	1.0 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	3.1 c	3.4 d	3.7 b	2.2 b	1.0 a	0.4 a	2.6 a	1.7 b
Zone 29-Milton, Halton Hills	**	**	1.8 a	1.4 a	0.9 a	1.3 a	2.6 a	0.0 d	1.8 a	1.6 a
Zone 30-Orangeville	2.4 c	**	1.3 a	4.4 b	0.7 a	2.0 a	0.0 a	**	1.0 a	3.7 b
Zone 31-Bradford, W. Gwillimbury	**	5.0 b	4.6 d	3.0 a	3.9 d	3.4 b	**	3.4 a	4.4 c	3.3 b
Remaining CMA (Zones 18-31)	3.3 c	3.0 c	2.8 a	2.2 a	2.3 a	2.3 a	1.6 a	2.2 a	2.4 a	2.3 a
Toronto CMA	3.5 a	2.8 a	3.5 a	3.1 a	2.9 a	3.2 a	2.9 a	4.1 b	3.2 a	3.2 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 Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1-Toronto (Central)	830 a	838 a	1,053 a	1,052 a	1,504 b	1,444 b	2,450 d	**	1,136 a	1,133 a
Zone 2-Toronto (East)	667 a	695 a	880 a	881 a	1,133 a	1,092 a	1,387 c	1,359 c	925 a	922 a
Zone 3-Toronto (North)	793 a	808 a	1,006 a	1,012 a	1,351 a	1,324 a	2,010 c	2,004 c	1,115 a	1,093 a
Zone 4-Toronto (West)	651 a	654 a	854 a	872 a	1,078 a	1,098 a	1,277 c	1,508 c	882 a	895 a
Toronto-Former City (Zones 1-4)	762 a	768 a	973 a	977 a	1,315 a	1,286 a	1,863 c	1,972 d	1,048 a	1,041 a
Zone 5-Etobicoke (South)	657 a	659 a	788 a	796 a	936 a	948 a	1,128 a	1,207 b	854 a	856 a
Zone 6-Etobicoke (Central)	725 a	774 a	900 a	917 a	1,093 a	1,077 a	1,355 a	1,280 a	1,070 a	1,057 a
Zone 7-Etobicoke (North)	622 a	632 a	822 a	800 a	925 a	934 a	1,010 a	1,018 a	930 a	937 a
Etobicoke (Zones 5-7)	669 a	678 a	846 a	851 a	1,015 a	1,008 a	1,216 a	1,183 a	976 a	966 a
Zone 8-York	656 a	639 a	822 a	832 a	1,003 a	1,031 a	1,356 c	1,465 c	891 a	912 a
Zone 9-East York	681 a	675 a	842 a	823 a	1,067 a	1,020 a	1,364 a	1,221 a	941 a	907 a
Zone 10-Scarborough (Central)	746 a	740 a	810 a	810 a	922 a	943 a	1,034 a	1,073 a	881 a	887 a
Zone 11-Scarborough (North)	774 a	785 a	887 a	916 a	1,049 a	1,045 a	1,176 a	1,214 a	1,001 a	1,012 a
Zone 12-Scarborough (East)	726 a	715 a	808 a	813 a	918 a	915 a	1,036 a	1,027 a	902 a	902 a
Scarborough (Zones 10-12)	745 a	743 a	824 a	831 a	948 a	955 a	1,056 a	1,069 a	913 a	918 a
Zone 13-North York (Southeast)	687 a	684 a	852 a	887 a	1,001 a	1,043 a	1,210 a	1,279 a	967 a	1,012 a
Zone 14-North York (Northeast)	684 b	720 b	948 b	964 a	1,183 b	1,183 a	1,439 c	1,433 b	1,171 b	1,154 a
Zone 15-North York (Southwest)	663 a	656 a	830 a	853 a	992 a	1,015 a	1,212 a	1,303 b	927 a	956 a
Zone 16-North York (N.Central)	692 a	744 b	904 a	931 a	1,083 a	1,090 a	1,243 a	1,250 a	1,040 a	1,051 a
Zone 17-North York (Northwest)	660 a	648 a	809 a	795 a	931 a	915 a	1,094 a	1,061 a	909 a	889 a
North York (Zones 13-17)	675 a	667 a	860 a	878 a	1,027 a	1,037 a	1,249 a	1,232 a	995 a	1,000 a
Toronto (Zones 1-17)	743 a	742 a	897 a	902 a	1,078 a	1,072 a	1,296 a	1,275 a	990 a	985 a
Zone 18-Mississauga (South)	700 a	723 a	860 a	863 a	996 a	1,000 a	1,103 a	1,107 a	942 a	944 a
Zone 19-Mississauga (Northwest)	658 a	695 a	973 a	978 a	1,105 a	1,075 a	1,207 a	1,167 a	1,066 a	1,053 a
Zone 20-Mississauga (Northeast)	704 a	713 a	926 a	904 a	1,049 a	1,023 a	1,215 a	1,208 a	1,017 a	994 a
Mississauga City (Zones 18-20)	696 a	716 a	898 a	890 a	1,033 a	1,020 a	1,168 a	1,162 a	989 a	979 a
Zone 21-Brampton (West)	640 a	669 a	851 a	859 a	971 a	989 a	1,097 a	1,034 a	922 a	931 a
Zone 22-Brampton (East)	808 d	761 b	965 a	959 a	1,059 a	1,068 a	1,161 a	1,188 a	1,052 a	1,046 a
Brampton City (Zones 21-22)	668 a	703 a	888 a	895 a	1,013 a	1,024 a	1,141 a	1,131 a	980 a	980 a
Zone 23-Oakville	728 a	755 a	924 a	951 a	1,084 a	1,103 a	1,266 b	1,280 a	1,051 a	1,057 a
Zone 24-Caledon	**	**	**	**	879 a	829 a	**	**	850 a	845 a
Zone 25-R. Hill, Vaughan, King	793 a	792 a	915 a	909 a	1,101 a	1,094 a	1,328 a	1,368 a	1,028 a	1,020 a
Zone 26-Aurora, Newmkt, Whit-St.	584 a	610 a	820 a	831 a	928 a	980 a	1,067 b	1,086 a	869 a	916 a
Zone 27-Markham	621 a	**	924 a	909 a	1,083 a	1,049 a	1,249 a	1,177 a	1,019 a	998 a
York Region (Zones 25-27)	705 a	713 a	886 a	882 a	1,041 a	1,039 a	1,258 a	1,198 a	975 a	976 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	789 a	786 b	963 a	922 a	1,156 a	1,116 a	1,019 a	982 a
Zone 29-Milton, Halton Hills	609 a	630 a	828 a	845 a	964 a	983 a	1,161 a	1,190 a	918 a	932 a
Zone 30-Orangeville	645 b	678 b	768 a	787 a	898 a	902 a	969 a	1,011 a	830 a	850 a
Zone 31-Bradford, W. Gwillimbury	663 b	722 b	787 a	787 a	929 a	906 a	899 b	1,046 a	876 a	873 a
Remaining CMA (Zones 18-31)	690 a	713 a	889 a	889 a	1,026 a	1,023 a	1,168 a	1,159 a	985 a	981 a
Toronto CMA	740 a	740 a	896 a	900 a	1,067 a	1,061 a	1,272 a	1,252 a	989 a	984 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 2007 by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1-Toronto (Central)	89 a	6,183	157 a	15,392	99 a	7,063	37 d	794	383 a	29,433
Zone 2-Toronto (East)	55 c	1,107	107 a	3,663	23 a	1,883	**	192	189 a	6,845
Zone 3-Toronto (North)	79 a	4,854	236 a	15,380	79 a	8,149	19 c	931	414 a	29,314
Zone 4-Toronto (West)	92 c	4,532	384 c	11,854	103 c	5,100	**	684	594 b	22,169
Toronto-Former City (Zones 1-4)	316 a	16,677	884 a	46,289	305 a	22,194	76 c	2,601	1,580 a	87,761
Zone 5-Etobicoke (South)	20 b	838	190 b	4,573	129 b	4,651	**	285	351 b	10,347
Zone 6-Etobicoke (Central)	4 c	222	88 a	4,752	236 c	7,583	71 b	2,688	399 a	15,245
Zone 7-Etobicoke (North)	2 c	29	25 a	852	418 a	2,880	236 a	1,476	682 a	5,238
Etobicoke (Zones 5-7)	26 b	1,089	304 a	10,177	784 b	15,114	319 a	4,449	1,432 a	30,830
Zone 8-York	60 c	1,470	403 b	7,992	187 b	6,215	10 a	714	660 b	16,391
Zone 9-East York	28 c	963	445 b	10,042	230 b	6,573	40 d	1,021	743 b	18,599
Zone 10-Scarborough (Central)	18 c	392	288 a	6,421	262 b	6,746	40 b	1,079	609 a	14,637
Zone 11-Scarborough (North)	1 a	96	68 a	2,285	142 a	3,945	17 a	574	227 a	6,899
Zone 12-Scarborough (East)	7 d	125	130 b	3,714	257 b	6,810	55 b	2,103	448 b	12,752
Scarborough (Zones 10-12)	27 c	612	485 a	12,420	661 a	17,501	112 a	3,755	1,285 a	34,288
Zone 13-North York (Southeast)	3 d	222	273 a	6,271	211 a	8,446	50 a	1,911	536 a	16,850
Zone 14-North York (Northeast)	2 a	355	90 b	3,888	132 a	5,724	21 a	1,672	245 a	11,639
Zone 15-North York (Southwest)	13 d	291	175 b	3,859	177 b	4,274	22 c	735	387 b	9,158
Zone 16-North York (N. Central)	9 c	222	133 b	4,518	93 a	6,019	30 b	1,776	264 a	12,535
Zone 17-North York (Northwest)	**	841	361 b	5,211	608 b	8,387	302 c	2,801	1,420 a	17,239
North York (Zones 13-17)	**	1,930	1,032 a	23,747	1,222 a	32,850	424 c	8,894	2,853 a	67,421
Toronto (Zones 1-17)	631 a	22,741	3,552 a	110,667	3,388 a	100,447	981 b	21,435	8,553 a	255,290
Zone 18-Mississauga (South)	8 c	328	129 a	5,158	159 a	6,041	23 b	931	320 a	12,459
Zone 19-Mississauga (Northwest)	0 d	62	18 a	1,046	15 a	1,797	7 a	487	39 a	3,392
Zone 20-Mississauga (Northeast)	**	215	126 c	3,865	206 b	6,113	37 c	1,146	376 b	11,339
Mississauga City (Zones 18-20)	16 c	605	273 a	10,070	379 a	13,952	67 a	2,564	735 a	27,190
Zone 21-Brampton (West)	3 c	143	49 a	2,068	57 a	2,685	11 c	327	120 a	5,223
Zone 22-Brampton (East)	**	90	10 a	1,190	35 a	2,286	12 c	548	57 a	4,114
Brampton City (Zones 21-22)	3 d	233	59 a	3,259	92 a	4,971	23 c	874	177 a	9,337
Zone 23-Oakville	2 a	149	19 a	1,423	63 a	2,446	10 a	383	94 a	4,401
Zone 24-Caledon	**	**	0 a	15	0 a	32	**	**	0 a	58
Zone 25-R. Hill, Vaughan, King	2 a	96	7 a	676	16 b	919	1 d	85	26 a	1,776
Zone 26-Aurora, Newmkt, Whit-St.	3 d	65	4 a	718	14 a	967	**	107	24 a	1,857
Zone 27-Markham	**	**	3 a	641	1 a	860	0 d	87	4 a	1,596
York Region (Zones 25-27)	5 b	169	14 a	2,035	31 a	2,745	4 a	280	54 a	5,229
Zone 28-Pickering/Ajax/Uxbridge	**	**	6 d	181	24 b	1,067	3 a	655	33 b	1,908
Zone 29-Milton, Halton Hills	**	34	8 a	552	11 a	818	0 d	64	23 a	1,468
Zone 30-Orangeville	**	48	14 b	322	7 a	363	**	49	29 b	781
Zone 31-Bradford, W. Gwillimbury	1 b	20	8 a	277	13 b	389	2 a	59	24 b	745
Remaining CMA (Zones 18-31)	38 c	1,266	402 a	18,133	621 a	26,782	108 a	4,936	1,169 a	51,117
Toronto CMA	670 a	24,007	3,954 a	128,800	4,009 a	127,229	1,089 b	26,371	9,721 a	306,407

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 Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1-Toronto (Central)	3.6 b	3.4 b	3.5 b	2.5 a	3.6 b	2.6 a	3.5 c	5.4 d	3.5 a	2.8 a
Zone 2-Toronto (East)	6.1 b	7.3 c	6.0 b	6.1 b	3.2 d	2.2 b	**	**	5.2 b	5.1 b
Zone 3-Toronto (North)	4.3 b	4.6 a	3.3 a	3.7 a	3.6 b	3.2 b	4.3 d	3.3 d	3.6 a	3.7 a
Zone 4-Toronto (West)	4.8 c	3.7 c	5.6 b	5.1 b	5.7 c	3.6 d	**	**	5.6 b	4.6 b
Toronto-Former City (Zones 1-4)	4.3 a	4.1 a	4.2 a	3.8 a	4.0 b	3.0 b	5.2 c	5.3 c	4.2 a	3.7 a
Zone 5-Etobicoke (South)	7.2 c	3.4 c	4.8 b	5.7 b	4.5 c	3.6 c	**	**	4.8 b	4.6 b
Zone 6-Etobicoke (Central)	8.5 b	5.3 c	6.2 b	4.4 b	4.3 b	4.6 b	3.1 c	4.1 b	4.7 b	4.5 b
Zone 7-Etobicoke (North)	14.0 d	6.9 c	2.4 a	4.2 b	5.7 b	16.5 a	**	19.1 a	7.1 c	15.2 a
Etobicoke (Zones 5-7)	7.6 c	3.9 b	5.2 b	5.0 a	4.6 b	6.6 b	6.2 c	9.1 a	5.2 b	6.3 a
Zone 8-York	5.8 b	4.8 c	6.7 b	6.3 a	4.6 c	4.0 b	3.1 d	1.9 b	5.7 b	5.1 a
Zone 9-East York	12.0 c	4.9 c	9.3 b	6.5 b	4.9 a	5.5 b	6.1 b	4.7 d	7.7 a	6.0 b
Zone 10-Scarborough (Central)	6.7 c	7.7 b	6.7 b	6.4 a	5.4 b	6.1 a	5.7 b	5.9 b	6.0 a	6.2 a
Zone 11-Scarborough (North)	0.0 c	1.2 a	4.6 a	4.6 a	4.7 a	5.3 a	6.9 b	5.0 b	4.8 a	5.0 a
Zone 12-Scarborough (East)	**	**	5.0 b	4.9 b	5.7 b	5.0 b	6.5 b	3.2 c	5.7 a	4.7 b
Scarborough (Zones 10-12)	6.5 c	6.5 c	5.8 a	5.6 a	5.4 a	5.5 a	6.3 b	4.3 b	5.6 a	5.4 a
Zone 13-North York (Southeast)	5.9 d	3.4 d	6.5 b	7.2 a	5.3 b	4.8 a	4.0 b	4.2 b	5.6 b	5.6 a
Zone 14-North York (Northeast)	**	5.4 a	4.3 b	5.6 b	3.8 b	4.3 b	2.8 b	2.6 b	3.7 b	4.5 a
Zone 15-North York (Southwest)	4.8 c	5.4 d	7.0 b	6.7 b	5.8 b	5.3 b	**	3.1 d	6.0 b	5.7 b
Zone 16-North York (N.Central)	**	5.2 c	4.0 b	4.6 b	3.6 b	2.9 a	3.8 b	2.9 b	3.8 b	3.5 b
Zone 17-North York (Northwest)	**	**	5.0 a	8.5 b	5.9 b	9.2 a	4.1 b	12.1 c	5.4 b	9.9 a
North York (Zones 13-17)	5.3 c	10.8 d	5.5 a	6.6 a	5.0 a	5.5 a	3.5 b	6.0 b	4.9 a	6.1 a
Toronto (Zones 1-17)	5.0 a	4.8 b	5.4 a	5.2 a	4.7 a	5.0 a	4.9 b	6.1 a	5.1 a	5.2 a
Zone 18-Mississauga (South)	7.7 c	3.1 d	5.9 b	5.0 a	5.2 b	4.4 a	4.7 b	3.3 c	5.5 b	4.5 a
Zone 19-Mississauga (Northwest)	2.0 c	4.3 d	4.1 b	1.9 a	3.2 a	2.0 b	1.8 a	2.9 a	3.3 a	2.2 a
Zone 20-Mississauga (Northeast)	5.4 d	**	5.7 b	4.9 b	4.8 b	4.9 b	3.4 b	4.9 c	5.0 b	4.9 b
Mississauga City (Zones 18-20)	6.3 c	4.3 c	5.6 a	4.6 a	4.8 a	4.3 a	3.7 b	4.0 b	5.0 a	4.4 a
Zone 21-Brampton (West)	**	2.0 c	5.4 b	5.1 a	5.0 b	4.9 a	7.8 c	5.0 c	5.4 a	4.9 a
Zone 22-Brampton (East)	**	**	4.0 c	2.0 a	4.7 b	3.0 a	3.1 c	3.8 c	4.2 b	2.8 a
Brampton City (Zones 21-22)	**	1.2 d	4.9 a	4.0 a	4.9 b	4.0 a	4.5 c	4.3 b	4.9 a	4.0 a
Zone 23-Oakville	**	3.5 b	3.8 c	3.1 a	3.1 b	5.0 a	3.8 c	4.7 b	3.3 b	4.3 a
Zone 24-Caledon	**	**	**	0.0 a	3.0 d	0.0 a	**	**	3.6 d	0.0 a
Zone 25-R. Hill, Vaughan, King	0.0 c	6.8 a	2.4 c	1.9 a	3.2 c	2.8 a	**	3.5 d	2.7 a	2.7 a
Zone 26-Aurora, Newmkt, Whit-St.	**	4.1 d	4.1 c	2.2 b	2.6 c	3.3 c	0.0 d	5.1 d	3.3 d	3.0 c
Zone 27-Markham	**	**	2.0 c	2.7 a	1.1 a	1.1 a	**	4.1 d	1.6 b	1.9 b
York Region (Zones 25-27)	2.3 c	5.4 b	2.8 a	2.2 a	2.3 b	2.4 a	2.3 c	4.3 c	2.5 a	2.6 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	5.1 b	4.8 d	4.8 b	3.2 c	5.1 b	3.7 c	4.9 b	3.5 c
Zone 29-Milton, Halton Hills	**	**	2.6 a	2.3 b	1.8 a	1.8 a	2.6 a	0.0 d	2.6 a	2.2 a
Zone 30-Orangeville	4.4 d	**	2.9 a	5.3 b	1.8 a	3.1 b	1.9 a	**	2.5 a	4.6 b
Zone 31-Bradford, W. Gwillimbury	**	5.0 b	**	4.0 b	5.9 c	4.7 b	**	3.4 a	6.2 b	4.4 a
Remaining CMA (Zones 18-31)	5.7 b	4.4 b	4.9 a	4.1 a	4.2 a	4.0 a	4.0 a	3.9 a	4.5 a	4.0 a
Toronto CMA	5.1 a	4.8 a	5.3 a	5.0 a	4.6 a	4.8 a	4.7 a	5.7 a	5.0 a	5.0 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

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to	Oct-06 to	Oct-05 to	Oct-06 to	Oct-05 to	Oct-06 to	Oct-05 to	Oct-06 to	Oct-05 to	Oct-06 to
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1-Toronto (Central)	1.1 d	2.1 b	1.2 d	1.1 d	2.5 c	1.7 c	++	**	1.4 a	1.0 d
Zone 2-Toronto (East)	1.6 c	1.7 c	3.1 c	1.4 a	2.9 c	++	**	**	3.2 c	0.8 d
Zone 3-Toronto (North)	1.5 a	1.6 b	2.5 c	++	2.4 c	++	**	++	2.6 c	2.6 c
Zone 4-Toronto (West)	++	5.6 d	++	2.4 c	++	++	++	**	++	++
Toronto-Former City (Zones 1-4)	1.2 a	2.8 b	1.3 a	1.4 a	2.0 c	1.2 d	++	++	1.7 c	1.8 c
Zone 5-Etobicoke (South)	++	++	++	++	++	++	**	**	++	++
Zone 6-Etobicoke (Central)	++	**	++	3.4 d	++	3.5 d	++	++	++	3.1 d
Zone 7-Etobicoke (North)	++	3.6 b	4.8 d	++	**	++	**	++	**	++
Etobicoke (Zones 5-7)	++	**	++	1.9 c	1.4 d	**	++	++	1.2 d	1.8 c
Zone 8-York	++	1.7 c	++	++	**	1.3 d	**	++	1.5 a	++
Zone 9-East York	++	++	++	1.8 c	++	++	++	++	++	1.1 d
Zone 10-Scarborough (Central)	**	++	1.3 d	++	0.9 d	0.9 d	++	++	2.0 c	++
Zone 11-Scarborough (North)	**	**	++	++	1.1 a	++	++	**	1.4 a	++
Zone 12-Scarborough (East)	++	**	++	1.2 a	++	0.8 d	0.8 d	**	++	0.7 b
Scarborough (Zones 10-12)	1.4 d	++	++	0.6 a	0.5 b	++	++	1.1 a	1.0 a	++
Zone 13-North York (Southeast)	++	++	++	0.8 d	++	2.3 c	++	++	++	2.2 c
Zone 14-North York (Northeast)	**	++	++	3.2 d	++	2.5 c	++	2.8 c	++	2.6 c
Zone 15-North York (Southwest)	++	++	++	++	++	++	**	++	++	++
Zone 16-North York (N.Central)	++	**	++	**	2.2 c	1.7 c	++	2.4 c	1.8 c	1.8 c
Zone 17-North York (Northwest)	++	++	**	++	++	++	**	++	1.8 c	++
North York (Zones 13-17)	++	++	0.9 d	1.0 a	++	1.2 a	**	0.7 b	0.8 d	1.0 a
Toronto (Zones 1-17)	0.8 a	2.1 b	0.8 a	1.2 a	1.1 a	1.0 a	1.3 d	1.1 a	1.2 a	1.2 a
Zone 18-Mississauga (South)	++	++	0.9 a	2.5 c	0.8 a	2.0 c	**	**	0.7 b	1.7 c
Zone 19-Mississauga (Northwest)	**	**	++	**	++	++	**	**	++	++
Zone 20-Mississauga (Northeast)	**	**	++	++	++	++	++	++	++	++
Mississauga City (Zones 18-20)	++	**	++	1.8 c	++	1.0 a	++	1.4 d	++	1.2 a
Zone 21-Brampton (West)	1.4 d	++	++	1.0 a	++	1.5 a	**	**	++	1.6 a
Zone 22-Brampton (East)	**	**	**	**	**	**	**	**	**	**
Brampton City (Zones 21-22)	++	++	++	1.1 a	0.6 b	1.4 a	2.5 c	++	++	1.4 a
Zone 23-Oakville	**	**	2.4 c	1.0 a	2.2 b	1.1 a	**	1.5 a	1.3 d	1.7 b
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	++	++	++	++	3.7 d	++	**	**	3.0 d	++
Zone 26-Aurora, Newmkt, Whit-St.	**	**	**	**	**	2.4 c	**	**	**	2.2 b
Zone 27-Markham	**	**	**	++	**	++	**	**	**	++
York Region (Zones 25-27)	3.7 d	2.4 c	3.7 d	++	4.3 d	++	**	++	3.9 d	++
Zone 28-Pickering/Ajax/Uxbridge	**	**	++	**	++	**	**	**	++	++
Zone 29-Milton, Halton Hills	**	**	2.3 b	3.5 c	1.0 d	3.4 d	++	**	1.1 d	3.4 c
Zone 30-Orangeville	**	**	**	++	**	1.8 a	**	**	2.0 c	2.2 a
Zone 31-Bradford, W. Gwillimbury	**	**	**	++	3.4 d	1.3 a	**	**	3.5 d	1.1 a
Remaining CMA (Zones 18-31)	++	1.8 c	0.7 a	1.4 a	0.7 a	1.0 a	1.0 d	0.9 d	0.6 a	1.2 a
Toronto CMA	0.8 a	2.0 b	0.8 a	1.2 a	1.1 a	1.0 a	1.2 a	1.1 a	1.1 a	1.2 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

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 Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Toronto-Former City (Zones 1-4)										
Pre 1940	5.2 c	3.2 d	5.1 c	3.5 c	3.9 d	1.9 c	**	**	4.6 c	3.1 c
1940 - 1959	4.2 c	2.0 a	2.4 a	2.9 b	1.6 c	1.6 b	**	1.4 a	2.7 a	2.4 a
1960 - 1974	1.7 a	1.6 b	1.7 a	1.2 a	1.8 a	1.3 a	2.3 b	2.2 b	1.7 a	1.3 a
1975 - 1989	0.9 a	0.9 a	1.5 b	1.0 a	1.5 b	0.3 a	5.3 d	**	1.5 a	0.8 a
1990+	**	**	0.7 b	0.8 a	**	1.0 d	**	**	**	0.9 a
Total	2.8 a	1.9 a	2.3 a	1.9 a	2.3 a	1.4 a	3.4 d	2.9 c	2.4 a	1.8 a
Toronto (Zones 1-17)										
Pre 1940	5.0 c	3.2 d	4.8 c	3.4 c	3.5 d	1.7 c	**	**	4.3 c	2.9 a
1940 - 1959	5.0 b	2.5 a	4.4 a	4.3 a	3.1 b	3.3 a	4.1 c	3.3 c	4.0 a	3.7 a
1960 - 1974	2.5 a	2.2 a	3.3 a	2.8 a	2.8 a	3.0 a	2.3 a	3.0 b	3.0 a	2.9 a
1975 - 1989	1.2 a	4.5 d	2.1 b	2.7 a	3.3 b	6.7 b	**	12.8 c	3.1 b	5.7 a
1990+	**	1.3 d	0.9 d	0.9 a	5.9 c	4.0 d	**	**	4.5 d	2.4 c
Total	3.5 a	2.8 a	3.6 a	3.2 a	3.1 a	3.4 a	3.2 b	4.6 b	3.3 a	3.4 a
Remaining CMA (Zones 18-31)										
Pre 1940	**	7.9 c	4.6 d	2.3 c	3.8 d	4.3 c	**	**	5.2 c	4.0 b
1940 - 1959	**	**	**	5.7 b	6.0 b	4.7 c	5.5 d	12.0 d	**	5.2 b
1960 - 1974	2.9 c	2.9 b	2.6 a	2.4 a	2.8 a	2.6 a	1.6 b	2.6 a	2.6 a	2.5 a
1975 - 1989	0.7 b	0.5 a	2.0 a	1.4 a	1.4 a	1.6 a	1.5 a	1.4 a	1.6 a	1.5 a
1990+	n/u	n/u	**	1.1 a	0.5 b	0.9 a	**	**	**	0.9 a
Total	3.3 c	3.0 c	2.8 a	2.2 a	2.3 a	2.3 a	1.6 a	2.2 a	2.4 a	2.3 a
Toronto CMA										
Pre 1940	5.2 c	3.4 d	4.8 c	3.3 c	3.5 d	1.8 c	**	**	4.3 b	3.0 a
1940 - 1959	5.0 b	2.5 a	4.7 a	4.3 a	3.3 b	3.3 a	4.2 c	3.5 b	4.2 a	3.7 a
1960 - 1974	2.6 a	2.2 a	3.2 a	2.8 a	2.8 a	3.0 a	2.2 a	3.0 a	2.9 a	2.8 a
1975 - 1989	1.2 a	4.3 d	2.1 a	2.3 a	2.3 a	4.1 b	4.2 c	7.8 b	2.4 a	4.0 a
1990+	**	1.3 d	0.9 d	0.9 a	5.4 c	3.4 d	**	**	4.2 d	2.3 b
Total	3.5 a	2.8 a	3.5 a	3.1 a	2.9 a	3.2 a	2.9 a	4.1 b	3.2 a	3.2 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 Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Toronto-Former City (Zones 1-4)										
Pre 1940	677 ^a	657 ^a	894 ^a	872 ^a	1,235 ^b	1,322 ^c	**	**	990 ^a	1,027 ^b
1940 - 1959	734 ^a	738 ^a	908 ^a	928 ^a	1,201 ^a	1,214 ^a	1,679 ^c	1,840 ^d	977 ^a	986 ^a
1960 - 1974	783 ^a	795 ^a	994 ^a	996 ^a	1,303 ^a	1,256 ^a	2,053 ^c	1,709 ^b	1,062 ^a	1,039 ^a
1975 - 1989	818 ^a	832 ^a	1,066 ^a	1,076 ^a	1,476 ^a	1,343 ^a	1,457 ^b	1,744 ^b	1,085 ^a	1,087 ^a
1990+	**	980 ^b	**	1,317 ^c	**	**	**	**	**	1,403 ^c
Total	762 ^a	768 ^a	973 ^a	977 ^a	1,315 ^a	1,286 ^a	1,863 ^c	1,972 ^d	1,048 ^a	1,041 ^a
Toronto (Zones 1-17)										
Pre 1940	675 ^a	656 ^a	879 ^a	864 ^a	1,212 ^b	1,294 ^c	**	**	972 ^a	1,008 ^b
1940 - 1959	698 ^a	700 ^a	831 ^a	844 ^a	979 ^a	995 ^a	1,273 ^b	1,262 ^b	884 ^a	898 ^a
1960 - 1974	767 ^a	774 ^a	911 ^a	913 ^a	1,064 ^a	1,056 ^a	1,305 ^a	1,246 ^a	1,007 ^a	997 ^a
1975 - 1989	810 ^a	788 ^a	978 ^a	977 ^a	1,144 ^a	1,128 ^a	1,186 ^a	1,179 ^a	1,053 ^a	1,033 ^a
1990+	1,083 ^c	977 ^b	1,174 ^c	1,274 ^b	1,530 ^c	1,542 ^c	**	**	1,379 ^c	1,371 ^b
Total	743 ^a	742 ^a	897 ^a	902 ^a	1,078 ^a	1,072 ^a	1,296 ^a	1,275 ^a	990 ^a	985 ^a
Remaining CMA (Zones 18-31)										
Pre 1940	593 ^a	619 ^a	730 ^a	781 ^a	843 ^a	910 ^a	1,151 ^c	860 ^c	742 ^a	794 ^a
1940 - 1959	616 ^a	594 ^a	740 ^a	747 ^a	847 ^a	852 ^a	1,010 ^b	968 ^a	801 ^a	803 ^a
1960 - 1974	701 ^a	726 ^a	857 ^a	868 ^a	983 ^a	995 ^a	1,116 ^a	1,138 ^a	938 ^a	948 ^a
1975 - 1989	754 ^a	769 ^a	973 ^a	971 ^a	1,102 ^a	1,082 ^a	1,214 ^a	1,185 ^a	1,076 ^a	1,062 ^a
1990+	n/u	n/u	778 ^b	804 ^a	910 ^b	1,054 ^a	**	**	906 ^b	1,005 ^a
Total	690 ^a	713 ^a	889 ^a	889 ^a	1,026 ^a	1,023 ^a	1,168 ^a	1,159 ^a	985 ^a	981 ^a
Toronto CMA										
Pre 1940	672 ^a	654 ^a	873 ^a	861 ^a	1,199 ^b	1,277 ^c	**	**	964 ^a	999 ^b
1940 - 1959	697 ^a	698 ^a	829 ^a	841 ^a	972 ^a	988 ^a	1,268 ^b	1,254 ^b	882 ^a	894 ^a
1960 - 1974	762 ^a	770 ^a	903 ^a	905 ^a	1,050 ^a	1,044 ^a	1,279 ^a	1,231 ^a	996 ^a	989 ^a
1975 - 1989	808 ^a	787 ^a	976 ^a	975 ^a	1,122 ^a	1,104 ^a	1,198 ^a	1,182 ^a	1,063 ^a	1,045 ^a
1990+	1,083 ^c	977 ^b	1,162 ^c	1,249 ^b	1,488 ^c	1,455 ^b	**	**	1,353 ^c	1,331 ^b
Total	740 ^a	740 ^a	896 ^a	900 ^a	1,067 ^a	1,061 ^a	1,272 ^a	1,252 ^a	989 ^a	984 ^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 Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Toronto-Former City (Zones 1-4)										
3 to 5 Units	**	**	5.9 d	**	4.3 d	0.4 b	**	**	4.7 d	1.2 d
6 to 19 Units	**	**	5.9 d	**	**	**	**	**	5.9 d	5.2 d
20 to 49 Units	3.8 b	2.7 a	3.1 b	2.8 a	1.4 a	1.6 b	1.9 c	3.2 d	3.0 a	2.6 a
50 to 99 Units	2.3 b	2.1 b	2.1 a	2.3 b	1.4 a	2.2 b	3.1 c	2.3 b	2.0 a	2.2 b
100 to 199 Units	1.4 a	2.0 c	1.3 a	0.9 a	2.5 a	0.9 a	5.6 d	**	1.7 b	1.1 a
200+ Units	1.7 a	0.9 a	1.4 a	1.0 a	1.6 a	1.1 a	1.3 a	1.5 a	1.5 a	1.0 a
Total	2.8 a	1.9 a	2.3 a	1.9 a	2.3 a	1.4 a	3.4 d	2.9 c	2.4 a	1.8 a
Toronto (Zones 1-17)										
3 to 5 Units	**	0.7 b	5.8 d	**	3.5 d	1.3 d	**	**	4.1 d	1.6 c
6 to 19 Units	**	4.5 d	6.1 c	6.8 c	4.2 c	4.4 c	**	**	5.4 b	5.5 b
20 to 49 Units	4.8 a	3.1 b	4.2 a	3.9 a	3.5 a	3.1 a	2.7 b	2.5 b	4.1 a	3.5 a
50 to 99 Units	3.4 b	2.2 a	3.2 a	3.5 a	3.0 a	3.1 a	3.6 b	3.2 b	3.2 a	3.2 a
100 to 199 Units	2.9 b	2.6 a	3.8 b	2.6 a	2.7 a	3.0 a	2.4 a	2.8 a	3.1 a	2.8 a
200+ Units	2.1 a	2.6 c	2.8 a	2.6 a	2.9 a	4.0 a	3.6 c	6.5 b	2.8 a	3.5 a
Total	3.5 a	2.8 a	3.6 a	3.2 a	3.1 a	3.4 a	3.2 b	4.6 b	3.3 a	3.4 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	**	0.0 c	5.7 d	2.5 c	3.7 d	5.6 c	**	**	4.0 c	4.0 c
6 to 19 Units	**	6.2 c	4.2 b	4.6 b	2.6 b	3.4 c	0.0 c	8.0 c	3.6 b	4.3 b
20 to 49 Units	**	1.7 c	5.5 d	2.0 b	2.8 a	2.7 a	4.4 b	4.0 b	3.8 c	2.5 a
50 to 99 Units	2.8 c	3.8 c	1.8 b	2.2 a	2.7 b	1.8 a	1.3 a	1.3 a	2.2 a	2.0 a
100 to 199 Units	1.9 c	1.8 c	2.8 b	1.8 a	2.4 a	2.6 a	1.1 a	2.1 a	2.4 a	2.2 a
200+ Units	0.0 d	**	2.2 a	2.3 b	1.6 a	1.8 a	1.6 a	2.1 c	1.8 a	2.0 a
Total	3.3 c	3.0 c	2.8 a	2.2 a	2.3 a	2.3 a	1.6 a	2.2 a	2.4 a	2.3 a
Toronto CMA										
3 to 5 Units	**	0.7 b	5.8 d	**	3.5 d	1.6 c	**	**	4.1 c	1.8 c
6 to 19 Units	**	4.6 d	5.9 c	6.5 c	4.0 c	4.3 b	**	**	5.2 b	5.3 b
20 to 49 Units	4.7 a	3.0 b	4.3 a	3.7 a	3.4 a	3.0 a	3.6 b	3.1 b	4.0 a	3.4 a
50 to 99 Units	3.3 b	2.4 a	2.9 a	3.2 a	2.9 a	2.7 a	2.7 a	2.5 a	2.9 a	2.9 a
100 to 199 Units	2.8 b	2.5 a	3.6 b	2.5 a	2.6 a	2.9 a	2.1 a	2.6 a	2.9 a	2.7 a
200+ Units	2.1 a	2.6 c	2.7 a	2.6 a	2.7 a	3.6 a	3.4 c	6.0 b	2.7 a	3.3 a
Total	3.5 a	2.8 a	3.5 a	3.1 a	2.9 a	3.2 a	2.9 a	4.1 b	3.2 a	3.2 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 Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Toronto-Former City (Zones 1-4)										
3 to 5 Units	696 c	776 c	933 b	910 b	1,237 b	1,243 b	**	1,950 d	1,125 b	1,119 b
6 to 19 Units	650 b	607 b	798 a	815 b	1,131 b	**	1,252 c	**	910 b	1,001 d
20 to 49 Units	665 a	697 a	883 a	899 a	1,185 a	1,158 a	2,069 b	1,915 c	894 a	911 a
50 to 99 Units	739 a	760 a	941 a	963 a	1,261 a	1,256 a	2,458 c	2,450 d	1,017 a	1,035 a
100 to 199 Units	807 a	811 a	1,030 a	1,018 a	1,401 b	1,283 a	2,749 d	**	1,138 a	1,067 a
200+ Units	822 a	827 a	1,026 a	1,032 a	1,412 a	1,331 a	1,758 c	1,625 b	1,091 a	1,069 a
Total	762 a	768 a	973 a	977 a	1,315 a	1,286 a	1,863 c	1,972 d	1,048 a	1,041 a
Toronto (Zones 1-17)										
3 to 5 Units	636 c	705 c	889 b	878 b	1,122 a	1,161 a	**	1,532 c	1,045 a	1,065 a
6 to 19 Units	653 a	607 b	795 a	799 a	997 a	1,065 b	1,189 a	**	890 a	933 b
20 to 49 Units	663 a	678 a	823 a	838 a	1,005 a	1,010 a	1,484 b	1,381 b	863 a	877 a
50 to 99 Units	729 a	748 a	861 a	876 a	1,011 a	1,006 a	1,269 b	1,244 b	933 a	941 a
100 to 199 Units	764 a	776 a	909 a	912 a	1,061 a	1,057 a	1,263 a	1,203 a	1,013 a	1,004 a
200+ Units	812 a	801 a	958 a	957 a	1,148 a	1,120 a	1,319 a	1,271 a	1,053 a	1,032 a
Total	743 a	742 a	897 a	902 a	1,078 a	1,072 a	1,296 a	1,275 a	990 a	985 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	606 b	572 b	687 a	788 a	848 a	874 a	1,057 a	1,026 a	806 a	859 a
6 to 19 Units	604 a	611 a	746 a	758 a	906 a	918 a	1,096 b	1,076 a	827 a	837 a
20 to 49 Units	683 a	707 a	819 a	831 a	934 a	957 a	1,090 a	1,088 a	905 a	917 a
50 to 99 Units	703 a	729 a	864 a	869 a	987 a	993 a	1,146 a	1,134 a	951 a	953 a
100 to 199 Units	739 a	747 a	914 a	902 a	1,062 a	1,055 a	1,154 a	1,176 a	1,014 a	1,005 a
200+ Units	844 d	850 b	964 a	970 a	1,075 a	1,061 a	1,280 a	1,222 a	1,058 a	1,046 a
Total	690 a	713 a	889 a	889 a	1,026 a	1,023 a	1,168 a	1,159 a	985 a	981 a
Toronto CMA										
3 to 5 Units	633 c	698 c	874 b	870 a	1,106 a	1,144 a	**	1,428 b	1,029 a	1,049 a
6 to 19 Units	648 a	607 b	789 a	793 a	984 a	1,044 b	1,181 a	**	882 a	920 b
20 to 49 Units	664 a	679 a	822 a	837 a	989 a	997 a	1,283 a	1,254 a	869 a	883 a
50 to 99 Units	727 a	746 a	861 a	874 a	1,005 a	1,003 a	1,225 a	1,208 a	938 a	943 a
100 to 199 Units	762 a	773 a	910 a	910 a	1,061 a	1,057 a	1,241 a	1,197 a	1,013 a	1,004 a
200+ Units	812 a	801 a	959 a	958 a	1,136 a	1,109 a	1,315 a	1,266 a	1,054 a	1,033 a
Total	740 a	740 a	896 a	900 a	1,067 a	1,061 a	1,272 a	1,252 a	989 a	984 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

I.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Toronto CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1-Toronto (Central)	**	**	5.8 d	5.5 d	1.1 a	1.6 b	1.2 a	0.6 a	** a	1.4 a	1.6 a	1.1 a
Zone 2-Toronto (East)	**	**	5.0 d	**	6.1 b	4.5 b	2.7 c	2.5 a	**	**	0.3 a	0.7 a
Zone 3-Toronto (North)	**	0.7 b	5.9 d	4.7 d	2.3 a	1.8 a	1.8 a	1.9 a	1.5 a	1.1 a	1.1 a	0.8 a
Zone 4-Toronto (West)	**	**	**	**	3.9 c	3.7 b	3.2 b	4.8 d	2.6 a	0.9 a	2.1 a	1.2 a
Toronto-Former City (Zones 1-4)	4.7 d	1.2 d	5.9 d	5.2 d	3.0 a	2.6 a	2.0 a	2.2 b	1.7 a	1.1 a	1.5 a	1.0 a
Zone 5-Etobicoke (South)	**	**	4.7 d	4.0 d	5.5 b	4.6 b	2.0 c	2.0 a	2.8 a	2.2 a	n/u	n/u
Zone 6-Etobicoke (Central)	0.0 c	**	2.8 a	1.8 b	2.7 a	1.5 a	2.0 a	1.6 b	2.1 b	2.4 b	4.3 c	3.8 c
Zone 7-Etobicoke (North)	**	**	5.7 b	5.7 b	2.3 c	0.0 a	3.5 b	3.8 a	2.1 a	2.6 a	**	**
Etobicoke (Zones 5-7)	**	**	4.5 c	3.7 d	4.7 b	3.6 b	2.3 a	2.2 a	2.2 a	2.4 a	6.0 c	11.4 c
Zone 8-York	**	**	**	**	4.6 b	4.3 b	3.9 b	2.6 a	4.8 c	5.1 c	3.6 b	3.0 c
Zone 9-East York	3.1 d	**	**	4.2 d	4.2 b	4.3 b	3.5 c	3.3 b	11.0 a	1.8 a	4.4 b	5.0 c
Zone 10-Scarborough (Central)	**	3.2 d	**	**	5.5 b	5.4 b	3.2 b	4.8 b	5.2 b	3.5 b	2.4 a	2.4 a
Zone 11-Scarborough (North)	n/u	n/u	0.0 a	10.7 a	1.4 a	**	0.9 a	2.8 a	2.1 a	4.2 a	2.9 a	1.7 a
Zone 12-Scarborough (East)	13.6 c	**	14.9 a	5.7 c	1.9 a	**	**	**	2.5 b	2.1 b	4.0 b	3.5 c
Scarborough (Zones 10-12)	10.1 d	2.3 c	**	**	4.9 b	5.6 b	4.1 b	5.4 b	3.3 a	3.1 a	3.2 a	2.8 a
Zone 13-North York (Southeast)	**	**	5.0 a	3.6 d	4.1 c	2.4 b	3.8 b	3.4 b	2.8 a	2.8 a	4.2 d	3.4 b
Zone 14-North York (Northeast)	**	**	6.1 b	**	1.3 a	0.4 a	**	**	1.6 b	1.6 b	1.5 a	1.4 a
Zone 15-North York (Southwest)	**	**	2.6 c	4.8 d	5.1 b	3.9 c	5.5 c	5.3 c	3.4 b	3.9 b	**	2.6 c
Zone 16-North York (N.Central)	**	**	4.1 d	3.3 c	3.1 c	2.9 c	1.0 a	0.9 a	1.2 b	1.6 b	3.1 d	2.6 b
Zone 17-North York (Northwest)	4.8 a	**	2.9 c	6.0 d	6.3 b	4.8 b	5.4 b	4.5 a	4.0 b	6.8 b	3.3 d	12.3 c
North York (Zones 13-17)	**	**	3.4 c	6.2 b	4.8 b	3.6 b	4.0 b	3.5 a	2.6 b	3.5 b	3.1 c	4.8 a
Toronto (Zones 1-17)	4.1 d	1.6 c	5.4 b	5.5 b	4.1 a	3.5 a	3.2 a	3.2 a	3.1 a	2.8 a	2.8 a	3.5 a
Zone 18-Mississauga (South)	**	**	2.5 c	3.6 c	**	3.5 c	5.0 c	2.7 a	2.3 a	2.6 a	1.3 a	1.3 a
Zone 19-Mississauga (Northwest)	**	**	**	**	**	0.0 a	0.6 a	2.3 a	1.8 a	0.3 a	**	**
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	2.3 b	2.3 b	2.8 b	4.2 d	3.0 a	3.0 a	1.5 a	3.4 c
Mississauga City (Zones 18-20)	**	**	2.3 c	4.5 c	5.3 d	2.5 b	3.9 c	3.1 b	2.5 a	2.4 a	1.7 a	2.7 b
Zone 21-Brampton (West)	6.3 c	**	6.2 c	4.8 d	3.9 d	3.4 c	1.4 a	2.5 b	5.2 b	3.1 b	2.7 a	0.7 a
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	2.4 c	2.0 c	0.8 a	0.7 a
Brampton City (Zones 21-22)	6.3 c	**	6.2 c	4.8 d	3.9 d	3.4 c	1.4 a	2.5 b	3.4 a	2.4 a	1.7 a	0.7 a
Zone 23-Oakville	**	**	4.4 d	3.5 c	0.8 a	2.5 b	0.3 a	0.8 a	0.9 a	2.6 a	**	**
Zone 24-Caledon	**	n/u	**	0.0 a	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	0.0 d	**	0.0 d	1.8 c	2.5 c	3.2 b	0.7 a	0.4 a	**	**	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	**	3.8 d	3.5 d	3.9 d	**	0.3 a	0.2 b	0.0 d	n/s	**	n/u	n/u
Zone 27-Markham	n/u	n/u	**	**	**	**	**	**	1.2 a	0.3 a	n/u	n/u
York Region (Zones 25-27)	**	4.7 d	2.8 b	3.5 d	2.8 c	1.6 a	0.5 a	0.2 a	1.4 a	0.3 a	n/u	n/u
Zone 28-Pickering/Ajax/Uxbridge	**	**	**	**	6.3 a	5.0 c	1.1 d	0.2 b	n/u	n/u	**	**
Zone 29-Milton, Halton Hills	4.3 c	3.7 d	4.6 d	3.4 d	4.3 a	1.6 a	0.8 a	1.4 a	**	**	n/u	n/u
Zone 30-Orangeville	**	**	2.6 c	8.0 c	0.4 a	1.8 a	0.3 a	2.1 a	n/u	n/u	n/u	n/u
Zone 31-Bradford, W. Gwillimbury	4.1 d	3.9 b	**	5.6 b	3.8 d	2.4 c	**	**	n/s	**	n/u	n/u
Remaining CMA (Zones 18-31)	4.0 c	4.0 c	3.6 b	4.3 b	3.8 c	2.5 a	2.2 a	2.0 a	2.4 a	2.2 a	1.8 a	2.0 a
Toronto CMA	4.1 c	1.8 c	5.2 b	5.3 b	4.0 a	3.4 a	2.9 a	2.9 a	2.9 a	2.7 a	2.7 a	3.3 a

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

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

Rent Range	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +				Total				
	Oct-06		Oct-07		Oct-06		Oct-07		Oct-06		Oct-07		Oct-06		Oct-07		Oct-06		Oct-07		
Toronto-Former City (Zones 1-4)																					
LT \$700		4.7	b	3.6	c	**		**		**		**		n/s		**		5.3	c	4.5	d
\$700 - \$799		2.2	b	1.8	b	4.2	d	3.9	c	**		**		**		**		3.3	c	2.9	a
\$800 - \$899		2.2	b	1.7	b	2.4	b	3.3	b	**		5.2	d	**		**		2.5	a	3.0	
\$900 - \$999		0.6	a	0.9	a	2.2	a	1.5	a	4.7	d	1.1	a	**		**		2.6	a	1.4	a
\$1000 - \$1099		0.7	b	0.3	b	1.1	a	1.0	a	0.7	a	2.4	c	0.0	d	**		1.0	a	1.3	a
\$1100+		**		1.2	a	1.6	b	1.3	a	1.9	a	1.2	a	3.1	d	3.3	d	1.9	a	1.4	a
Total		2.8	a	1.9	a	2.3	a	1.9	a	2.3	a	1.4	a	3.4	d	2.9	c	2.4	a	1.8	a
Toronto (Zones 1-17)																					
LT \$700		5.3	b	5.0	c	5.4	c	**		2.1	c	1.9	c	**		1.2	a	5.2	b	5.4	c
\$700 - \$799		3.0	b	2.4	a	5.4	b	5.2	a	4.1	d	4.3	c	**		0.0	c	4.8	a	4.6	a
\$800 - \$899		2.5	b	1.8	b	4.1	a	4.2	a	3.7	b	5.1	b	**		1.4	a	3.9	a	4.2	a
\$900 - \$999		0.9	a	1.0	a	2.7	a	2.6	a	4.0	a	5.0	a	4.7	c	**		3.5	a	4.2	a
\$1000 - \$1099		1.5	d	0.6	b	1.1	a	1.2	a	2.1	a	2.8	a	5.7	d	10.3	c	2.3	a	3.1	a
\$1100+		**		1.2	a	1.7	a	1.6	a	2.2	a	2.1	a	2.4	a	2.8	a	2.1	a	2.1	a
Total		3.5	a	2.8	a	3.6	a	3.2	a	3.1	a	3.4	a	3.2	b	4.6	b	3.3	a	3.4	a
Remaining CMA (Zones 18-31)																					
LT \$700		5.5	c	4.1	c	**		5.1	c	**		**		**		**		**		4.3	c
\$700 - \$799		1.4	d	2.9	c	3.5	b	4.2	b	4.5	d	2.9	b	**		**		3.5	b	3.8	b
\$800 - \$899		2.1	c	0.7	a	2.2	a	2.0	a	5.4	c	4.0	b	**		**		3.3	b	2.6	a
\$900 - \$999		**		2.9	c	2.5	b	1.9	a	2.9	a	2.8	a	3.6	c	1.3	a	2.8	a	2.5	a
\$1000 - \$1099		**		**		2.9	a	1.6	c	1.5	a	1.6	a	2.4	b	1.9	b	1.9	a	1.7	a
\$1100+		**		n/s		1.8	c	1.8	b	1.3	a	1.5	a	1.3	a	2.7	a	1.3	a	1.9	a
Total		3.3	c	3.0	c	2.8	a	2.2	a	2.3	a	2.3	a	1.6	a	2.2	a	2.4	a	2.3	a
Toronto CMA																					
LT \$700		5.3	b	5.0	c	6.3	c	6.5	c	2.6	c	1.8	c	**		1.2	a	5.6	b	5.3	c
\$700 - \$799		2.9	a	2.4	a	5.2	a	5.1	a	4.2	c	4.0	c	**		0.0	c	4.7	a	4.5	a
\$800 - \$899		2.5	b	1.7	a	3.8	a	3.8	a	4.0	b	5.0	b	**		1.5	b	3.8	a	3.9	a
\$900 - \$999		0.9	a	1.1	a	2.7	a	2.4	a	3.8	a	4.5	a	4.5	b	**		3.4	a	3.9	a
\$1000 - \$1099		1.5	d	0.6	b	1.4	a	1.3	a	2.0	a	2.5	a	4.9	d	8.3	b	2.2	a	2.8	a
\$1100+		**		1.2	a	1.7	a	1.6	a	2.0	a	2.0	a	2.2	a	2.8	a	2.0	a	2.1	a
Total		3.5	a	2.8	a	3.5	a	3.1	a	2.9	a	3.2	a	2.9	a	4.1	b	3.2	a	3.2	a

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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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1-Toronto (Central)	n/u	n/u	n/s	**	n/s	n/s	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	5.2 a	5.4 a	4.5 c	4.5 a
Zone 4-Toronto (West)	n/u	n/u	n/u	n/u	n/u	n/u	3.5 d	**	3.5 d	**
Toronto-Former City (Zones 1-4)	n/u	n/u	n/s	**	**	**	3.9 c	5.0 d	3.6 c	4.3 d
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/s	**	n/u	n/u	n/s	**
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	0.0 c	0.0 a	3.6 d	2.9 a	**	2.1 a
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	3.0 a	0.5 b	7.5 a	9.7 c	5.8 a	6.5 c
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	2.0 a	0.3 a	5.9 c	6.7 b	4.6 c	4.6 b
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	n/u	n/s	n/s	n/s	**	n/s	**	0.0 a	**	**
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	9.1 c	**	4.6 d	**	6.6 c
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	6.9 a	4.1 b	6.6 a	4.1 c
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	**	**	11.2 d	4.2 c	10.1 d	4.8 c
Zone 13-North York (Southeast)	n/u	n/u	n/u	n/u	3.5 a	5.8 c	5.6 d	4.0 c	5.3 d	4.2 c
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	**	**	4.2 c	**	4.8 c
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	n/s	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	9.3 a	**	10.5 a	**	10.4 a
North York (Zones 13-17)	n/u	n/u	n/u	n/u	3.1 d	6.6 b	5.0 d	5.4 b	4.7 c	5.5 b
Toronto (Zones 1-17)	n/u	n/s	n/s	**	3.7 c	3.7 b	5.9 b	5.3 b	5.5 b	5.0 b
Zone 18-Mississauga (South)	n/u	n/u	n/u	**	0.0 a	2.4 a	0.7 b	2.1 c	0.5 a	2.2 b
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	6.9 a	5.1 a	6.5 a	5.3 a
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	0.9 a	1.8 a	2.5 a	4.1 b	2.3 a	3.9 b
Mississauga City (Zones 18-20)	n/u	n/u	**	**	0.5 a	2.7 a	3.5 a	4.2 a	3.1 a	4.0 a
Zone 21-Brampton (West)	n/u	n/u	n/s	**	**	**	4.3 c	6.7 a	3.5 c	6.2 a
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	n/s	**	n/s	**	n/s
Brampton City (Zones 21-22)	n/u	n/u	n/s	**	**	**	3.7 b	6.7 c	3.1 c	6.2 c
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	0.7 a	1.8 a	0.6 a	1.9 a
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
York Region (Zones 25-27)	n/u	n/u	n/u	n/u	**	**	0.7 b	**	0.6 b	1.9 c
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	n/s	**	n/s	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Remaining CMA (Zones 18-31)	n/u	n/u	**	7.8 a	1.0 a	4.8 b	2.9 a	4.1 b	2.6 a	4.3 b
Toronto CMA	n/u	n/s	**	6.5 a	2.8 b	4.2 b	4.6 b	4.8 a	4.3 b	4.7 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1-Toronto (Central)	n/u	n/u	n/s	n/s	n/s	n/s	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	2,225 a	2,168 a	2,139 a	2,077 a
Zone 4-Toronto (West)	n/u	n/u	n/u	n/u	n/u	n/u	1,878 c	1,907 d	1,878 c	1,907 d
Toronto-Former City (Zones 1-4)	n/u	n/u	n/s	n/s	**	1,388 b	1,973 b	1,950 b	1,937 b	1,894 b
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	1,149 a	1,153 a	1,353 a	1,344 a	1,283 a	1,281 a
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	982 a	928 a	1,013 b	1,104 a	1,001 a	1,043 a
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	1,039 a	1,010 a	1,140 b	1,196 a	1,103 a	1,133 a
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	n/u	n/s	n/s	n/s	**	n/s	1,192 b	1,244 a	1,256 c	1,244 a
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	1,028 a	1,134 a	1,135 a	1,258 a	1,065 a	1,202 a
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	1,174 a	1,202 a	1,128 a	1,164 a
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	973 a	1,040 a	1,185 a	1,214 a	1,132 a	1,175 a
Zone 13-North York (Southeast)	n/u	n/u	n/u	n/u	1,209 a	1,252 b	1,347 a	1,379 a	1,326 a	1,365 a
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	**	1,436 b	1,394 b	1,397 b	1,371 b
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	n/s	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	957 a	1,222 b	1,153 a	1,186 b	1,137 a
North York (Zones 13-17)	n/u	n/u	n/u	n/u	1,162 a	1,199 a	1,363 a	1,339 a	1,332 a	1,323 a
Toronto (Zones 1-17)	n/u	n/s	n/s	n/s	1,092 a	1,093 a	1,310 a	1,319 a	1,263 a	1,278 a
Zone 18-Mississauga (South)	n/u	n/u	n/u	**	994 a	1,004 a	1,188 a	1,190 b	1,118 a	1,095 a
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	1,392 b	1,419 a	1,360 b	1,406 a
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	1,043 a	1,065 a	1,235 a	1,302 a	1,202 a	1,271 a
Mississauga City (Zones 18-20)	n/u	n/u	**	**	1,044 a	1,051 a	1,249 a	1,324 a	1,208 a	1,279 a
Zone 21-Brampton (West)	n/u	n/u	n/s	**	**	**	1,191 a	1,172 a	1,135 b	1,118 a
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	n/s	**	n/s	**	n/s
Brampton City (Zones 21-22)	n/u	n/u	n/s	**	**	**	1,193 a	1,172 a	1,144 a	1,118 b
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	1,218 b	1,216 a	1,183 b	1,204 a
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
York Region (Zones 25-27)	n/u	n/u	n/u	n/u	**	**	1,218 b	1,216 b	1,183 b	1,204 b
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	n/s	**	n/s	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Remaining CMA (Zones 18-31)	n/u	n/u	**	933 a	1,004 a	1,015 a	1,205 a	1,260 a	1,167 a	1,212 a
Toronto CMA	n/u	n/s	**	933 a	1,063 a	1,060 a	1,269 a	1,294 a	1,226 a	1,250 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

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2007 by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1-Toronto (Central)	n/u	n/u	**	**	n/s	n/s	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	3 a	58	3 a	69
Zone 4-Toronto (West)	n/u	n/u	n/u	n/u	n/u	n/u	**	91	**	91
Toronto-Former City (Zones 1-4)	n/u	n/u	**	**	**	18	8 d	157	8 d	183
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	0 a	140	10 a	352	10 a	491
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	1 b	231	43 c	442	44 c	673
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	1 a	379	53 b	794	54 b	1,173
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	n/s	n/s	n/s	n/s	n/s	n/s	0 a	117	**	117
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	8 c	85	5 d	101	12 c	186
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	16 b	385	18 c	440
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	**	141	20 c	486	30 c	627
Zone 13-North York (Southeast)	n/u	n/u	n/u	n/u	8 c	129	42 c	1,069	50 c	1,198
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	**	27 c	642	36 c	741
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 16-North York (N. Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	4 a	44	53 a	500	57 a	545
North York (Zones 13-17)	n/u	n/u	n/u	n/u	20 b	305	122 b	2,270	142 b	2,575
Toronto (Zones 1-17)	n/s	n/s	**	**	31 b	842	204 b	3,823	235 b	4,674
Zone 18-Mississauga (South)	n/u	n/u	**	**	3 a	130	3 c	163	7 b	298
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	24 a	476	27 a	508
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	2 a	119	48 b	1,174	52 b	1,328
Mississauga City (Zones 18-20)	n/u	n/u	**	**	8 a	282	76 a	1,813	86 a	2,133
Zone 21-Brampton (West)	n/u	n/u	**	**	**	**	27 a	401	32 a	517
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Brampton City (Zones 21-22)	n/u	n/u	**	**	**	**	27 c	401	32 c	517
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	5 a	286	6 a	321
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
York Region (Zones 25-27)	n/u	n/u	n/u	n/u	**	**	**	286	6 c	321
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Remaining CMA (Zones 18-31)	n/u	n/u	3 a	41	29 b	610	114 b	2,788	147 b	3,439
Toronto CMA	n/s	n/s	3 a	49	60 b	1,452	318 a	6,612	381 a	8,113

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 Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1-Toronto (Central)	n/u	n/u	n/s	**	n/s	n/s	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	5.2 a	7.1 a	4.5 c	7.5 a
Zone 4-Toronto (West)	n/u	n/u	n/u	n/u	n/u	n/u	3.5 d	**	3.5 d	**
Toronto-Former City (Zones 1-4)	n/u	n/u	n/s	**	**	5.9 d	3.9 c	5.7 d	3.6 c	5.4 d
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/s	**	n/u	n/u	n/s	**
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	**	0.7 a	4.6 d	4.4 a	3.8 d	3.4 a
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	4.2 a	3.8 b	8.4 a	10.9 c	6.9 a	8.5 c
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	3.4 b	2.6 a	6.9 b	8.1 b	5.7 b	6.3 b
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	n/u	n/s	n/s	n/s	**	n/s	**	4.0 a	**	4.0 c
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	12.8 d	**	**	**	9.1 c
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	10.6 a	5.5 b	9.9 a	5.6 b
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	10.7 d	10.1 d	14.8 c	5.6 b	13.8 c	6.6 b
Zone 13-North York (Southeast)	n/u	n/u	n/u	n/u	9.2 a	**	8.5 c	5.6 c	8.6 c	6.0 c
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	**	**	6.4 b	**	6.8 c
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	n/s	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	9.3 a	**	12.6 a	**	12.3 a
North York (Zones 13-17)	n/u	n/u	n/u	n/u	9.2 c	8.2 c	8.8 c	7.3 a	8.8 c	7.4 b
Toronto (Zones 1-17)	n/u	n/s	n/s	**	7.3 b	6.0 b	8.8 b	7.1 a	8.5 b	6.9 a
Zone 18-Mississauga (South)	n/u	n/u	n/u	**	0.0 a	5.0 a	0.7 b	3.4 c	0.5 a	4.0 b
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	8.9 a	10.5 a	8.4 a	10.9 a
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	0.9 a	3.7 a	3.4 a	7.5 a	3.1 b	7.2 a
Mississauga City (Zones 18-20)	n/u	n/u	**	**	0.5 a	5.8 a	4.6 a	7.9 a	4.1 a	7.7 a
Zone 21-Brampton (West)	n/u	n/u	n/s	**	**	**	7.4 b	8.2 a	6.4 b	8.0 a
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	n/s	**	n/s	**	n/s
Brampton City (Zones 21-22)	n/u	n/u	n/s	**	**	**	6.4 b	8.2 c	5.6 b	8.0 b
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	0.7 a	2.2 a	0.6 a	2.6 a
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
York Region (Zones 25-27)	n/u	n/u	n/u	n/u	**	**	0.7 b	2.2 c	0.6 b	2.6 c
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	n/s	**	n/s	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Remaining CMA (Zones 18-31)	n/u	n/u	**	10.5 a	1.8 c	6.9 b	4.1 a	6.8 b	3.7 a	6.9 a
Toronto CMA	n/u	n/s	**	8.7 a	5.5 b	6.4 b	6.7 b	7.0 a	6.5 a	6.9 a

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

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to	Oct-06 to	Oct-05 to	Oct-06 to	Oct-05 to	Oct-06 to	Oct-05 to	Oct-06 to	Oct-05 to	Oct-06 to
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1-Toronto (Central)	n/u	n/u	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	-0.5 ^a	-3.0 ^a	**	-2.8 ^a
Zone 4-Toronto (West)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Toronto-Former City (Zones 1-4)	n/u	n/u	**	**	**	**	++	++	**	**
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	**	-1.7 ^a	++	-0.3 ^a	++	-1.7 ^a
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	3.7 ^a	++	-2.4 ^a	**	-3.0 ^a	**
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	2.9 ^c	++	++	5.4 ^d	++	**
Zone 8-York	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 9-East York	n/u	**	**	**	**	**	**	2.1 ^a	**	**
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	-2.7 ^a	**	-2.9 ^a	**
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	**	**	**	2.5 ^b	**	2.8 ^b
Zone 13-North York (Southeast)	n/u	n/u	n/u	n/u	3.1 ^a	**	**	2.3 ^b	**	2.4 ^b
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	-3.8 ^a	**	-3.1 ^a	**	-3.0 ^a
North York (Zones 13-17)	n/u	n/u	n/u	n/u	**	**	**	1.4 ^a	**	1.6 ^c
Toronto (Zones 1-17)	n/u	**	**	**	++	++	++	**	++	**
Zone 18-Mississauga (South)	n/u	n/u	n/u	**	6.3 ^a	2.1 ^a	**	**	**	**
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	8.3 ^a	**	8.3 ^a	**
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	0.4 ^a	2.2 ^a	3.5 ^c	++	3.4 ^c	++
Mississauga City (Zones 18-20)	n/u	n/u	**	**	2.2 ^a	2.0 ^a	4.2 ^b	**	4.1 ^b	**
Zone 21-Brampton (West)	n/u	n/u	**	**	**	**	**	-6.0 ^a	**	-5.2 ^a
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	n/u	**	n/u	**	n/u
Brampton City (Zones 21-22)	n/u	n/u	**	**	**	**	**	**	**	**
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	17.9 ^a	-1.0 ^a	-2.2 ^a	**
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
York Region (Zones 25-27)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u
Remaining CMA (Zones 18-31)	n/u	n/u	**	3.4 ^a	1.7 ^c	2.2 ^c	3.7 ^b	++	3.3 ^b	++
Toronto CMA	n/u	**	**	**	++	1.2^d	**	++	1.3^d	++

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

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 Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1-Toronto (Central)	1.9 a	1.4 a	1.9 a	1.0 a	1.8 b	1.4 a	1.7 b	4.6 d	1.9 a	1.3 a
Zone 2-Toronto (East)	4.4 b	5.0 c	3.4 c	2.9 a	**	1.2 a	0.7 b	**	2.9 a	2.8 a
Zone 3-Toronto (North)	2.4 a	1.6 a	1.6 a	1.5 a	2.2 a	1.0 a	2.5 c	2.2 c	1.9 a	1.4 a
Zone 4-Toronto (West)	3.9 c	2.0 c	3.6 b	3.2 c	3.4 d	2.0 c	**	**	3.8 b	2.7 b
Toronto-Former City (Zones 1-4)	2.8 a	1.9 a	2.3 a	1.9 a	2.3 a	1.4 a	3.5 d	3.0 d	2.4 a	1.8 a
Zone 5-Etobicoke (South)	**	2.4 b	4.2 c	4.2 b	3.7 c	2.8 b	**	**	4.1 b	3.4 b
Zone 6-Etobicoke (Central)	6.7 c	1.8 c	4.1 b	1.9 a	2.3 a	3.1 c	1.8 b	2.7 b	2.8 a	2.6 a
Zone 7-Etobicoke (North)	14.0 d	6.9 c	1.7 b	2.9 a	4.6 b	13.5 a	10.3 d	14.6 a	6.1 c	12.3 a
Etobicoke (Zones 5-7)	7.0 c	2.4 b	3.9 b	3.0 a	3.2 b	5.1 b	5.1 c	7.1 a	3.9 b	4.6 a
Zone 8-York	4.4 c	4.1 c	5.2 b	5.0 b	2.8 b	3.0 b	2.2 c	1.5 a	4.1 b	4.0 b
Zone 9-East York	8.4 b	2.9 c	7.1 b	4.4 b	3.1 b	3.5 b	3.3 b	3.5 d	5.5 b	4.0 b
Zone 10-Scarborough (Central)	6.2 c	4.7 c	5.0 b	4.5 a	4.0 b	4.0 a	4.8 c	3.8 b	4.5 b	4.2 a
Zone 11-Scarborough (North)	0.0 c	1.2 a	2.0 a	3.0 a	2.6 a	3.6 a	4.4 d	3.4 c	2.6 a	3.3 a
Zone 12-Scarborough (East)	**	5.6 d	3.0 a	3.5 b	4.1 b	3.8 b	5.1 c	2.6 b	4.0 b	3.5 b
Scarborough (Zones 10-12)	5.8 c	4.3 c	3.8 a	3.9 a	3.7 a	3.8 a	4.8 b	3.1 b	3.9 a	3.8 a
Zone 13-North York (Southeast)	4.9 d	1.4 d	4.8 c	4.3 a	3.3 b	2.5 a	3.7 c	3.1 c	3.9 b	3.2 a
Zone 14-North York (Northeast)	0.0 c	0.5 a	2.2 b	2.3 b	1.7 c	2.4 a	1.6 c	2.1 b	1.8 b	2.3 a
Zone 15-North York (Southwest)	4.1 d	4.6 d	4.9 b	4.5 b	3.7 c	4.1 b	**	2.9 c	4.0 b	4.2 b
Zone 16-North York (N.Central)	**	3.9 c	2.3 b	2.9 b	2.2 b	1.5 a	1.7 c	1.6 b	2.2 b	2.1 a
Zone 17-North York (Northwest)	**	**	3.6 b	6.9 b	4.7 b	7.3 b	3.6 b	10.8 c	4.2 b	8.3 a
North York (Zones 13-17)	4.3 d	**	3.7 b	4.3 a	3.2 a	3.7 a	2.6 a	4.9 b	3.3 a	4.3 a
Toronto (Zones 1-17)	3.5 a	2.8 a	3.6 a	3.2 a	3.1 a	3.4 a	3.6 b	4.7 a	3.4 a	3.4 a
Zone 18-Mississauga (South)	2.5 c	2.5 c	3.4 c	2.5 a	3.6 b	2.6 a	1.8 b	2.4 b	3.4 b	2.6 a
Zone 19-Mississauga (Northwest)	2.0 c	0.0 d	2.8 a	1.7 a	1.6 a	0.9 a	4.1 a	3.3 b	2.6 a	1.7 a
Zone 20-Mississauga (Northeast)	**	**	3.3 c	3.3 c	1.8 a	3.3 b	2.0 a	3.6 b	2.3 a	3.4 b
Mississauga City (Zones 18-20)	2.7 c	2.6 c	3.3 b	2.7 a	2.6 a	2.7 a	2.4 a	3.3 b	2.8 a	2.8 a
Zone 21-Brampton (West)	5.7 d	2.0 c	2.9 a	2.4 a	3.2 b	2.2 a	5.0 b	5.2 b	3.4 b	2.7 a
Zone 22-Brampton (East)	**	**	1.1 a	0.8 a	2.2 c	1.5 a	0.7 a	2.2 c	1.6 b	1.4 a
Brampton City (Zones 21-22)	4.7 d	1.2 d	2.3 a	1.8 a	2.7 a	1.9 a	2.7 b	3.9 c	2.6 a	2.1 a
Zone 23-Oakville	0.0 c	1.4 a	1.8 c	1.3 a	0.8 a	3.0 a	1.1 a	2.0 c	1.1 a	2.3 a
Zone 24-Caledon	**	**	**	0.0 a	3.0 d	0.0 a	**	**	3.6 d	0.0 a
Zone 25-R. Hill, Vaughan, King	0.0 c	2.3 a	0.9 a	1.0 a	1.7 c	1.7 b	1.3 d	1.4 d	1.3 a	1.5 a
Zone 26-Aurora, Newmkt, Whit-St.	**	4.1 d	3.2 d	0.6 a	**	1.5 c	0.6 b	2.0 c	2.1 c	1.4 a
Zone 27-Markham	**	**	1.5 c	0.5 a	0.8 a	0.1 a	**	0.0 d	1.1 a	0.3 a
York Region (Zones 25-27)	1.5 a	2.9 b	1.9 b	0.7 a	1.3 a	1.2 a	**	1.6 c	1.5 b	1.1 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	3.1 c	3.4 d	3.7 b	2.2 c	1.0 a	1.2 a	2.6 a	1.9 b
Zone 29-Milton, Halton Hills	**	**	1.8 a	1.4 a	0.9 a	1.3 a	1.1 a	0.0 d	1.7 a	1.5 a
Zone 30-Orangeville	2.4 c	**	1.3 a	4.4 b	0.6 a	2.1 a	0.0 a	**	0.9 a	3.6 b
Zone 31-Bradford, W. Gwillimbury	**	5.0 b	4.6 d	3.0 a	3.9 d	3.4 b	5.0 d	3.4 c	4.5 c	3.3 b
Remaining CMA (Zones 18-31)	3.3 c	3.0 c	2.8 a	2.2 a	2.3 a	2.4 a	2.1 a	2.9 a	2.5 a	2.4 a
Toronto CMA	3.5 a	2.8 a	3.5 a	3.1 a	2.9 a	3.2 a	3.2 b	4.3 a	3.2 a	3.2 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1-Toronto (Central)	830 a	838 a	1,053 a	1,052 a	1,504 b	1,444 b	2,431 d	**	1,136 a	1,133 a
Zone 2-Toronto (East)	667 a	695 a	880 a	881 a	1,135 a	1,091 a	1,387 c	1,359 c	925 a	922 a
Zone 3-Toronto (North)	793 a	808 a	1,006 a	1,012 a	1,351 a	1,324 a	2,019 c	2,015 c	1,117 a	1,095 a
Zone 4-Toronto (West)	651 a	654 a	854 a	872 a	1,078 a	1,098 a	1,335 c	1,570 c	886 a	899 a
Toronto-Former City (Zones 1-4)	762 a	768 a	973 a	977 a	1,315 a	1,286 a	1,868 c	1,971 c	1,050 a	1,043 a
Zone 5-Etobicoke (South)	657 a	659 a	788 a	796 a	936 a	948 a	1,128 a	1,207 b	854 a	856 a
Zone 6-Etobicoke (Central)	725 a	774 a	900 a	917 a	1,094 a	1,078 a	1,355 a	1,286 a	1,076 a	1,064 a
Zone 7-Etobicoke (North)	622 a	632 a	822 a	800 a	930 a	933 a	1,011 a	1,038 a	939 a	950 a
Etobicoke (Zones 5-7)	669 a	678 a	846 a	851 a	1,016 a	1,008 a	1,206 a	1,185 a	980 a	972 a
Zone 8-York	656 a	639 a	822 a	832 a	1,003 a	1,031 a	1,356 c	1,465 c	891 a	912 a
Zone 9-East York	681 a	675 a	842 a	823 a	1,069 a	1,020 a	1,345 a	1,223 a	944 a	909 a
Zone 10-Scarborough (Central)	746 a	740 a	810 a	810 a	924 a	945 a	1,039 a	1,090 a	883 a	891 a
Zone 11-Scarborough (North)	774 a	785 a	887 a	916 a	1,046 a	1,043 a	1,175 a	1,209 a	1,009 a	1,021 a
Zone 12-Scarborough (East)	726 a	715 a	808 a	813 a	918 a	915 a	1,048 a	1,027 a	905 a	902 a
Scarborough (Zones 10-12)	745 a	743 a	824 a	831 a	948 a	956 a	1,073 a	1,087 a	918 a	923 a
Zone 13-North York (Southeast)	687 a	684 a	852 a	887 a	1,005 a	1,046 a	1,256 a	1,319 a	989 a	1,040 a
Zone 14-North York (Northeast)	684 b	720 b	948 b	964 a	1,184 b	1,183 a	1,438 b	1,421 b	1,185 b	1,171 a
Zone 15-North York (Southwest)	663 a	656 a	830 a	853 a	992 a	1,015 a	1,212 a	1,306 b	927 a	956 a
Zone 16-North York (N. Central)	692 a	744 b	904 a	931 a	1,083 a	1,091 a	1,266 a	1,262 a	1,045 a	1,054 a
Zone 17-North York (Northwest)	660 a	648 a	809 a	795 a	931 a	916 a	1,116 a	1,076 a	918 a	897 a
North York (Zones 13-17)	675 a	667 a	860 a	878 a	1,028 a	1,038 a	1,270 a	1,256 a	1,007 a	1,013 a
Toronto (Zones 1-17)	743 a	742 a	897 a	902 a	1,078 a	1,073 a	1,298 a	1,282 a	995 a	991 a
Zone 18-Mississauga (South)	700 a	723 a	860 a	864 a	996 a	1,001 a	1,114 a	1,119 a	946 a	948 a
Zone 19-Mississauga (Northwest)	658 a	695 a	973 a	978 a	1,107 a	1,077 a	1,260 a	1,292 a	1,083 a	1,100 a
Zone 20-Mississauga (Northeast)	704 a	713 a	926 a	904 a	1,049 a	1,023 a	1,224 a	1,258 a	1,033 a	1,025 a
Mississauga City (Zones 18-20)	696 a	716 a	898 a	891 a	1,033 a	1,021 a	1,194 a	1,232 a	1,001 a	1,002 a
Zone 21-Brampton (West)	640 a	669 a	851 a	859 a	972 a	986 a	1,143 a	1,111 a	939 a	948 a
Zone 22-Brampton (East)	808 d	761 b	965 a	959 a	1,059 a	1,068 a	1,166 a	1,188 a	1,055 a	1,046 a
Brampton City (Zones 21-22)	668 a	703 a	888 a	895 a	1,012 a	1,022 a	1,156 a	1,144 a	989 a	987 a
Zone 23-Oakville	728 a	755 a	924 a	951 a	1,081 a	1,099 a	1,212 a	1,243 a	1,053 a	1,057 a
Zone 24-Caledon	**	**	**	**	879 a	829 a	**	**	850 a	845 a
Zone 25-R. Hill, Vaughan, King	793 a	792 a	915 a	909 a	1,101 a	1,094 a	1,328 a	1,368 a	1,028 a	1,020 a
Zone 26-Aurora, Newmkt, Whit-St.	584 a	610 a	820 a	831 a	926 a	980 a	1,201 b	1,177 a	920 a	953 a
Zone 27-Markham	621 a	**	924 a	909 a	1,083 a	1,049 a	1,249 a	1,177 b	1,019 a	998 a
York Region (Zones 25-27)	705 a	713 a	886 a	882 a	1,039 a	1,039 a	1,236 a	1,207 a	987 a	988 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	789 a	786 b	963 a	922 a	1,156 a	1,071 a	1,019 a	972 a
Zone 29-Milton, Halton Hills	609 a	630 a	828 a	845 a	964 a	983 a	1,100 a	1,202 a	927 a	939 a
Zone 30-Orangeville	645 b	678 b	768 a	787 a	896 a	896 a	952 a	991 a	837 a	850 a
Zone 31-Bradford, W. Gwillimbury	663 b	722 b	787 a	787 a	929 a	906 a	946 a	1,046 a	879 a	873 a
Remaining CMA (Zones 18-31)	690 a	713 a	889 a	889 a	1,026 a	1,023 a	1,180 a	1,196 a	995 a	995 a
Toronto CMA	740 a	740 a	896 a	900 a	1,067 a	1,061 a	1,271 a	1,261 a	995 a	992 a

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

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

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2007 by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1-Toronto (Central)	89 a	6,183	157 a	15,401	99 a	7,063	37 d	802	383 a	29,449
Zone 2-Toronto (East)	55 c	1,107	107 a	3,663	23 a	1,889	**	192	189 a	6,851
Zone 3-Toronto (North)	79 a	4,854	236 a	15,380	79 a	8,160	22 c	989	417 a	29,383
Zone 4-Toronto (West)	92 c	4,532	384 c	11,854	103 c	5,100	**	775	599 b	22,260
Toronto-Former City (Zones 1-4)	316 a	16,677	884 a	46,297	305 a	22,211	83 d	2,758	1,588 a	87,944
Zone 5-Etobicoke (South)	20 b	838	190 b	4,573	129 b	4,659	**	285	351 b	10,355
Zone 6-Etobicoke (Central)	4 c	222	88 a	4,752	236 c	7,723	81 b	3,039	409 a	15,736
Zone 7-Etobicoke (North)	2 c	29	25 a	852	420 a	3,111	279 a	1,918	726 a	5,911
Etobicoke (Zones 5-7)	26 b	1,089	304 a	10,177	785 b	15,493	372 a	5,242	1,486 a	32,002
Zone 8-York	60 c	1,470	403 b	7,992	187 b	6,215	10 a	714	660 b	16,391
Zone 9-East York	28 c	963	445 b	10,042	230 b	6,573	40 d	1,138	743 b	18,716
Zone 10-Scarborough (Central)	18 c	392	288 a	6,421	270 a	6,830	45 b	1,180	622 a	14,823
Zone 11-Scarborough (North)	1 a	96	68 a	2,285	144 a	4,001	33 c	958	245 a	7,340
Zone 12-Scarborough (East)	7 d	125	130 b	3,714	257 b	6,810	55 b	2,103	448 b	12,752
Scarborough (Zones 10-12)	27 c	612	485 a	12,420	671 a	17,641	133 b	4,241	1,315 a	34,915
Zone 13-North York (Southeast)	3 d	222	273 a	6,271	218 a	8,576	92 c	2,980	586 a	18,048
Zone 14-North York (Northeast)	2 a	355	90 b	3,888	141 a	5,824	48 b	2,314	280 a	12,380
Zone 15-North York (Southwest)	13 d	291	175 b	3,859	177 b	4,274	22 c	741	387 b	9,164
Zone 16-North York (N. Central)	9 c	222	133 b	4,518	93 a	6,051	30 b	1,827	264 a	12,619
Zone 17-North York (Northwest)	**	841	361 b	5,211	613 b	8,431	355 c	3,301	1,477 a	17,784
North York (Zones 13-17)	**	1,930	1,032 a	23,747	1,242 a	33,155	546 b	11,164	2,995 a	69,996
Toronto (Zones 1-17)	631 a	22,741	3,552 a	110,675	3,419 a	101,289	1,185 a	25,258	8,787 a	259,964
Zone 18-Mississauga (South)	8 c	328	129 a	5,162	162 a	6,172	27 b	1,095	326 a	12,757
Zone 19-Mississauga (Northwest)	0 d	62	18 a	1,046	17 a	1,829	31 b	962	66 a	3,900
Zone 20-Mississauga (Northeast)	**	215	128 c	3,900	208 b	6,232	85 b	2,320	428 b	12,667
Mississauga City (Zones 18-20)	16 c	605	275 a	10,109	386 a	14,233	143 b	4,376	820 a	29,323
Zone 21-Brampton (West)	3 c	143	50 a	2,070	61 a	2,799	38 b	728	152 a	5,740
Zone 22-Brampton (East)	**	90	10 a	1,190	35 a	2,286	12 c	548	57 a	4,114
Brampton City (Zones 21-22)	3 d	233	60 a	3,261	96 a	5,085	49 c	1,275	209 a	9,854
Zone 23-Oakville	2 a	149	19 a	1,423	79 a	2,601	10 c	488	109 a	4,662
Zone 24-Caledon	**	**	0 a	15	0 a	32	**	**	0 a	58
Zone 25-R. Hill, Vaughan, King	2 a	96	7 a	676	16 b	919	1 d	85	26 a	1,776
Zone 26-Aurora, Newmkt, Whit-St.	3 d	65	4 a	718	15 c	1,001	8 c	394	30 a	2,178
Zone 27-Markham	**	**	3 a	641	1 a	860	0 d	87	4 a	1,596
York Region (Zones 25-27)	5 b	169	14 a	2,035	32 a	2,779	9 c	566	61 a	5,550
Zone 28-Pickering/Ajax/Uxbridge	**	**	6 d	181	24 c	1,067	9 a	765	39 b	2,018
Zone 29-Milton, Halton Hills	**	34	8 a	552	11 a	818	0 d	101	23 a	1,504
Zone 30-Orangeville	**	48	14 b	322	8 a	387	**	86	30 b	843
Zone 31-Bradford, W. Gwillimbury	1 b	20	8 a	277	13 b	389	2 c	59	24 b	745
Remaining CMA (Zones 18-31)	38 c	1,266	405 a	18,174	650 a	27,392	222 a	7,724	1,315 a	54,556
Toronto CMA	670 a	24,007	3,957 a	128,850	4,069 a	128,681	1,407 a	32,982	10,103 a	314,520

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

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1-Toronto (Central)	3.6 b	3.4 b	3.5 b	2.5 a	3.6 b	2.6 a	3.5 c	5.4 d	3.5 a	2.8 a
Zone 2-Toronto (East)	6.1 b	7.3 c	6.0 b	6.1 b	3.2 d	2.2 b	**	**	5.2 b	5.1 b
Zone 3-Toronto (North)	4.3 b	4.6 a	3.3 a	3.7 a	3.6 b	3.2 b	4.3 c	3.5 d	3.6 a	3.7 a
Zone 4-Toronto (West)	4.8 c	3.7 c	5.6 b	5.1 b	5.7 c	3.6 d	**	**	5.6 b	4.6 b
Toronto-Former City (Zones 1-4)	4.3 a	4.1 a	4.2 a	3.8 a	4.0 b	3.0 b	5.2 c	5.3 c	4.2 a	3.7 a
Zone 5-Etobicoke (South)	7.2 c	3.4 c	4.8 b	5.7 b	4.5 c	3.6 c	**	**	4.8 b	4.6 b
Zone 6-Etobicoke (Central)	8.5 b	5.3 c	6.2 b	4.4 b	4.3 b	4.5 b	3.3 c	4.1 b	4.7 b	4.4 b
Zone 7-Etobicoke (North)	14.0 d	6.9 c	2.4 a	4.2 b	5.6 b	15.6 a	11.4 d	17.2 a	7.1 c	14.4 a
Etobicoke (Zones 5-7)	7.6 c	3.9 b	5.2 b	5.0 a	4.6 b	6.5 a	6.3 c	8.9 a	5.2 a	6.3 a
Zone 8-York	5.8 b	4.8 c	6.7 b	6.3 a	4.6 c	4.0 b	3.1 d	1.9 b	5.7 b	5.1 a
Zone 9-East York	12.0 c	4.9 c	9.3 b	6.5 b	4.9 a	5.5 b	5.7 b	4.6 c	7.7 a	6.0 b
Zone 10-Scarborough (Central)	6.7 c	7.7 b	6.7 b	6.4 a	5.5 b	6.2 a	6.6 c	5.9 b	6.2 a	6.3 a
Zone 11-Scarborough (North)	0.0 c	1.2 a	4.6 a	4.6 a	4.7 a	5.3 a	8.3 c	5.2 b	5.1 a	5.0 a
Zone 12-Scarborough (East)	**	**	5.0 b	4.9 b	5.7 b	5.0 b	7.4 b	3.2 c	5.8 a	4.7 b
Scarborough (Zones 10-12)	6.5 c	6.5 c	5.8 a	5.6 a	5.4 a	5.5 a	7.4 b	4.4 b	5.8 a	5.4 a
Zone 13-North York (Southeast)	5.9 d	3.4 d	6.5 b	7.2 a	5.3 b	4.8 a	5.5 b	4.7 b	5.8 b	5.6 a
Zone 14-North York (Northeast)	**	5.4 a	4.3 b	5.6 b	3.8 b	4.4 b	4.2 d	3.6 b	4.1 b	4.6 a
Zone 15-North York (Southwest)	4.8 c	5.4 d	7.0 b	6.7 b	5.8 b	5.3 b	**	3.1 d	6.0 b	5.7 b
Zone 16-North York (N.Central)	**	5.2 c	4.0 b	4.6 b	3.6 b	2.9 a	3.8 b	2.9 a	3.8 b	3.5 b
Zone 17-North York (Northwest)	**	**	5.0 a	8.5 b	6.0 b	9.2 a	4.8 b	12.2 c	5.5 a	10.0 a
North York (Zones 13-17)	5.3 c	10.8 d	5.5 a	6.6 a	5.0 a	5.6 a	4.4 b	6.3 b	5.1 a	6.2 a
Toronto (Zones 1-17)	5.0 a	4.8 b	5.4 a	5.2 a	4.8 a	5.0 a	5.4 a	6.2 a	5.1 a	5.2 a
Zone 18-Mississauga (South)	7.7 c	3.1 d	5.9 b	5.0 a	5.1 b	4.4 a	4.2 b	3.3 b	5.4 b	4.5 a
Zone 19-Mississauga (Northwest)	2.0 c	4.3 d	4.1 b	1.9 a	3.1 a	2.3 b	5.5 a	6.7 b	4.0 a	3.3 b
Zone 20-Mississauga (Northeast)	5.4 d	**	5.6 b	5.0 b	4.7 b	4.9 b	3.4 b	6.2 b	4.8 a	5.2 a
Mississauga City (Zones 18-20)	6.3 c	4.3 c	5.6 a	4.6 a	4.7 a	4.4 a	4.1 a	5.6 a	4.9 a	4.6 a
Zone 21-Brampton (West)	**	2.0 c	5.4 b	5.1 a	4.9 b	4.9 a	7.6 b	6.8 a	5.5 a	5.2 a
Zone 22-Brampton (East)	**	**	4.0 c	2.0 a	4.7 b	3.0 a	3.0 b	3.8 c	4.2 b	2.8 a
Brampton City (Zones 21-22)	**	1.2 d	4.9 a	4.0 a	4.8 b	4.1 a	5.1 b	5.5 b	4.9 a	4.2 a
Zone 23-Oakville	**	3.5 b	3.8 c	3.1 a	3.2 b	5.3 a	3.1 d	3.7 c	3.3 b	4.4 a
Zone 24-Caledon	**	**	**	0.0 a	3.0 d	0.0 a	**	**	3.6 d	0.0 a
Zone 25-R. Hill, Vaughan, King	0.0 c	6.8 a	2.4 c	1.9 a	3.2 c	2.8 a	**	3.5 d	2.7 a	2.7 a
Zone 26-Aurora, Newmkt, Whit-St.	**	4.1 d	4.1 c	2.2 b	2.4 c	3.4 c	0.6 b	3.0 b	2.8 c	2.9 b
Zone 27-Markham	**	**	2.0 c	2.7 a	1.1 a	1.1 a	**	**	1.6 b	1.9 b
York Region (Zones 25-27)	2.3 c	5.4 b	2.8 a	2.2 a	2.2 b	2.5 a	1.4 d	3.2 c	2.4 a	2.6 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	5.1 b	4.8 d	4.8 b	3.2 c	5.1 b	3.9 c	4.9 b	3.6 b
Zone 29-Milton, Halton Hills	**	**	2.6 a	2.3 b	1.8 a	1.8 a	1.1 a	0.0 d	2.4 a	2.1 a
Zone 30-Orangeville	4.4 d	**	2.9 a	5.3 b	1.7 a	3.1 b	1.1 a	**	2.3 a	4.4 b
Zone 31-Bradford, W. Gwillimbury	**	5.0 b	**	4.0 b	5.9 c	4.7 b	5.0 d	3.4 c	6.2 b	4.4 a
Remaining CMA (Zones 18-31)	5.7 b	4.4 b	4.9 a	4.1 a	4.2 a	4.1 a	4.0 a	5.0 a	4.4 a	4.2 a
Toronto CMA	5.1 a	4.8 a	5.3 a	5.0 a	4.7 a	4.8 a	5.1 a	5.9 a	5.0 a	5.0 a

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

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to	Oct-06 to	Oct-05 to	Oct-06 to	Oct-05 to	Oct-06 to	Oct-05 to	Oct-06 to	Oct-05 to	Oct-06 to
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1-Toronto (Central)	1.1 d	2.1 b	1.2 d	1.1 d	2.5 c	1.7 c	++	**	1.4 a	1.0 d
Zone 2-Toronto (East)	1.6 c	1.7 c	3.1 c	1.4 a	2.9 c	++	**	**	3.2 c	++
Zone 3-Toronto (North)	1.5 a	1.6 b	2.5 c	++	2.4 c	++	**	++	2.6 c	2.6 c
Zone 4-Toronto (West)	++	5.6 d	++	2.4 c	++	++	++	**	++	**
Toronto-Former City (Zones 1-4)	1.2 a	2.8 b	1.3 a	1.4 a	2.0 c	1.2 d	++	++	1.7 c	1.7 c
Zone 5-Etobicoke (South)	++	++	++	++	++	++	**	**	++	++
Zone 6-Etobicoke (Central)	++	**	++	3.4 d	++	3.4 d	++	++	++	3.0 c
Zone 7-Etobicoke (North)	++	3.6 b	4.8 d	++	**	++	++	++	++	++
Etobicoke (Zones 5-7)	++	**	++	1.9 c	1.4 d	1.4 d	++	**	++	1.9 c
Zone 8-York	++	1.7 c	++	++	**	1.3 d	**	++	1.5 d	++
Zone 9-East York	++	++	++	1.8 c	++	++	++	++	++	1.1 d
Zone 10-Scarborough (Central)	**	++	1.3 d	++	++	0.9 d	++	++	1.9 c	++
Zone 11-Scarborough (North)	**	**	++	++	0.9 a	++	++	**	1.2 a	++
Zone 12-Scarborough (East)	++	**	++	1.2 a	++	0.8 d	0.8 d	**	++	0.7 b
Scarborough (Zones 10-12)	1.4 d	++	++	0.6 a	0.5 b	++	++	1.1 a	1.0 a	++
Zone 13-North York (Southeast)	++	++	++	0.8 d	++	2.3 c	++	++	++	2.2 c
Zone 14-North York (Northeast)	**	++	++	3.2 d	++	2.6 c	++	2.8 c	++	2.6 c
Zone 15-North York (Southwest)	++	++	++	++	++	++	**	++	++	++
Zone 16-North York (N.Central)	++	**	++	**	2.2 c	1.7 c	++	2.5 c	1.8 c	1.8 c
Zone 17-North York (Northwest)	++	++	**	++	++	++	**	++	1.7 c	++
North York (Zones 13-17)	++	++	0.9 d	1.0 a	++	1.2 a	**	0.7 b	0.8 a	1.0 a
Toronto (Zones 1-17)	0.8 a	2.1 b	0.8 a	1.2 a	1.1 a	1.0 a	1.2 d	1.2 a	1.1 a	1.2 a
Zone 18-Mississauga (South)	++	++	0.9 a	2.5 c	0.9 a	2.0 c	**	**	0.7 b	1.7 c
Zone 19-Mississauga (Northwest)	**	**	++	**	++	++	++	**	1.2 a	++
Zone 20-Mississauga (Northeast)	**	**	++	++	++	++	++	++	++	++
Mississauga City (Zones 18-20)	++	**	++	1.8 b	++	1.1 a	++	++	++	0.9 a
Zone 21-Brampton (West)	1.4 d	++	++	1.0 a	++	1.3 a	6.1 c	**	++	0.9 a
Zone 22-Brampton (East)	**	**	**	**	**	**	**	**	**	**
Brampton City (Zones 21-22)	++	++	++	1.1 a	++	1.2 a	2.4 c	++	0.4 b	1.0 a
Zone 23-Oakville	**	**	2.4 c	1.0 a	2.2 a	1.3 a	**	1.5 b	1.2 d	1.8 b
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	++	++	++	++	3.7 d	++	**	**	3.0 d	++
Zone 26-Aurora, Newmkt, Whit-St.	**	**	**	**	++	3.0 c	**	**	**	2.0 c
Zone 27-Markham	**	**	**	++	**	++	**	**	**	++
York Region (Zones 25-27)	3.7 d	2.4 c	3.7 d	++	4.1 d	++	**	++	3.8 d	++
Zone 28-Pickering/Ajax/Uxbridge	**	**	++	**	++	**	**	**	++	++
Zone 29-Milton, Halton Hills	**	**	2.3 b	3.5 c	1.0 d	3.4 d	++	**	1.0 d	3.4 d
Zone 30-Orangeville	**	**	**	++	**	1.8 a	**	**	1.9 c	2.2 a
Zone 31-Bradford, W. Gwillimbury	**	**	**	++	3.4 d	1.3 a	**	**	4.3 d	1.1 a
Remaining CMA (Zones 18-31)	++	1.8 c	0.7 a	1.4 a	0.7 a	1.0 a	1.3 a	++	0.8 a	0.9 a
Toronto CMA	0.8 a	2.0 b	0.8 a	1.2 a	1.1 a	1.0 a	1.2 a	1.0 a	1.1 a	1.2 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Oshawa (North)	0.0 b	0.0 b	2.6 b	3.5 d	1.6 b	1.9 c	0.0 c	0.5 b	1.8 a	2.2 b
Zone 2 - Oshawa (S./Central)	5.5 d	3.4 d	5.0 c	5.9 c	6.8 c	4.6 b	**	2.4 c	6.3 c	4.8 b
Oshawa City (Zones 1-2)	4.1 d	2.4 c	4.0 c	4.9 c	4.7 b	3.5 b	4.8 d	1.6 c	4.5 b	3.7 b
Zone 3 - Whitby	**	0.0 c	4.5 c	2.9 a	2.4 c	4.2 b	2.4 c	6.2 c	3.2 c	3.8 b
Zone 4 - Clarington	**	**	0.6 a	5.2 c	2.9 a	2.5 a	**	**	2.0 a	3.3 b
Oshawa CMA	4.1 d	1.8 c	4.0 b	4.4 b	4.2 b	3.6 b	3.9 c	2.8 b	4.1 b	3.7 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Oshawa (North)	639 a	641 a	786 a	814 a	884 a	912 a	1,038 a	1,041 a	862 a	889 a
Zone 2 - Oshawa (S./Central)	586 a	585 a	700 a	708 a	824 a	834 a	941 a	938 a	787 a	796 a
Oshawa City (Zones 1-2)	599 a	601 a	736 a	754 a	849 a	867 a	981 a	987 a	817 a	836 a
Zone 3 - Whitby	699 c	659 b	819 a	818 a	908 a	923 a	1,025 a	1,011 a	885 a	883 a
Zone 4 - Clarington	**	**	692 a	709 a	849 a	850 a	**	**	795 a	809 a
Oshawa CMA	616 a	614 a	756 a	770 a	861 a	877 a	995 a	993 a	832 a	845 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 2007 by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Oshawa (North)	0 ^b	83	32 ^d	924	39 ^c	2,021	2 ^b	294	73 ^b	3,321
Zone 2 - Oshawa (S./Central)	7 ^d	201	80 ^c	1,351	135 ^b	2,926	9 ^c	357	230 ^b	4,835
Oshawa City (Zones 1-2)	7 ^c	283	112 ^c	2,275	174 ^b	4,947	10 ^c	651	303 ^b	8,156
Zone 3 - Whitby	0 ^c	80	26 ^a	892	53 ^b	1,245	15 ^c	247	94 ^b	2,464
Zone 4 - Clarington	**	11	9 ^c	180	9 ^a	373	**	**	19 ^b	580
Oshawa CMA	7 ^c	374	147 ^b	3,346	236 ^b	6,565	26 ^b	914	416 ^a	11,200

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

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Oshawa (North)	0.0 ^b	0.0 ^b	4.2 ^c	4.3 ^c	3.5 ^b	3.8 ^c	0.9 ^a	1.8 ^c	3.5 ^b	3.7 ^c
Zone 2 - Oshawa (S./Central)	7.6 ^c	4.2 ^d	6.5 ^c	7.0 ^b	8.7 ^b	6.5 ^b	**	3.9 ^c	8.0 ^b	6.4 ^b
Oshawa City (Zones 1-2)	5.7 ^c	3.0 ^c	5.6 ^b	5.9 ^b	6.6 ^b	5.4 ^b	5.3 ^d	3.0 ^b	6.2 ^b	5.3 ^b
Zone 3 - Whitby	**	**	8.3 ^b	4.5 ^b	6.2 ^b	7.1 ^b	4.7 ^c	9.8 ^b	6.8 ^b	6.3 ^b
Zone 4 - Clarington	**	9.5 ^b	3.1 ^c	9.1 ^c	5.1 ^b	3.7 ^b	**	**	4.3 ^a	5.6 ^a
Oshawa CMA	5.3 ^d	3.0 ^c	6.2 ^b	5.7 ^b	6.5 ^b	5.6 ^b	5.1 ^c	4.9 ^c	6.3 ^a	5.5 ^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

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Zone 1 - Oshawa (North)	++	++	++	**	++	1.2 ^a	**	**	++	1.7 ^c
Zone 2 - Oshawa (S./Central)	++	**	++	**	++	**	1.9 ^c	++	++	**
Oshawa City (Zones 1-2)	++	++	++	2.4 ^c	++	1.6 ^c	++	++	++	1.7 ^c
Zone 3 - Whitby	**	**	++	2.2 ^c	1.0 ^a	1.2 ^a	**	**	1.3 ^a	++
Zone 4 - Clarington	**	**	++	**	++	**	**	**	++	++
Oshawa CMA	++	++	++	2.2 ^c	++	1.4 ^a	1.1 ^a	++	++	1.2 ^a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

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 Oshawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Oshawa CMA										
Pre 1960	**	**	5.9 ^d	9.0 ^c	5.6 ^d	7.3 ^c	**	**	**	8.0 ^c
1960 - 1974	0.7 ^b	0.6 ^b	4.6 ^b	4.4 ^c	4.5 ^c	2.9 ^a	5.2 ^c	1.0 ^a	4.5 ^b	3.0 ^b
1975 - 1989	**	**	1.7 ^b	2.4 ^a	3.1 ^b	3.7 ^b	1.4 ^a	4.7 ^c	2.5 ^a	3.3 ^b
1990+	**	**	**	**	**	**	**	**	**	3.4 ^d
Total	4.1 ^d	1.8 ^c	4.0 ^b	4.4 ^b	4.2 ^b	3.6 ^b	3.9 ^c	2.8 ^b	4.1 ^b	3.7 ^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 Oshawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Oshawa CMA										
Pre 1960	557 ^a	565 ^a	640 ^a	637 ^a	786 ^a	812 ^a	**	**	714 ^a	724 ^a
1960 - 1974	608 ^a	620 ^a	752 ^a	780 ^a	845 ^a	870 ^a	951 ^a	961 ^a	821 ^a	849 ^a
1975 - 1989	673 ^b	645 ^b	827 ^a	819 ^a	917 ^a	909 ^a	1,072 ^a	1,058 ^a	897 ^a	883 ^a
1990+	**	**	666 ^b	711 ^b	852 ^c	884 ^b	**	**	816 ^c	829 ^b
Total	616 ^a	614 ^a	756 ^a	770 ^a	861 ^a	877 ^a	995 ^a	993 ^a	832 ^a	845 ^a

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

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

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Oshawa CMA										
3 to 5 Units	**	0.0 ^d	**	**	3.5 ^d	**	**	**	3.2 ^d	5.1 ^d
6 to 19 Units	0.0 ^c	0.0 ^c	7.6 ^c	6.5 ^c	5.5 ^c	4.4 ^c	**	**	6.0 ^b	4.9 ^b
20 to 49 Units	**	6.0 ^c	**	5.2 ^d	4.7 ^d	4.6 ^c	0.0 ^d	**	5.3 ^d	4.8 ^b
50 to 99 Units	**	**	1.7 ^b	4.7 ^c	4.9 ^c	2.0 ^b	5.8 ^c	1.6 ^c	3.9 ^d	2.6 ^a
100+ Units	2.5 ^a	**	2.1 ^b	2.4 ^b	2.7 ^a	2.9 ^b	3.7 ^c	3.1 ^c	2.7 ^b	2.8 ^b
Total	4.1 ^d	1.8 ^c	4.0 ^b	4.4 ^b	4.2 ^b	3.6 ^b	3.9 ^c	2.8 ^b	4.1 ^b	3.7 ^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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Oshawa CMA										
3 to 5 Units	548 ^b	544 ^b	644 ^a	652 ^a	775 ^a	791 ^a	888 ^a	897 ^b	736 ^a	750 ^a
6 to 19 Units	563 ^a	584 ^a	670 ^a	689 ^a	813 ^a	834 ^a	**	922 ^b	760 ^a	781 ^a
20 to 49 Units	596 ^a	581 ^a	720 ^a	747 ^a	868 ^a	872 ^a	1,061 ^c	1,045 ^c	815 ^a	821 ^a
50 to 99 Units	698 ^b	684 ^a	775 ^a	799 ^a	872 ^a	912 ^a	964 ^a	975 ^a	846 ^a	878 ^a
100+ Units	674 ^a	647 ^a	833 ^a	842 ^a	899 ^a	911 ^a	1,017 ^a	1,010 ^a	891 ^a	900 ^a
Total	616 ^a	614 ^a	756 ^a	770 ^a	861 ^a	877 ^a	995 ^a	993 ^a	832 ^a	845 ^a

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

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

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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

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

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Oshawa (North)	**	**	5.5 ^d	4.4 ^d	1.2 ^a	3.2 ^b	0.5 ^a	1.9 ^c	1.7 ^b	1.7 ^c
Zone 2 - Oshawa (S./Central)	4.0 ^d	**	6.9 ^c	6.0 ^c	**	5.8 ^c	**	2.7 ^b	5.3 ^a	2.2 ^b
Oshawa City (Zones 1-2)	3.4 ^d	**	6.6 ^b	5.7 ^c	6.0 ^d	5.3 ^c	4.0 ^c	2.4 ^b	3.0 ^c	1.9 ^c
Zone 3 - Whitby	**	1.2 ^d	4.8 ^d	2.3 ^b	3.8 ^a	1.9 ^a	**	4.6 ^d	1.9 ^a	5.1 ^a
Zone 4 - Clarington	**	0.0 ^d	3.3 ^c	5.9 ^c	**	**	**	**	**	**
Oshawa CMA	3.2 ^d	5.1 ^d	6.0 ^b	4.9 ^b	5.3 ^d	4.8 ^b	3.9 ^d	2.6 ^a	2.7 ^b	2.8 ^b

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

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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Oshawa CMA										
LT \$600	**	**	**	13.8 d	**	**	n/s	**	4.7 d	**
\$600 - \$699	**	3.1 d	4.2 d	4.2 d	**	**	**	**	4.1 c	4.2 d
\$700 - \$799	**	**	3.1 c	3.9 c	**	4.0 d	**	**	5.3 c	3.9 c
\$800 - \$899	**	**	7.0 c	6.0 c	3.9 b	4.4 b	**	**	4.8 b	4.7 b
\$900 - \$999	n/s	n/s	0.7 b	**	4.0 c	3.5 b	3.7 d	3.6 d	3.5 c	3.4 b
\$1000+	n/s	n/s	**	**	0.0 d	1.3 a	1.8 c	3.1 d	0.9 a	2.1 c
Total	4.1 d	1.8 c	4.0 b	4.4 b	4.2 b	3.6 b	3.9 c	2.8 b	4.1 b	3.7 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	n/s	**	0.6 b	4.3 d	0.6 b	4.3 d
Zone 2 - Oshawa (S./Central)	n/u	n/u	n/u	n/u	**	**	8.1 c	4.9 b	8.0 c	4.3 b
Oshawa City (Zones 1-2)	n/u	n/u	n/u	n/u	**	0.0 a	4.2 d	4.6 b	4.3 c	4.3 b
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Zone 4 - Clarington	n/u	n/u	**	**	**	**	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	**	0.0 a	4.0 d	5.1 b	4.2 c	4.7 b

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	n/s	**	1,200 ^b	1,073 ^a	1,200 ^b	1,072 ^a
Zone 2 - Oshawa (S./Central)	n/u	n/u	n/u	n/u	**	**	991 ^b	995 ^b	989 ^b	989 ^b
Oshawa City (Zones 1-2)	n/u	n/u	n/u	n/u	**	939 ^a	1,100 ^a	1,037 ^a	1,095 ^a	1,030 ^a
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Zone 4 - Clarington	n/u	n/u	**	n/s	**	n/s	**	**	**	**
Oshawa CMA	n/u	n/u	**	n/s	**	939^a	1,098^a	1,039^a	1,086^a	1,033^a

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

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d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2007 by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	**	19 ^d	444	19 ^d	445
Zone 2 - Oshawa (S./Central)	n/u	n/u	n/u	n/u	**	**	19 ^b	392	19 ^b	445
Oshawa City (Zones 1-2)	n/u	n/u	n/u	n/u	0 ^a	54	38 ^b	836	38 ^b	890
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	**	**	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	0^a	56	44^b	864	44^b	946

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	n/s	**	1.7	c	5.5	c
Zone 2 - Oshawa (S./Central)	n/u	n/u	n/u	n/u	**	**	9.0	c	5.4	b
Oshawa City (Zones 1-2)	n/u	n/u	n/u	n/u	**	3.8	a	5.2	c	5.4
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Zone 4 - Clarington	n/u	n/u	**	**	**	**	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	**	3.7	a	5.1	c	5.7

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

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 2 - Oshawa (S./Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Oshawa City (Zones 1-2)	n/u	n/u	n/u	n/u	**	1.1	a	**	**	**
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 4 - Clarington	n/u	n/u	**	**	**	**	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	**	**	**	**	**	**

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

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 Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Oshawa (North)	0.0 b	0.0 b	2.6 b	3.5 d	1.6 b	1.9 c	0.4 b	2.8 c	1.6 a	2.4 b
Zone 2 - Oshawa (S./Central)	5.5 d	3.4 d	5.0 c	5.9 c	6.8 c	4.5 b	8.1 c	3.7 b	6.5 b	4.7 b
Oshawa City (Zones 1-2)	4.1 d	2.4 c	4.0 c	4.9 c	4.7 b	3.5 b	4.4 c	3.3 c	4.5 b	3.8 b
Zone 3 - Whitby	**	0.0 c	4.5 c	2.9 a	2.4 c	4.2 b	2.4 c	6.4 b	3.2 c	3.8 b
Zone 4 - Clarington	**	**	1.6 b	4.6 c	2.8 a	2.5 a	**	12.8 d	2.1 a	3.8 b
Oshawa CMA	4.1 d	1.8 c	4.0 b	4.4 b	4.2 b	3.6 b	4.0 c	3.9 b	4.1 b	3.8 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)

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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 Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Oshawa (North)	639 a	641 a	786 a	814 a	884 a	912 a	1,144 a	1,061 a	902 a	911 a
Zone 2 - Oshawa (S./Central)	586 a	585 a	700 a	708 a	826 a	836 a	968 a	969 a	804 a	814 a
Oshawa City (Zones 1-2)	599 a	601 a	736 a	754 a	850 a	868 a	1,053 a	1,016 a	845 a	856 a
Zone 3 - Whitby	699 c	659 b	819 a	818 a	908 a	923 a	1,025 a	1,011 a	885 a	883 a
Zone 4 - Clarington	**	**	716 a	709 a	849 a	850 a	1,004 a	**	809 a	832 a
Oshawa CMA	616 a	614 a	757 a	770 a	861 a	877 a	1,047 a	1,017 a	852 a	860 a

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

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

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2007 by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Oshawa (North)	0 ^b	83	32 ^d	924	39 ^c	2,022	21 ^c	738	92 ^b	3,766
Zone 2 - Oshawa (S./Central)	7 ^d	201	80 ^c	1,351	135 ^b	2,979	28 ^b	749	250 ^b	5,280
Oshawa City (Zones 1-2)	7 ^c	283	112 ^c	2,275	174 ^b	5,002	48 ^c	1,486	341 ^b	9,046
Zone 3 - Whitby	0 ^c	80	26 ^a	892	53 ^b	1,245	16 ^b	253	95 ^b	2,470
Zone 4 - Clarington	**	11	9 ^c	206	9 ^a	375	5 ^d	39	24 ^b	630
Oshawa CMA	7 ^c	374	147 ^b	3,372	236 ^b	6,621	70 ^b	1,778	460 ^a	12,146

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Oshawa (North)	0.0 ^b	0.0 ^b	4.2 ^c	4.3 ^c	3.5 ^b	3.8 ^c	1.4 ^a	4.1 ^d	3.3 ^b	3.9 ^c
Zone 2 - Oshawa (S./Central)	7.6 ^c	4.2 ^d	6.5 ^c	7.0 ^b	8.7 ^b	6.5 ^b	8.7 ^c	4.7 ^b	8.1 ^b	6.3 ^b
Oshawa City (Zones 1-2)	5.7 ^c	3.0 ^c	5.6 ^b	5.9 ^b	6.6 ^b	5.4 ^b	5.2 ^c	4.4 ^b	6.1 ^b	5.3 ^b
Zone 3 - Whitby	**	**	8.3 ^b	4.5 ^b	6.2 ^b	7.1 ^b	4.7 ^c	10.0 ^c	6.8 ^b	6.3 ^b
Zone 4 - Clarington	**	9.5 ^b	3.7 ^b	7.9 ^c	5.0 ^b	3.7 ^b	5.4 ^c	**	4.5 ^a	5.9 ^b
Oshawa CMA	5.3 ^d	3.0 ^c	6.2 ^b	5.7 ^b	6.5 ^b	5.6 ^b	5.1 ^b	5.4 ^b	6.2 ^a	5.5 ^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

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Zone 1 - Oshawa (North)	++	++	++	**	++	1.2 a	++	++	++	++
Zone 2 - Oshawa (S./Central)	++	**	++	**	++	**	1.5 a	1.0 d	++	1.8 c
Oshawa City (Zones 1-2)	++	++	++	2.4 c	++	1.6 c	1.2 d	++	++	1.3 a
Zone 3 - Whitby	**	**	++	2.2 c	1.0 a	1.2 a	**	**	1.3 a	++
Zone 4 - Clarington	**	**	++	**	++	**	**	**	++	++
Oshawa CMA	++	++	++	2.2 c	++	1.4 a	1.5 a	++	0.6 b	1.0 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

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

4.1.1* Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Toronto CMA - October 2007

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-06	Oct-07	Oct-06	Oct-07
Centre	0.3 a	0.8 a	3.1 a	2.4 a
West	0.2 a	1.2 a	3.8 b	4.6 a
East	0.4 a	0.8 d	3.8 a	3.7 a
North	0.5 a	0.3 a	3.3 a	4.2 a
Toronto	0.4 a	0.7 a	3.3 a	3.4 a
Peel	0.6 a	1.0 a	2.7 a	2.5 a
Halton	0.1 a	0.3 b	1.8 a	1.8 a
York	0.8 a	0.5 a	1.6 b	1.0 a
Durham	1.4 a	1.3 a	3.9 b	3.4 a
Toronto GTA(2)	0.4 a	0.7 a	3.2 a	3.2 a
Toronto CMA	0.4 a	0.7 a	3.2 a	3.2 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.

² GTA total for the RMS vacancy rate does not include data for Brock Twp and Scugog Twp

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

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4.1.2* Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Toronto CMA - October 2007

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
Centre	**	753 a	1,368 a	933 a	1,892 b	1,190 a	2,760 c	1,685 b
West	n/s	678 a	973 d	851 a	1,303 d	1,008 a	1,312 d	1,183 a
East	n/s	743 a	1,078 c	831 a	1,227 b	955 a	**	1,069 a
North	n/s	667 a	1,201 b	878 a	1,373 b	1,037 a	1,205 b	1,232 a
Toronto	**	742 a	1,303 a	902 a	1,589 b	1,072 a	1,620 d	1,275 a
Peel	n/s	712 a	1,116 b	891 a	1,312 b	1,021 a	1,436 c	1,154 a
Halton	n/s	720 a	1,100 c	898 a	1,342 c	1,032 a	**	1,223 a
York	n/s	713 a	1,296 c	882 a	1,525 b	1,039 a	**	1,198 a
Durham	n/s	614 a	1,172 b	770 a	1,332 b	882 a	1,258 c	1,044 a
Toronto GTA(2)	**	738 a	1,290 a	897 a	1,533 a	1,051 a	1,563 c	1,243 a
Toronto CMA	**	740 a	1,291 a	900 a	1,535 a	1,061 a	1,563 c	1,252 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.

2 GTA total for the RMS vacancy rate does not include data for Brock Twp and Scugog Twp

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

4.1.3* Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Toronto CMA - October 2007

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Centre	**	**	1,404 a	1,368 a	1,847 b	1,892 b	**	2,760 c	1,552 b	1,624 b
West	n/s	n/s	**	973 d	1,268 c	1,303 d	1,199 a	1,312 d	1,204 b	1,244 c
East	n/s	n/s	1,061 d	1,078 c	1,215 b	1,227 b	1,369 c	**	1,188 b	1,230 b
North	n/s	n/s	1,197 b	1,201 b	**	1,373 b	**	1,205 b	1,328 b	1,303 b
Toronto	**	**	1,325 a	1,303 a	1,593 b	1,589 b	1,341 b	1,620 d	1,434 a	1,467 a
Peel	n/s	n/s	1,157 a	1,116 b	1,390 b	1,312 b	1,390 c	1,436 c	1,331 b	1,290 b
Halton	n/s	n/s	**	1,100 c	1,237 c	1,342 c	1,300 a	**	1,240 b	1,270 c
York	n/s	n/s	**	1,296 c	**	1,525 b	**	**	1,364 d	1,483 b
Durham	n/s	n/s	**	1,172 b	**	1,332 b	1,111 c	1,258 c	1,142 b	1,243 b
Toronto GTA(2)	**	**	1,296 a	1,290 a	1,538 a	1,533 a	1,331 b	1,563 c	1,409 a	1,442 a
Toronto CMA	**	**	1,298 a	1,291 a	1,542 a	1,535 a	1,344 b	1,563 c	1,413 a	1,443 a

2 GTA total for the RMS vacancy rate does not include data for Brock Twp and Scugog Twp

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d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** 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 Toronto CMA - October 2007

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-06	Oct-07	Oct-06	Oct-07
Toronto				
3 to 19 Units	0.0 c	**	5.0 b	4.2 b
20 to 49 Units	2.2 c	1.3 a	4.1 a	3.5 a
50 to 99 Units	0.8 a	0.9 a	3.2 a	3.2 a
100 to 199 Units	0.4 a	0.4 a	3.1 a	2.8 a
200+ Units	0.3 a	0.7 a	2.8 a	3.5 a
Total	0.4 a	0.7 a	3.3 a	3.4 a
Toronto GTA(2)				
3 to 19 Units	0.0 c	**	4.8 b	4.1 b
20 to 49 Units	2.2 c	1.4 a	4.2 a	3.5 a
50 to 99 Units	0.6 a	0.8 a	3.0 a	3.0 a
100 to 199 Units	0.6 a	0.6 a	3.0 a	2.7 a
200+ Units	0.3 a	0.7 a	2.7 a	3.2 a
Total	0.4 a	0.7 a	3.2 a	3.2 a
Toronto CMA				
3 to 19 Units	0.0 c	**	4.8 b	4.2 b
20 to 49 Units	2.1 c	1.5 c	4.0 a	3.4 a
50 to 99 Units	0.6 a	0.9 a	2.9 a	2.9 a
100 to 199 Units	0.6 a	0.6 a	2.9 a	2.7 a
200+ Units	0.4 a	0.7 a	2.7 a	3.3 a
Total	0.4 a	0.7 a	3.2 a	3.2 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.

2 GTA total for the RMS vacancy rate does not include data for Brock Twp and Scugog Twp

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

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4.3.1* Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Toronto CMA - October 2007

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Centre	60,317	65,568	15,520 ^a	14,818 ^a	25.7 ^a	22.6 ^a	0.3 ^a	0.8 ^a
West	18,780	20,287	2,992 ^d	2,799 ^c	15.9 ^d	13.8 ^c	0.2 ^a	1.2 ^a
East	28,101	28,467	5,007 ^a	4,481 ^d	17.8 ^a	15.7 ^d	0.4 ^a	0.8 ^d
North	45,768	47,200	10,021 ^a	10,054 ^a	21.9 ^a	21.3 ^a	0.5 ^a	0.3 ^a
Toronto	152,966	161,522	33,800 ^a	32,325 ^a	22.1 ^a	20.0 ^a	0.4 ^a	0.7 ^a
Peel	29,132	30,886	5,470 ^a	4,797 ^a	18.8 ^a	15.5 ^a	0.6 ^a	1.0 ^a
Halton	9,688	9,972	996 ^a	1,114 ^a	10.3 ^a	11.2 ^a	0.1 ^a	0.3 ^b
York	15,983	18,071	2,635 ^a	2,682 ^c	16.5 ^a	14.8 ^c	0.8 ^a	0.5 ^a
Durham	4,984	5,197	592 ^c	684 ^c	11.9 ^c	13.2 ^c	1.4 ^a	1.3 ^a
Toronto GTA(2)	212,896	225,792	43,666 ^a	41,669 ^a	20.5 ^a	18.5 ^a	0.4 ^a	0.7 ^a
Toronto CMA	205,138	217,483	42,812 ^a	40,735 ^a	20.9 ^a	18.7 ^a	0.4 ^a	0.7 ^a

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

² GTA total for the RMS vacancy rate does not include data for Brock Twp and Scugog Twp

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4.3.2* Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Toronto CMA - October 2007

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Toronto								
3 to 19 Units	1,106	1,067	**	90 ^b	**	8.4 ^b	0.0 ^c	**
20 to 49 Units	3,918	3,930	410 ^c	357 ^b	10.5 ^c	9.1 ^b	2.2 ^c	1.3 ^a
50 to 99 Units	11,396	11,568	1,527 ^c	1,297 ^a	13.4 ^c	11.2 ^a	0.8 ^a	0.9 ^a
100 to 199 Units	39,025	41,179	7,178 ^a	6,510 ^a	18.4 ^a	15.8 ^a	0.4 ^a	0.4 ^a
200+ Units	97,521	103,778	24,881 ^a	24,190 ^a	25.5 ^a	23.3 ^a	0.3 ^a	0.7 ^a
Total	152,966	161,522	33,800 ^a	32,325 ^a	22.1 ^a	20.0 ^a	0.4 ^a	0.7 ^a
Toronto GTA(2)								
3 to 19 Units	1,259	1,197	**	100 ^b	**	8.4 ^b	0.0 ^c	**
20 to 49 Units	6,210	6,319	655 ^c	600 ^a	10.5 ^c	9.5 ^a	2.2 ^c	1.4 ^a
50 to 99 Units	17,955	18,207	2,226 ^a	1,900 ^a	12.4 ^a	10.4 ^a	0.6 ^a	0.8 ^a
100 to 199 Units	61,874	65,751	10,499 ^a	9,702 ^a	17.0 ^a	14.8 ^a	0.6 ^a	0.6 ^a
200+ Units	125,598	134,318	30,463 ^a	29,727 ^a	24.3 ^a	22.1 ^a	0.3 ^a	0.7 ^a
Total	212,896	225,792	43,666 ^a	41,669 ^a	20.5 ^a	18.5 ^a	0.4 ^a	0.7 ^a
Toronto CMA								
3 to 19 Units	1,188	1,144	**	95 ^b	**	8.3 ^b	0.0 ^c	**
20 to 49 Units	5,037	5,147	514 ^c	469 ^a	10.2 ^c	9.1 ^a	2.1 ^c	1.5 ^c
50 to 99 Units	15,760	15,885	2,047 ^c	1,732 ^a	13.0 ^c	10.9 ^a	0.6 ^a	0.9 ^a
100 to 199 Units	58,587	62,237	10,176 ^a	9,299 ^a	17.4 ^a	14.9 ^a	0.6 ^a	0.6 ^a
200+ Units	124,566	133,070	30,231 ^a	29,460 ^a	24.3 ^a	22.1 ^a	0.4 ^a	0.7 ^a
Total	205,138	217,483	42,812 ^a	40,735 ^a	20.9 ^a	18.7 ^a	0.4 ^a	0.7 ^a

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

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5.1* Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Toronto CMA - October 2007

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Toronto CMA										
Single Detached	n/s	n/s	**	**	**	950 ^d	**	1,205 ^c	**	1,055 ^c
Semi detached, Row and Duplex	n/s	n/s	**	**	961 ^b	1,095 ^c	1,294 ^b	1,197 ^b	1,179 ^b	1,112 ^b
Other-Primarily Accessory Suites	n/s	n/s	747 ^c	762 ^b	**	991 ^c	**	**	1,033 ^c	900 ^b
Total	n/s	n/s	746 ^b	774 ^b	1,120 ^c	1,023 ^b	**	1,200 ^b	**	1,021 ^b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

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5.2* Estimated Number of Households in Secondary Rented Units¹ by Dwelling Type Toronto CMA - October 2007

	Estimated Number of Secondary Households in Secondary Rented Units ¹	
	Oct-06	Oct-07
Toronto CMA		
Single Detached	33,355 ^b	33,107 ^b
Semi detached, Row and Duplex	**	56,873 ^a
Other-Primarily Accessory Suites	42,652 ^c	44,598 ^b
Total	**	134,578 ^a

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

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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 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. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the 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, Provincial Highlights, and 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 and October 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 October, 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 2007, 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 Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Kelowna, Toronto and Vancouver.

DEFINITIONS

F

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.

October 2006 data presented in this publication is based on Statistics Canada's 2001 Census area definitions. October 2007 data presented in this publication is based on Statistics Canada's 2006 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.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household incomes for 2006 and 2007.

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