

RENTAL MARKET REPORT

Greater Toronto Area

Canada Mortgage and Housing Corporation

Release Date: Fall 2008

Highlights

- The average apartment vacancy rate in the GTA declined to 2.1 per cent in 2008. Average fixed sample two-bedroom apartment rents increased by 1.7 per cent.
- Market conditions tightened in the rental market as ownership home prices continued to increase and employment growth moderated.
- Home ownership demand will continue to slow in 2009. The average apartment vacancy rate will be 2.0 per cent next year.

Figure 1

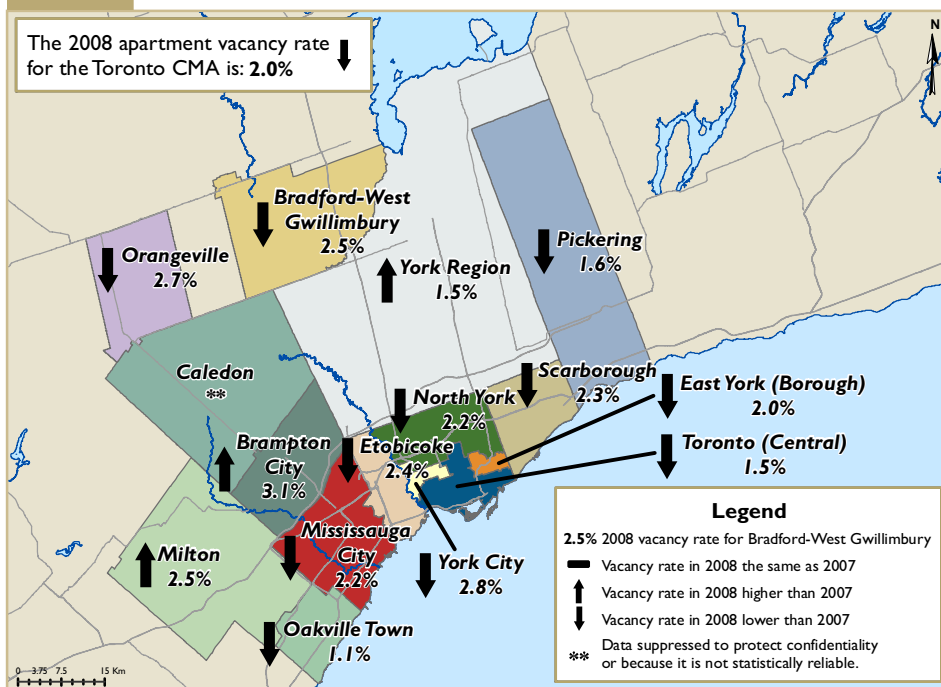


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Factors Influencing Rental Demand

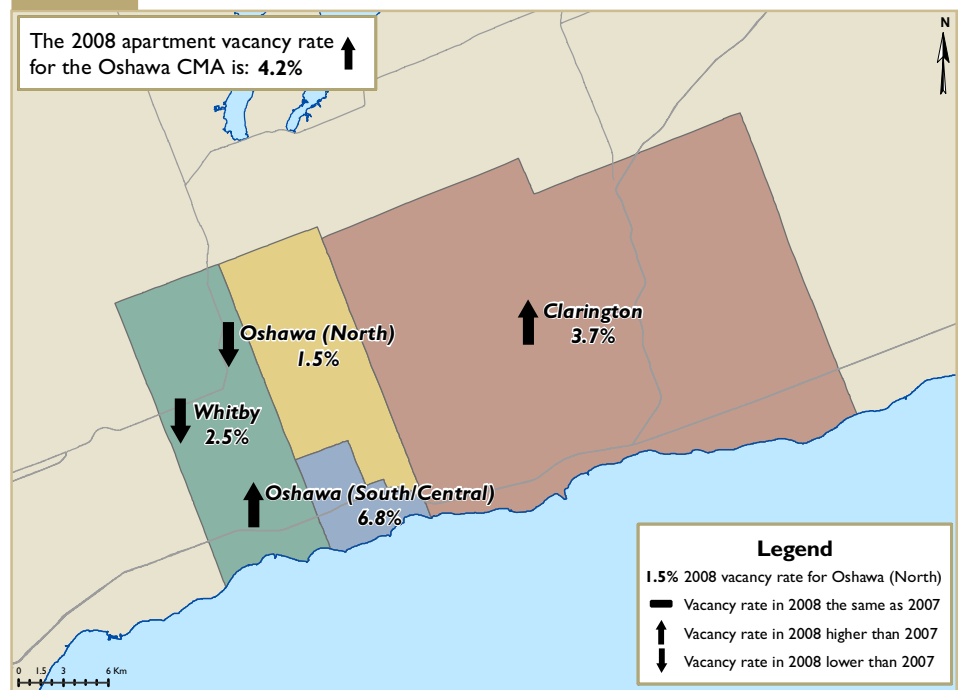
Rental market conditions in the Greater Toronto area (GTA) tightened in 2008. The average vacancy rate for purpose-built rental apartments declined to 2.1 per cent – the lowest level in seven years (see Figure 3). A number of factors contributed to the lower rental vacancy rate, including more moderate home ownership demand, steady in-migration, changing demographic trends and a dip in full-time jobs for young people.

Ownership Demand Moderated

A moderation in first-time buying activity in the GTA was one of the key factors underlying the decline in vacancy rates over the past year. CMHC's Renovation and Home Purchase Survey found that the percentage of intended home purchases accounted for by first-time buyers declined to 40 per cent for 2008 compared to 47 per cent in 2007.

Local economic conditions became less certain in 2008, impacting the decisions of would-be first-time buyers. Potential first-time buyers are arguably more sensitive to changing ownership market conditions due to lower down payments and incomes, on average, and a lack of accumulated home equity. As a result, the outflow of rental households into home ownership slowed. In addition, some potential first-time buyers have also put their decision on hold due to the elevated cost of home ownership. Between 1997

Figure 2



and 2007, the GTA housing market experienced annual existing home price growth above that of consumer prices and average incomes. Over the last two years, the cost of

home ownership became less manageable for first-time buyers who generally have incomes below the average. Even the relatively less-expensive condominium apartment

Figure 3

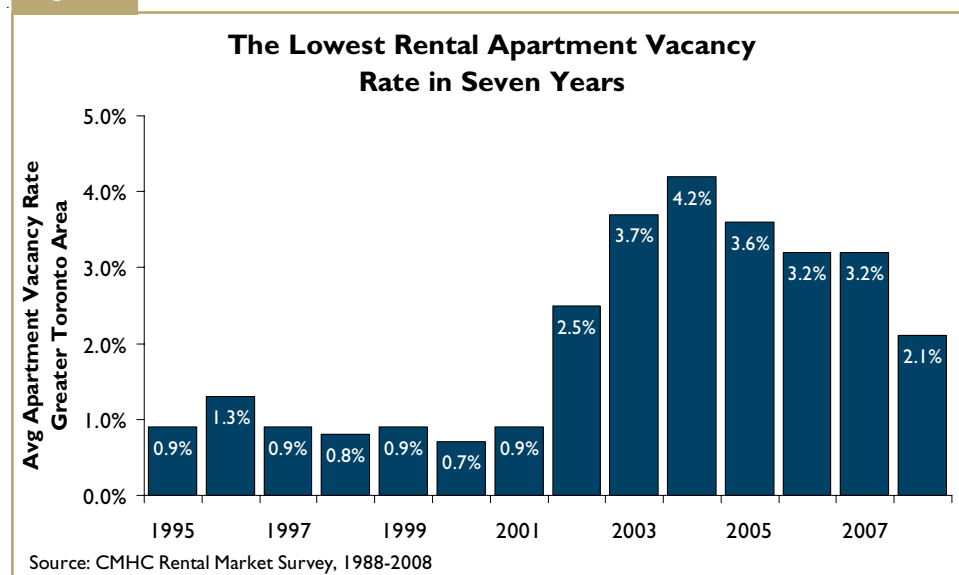
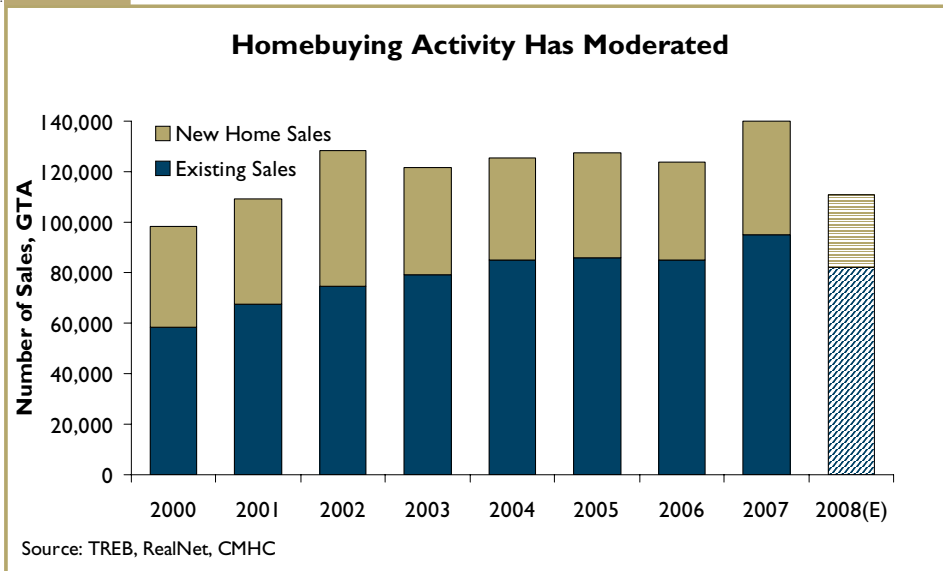


Figure 4



market segment, which has served as an entry point into home ownership for many first-time buyers, has become less accessible in some parts of the region.

At the same time as the cost of home ownership was increasing, the cost of renting increased below the rate of growth for inflation and incomes. The gap between the average monthly mortgage payment and the average rent for the apartments in the GTA has widened, further prompting some renter households to put their home buying decision on hold.

Rental demand for two and three bedroom unit types strengthened the most. The rental universe of two or more bedroom apartments actually increased this year; nevertheless the increase in demand outpaced the increase in supply. The gap between the average principal and interest payment for a condominium apartment and the average rent for an apartment likely widened more for larger unit sizes.

Weaker Full-Time Employment

One of the essential factors influencing renter-households' decision to move into home ownership is a secure and well-paying job. While GTA labour market conditions remained tight, with job growth at two per cent in 2008, employment prospects for younger people weakened. Youth employment growth declined over the past year, with year-over-year gains only experienced in part-time jobs. Typically, individuals moving into ownership would require full-time employment to save for a down payment or to be approved for a mortgage. More renter households employed in part-time positions had to hold off on home purchases. Demand for rental housing strengthened as a result.

Condominium Apartment Development

Pre-construction sales of condominium apartments have been very strong since the early new millennium, when vacancy rates began

increasing. In 2007, a record number of pre-construction high-rise sales took place. However, while a pre-construction purchase was the first step towards home ownership for many renter households, many of these condominium apartment units have not actually completed. Condominium apartment completions increased in 2008 (see Figure 6). However, over the same period, the average number of condominium apartments under construction increased from the mid-20,000 range to the mid-30,000 range. There are still many households continuing to rent that will be moving once their new ownership housing completes. As will be discussed further in the forecast section of this report, movement from rental into completed condominium apartments will put a floor on the degree to which vacancy rates will move lower over the next year.

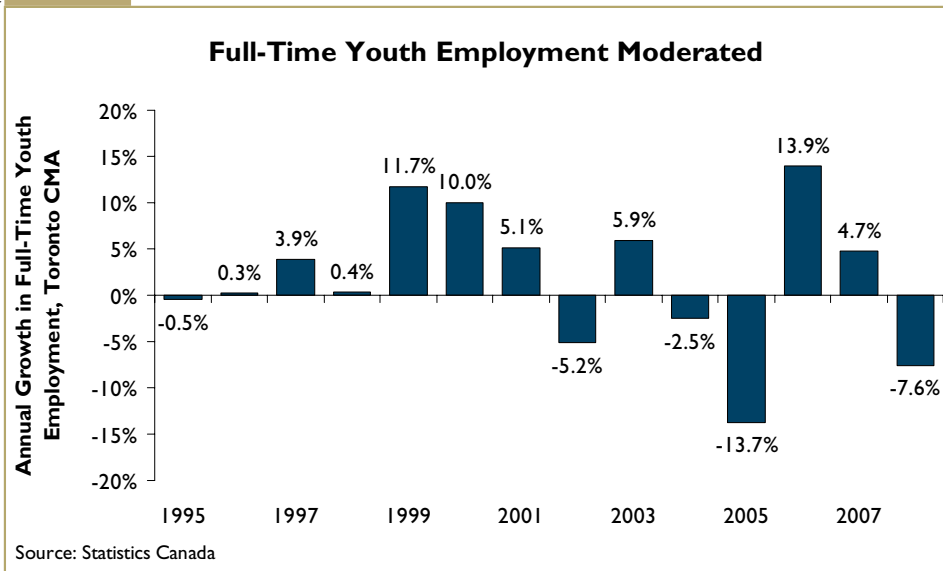
Immigrants Fuel Rental Demand

In 2008, the number of immigrants settling in the Toronto area trended higher, contributing to increased demand for rental housing.

In 2007, the Citizenship and Immigration Canada raised the target for new permanent residents to Canada by more than five per cent, the highest increase in the past 15 years.

Immigration continues to be the driving force behind sustained positive net-migration into the GTA. Immigrants have been attracted to the GTA by the healthy economy, variety of employment opportunities and strong ethnic and cultural networks.

Figure 5



Many immigrants tend to rent when first arriving in the GTA, rather than entering home ownership directly. Once they gain quality employment, establish a credit history and accumulate a sufficient down payment, many recent immigrants will move into home ownership. However, the steady inflow of immigrant households into the GTA serves to fill the gap left by the movement of some newcomers into home ownership.

cultural attractions, educational institutions and employment opportunities. Furthermore, the area includes a variety of transportation alternatives. Renters pay above-average rents for these benefits, but are willing to do so as evidenced by the below-average vacancy rates in the Former City.

While the amenities available in the Former City are a key factor explaining below-average vacancy rates, home prices are another factor influencing rental demand. Average home prices in the former City of Toronto are the highest in the GTA. Average rents are also above the GTA average, but not by the same proportion. This means that the gap in household income required to own versus rent is wider in the Former City than for the GTA as a whole. Many households opting to live in the former City of Toronto have arguably chosen to rent as a result.

Strong rental demand in the Former City pushed the vacancy rate down to 1.5 per cent from 1.8 per cent in 2007.

Other regions of the GTA, such as Durham, actually experienced a softening in rental market conditions with rising vacancy rates. Home ownership is in greater competition with rental in many parts of Durham.

Sub-Market Highlights

Rental Demand Varied by Neighbourhood

Because the Greater Toronto is a very large metropolitan area – the largest in Canada and in the top ten in North America – rental market conditions vary considerably by sub-market (see Figure 7). For example, the former City of Toronto has always been popular choice with renter households since it offers a diversity of amenities, services,

Figure 6

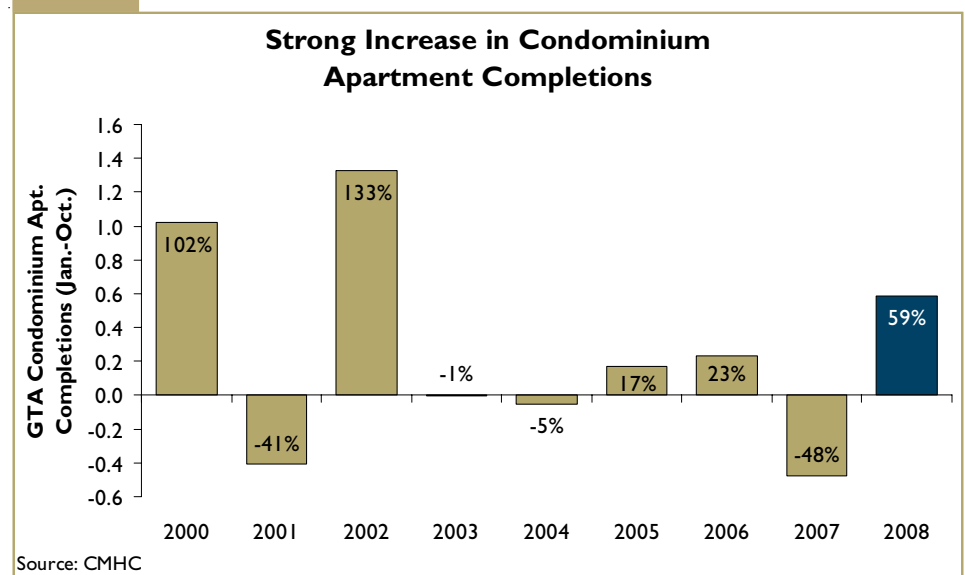
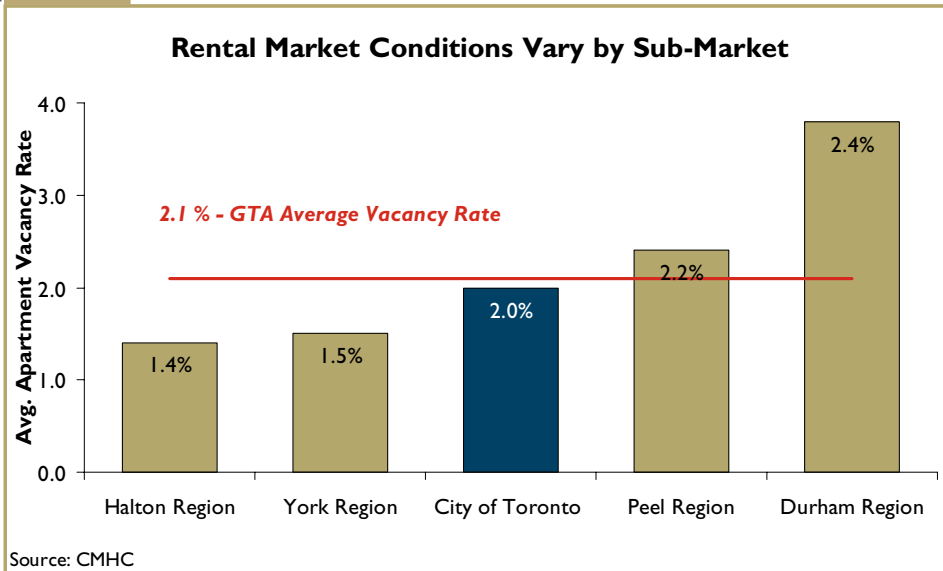


Figure 7



Below average home prices relative to the GTA as a whole and low mortgage rates have kept home ownership affordable in the area and supported an outflow of households from rental.

Vacancy Rate Lowest for Most Expensive Units

Following the trend observed over the past three rental market surveys, the lowest vacancy rates in the GTA are observed for the most expensive apartments – those commanding rents over \$1,000 (see Figure 8). Average rents have been growing modestly since vacancy rates increased strongly early in the new millennium. Those renter households whose incomes grew in excess of average rents have been able to trade up in the rental market, from mid-range apartments to more expensive units with a higher level of finishings and amenities. As will be discussed later in this report, this same trend has also resulted in some renter households switching from purpose-built rental accommodations to comparatively higher end

investor-held condominium apartments available for rent.

Vacancy Rate Increases for Newer Rental Buildings

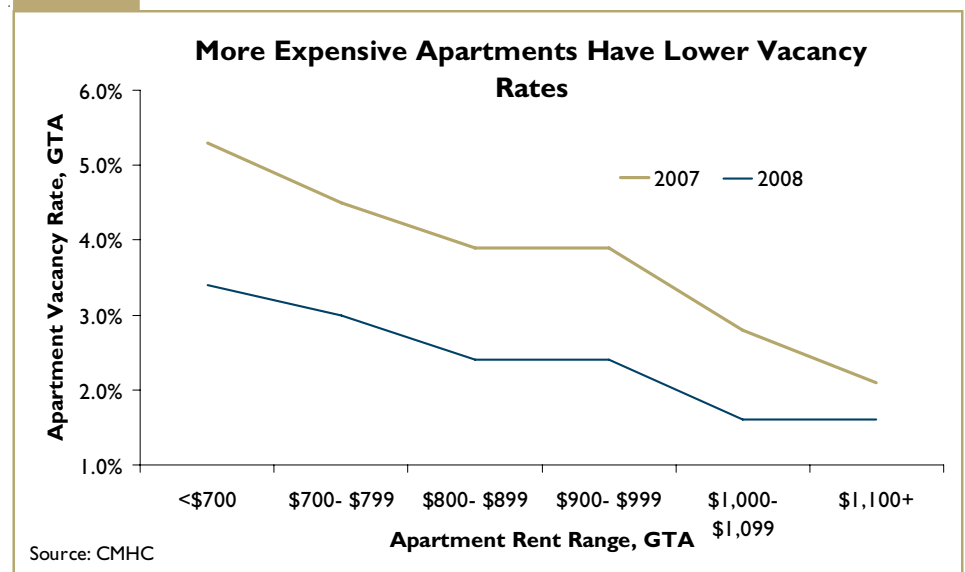
Between July 2007 and June 2008, over 1,400 new rental units completed with over 40 per cent of these completions taking place in the City of Brampton. The result was an increase in the vacancy rate for newer rental apartments. Given that

over 70 per cent of the completions took place in the first and second quarters of 2008, many, if not all of these properties are still “renting up”. It makes sense that these new additions to the rental stock have not yet achieved occupancy levels in line with the GTA rental market as a whole. The higher vacancies experienced by new properties resulted in the increase in the average vacancy rate for those units completed after 1990.

Little Change in Rental Supply

While over 1,400 rental apartments were completed last year, Toronto’s private rental apartment universe remained almost unchanged. Over the same July 2007 to June 2008 period, approximately the same number of units were taken out of the rental universe for reasons such as condominium conversions, demolitions, renovations and sales. With little change in rental supply and stronger demand for rental housing, the number of vacant units shrunk to the lowest level in the past seven years.

Figure 8



Rent Growth In Line With Inflation

CMHC measures annual changes in average rents based on a method that compares rental structures that were common to both the 2007 and 2008 survey years. This eliminates the compositional impact of new structures coming into or being removed from the rental market universe. This approach allows for an analysis of average rent fluctuations resulting from changing market conditions.

In 2008, the average two-bedroom fixed sample rent increased by 1.7 per cent, which was almost in line with the general rate of inflation. Over the same period, the cost of ownership increased at the higher rate. The comparatively lower cost of renting helped tighten demand for the rental accommodations.

Rental Affordability Index

According to CMHC's new rental affordability indicator, affordability in Toronto's rental market remained in line with the last four years, during which time the indicator ranged between 89 and 91. The indicator dipped slightly from 91 to 90. Median rents grew at a moderately higher rate than median renter household income (see Figure 9).

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

creases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

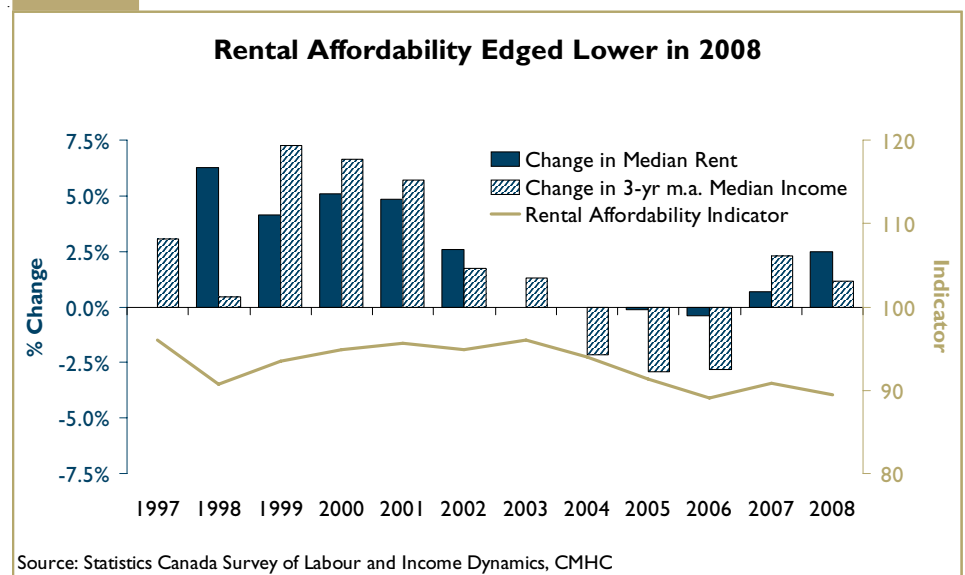
Please refer to the Methodology section at the end of this report for detailed information on the indicator.

Rental Market Outlook for 2009

The overall apartment vacancy rate will level off at 2.0 per cent in 2009. The average two-bedroom rent will increase by 2.0 per cent.

Softening home ownership demand will keep the apartment vacancy rate low compared to what has been experienced for the majority of the new millennium. Rising home prices coupled with more moderate employment growth will continue to keep some would-be home buyers, especially first-time buyers, on the sidelines, deferring entry into home ownership beyond 2009.

Figure 9



The impact of more moderate demand for home ownership, however, will be mitigated by the continuation of strong condominium apartment completions. Many condominium apartments currently under construction were purchased by renter households at the pre-construction stage of development. Over time, condominium apartment starts and completions should follow a similar path. However, since mid-2007, a gap between starts and completions has developed (see Figure 10). As more of these units complete next year, this gap will narrow. Some renter households will vacate their current dwellings to move into home ownership for the first time. Completed condominium apartment developments will also contain investor-held units for rent. Some households living in purpose-built rental apartments will be attracted to the higher level of finishings and amenities offered by brand new condominium developments.

Secondary Rental Market

CMHC also surveys the secondary rental market. The secondary rental market survey for the GTA includes information on condominium apartments offered for rent as well as the following additional rental housing types:

- 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 market remains an important component of the secondary rental market. The total number of apartments, registered under condominium corporations in the GTA, rose by nearly four per cent to 234,303 in 2008. During this period, the number of condominium apartments designated as rental (i.e. units held by investors that are either occupied or vacant), rose by almost six per cent to 44,051 (see Figure 11). Thus, the share of condominium apartments held by investors edged upward slightly to 18.8 per

cent – still well-below the levels experienced in the mid-1990s, when approximately one-third of the registered stock was investor-held.

While the number of condominium apartments available for rent increased over the past year, their popularity increased as well. The GTA vacancy rate fell to 0.4 per cent in 2008 compared to 0.7 per cent in 2007 (see Figure 12). This vacancy rate is significantly lower than that for purpose-built rental apartments. The reason for the relatively tight conditions in the condominium apartment rental market is twofold. First, the rising cost of home ownership has prompted some households to choose renting versus owning, at least in the short term. Second, condominium apartments offer, in many cases, a higher level of finishings and amenities than the average purpose-built rental unit. Many renters have been willing to pay a premium to take advantage of better quality and more modern rental apartments.

Figure 10

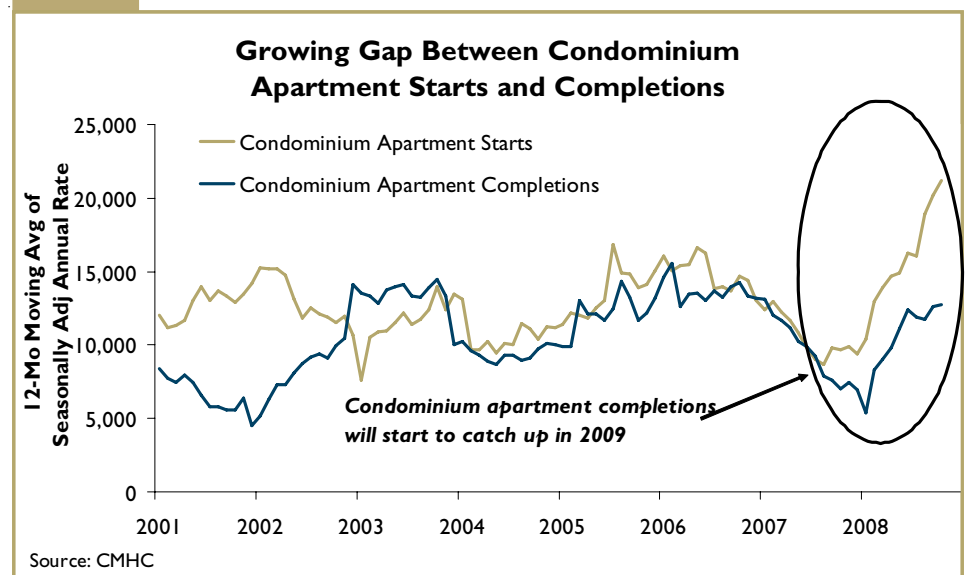
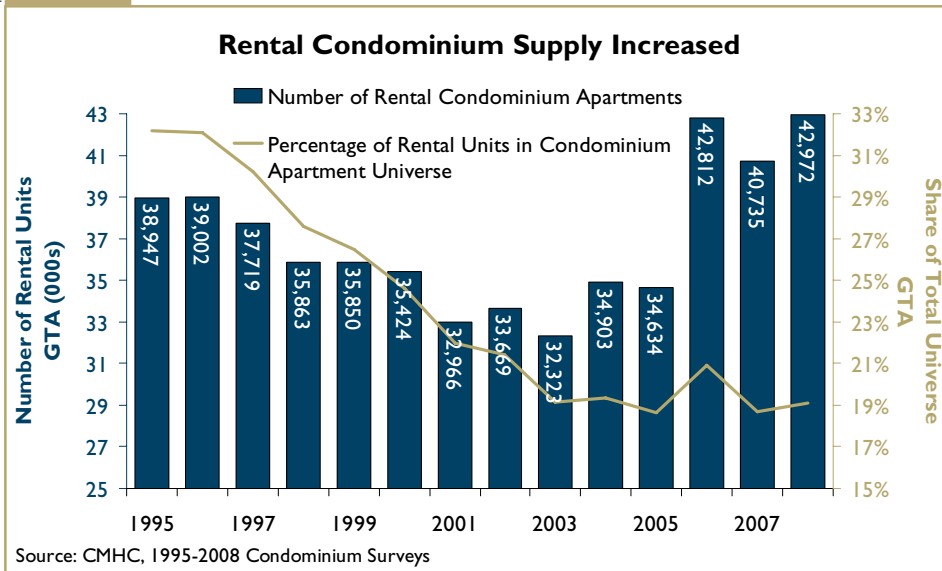


Figure 11



High-Rise Condominiums Most Popular Rental Type

Larger condominium apartment buildings experienced the lowest vacancy rates. The lowest average vacancy rate of 0.1 per cent was recorded for rental buildings with 300+ units, even while the total number of rental units in these buildings increased by 9 per cent. Many larger projects have completed over the past two years. Typically larger developments benefit from a larger array of amenities that could prove attractive to renters, including larger workout/gym facilities, cinemas and well-outfitted party rooms.

Higher Rents Have Not Deterred Renters

The higher rents charged for rental condominium apartments have not kept renters away from this housing type. The average condominium apartment vacancy rate is 0.4 per cent compared to 2.1 per cent for purpose-built rental units. The average two-bedroom rent for a condominium apartment in the GTA is \$1,615 compared to \$1,078 for

the same unit type in a purpose-built rental. Superior quality and value-for-money often associated with modern condominium apartments trumps lower rents offered in the primary rental market.

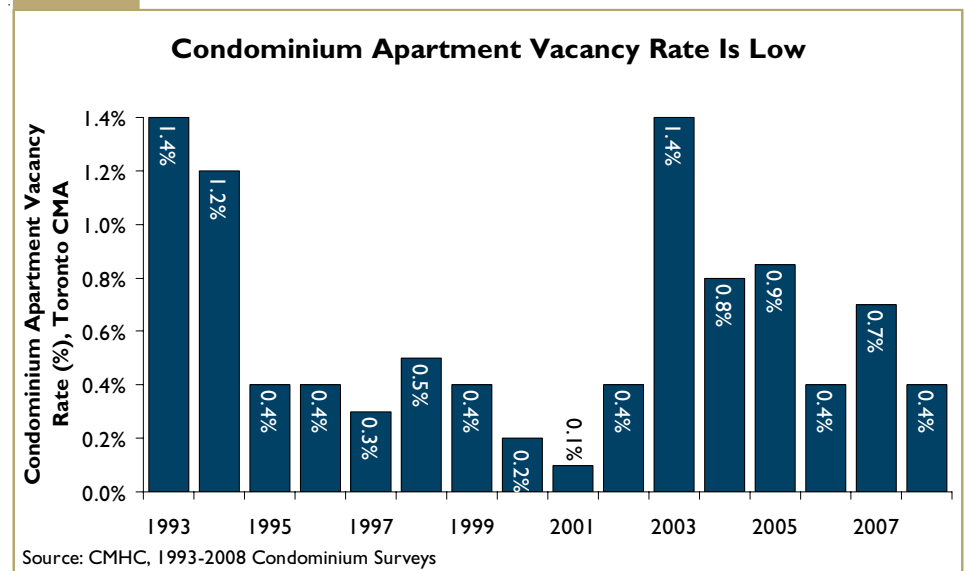
Other Secondary Rental Housing Types

The secondary rental market consisting of rental single-detached and

semi-detached homes, town houses, duplexes and accessory suites represent a large component of the general rental market in the GTA. The total number of rental units in the secondary rental market was estimated at 153,053 (or approximately a third of the total stock available for rent) in 2008.

The average rents for other secondary rental housing types falls more in line with average rents charged for purpose-built rental apartments and thus lower than average rents realized for condominium apartments. The average purpose-built two-bedroom apartment is \$1,082 compared to \$1,083 for all secondary rental market types other than condominium apartments. Similar to the purpose-built rental market, unit size, quality of finishing and location are the likely reasons for the difference in average rents between condominium apartments and other secondary rental types.

Figure 12



National Vacancy Rate Decreased in October 2008

The average rental apartment vacancy rate in Canada's 34 major centres¹ decreased to 2.2 per cent in October 2008 from 2.6 per cent in October 2007. The centres with the highest vacancy rates in 2008 were Windsor (14.6 per cent), St. Catharines-Niagara (4.3 per cent), and Oshawa (4.2 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Kelowna (0.3 per cent), Victoria (0.5 per cent), Vancouver (0.5 per cent), and Regina (0.5 per cent).

Demand for rental housing in Canada increased due to high migration levels, youth employment growth, and the large gap between the cost of homeownership and renting. Rental construction and competition from the condominium market were not enough to offset growing rental demand.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary (\$1,148), Vancouver (\$1,123), Toronto (\$1,095), and Edmonton (\$1,034), followed by Ottawa (\$995), Kelowna (\$967), and Victoria (\$965). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$505), Saguenay (\$518), and Sherbrooke (\$543).

Year-over-year comparison of rents in new and existing structures 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 most tenants.

The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Saskatoon (20.3 per cent), Regina (13.5 per cent), Edmonton (9.2 per cent), and Kelowna (8.4 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 2.9 per cent between October 2007 and October 2008.

CMHC's October 2008 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2008, vacancy rates for rental condominium apartments were below one per cent in four of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Regina, Toronto, Ottawa, and Vancouver. However, Calgary and Edmonton registered the highest vacancy rates for condominium apartments at 4.0 per cent and 3.4 per cent in 2008, respectively.

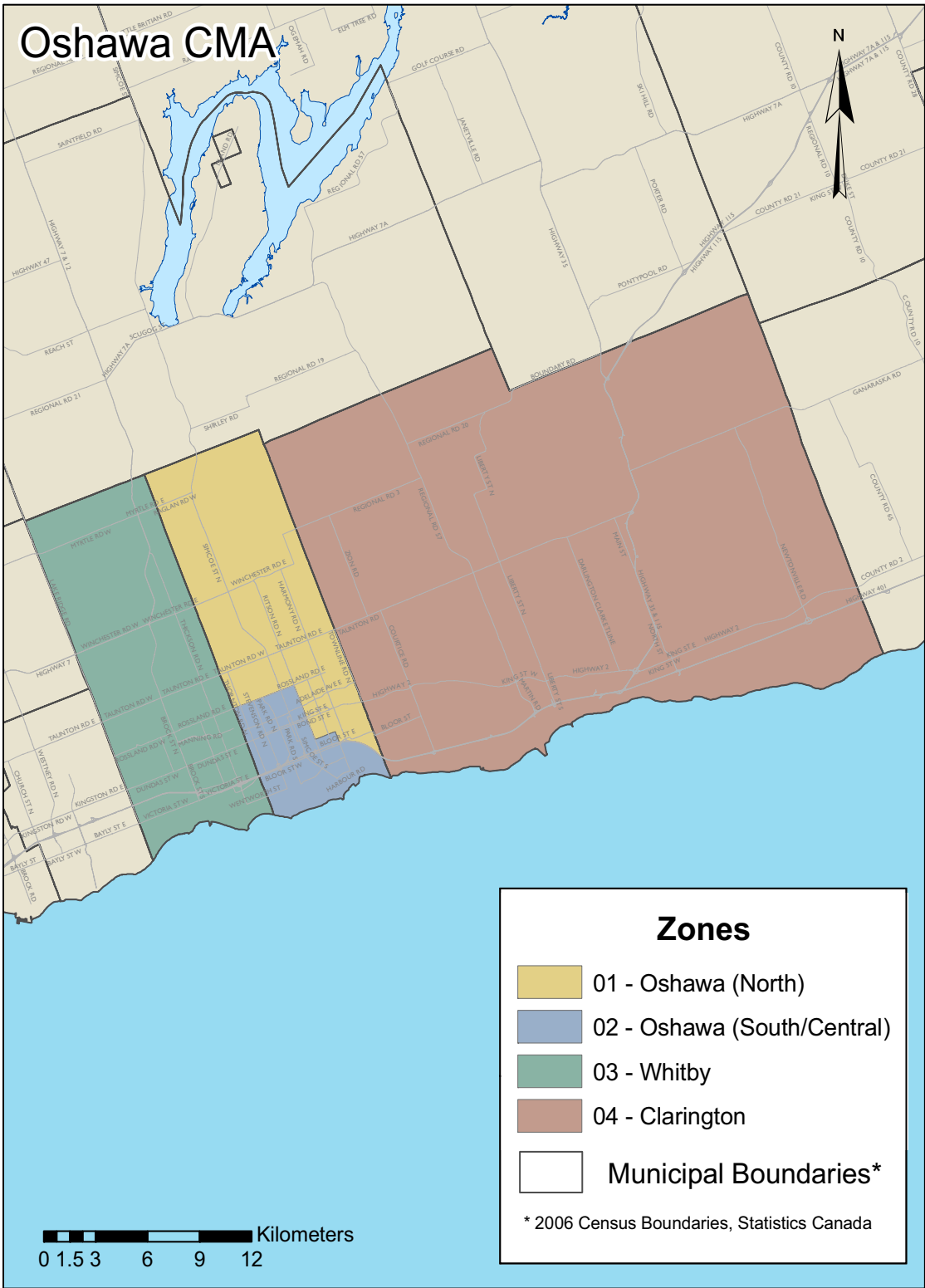
The survey showed that vacancy rates for rental condominium apartments in 2008 were lower than vacancy rates in the conventional rental market in Ottawa, Regina, Saskatoon, and Toronto. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,625), Vancouver (\$1,507), and Calgary (\$1,293). 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 2008.

Apartment Vacancy Rates (%) by Major Centres

	Oct-07	Oct-08
Abbotsford	2.1	2.6
Barrie	3.2	3.5
Brantford	2.9	2.4
Calgary	1.5	2.1
Edmonton	1.5	2.4
Gatineau	2.9	1.9
Greater Sudbury	0.6	0.7
Guelph	1.9	2.3
Halifax	3.1	3.4
Hamilton	3.5	3.2
Kelowna	0.0	0.3
Kingston	3.2	1.3
Kitchener	2.7	1.8
London	3.6	3.9
Moncton	4.3	2.4
Montréal	2.9	2.4
Oshawa	3.7	4.2
Ottawa	2.3	1.4
Peterborough	2.8	2.4
Québec	1.2	0.6
Regina	1.7	0.5
Saguenay	2.8	1.6
Saint John	5.2	3.1
Saskatoon	0.6	1.9
Sherbrooke	2.4	2.8
St. Catharines-Niagara	4.0	4.3
St. John's	2.6	0.8
Thunder Bay	3.8	2.2
Toronto	3.2	2.0
Trois-Rivières	1.5	1.7
Vancouver	0.7	0.5
Victoria	0.5	0.5
Windsor	12.8	14.6
Winnipeg	1.5	1.0
Total	2.6	2.2

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.



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

DESCRIPTION DES ZONES DE L'ELL – RMR D'OSHAWA	
Zone 1	Oshawa (Nord) comprend les secteurs de recensement n ^{os} 7, 8, 9, 13, 14, 15 et 16.
Zone 2	Oshawa (Centre-Sud) comprend les secteurs de recensement n ^{os} 1, 2, 3, 4, 5, 6, 10, 11 et 12.
Zones 1-2	Ville d'Oshawa
Zone 3	Whitby comprend uniquement la municipalité de Whitby (secteurs de recensement n ^{os} 100, 101, 102, 103, 104 et 105).
Zone 4	Clarington comprend uniquement la municipalité de Clarington (secteurs de recensement n ^{os} 200, 201, 202, 203, 204, 205 et 206).
Zones 1-4	RMR d'Oshawa

CONDOMINIUM SUB AREA DESCRIPTIONS - TORONTO CMA	
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, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria 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, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1-Toronto (Central)	1.4 a	1.2 a	1.0 a	1.0 a	1.4 a	1.0 a	4.7 d	3.7 d	1.3 a	1.1 a
Zone 2-Toronto (East)	5.0 c	2.6 b	2.9 a	2.2 b	1.2 a	2.6 c	**	0.8 d	2.8 a	2.3 b
Zone 3-Toronto (North)	1.6 a	1.5 a	1.5 a	1.4 a	1.0 a	1.4 a	2.0 c	1.6 c	1.4 a	1.4 a
Zone 4-Toronto (West)	2.0 c	2.1 c	3.2 c	1.6 b	2.0 c	1.6 c	**	**	2.7 b	1.7 b
Toronto-Former City (Zones 1-4)	1.9 a	1.6 a	1.9 a	1.4 a	1.4 a	1.4 a	2.9 c	1.9 c	1.8 a	1.5 a
Zone 5-Etobicoke (South)	2.4 b	3.4 d	4.2 b	3.3 c	2.8 b	2.4 b	**	2.1 c	3.4 b	2.9 a
Zone 6-Etobicoke (Central)	1.8 c	3.5 c	1.9 a	2.4 a	3.1 c	1.6 a	2.6 b	3.2 b	2.6 a	2.1 a
Zone 7-Etobicoke (North)	6.9 c	3.5 d	2.9 a	1.7 a	14.5 a	2.4 a	16.0 a	1.9 a	13.0 a	2.2 a
Etobicoke (Zones 5-7)	2.4 b	3.5 c	3.0 a	2.7 a	5.2 b	2.0 a	7.2 a	2.7 b	4.6 a	2.4 a
Zone 8-York	4.1 c	2.0 c	5.0 b	3.3 b	3.0 b	2.6 b	1.5 a	0.5 b	4.0 b	2.8 a
Zone 9-East York	2.9 c	2.7 b	4.4 b	2.3 a	3.5 b	1.3 a	3.9 d	1.9 a	4.0 b	2.0 a
Zone 10-Scarborough (Central)	4.7 c	2.5 b	4.5 a	2.6 a	3.9 b	2.9 a	3.7 b	1.7 a	4.2 a	2.7 a
Zone 11-Scarborough (North)	1.2 a	0.0 c	3.0 a	1.4 a	3.6 a	1.9 a	3.0 a	1.8 a	3.3 a	1.7 a
Zone 12-Scarborough (East)	5.6 d	5.1 d	3.5 b	1.8 a	3.8 b	2.5 a	2.6 b	1.7 a	3.5 b	2.2 a
Scarborough (Zones 10-12)	4.3 c	2.7 b	3.9 a	2.2 a	3.8 a	2.5 a	3.0 a	1.7 a	3.7 a	2.3 a
Zone 13-North York (Southeast)	1.4 d	2.5 c	4.3 a	2.9 a	2.5 a	1.9 a	2.6 a	1.6 b	3.2 a	2.2 a
Zone 14-North York (Northeast)	0.5 a	1.5 a	2.3 b	0.6 a	2.3 a	1.0 a	1.2 a	1.0 a	2.1 a	0.9 a
Zone 15-North York (Southwest)	4.6 d	3.3 d	4.5 b	3.3 b	4.1 b	2.7 b	2.9 c	1.1 a	4.2 b	2.8 a
Zone 16-North York (N. Central)	3.9 c	3.0 d	2.9 b	1.2 a	1.5 a	0.9 a	1.7 b	1.9 b	2.1 a	1.2 a
Zone 17-North York (Northwest)	**	10.3 c	6.9 b	3.0 a	7.3 b	3.2 a	10.8 c	3.8 b	8.2 a	3.5 a
North York (Zones 13-17)	**	5.4 c	4.3 a	2.3 a	3.7 a	2.0 a	4.8 c	2.1 a	4.2 a	2.2 a
Toronto (Zones 1-17)	2.8 a	2.1 a	3.2 a	2.0 a	3.4 a	1.9 a	4.6 b	2.0 a	3.4 a	2.0 a
Zone 18-Mississauga (South)	2.5 c	2.9 c	2.5 a	3.2 b	2.6 a	1.9 a	2.5 b	3.0 b	2.6 a	2.6 a
Zone 19-Mississauga (Northwest)	0.0 d	0.0 d	1.7 a	0.9 a	0.8 a	0.7 a	1.4 a	1.2 a	1.2 a	0.8 a
Zone 20-Mississauga (Northeast)	**	3.5 d	3.3 c	1.7 a	3.4 b	2.2 a	3.2 c	2.4 a	3.3 b	2.1 a
Mississauga City (Zones 18-20)	2.6 c	3.0 c	2.7 a	2.4 a	2.7 a	1.9 a	2.6 a	2.5 a	2.7 a	2.2 a
Zone 21-Brampton (West)	2.0 c	5.1 d	2.4 a	4.8 c	2.1 a	2.6 a	3.3 c	9.4 a	2.3 a	4.0 b
Zone 22-Brampton (East)	**	0.0 a	0.8 a	3.8 a	1.5 a	1.5 a	2.2 c	1.0 a	1.4 a	2.0 a
Brampton City (Zones 21-22)	1.2 d	3.0 d	1.8 a	4.4 b	1.9 a	2.1 a	2.6 c	3.9 a	1.9 a	3.1 a
Zone 23-Oakville	1.4 a	5.9 d	1.3 a	1.0 a	2.6 a	1.0 a	2.6 a	0.0 c	2.1 a	1.1 a
Zone 24-Caledon	**	**	0.0 a	**	0.0 a	**	**	**	0.0 a	**
Zone 25-R. Hill, Vaughan, King	2.3 a	1.1 a	1.0 a	1.5 a	1.7 b	1.0 a	1.4 d	1.2 d	1.5 a	1.2 a
Zone 26-Aurora, Newmkt, Whit-St.	4.1 d	**	0.6 a	2.4 b	1.5 a	2.2 b	**	0.0 d	1.3 a	2.2 b
Zone 27-Markham	**	**	0.5 a	1.3 a	0.1 a	1.0 a	0.0 d	1.3 d	0.3 a	1.1 a
York Region (Zones 25-27)	2.9 b	1.4 a	0.7 a	1.7 a	1.1 a	1.4 a	1.5 a	1.0 d	1.0 a	1.5 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	3.4 d	1.9 c	2.2 b	1.8 b	0.4 a	1.1 a	1.7 b	1.6 a
Zone 29-Milton, Halton Hills	**	13.5 d	1.4 a	3.7 c	1.3 a	1.5 a	0.0 d	0.0 c	1.6 a	2.5 a
Zone 30-Orangeville	**	0.0 c	4.4 b	4.7 c	2.0 a	1.4 a	**	**	3.7 b	2.7 b
Zone 31-Bradford, W. Gwillimbury	5.0 b	**	3.0 a	1.5 b	3.4 b	3.7 c	3.4 a	0.0 d	3.3 b	2.5 a
Remaining CMA (Zones 18-31)	3.0 c	3.3 c	2.2 a	2.7 a	2.3 a	1.8 a	2.2 a	2.3 a	2.3 a	2.2 a

continued

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

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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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Durham Region	1.8 c	3.5 d	4.4 b	4.0 b	3.4 b	3.7 a	1.8 b	3.8 d	3.4 a	3.8 a
York Region	2.9 b	1.4 a	0.7 a	1.7 a	1.1 a	1.4 a	1.5 a	1.0 d	1.0 a	1.5 a
Peel Region	2.2 c	3.0 b	2.5 a	2.9 a	2.5 a	1.9 a	2.6 a	2.9 a	2.5 a	2.4 a
Halton Region	2.1 c	3.8 d	1.5 a	1.3 a	2.1 a	1.4 a	1.5 b	1.0 d	1.8 a	1.4 a
Toronto GTA	2.7 a	2.1 a	3.1 a	2.1 a	3.1 a	2.0 a	4.0 b	2.2 a	3.2 a	2.1 a
Toronto CMA	2.8 a	2.1 a	3.1 a	2.1 a	3.2 a	1.9 a	4.1 b	2.1 a	3.2 a	2.0 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Oshawa (North)	0.0 b	4.9 d	3.5 d	2.7 a	1.9 c	1.0 a	0.5 b	0.5 b	2.2 b	1.5 a
Zone 2 - Oshawa (S./Central)	3.4 d	4.5 d	5.9 c	6.7 b	4.6 b	6.1 b	2.4 c	**	4.8 b	6.8 b
Oshawa City (Zones 1-2)	2.4 c	4.6 c	4.9 c	5.1 b	3.5 b	4.0 b	1.6 c	**	3.7 b	4.7 b
Zone 3 - Whitby	0.0 c	0.0 d	2.9 a	1.5 a	4.2 b	4.0 a	6.2 c	0.0 c	3.8 b	2.5 a
Zone 4 - Clarington	**	**	5.2 c	2.7 b	2.5 a	4.5 a	**	**	3.3 b	3.7 b
Oshawa CMA	1.8 c	3.6 d	4.4 b	4.1 b	3.6 b	4.0 a	2.8 b	5.7 c	3.7 a	4.2 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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1-Toronto (Central)	838 a	855 a	1,052 a	1,096 a	1,444 b	1,560 b	**	2,598 d	1,133 a	1,180 a
Zone 2-Toronto (East)	695 a	682 a	881 a	898 a	1,092 a	1,104 a	1,359 c	1,235 b	922 a	920 a
Zone 3-Toronto (North)	808 a	817 a	1,012 a	1,060 a	1,324 a	1,416 a	2,004 c	2,097 b	1,093 a	1,164 a
Zone 4-Toronto (West)	654 a	689 a	872 a	917 a	1,098 a	1,150 a	1,508 c	1,525 d	895 a	955 a
Toronto-Former City (Zones 1-4)	768 a	790 a	977 a	1,024 a	1,286 a	1,370 a	1,972 d	1,989 b	1,041 a	1,099 a
Zone 5-Etobicoke (South)	659 a	668 a	796 a	785 a	948 a	940 a	1,207 b	1,139 b	856 a	858 a
Zone 6-Etobicoke (Central)	774 a	828 b	917 a	923 a	1,077 a	1,085 a	1,280 a	1,264 a	1,057 a	1,062 a
Zone 7-Etobicoke (North)	632 a	644 a	800 a	820 a	934 a	951 a	1,018 a	1,029 a	937 a	946 a
Etobicoke (Zones 5-7)	678 a	694 a	851 a	851 a	1,008 a	1,014 a	1,183 a	1,174 a	966 a	972 a
Zone 8-York	639 a	654 a	832 a	863 a	1,031 a	1,065 b	1,465 c	**	912 a	945 b
Zone 9-East York	675 a	696 a	823 a	856 a	1,020 a	1,071 a	1,221 a	1,382 a	907 a	952 a
Zone 10-Scarborough (Central)	740 a	701 a	810 a	822 a	943 a	947 a	1,073 a	1,084 a	887 a	893 a
Zone 11-Scarborough (North)	785 a	799 a	916 a	897 a	1,045 a	1,032 a	1,214 a	1,188 a	1,012 a	999 a
Zone 12-Scarborough (East)	715 a	699 a	813 a	811 a	915 a	908 a	1,027 a	1,038 a	902 a	899 a
Scarborough (Zones 10-12)	743 a	717 a	831 a	832 a	955 a	949 a	1,069 a	1,077 a	918 a	915 a
Zone 13-North York (Southeast)	684 a	720 a	887 a	881 a	1,043 a	1,037 a	1,279 a	1,269 a	1,012 a	998 a
Zone 14-North York (Northeast)	720 b	1,016 a	964 a	983 a	1,183 a	1,179 a	1,433 b	1,335 a	1,154 a	1,140 a
Zone 15-North York (Southwest)	656 a	664 a	853 a	854 a	1,015 a	1,018 a	1,303 b	1,177 a	956 a	959 a
Zone 16-North York (N. Central)	744 b	682 b	931 a	932 a	1,090 a	1,111 a	1,250 a	1,279 a	1,051 a	1,059 a
Zone 17-North York (Northwest)	648 a	661 a	795 a	803 a	915 a	939 a	1,061 a	1,117 a	889 a	904 a
North York (Zones 13-17)	667 a	730 a	878 a	883 a	1,037 a	1,047 a	1,232 a	1,236 a	1,000 a	1,004 a
Toronto (Zones 1-17)	742 a	767 a	902 a	929 a	1,072 a	1,104 a	1,275 a	1,311 a	985 a	1,014 a
Zone 18-Mississauga (South)	723 a	725 a	863 a	885 a	1,000 a	1,025 a	1,107 a	1,103 a	944 a	967 a
Zone 19-Mississauga (Northwest)	695 a	697 c	978 a	1,004 a	1,075 a	1,149 a	1,167 a	1,269 a	1,053 a	1,110 a
Zone 20-Mississauga (Northeast)	713 a	707 a	904 a	950 a	1,023 a	1,083 a	1,208 a	1,234 a	994 a	1,044 a
Mississauga City (Zones 18-20)	716 a	715 a	890 a	925 a	1,020 a	1,067 a	1,162 a	1,191 a	979 a	1,018 a
Zone 21-Brampton (West)	669 a	647 a	859 a	890 a	989 a	1,014 a	1,034 a	1,094 a	931 a	961 a
Zone 22-Brampton (East)	761 b	791 a	959 a	1,002 a	1,068 a	1,104 a	1,188 a	1,245 a	1,046 a	1,092 a
Brampton City (Zones 21-22)	703 a	704 a	895 a	931 a	1,024 a	1,055 a	1,131 a	1,194 a	980 a	1,020 a
Zone 23-Oakville	755 a	761 a	951 a	953 a	1,103 a	1,127 a	1,280 a	1,305 b	1,057 a	1,078 a
Zone 24-Caledon	**	**	**	**	829 a	**	**	**	845 a	**
Zone 25-R. Hill, Vaughan, King	792 a	807 a	909 a	929 a	1,094 a	1,134 a	1,368 a	1,359 a	1,020 a	1,058 a
Zone 26-Aurora, Newmkt, Whit-St.	610 a	627 a	831 a	852 a	980 a	974 a	1,086 a	1,126 a	916 a	922 a
Zone 27-Markham	**	**	909 a	944 a	1,049 a	1,103 a	1,177 a	1,179 a	998 a	1,054 a
York Region (Zones 25-27)	713 a	750 a	882 a	902 a	1,039 a	1,068 a	1,198 a	1,242 a	976 a	1,008 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	786 b	805 a	922 a	980 a	1,116 a	1,141 a	982 a	1,015 a
Zone 29-Milton, Halton Hills	630 a	630 a	845 a	853 a	983 a	980 a	1,190 a	1,213 a	932 a	931 a
Zone 30-Orangeville	678 b	675 a	787 a	787 a	902 a	908 a	1,011 a	1,024 a	850 a	843 a
Zone 31-Bradford, W. Gwillimbury	722 b	696 a	787 a	794 a	906 a	936 a	1,046 a	1,103 a	873 a	885 a
Remaining CMA (Zones 18-31)	713 a	716 a	889 a	917 a	1,023 a	1,061 a	1,159 a	1,194 a	981 a	1,014 a

continued

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Durham Region	614	a 642	770	a 785	882	a 896	1,044	a 1,057	862	a 875
York Region	713	a 750	882	a 902	1,039	a 1,068	1,198	a 1,242	976	a 1,008
Peel Region	712	a 712	891	a 926	1,021	a 1,063	1,154	a 1,192	979	a 1,018
Halton Region	720	a 772	898	a 903	1,032	a 1,027	1,223	a 1,188	998	a 992
Toronto GTA	738	a 763	897	a 923	1,051	a 1,082	1,243	a 1,275	980	a 1,008
Toronto CMA	740	a 764	900	a 927	1,061	a 1,095	1,252	a 1,288	984	a 1,014

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Oshawa (North)	641	a 650	814	a 826	912	a 914	1,041	a 1,050	889	a 894
Zone 2 - Oshawa (S./Central)	585	a 621	708	a 737	834	a 849	938	a 953	796	a 811
Oshawa City (Zones 1-2)	601	a 628	754	a 773	867	a 877	987	a 997	836	a 846
Zone 3 - Whitby	659	b 696	818	a 829	923	a 940	1,011	a 1,026	883	a 905
Zone 4 - Clarington	**	642	709	a 756	850	a 884	**	**	809	a 845
Oshawa CMA	614	a 641	770	a 785	877	a 889	993	a 1,008	845	a 859

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 2008 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)	80 a	6,471	149 a	15,430	66 a	6,940	26 d	705	321 a	29,547
Zone 2-Toronto (East)	34 b	1,334	74 b	3,409	49 c	1,854	1 d	186	159 b	6,784
Zone 3-Toronto (North)	70 a	4,790	207 a	14,650	126 a	8,923	18 c	1,139	421 a	29,502
Zone 4-Toronto (West)	91 c	4,401	185 b	11,218	90 c	5,734	**	695	373 b	22,048
Toronto-Former City (Zones 1-4)	276 a	16,996	615 a	44,707	331 a	23,451	52 c	2,726	1,274 a	87,881
Zone 5-Etobicoke (South)	27 d	795	147 c	4,489	115 b	4,752	6 c	299	295 a	10,335
Zone 6-Etobicoke (Central)	8 c	217	112 a	4,719	132 a	8,095	79 b	2,495	330 a	15,526
Zone 7-Etobicoke (North)	1 d	28	16 a	931	70 a	2,910	27 a	1,369	113 a	5,239
Etobicoke (Zones 5-7)	36 c	1,041	275 a	10,139	316 a	15,758	112 b	4,163	739 a	31,100
Zone 8-York	28 c	1,410	266 b	8,015	157 b	6,149	4 b	767	455 a	16,341
Zone 9-East York	27 b	1,015	229 a	9,869	87 a	6,634	22 a	1,121	365 a	18,639
Zone 10-Scarborough (Central)	8 b	340	172 a	6,511	197 a	6,719	17 a	1,021	395 a	14,590
Zone 11-Scarborough (North)	0 c	88	33 a	2,303	73 a	3,832	12 a	675	118 a	6,899
Zone 12-Scarborough (East)	6 d	126	65 a	3,648	175 a	7,009	33 a	1,975	280 a	12,758
Scarborough (Zones 10-12)	15 b	554	271 a	12,462	445 a	17,560	63 a	3,671	793 a	34,247
Zone 13-North York (Southeast)	7 c	299	184 a	6,284	157 a	8,453	29 b	1,812	377 a	16,847
Zone 14-North York (Northeast)	4 a	245	21 a	3,561	53 a	5,479	20 a	2,073	98 a	11,358
Zone 15-North York (Southwest)	10 d	303	116 b	3,497	111 b	4,043	11 a	1,052	248 a	8,895
Zone 16-North York (N. Central)	5 d	154	54 a	4,489	55 a	5,962	35 b	1,833	148 a	12,438
Zone 17-North York (Northwest)	60 c	586	177 a	5,852	263 a	8,188	96 b	2,505	596 a	17,132
North York (Zones 13-17)	86 c	1,586	552 a	23,683	639 a	32,125	191 a	9,275	1,468 a	66,670
Toronto (Zones 1-17)	468 a	22,603	2,208 a	108,875	1,975 a	101,677	443 a	21,722	5,094 a	254,877
Zone 18-Mississauga (South)	7 c	232	159 b	4,931	117 a	6,051	37 b	1,218	320 a	12,432
Zone 19-Mississauga (Northwest)	0 d	37	9 a	1,100	13 a	1,674	5 a	418	27 a	3,229
Zone 20-Mississauga (Northeast)	8 d	236	70 a	3,996	130 a	5,939	30 a	1,261	238 a	11,432
Mississauga City (Zones 18-20)	15 c	505	238 a	10,027	260 a	13,664	72 a	2,897	585 a	27,093
Zone 21-Brampton (West)	6 d	116	105 c	2,210	72 a	2,825	38 a	399	221 b	5,550
Zone 22-Brampton (East)	0 a	77	50 a	1,313	35 a	2,414	7 a	754	93 a	4,558
Brampton City (Zones 21-22)	6 d	193	156 b	3,523	107 a	5,240	45 a	1,153	314 a	10,108
Zone 23-Oakville	9 d	153	14 a	1,401	24 a	2,462	0 c	387	47 a	4,402
Zone 24-Caledon	**	**	**	**	**	34	**	**	**	58
Zone 25-R. Hill, Vaughan, King	1 a	110	9 a	639	9 a	935	1 d	98	21 a	1,782
Zone 26-Aurora, Newmkt, Whit-St.	**	47	17 b	711	22 b	1,025	0 d	58	40 b	1,841
Zone 27-Markham	**	**	8 a	605	9 a	883	1 d	96	18 a	1,594
York Region (Zones 25-27)	2 a	167	34 a	1,956	40 a	2,843	2 d	252	79 a	5,217
Zone 28-Pickering/Ajax/Uxbridge	**	**	3 c	163	21 b	1,164	6 a	570	30 a	1,904
Zone 29-Milton, Halton Hills	6 d	42	19 c	509	12 a	845	0 c	67	37 a	1,463
Zone 30-Orangeville	0 c	52	16 c	352	5 a	330	**	49	21 b	783
Zone 31-Bradford, W. Gwillimbury	**	20	4 b	285	14 c	376	0 d	53	18 a	734
Remaining CMA (Zones 18-31)	38 c	1,139	484 a	18,231	484 a	26,957	126 a	5,436	1,132 a	51,763

continued

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1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 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
Durham Region	12 d	358	149 b	3,696	287 a	7,850	60 d	1,560	508 a	13,463
York Region	2 a	167	34 a	1,956	40 a	2,843	2 d	252	79 a	5,217
Peel Region	21 b	699	394 a	13,565	367 a	18,938	117 a	4,058	899 a	37,260
Halton Region	17 d	454	57 a	4,333	114 a	7,922	11 d	1,097	199 a	13,805
Toronto GTA	521 a	24,281	2,841 a	132,424	2,784 a	139,229	633 a	28,688	6,779 a	324,622
Toronto CMA	506 a	23,742	2,692 a	127,106	2,459 a	128,634	569 a	27,158	6,225 a	306,640

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1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 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)	3 d	70	24 a	916	21 a	2,064	1 b	262	50 a	3,312
Zone 2 - Oshawa (S./Central)	9 d	202	99 b	1,480	176 b	2,882	**	358	335 b	4,921
Oshawa City (Zones 1-2)	12 c	271	123 b	2,397	197 b	4,946	**	619	386 b	8,233
Zone 3 - Whitby	0 d	68	13 a	866	49 a	1,232	0 c	293	62 a	2,458
Zone 4 - Clarington	**	9	5 b	172	17 a	378	**	21	22 b	581
Oshawa CMA	12 d	348	140 b	3,434	263 a	6,556	53 c	933	469 a	11,272

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08										
Zone 1-Toronto (Central)	3.4	b	3.1	a	2.5	a	2.7	a	2.6	a	3.3	a	5.4	d	4.7	c	2.8	a	3.0	a
Zone 2-Toronto (East)	7.3	c	4.8	b	6.1	b	4.1	c	2.2	b	3.8	d	**		**		5.1	b	4.2	b
Zone 3-Toronto (North)	4.6	a	3.4	a	3.7	a	2.9	a	3.2	b	3.2	b	3.3	d	2.8	b	3.7	a	3.0	a
Zone 4-Toronto (West)	3.7	c	3.2	c	5.1	b	2.8	a	3.6	d	2.1	b	**		**		4.6	b	2.7	a
Toronto-Former City (Zones 1-4)	4.1	a	3.3	a	3.8	a	2.9	a	3.0	b	3.0	b	5.3	c	3.1	c	3.7	a	3.0	a
Zone 5-Etobicoke (South)	3.4	c	5.4	c	5.7	b	4.5	b	3.6	c	3.5	b	**		2.6	c	4.6	b	4.1	b
Zone 6-Etobicoke (Central)	5.3	c	4.0	c	4.4	b	3.8	a	4.6	b	3.3	a	4.1	b	4.0	b	4.5	b	3.6	a
Zone 7-Etobicoke (North)	6.9	c	3.5	d	4.2	b	3.2	a	16.5	a	3.5	a	19.1	a	3.1	a	15.2	a	3.3	a
Etobicoke (Zones 5-7)	3.9	b	5.1	c	5.0	a	4.1	a	6.6	b	3.4	a	9.1	a	3.6	b	6.3	a	3.7	a
Zone 8-York	4.8	c	3.2	c	6.3	a	4.9	b	4.0	b	3.5	b	1.9	b	1.1	a	5.1	a	4.0	b
Zone 9-East York	4.9	c	3.7	b	6.5	b	4.2	b	5.5	b	2.9	a	4.7	d	3.0	a	6.0	b	3.6	b
Zone 10-Scarborough (Central)	7.7	b	4.0	b	6.4	a	5.2	a	6.1	a	4.4	a	5.9	b	2.5	a	6.2	a	4.6	a
Zone 11-Scarborough (North)	1.2	a	5.7	a	4.6	a	3.9	a	5.3	a	3.9	a	5.0	b	4.8	a	5.0	a	4.0	a
Zone 12-Scarborough (East)	**		**		4.9	b	4.0	a	5.0	b	4.0	a	3.2	c	3.3	b	4.7	b	3.9	a
Scarborough (Zones 10-12)	6.5	c	4.7	b	5.6	a	4.6	a	5.5	a	4.1	a	4.3	b	3.4	a	5.4	a	4.2	a
Zone 13-North York (Southeast)	3.4	d	5.6	c	7.2	a	4.7	a	4.8	a	3.5	b	4.2	b	3.4	b	5.6	a	4.0	a
Zone 14-North York (Northeast)	5.4	a	9.0	a	5.6	b	3.0	a	4.3	b	2.8	a	2.6	b	3.3	b	4.5	a	3.1	a
Zone 15-North York (Southwest)	5.4	d	3.3	d	6.7	b	5.1	b	5.3	b	3.8	b	3.1	d	2.1	b	5.7	b	4.1	b
Zone 16-North York (N.Central)	5.2	c	4.4	d	4.6	b	2.6	a	2.9	a	2.0	a	2.9	b	3.1	b	3.5	b	2.4	a
Zone 17-North York (Northwest)	**		11.5	c	8.5	b	4.9	a	9.2	a	4.8	a	12.1	c	5.1	a	9.9	a	5.1	a
North York (Zones 13-17)	10.8	d	7.8	b	6.6	a	4.2	a	5.5	a	3.5	a	6.0	b	3.6	a	6.1	a	3.8	a
Toronto (Zones 1-17)	4.8	b	3.8	a	5.2	a	3.7	a	5.0	a	3.4	a	6.1	a	3.4	a	5.2	a	3.6	a
Zone 18-Mississauga (South)	3.1	d	4.8	d	5.0	a	4.8	a	4.4	a	3.1	a	3.3	c	4.0	b	4.5	a	3.9	a
Zone 19-Mississauga (Northwest)	4.3	d	0.0	d	1.9	a	3.3	a	2.0	b	2.2	a	2.9	a	2.0	a	2.2	a	2.5	a
Zone 20-Mississauga (Northeast)	**		4.1	d	4.9	b	3.9	a	4.9	b	4.2	a	4.9	c	4.6	a	4.9	b	4.2	a
Mississauga City (Zones 18-20)	4.3	c	4.1	c	4.6	a	4.3	a	4.3	a	3.5	a	4.0	b	4.0	a	4.4	a	3.8	a
Zone 21-Brampton (West)	2.0	c	5.1	d	5.1	a	6.3	b	4.9	a	4.5	a	5.0	c	10.8	a	4.9	a	5.7	a
Zone 22-Brampton (East)	**		5.2	a	2.0	a	5.9	a	3.0	a	3.5	a	3.8	c	4.0	a	2.8	a	4.3	a
Brampton City (Zones 21-22)	1.2	d	5.1	d	4.0	a	6.1	a	4.0	a	4.1	a	4.3	b	6.4	a	4.0	a	5.1	a
Zone 23-Oakville	3.5	b	**		3.1	a	2.2	a	5.0	a	3.0	a	4.7	b	1.3	a	4.3	a	2.8	a
Zone 24-Caledon	**		**		0.0	a	**		0.0	a	**		**		**		0.0	a	**	
Zone 25-R. Hill, Vaughan, King	6.8	a	6.0	a	1.9	a	3.1	b	2.8	a	2.5	a	3.5	d	3.6	c	2.7	a	3.0	a
Zone 26-Aurora, Newmkt, Whit-St.	4.1	d	**		2.2	b	3.6	c	3.3	c	3.8	b	5.1	d	1.8	c	3.0	c	3.7	b
Zone 27-Markham	**		**		2.7	a	2.9	b	1.1	a	3.4	c	4.1	d	**		1.9	b	3.2	b
York Region (Zones 25-27)	5.4	b	4.6	c	2.2	a	3.3	b	2.4	a	3.3	b	4.3	c	2.8	c	2.6	a	3.3	a
Zone 28-Pickering/Ajax/Uxbridge	**		**		4.8	d	1.9	c	3.2	c	3.7	b	3.7	c	4.5	b	3.5	c	3.8	b
Zone 29-Milton, Halton Hills	**		13.5	d	2.3	b	4.7	c	1.8	a	3.6	b	0.0	d	0.0	c	2.2	a	4.1	b
Zone 30-Orangeville	**		0.0	c	5.3	b	5.6	c	3.1	b	2.2	c	**		**		4.6	b	3.4	b
Zone 31-Bradford, W. Gwillimbury	5.0	b	5.1	b	4.0	b	4.2	b	4.7	b	5.9	b	3.4	a	0.0	d	4.4	a	4.8	b
Remaining CMA (Zones 18-31)	4.4	b	5.2	b	4.1	a	4.4	a	4.0	a	3.6	a	3.9	a	4.2	a	4.0	a	3.9	a

continued

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Durham Region	2.9 c	5.9 c	5.7 b	5.6 a	5.3 a	5.2 a	4.4 b	6.0 c	5.2 a	5.4 a
York Region	5.4 b	4.6 c	2.2 a	3.3 b	2.4 a	3.3 b	4.3 c	2.8 c	2.6 a	3.3 a
Peel Region	3.5 c	4.4 c	4.5 a	4.8 a	4.2 a	3.6 a	4.0 b	4.7 a	4.3 a	4.2 a
Halton Region	3.5 c	5.0 c	3.7 a	2.5 a	3.6 a	3.3 a	3.0 a	2.3 c	3.6 a	3.0 a
Toronto GTA	4.7 a	3.8 a	5.0 a	3.9 a	4.8 a	3.5 a	5.6 a	3.7 a	5.0 a	3.7 a
Toronto CMA	4.8 a	3.8 a	5.0 a	3.8 a	4.8 a	3.5 a	5.7 a	3.6 a	5.0 a	3.7 a

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Oshawa (North)	0.0 b	4.9 d	4.3 c	4.1 b	3.8 c	2.2 a	1.8 c	0.9 a	3.7 c	2.7 a
Zone 2 - Oshawa (S./Central)	4.2 d	6.0 c	7.0 b	7.9 b	6.5 b	7.3 b	3.9 c	**	6.4 b	8.0 b
Oshawa City (Zones 1-2)	3.0 c	5.7 c	5.9 b	6.5 a	5.4 b	5.2 a	3.0 b	9.2 c	5.3 b	5.9 a
Zone 3 - Whitby	**	**	4.5 b	3.8 b	7.1 b	6.7 a	9.8 b	3.6 b	6.3 b	5.3 a
Zone 4 - Clarington	9.5 b	**	9.1 c	5.0 d	3.7 b	5.9 a	**	**	5.6 a	5.5 b
Oshawa CMA	3.0 c	6.0 c	5.7 b	5.7 a	5.6 b	5.5 a	4.9 c	7.2 c	5.5 a	5.7 a

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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-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1-Toronto (Central)	2.1 ^b	1.8 ^b	1.1 ^d	1.7 ^c	1.7 ^c	++	**	++	1.0 ^d	2.4 ^b
Zone 2-Toronto (East)	1.7 ^c	++	1.4 ^a	1.4 ^a	++	1.3 ^a	**	**	0.8 ^d	1.3 ^a
Zone 3-Toronto (North)	1.6 ^b	2.2 ^b	++	2.7 ^b	++	2.2 ^c	++	++	2.6 ^c	2.0 ^c
Zone 4-Toronto (West)	5.6 ^d	2.3 ^c	2.4 ^c	2.8 ^b	++	3.1 ^d	**	**	++	2.4 ^c
Toronto-Former City (Zones 1-4)	2.8 ^b	2.0 ^a	1.4 ^a	2.2 ^a	1.2 ^d	2.0 ^c	++	++	1.8 ^c	2.2 ^a
Zone 5-Etobicoke (South)	++	++	++	++	++	**	**	**	++	++
Zone 6-Etobicoke (Central)	**	++	3.4 ^d	++	3.5 ^d	**	++	++	3.1 ^d	-0.8 ^d
Zone 7-Etobicoke (North)	3.6 ^b	1.6 ^c	++	0.7 ^a	++	0.8 ^a	++	++	++	0.5 ^a
Etobicoke (Zones 5-7)	**	++	1.9 ^c	++	**	++	++	++	1.8 ^c	++
Zone 8-York	1.7 ^c	**	++	1.6 ^c	1.3 ^d	1.1 ^d	++	3.8 ^d	++	1.5 ^c
Zone 9-East York	++	++	1.8 ^c	1.8 ^a	++	2.7 ^a	++	3.6 ^a	1.1 ^d	1.8 ^b
Zone 10-Scarborough (Central)	++	2.0 ^c	++	1.4 ^a	0.9 ^d	1.1 ^a	++	2.2 ^b	++	1.1 ^a
Zone 11-Scarborough (North)	**	**	++	++	++	++	**	++	++	++
Zone 12-Scarborough (East)	**	++	1.2 ^a	0.7 ^a	0.8 ^d	0.6 ^a	**	1.0 ^a	0.7 ^b	0.7 ^a
Scarborough (Zones 10-12)	++	**	0.6 ^a	0.8 ^a	++	0.5 ^a	1.1 ^a	1.1 ^a	++	0.7 ^a
Zone 13-North York (Southeast)	++	4.1 ^c	0.8 ^d	3.1 ^b	2.3 ^c	2.3 ^b	++	2.0 ^c	2.2 ^c	2.2 ^c
Zone 14-North York (Northeast)	++	**	3.2 ^d	1.3 ^a	2.5 ^c	1.5 ^c	2.8 ^c	1.2 ^d	2.6 ^c	3.3 ^d
Zone 15-North York (Southwest)	++	**	++	2.0 ^c	++	2.5 ^b	++	++	++	1.4 ^d
Zone 16-North York (N. Central)	**	4.8 ^d	**	1.7 ^c	1.7 ^c	2.8 ^b	2.4 ^c	2.4 ^b	1.8 ^c	1.6 ^c
Zone 17-North York (Northwest)	++	1.7 ^c	++	0.9 ^a	++	1.7 ^c	++	2.2 ^b	++	1.3 ^a
North York (Zones 13-17)	++	4.7 ^c	1.0 ^a	1.9 ^a	1.2 ^a	2.1 ^a	0.7 ^b	1.9 ^b	1.0 ^a	1.9 ^b
Toronto (Zones 1-17)	2.1 ^b	2.1 ^b	1.2 ^a	1.6 ^a	1.0 ^a	1.6 ^a	1.1 ^a	1.6 ^b	1.2 ^a	1.6 ^a
Zone 18-Mississauga (South)	++	++	2.5 ^c	1.0 ^a	2.0 ^c	2.3 ^a	**	2.7 ^b	1.7 ^c	1.9 ^b
Zone 19-Mississauga (Northwest)	**	**	**	++	++	3.3 ^b	**	6.0 ^c	++	2.5 ^a
Zone 20-Mississauga (Northeast)	**	**	++	2.1 ^a	++	2.3 ^b	++	1.7 ^c	++	1.8 ^c
Mississauga City (Zones 18-20)	**	++	1.8 ^c	1.3 ^a	1.0 ^a	2.4 ^a	1.4 ^d	2.5 ^a	1.2 ^a	2.0 ^a
Zone 21-Brampton (West)	++	++	1.0 ^a	1.3 ^a	1.5 ^a	1.7 ^a	**	1.4 ^a	1.6 ^a	1.4 ^a
Zone 22-Brampton (East)	**	4.4 ^a	**	2.7 ^a	**	2.3 ^a	**	1.3 ^a	**	2.1 ^a
Brampton City (Zones 21-22)	++	++	1.1 ^a	1.9 ^a	1.4 ^a	1.9 ^a	++	1.3 ^a	1.4 ^a	1.7 ^a
Zone 23-Oakville	**	**	1.0 ^a	1.5 ^a	1.1 ^a	2.1 ^c	1.5 ^a	**	1.7 ^b	1.7 ^b
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	++	4.1 ^d	++	4.5 ^b	++	2.4 ^c	**	**	++	3.8 ^c
Zone 26-Aurora, Newmkt, Whit-St.	**	**	**	1.5 ^a	2.4 ^c	1.8 ^c	**	**	2.2 ^b	1.4 ^a
Zone 27-Markham	**	**	++	**	++	**	**	**	++	**
York Region (Zones 25-27)	2.4 ^c	**	++	4.2 ^d	++	3.7 ^d	++	**	++	4.4 ^c

continued

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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

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-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 28-Pickering/Ajax/Uxbridge	**	**	**	**	**	**	**	**	++	2.1 a
Zone 29-Milton, Halton Hills	**	**	3.5 c	2.4 c	3.4 d	1.7 c	**	**	3.4 c	1.9 c
Zone 30-Orangeville	**	**	++	1.3 a	1.8 a	**	**	**	2.2 a	++
Zone 31-Bradford, W. Gwillimbury	**	0.9 d	++	++	1.3 a	2.2 b	**	**	1.1 a	1.1 a
Remaining CMA (Zones 18-31)	1.8 c	1.4 a	1.4 a	1.8 a	1.0 a	2.4 a	0.9 d	2.3 a	1.2 a	2.1 a
Durham Region	++	2.9 c	2.1 c	1.5 a	1.1 a	1.2 a	++	0.7 b	0.7 b	1.3 a
York Region	2.4 c	**	++	4.2 d	++	3.7 d	++	**	++	4.4 c
Peel Region	**	++	1.6 b	1.5 a	1.1 a	2.3 a	1.1 d	2.1 a	1.3 a	1.9 a
Halton Region	**	2.7 c	1.4 a	2.0 a	1.7 b	2.1 a	1.5 a	2.4 a	1.8 b	1.9 b
Toronto GTA	2.1 b	2.0 b	1.3 a	1.6 a	1.1 a	1.7 a	1.1 a	1.7 a	1.2 a	1.7 a
Toronto CMA	2.0 b	2.0 b	1.2 a	1.6 a	1.0 a	1.7 a	1.1 a	1.7 a	1.2 a	1.7 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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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-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - Oshawa (North)	++	**	**	1.6 c	1.2 a	0.9 a	**	**	1.7 c	0.8 a
Zone 2 - Oshawa (S./Central)	**	3.1 d	**	2.0 c	**	**	++	++	**	1.2 a
Oshawa City (Zones 1-2)	++	3.6 c	2.4 c	1.8 c	1.6 c	1.1 a	++	**	1.7 c	1.0 a
Zone 3 - Whitby	**	**	2.2 c	++	1.2 a	1.2 a	**	**	++	1.4 a
Zone 4 - Clarington	**	**	**	**	**	**	**	**	++	1.5 a
Oshawa CMA	++	2.9 c	2.2 c	1.4 a	1.4 a	1.2 a	++	0.9 d	1.2 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:

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Toronto-Former City (Zones 1-4)										
Pre 1940	3.2 d	2.3 b	3.5 c	2.7 c	1.9 c	2.6 c	**	**	3.1 c	2.6 b
1940 - 1959	2.0 a	2.7 a	2.9 b	1.6 a	1.6 b	1.8 c	1.4 a	1.1 a	2.4 a	1.8 a
1960 - 1974	1.6 b	0.9 a	1.2 a	0.9 a	1.3 a	0.9 a	2.2 b	2.4 b	1.3 a	0.9 a
1975 - 1989	0.9 a	0.8 a	1.0 a	0.9 a	0.3 a	1.2 a	**	1.4 a	0.8 a	1.0 a
1990+	**	**	0.8 a	2.2 b	1.0 d	0.9 a	**	0.0 d	0.9 a	1.4 a
Total	1.9 a	1.6 a	1.9 a	1.4 a	1.4 a	1.4 a	2.9 c	1.9 c	1.8 a	1.5 a
Toronto (Zones 1-17)										
Pre 1940	3.2 d	2.3 b	3.4 c	2.5 c	1.7 c	2.6 c	**	**	2.9 a	2.5 b
1940 - 1959	2.5 a	2.7 a	4.3 a	2.8 a	3.3 a	2.4 a	3.3 c	1.5 a	3.7 a	2.6 a
1960 - 1974	2.2 a	1.4 a	2.8 a	1.7 a	3.0 a	1.8 a	3.0 b	1.9 a	2.9 a	1.7 a
1975 - 1989	4.5 d	2.1 a	2.7 a	1.9 a	6.7 b	2.1 a	12.8 c	3.0 a	5.7 a	2.2 a
1990+	1.3 d	**	0.9 a	3.3 c	4.0 d	1.4 a	**	0.6 b	2.4 c	2.1 b
Total	2.8 a	2.1 a	3.2 a	2.0 a	3.4 a	1.9 a	4.6 b	2.0 a	3.4 a	2.0 a
Remaining CMA (Zones 18-31)										
Pre 1940	7.9 c	3.4 d	2.3 c	9.6 c	4.3 c	**	**	**	4.0 b	7.8 c
1940 - 1959	**	**	5.7 b	4.2 d	4.7 c	4.1 c	12.0 d	0.0 d	5.2 b	4.1 c
1960 - 1974	2.9 b	3.6 c	2.4 a	2.4 a	2.6 a	1.6 a	2.6 a	2.2 a	2.5 a	2.0 a
1975 - 1989	0.5 a	0.8 d	1.4 a	1.4 a	1.6 a	1.8 a	1.4 a	2.6 a	1.5 a	1.7 a
1990+	n/u	n/u	1.1 a	19.3 a	0.9 a	1.7 c	**	1.7 b	0.9 a	8.8 c
Total	3.0 c	3.3 c	2.2 a	2.7 a	2.3 a	1.8 a	2.2 a	2.3 a	2.3 a	2.2 a
Durham Region										
Pre 1940	0.0 d	**	**	**	**	5.0 d	**	**	**	**
1940 - 1959	**	**	7.5 c	**	5.6 c	5.6 c	**	**	6.6 b	5.9 b
1960 - 1974	0.6 b	3.5 d	4.3 c	3.9 b	2.8 a	3.7 b	1.0 a	6.9 c	3.0 a	4.0 b
1975 - 1989	**	**	2.4 b	2.7 b	3.3 b	2.7 a	1.9 a	0.8 a	2.8 a	2.3 a
1990+	**	**	**	3.0 c	**	4.0 d	**	**	3.4 d	3.7 c
Total	1.8 c	3.5 d	4.4 b	4.0 b	3.4 b	3.7 a	1.8 b	3.8 d	3.4 a	3.8 a
York Region										
Pre 1940	3.8 a	**	2.8 b	**	4.5 d	**	**	**	3.5 c	**
1940 - 1959	**	**	1.2 a	1.4 d	3.9 d	0.0 d	**	**	3.3 d	0.7 b
1960 - 1974	4.3 d	2.4 c	0.7 a	1.6 b	1.2 a	1.1 a	0.9 d	1.7 c	1.0 a	1.4 a
1975 - 1989	**	**	0.3 a	1.1 a	0.4 a	1.9 b	0.0 c	**	0.3 a	1.4 a
1990+	n/u	n/u	**	**	**	**	**	n/s	**	**
Total	2.9 b	1.4 a	0.7 a	1.7 a	1.1 a	1.4 a	1.5 a	1.0 d	1.0 a	1.5 a

continued

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Peel Region										
Pre 1940	**	0.0 d	**	**	0.0 c	**	n/u	n/u	4.7 d	**
1940 - 1959	0.0 c	**	6.1 c	5.9 d	5.0 d	3.4 d	**	**	5.2 d	4.8 d
1960 - 1974	2.7 c	3.0 b	2.8 a	2.7 a	3.1 a	1.9 a	2.7 a	2.6 a	3.0 a	2.3 a
1975 - 1989	0.0 d	**	1.4 a	1.4 a	1.5 a	1.9 a	2.1 b	3.5 b	1.5 a	1.9 a
1990+	n/u	n/u	**	**	**	2.4 b	n/u	**	**	11.5 a
Total	2.2 c	3.0 b	2.5 a	2.9 a	2.5 a	1.9 a	2.6 a	2.9 a	2.5 a	2.4 a
Halton Region										
Pre 1940	**	**	0.0 c	**	5.2 d	**	n/s	**	3.4 c	**
1940 - 1959	0.0 d	**	3.3 d	**	4.8 d	3.8 d	**	**	4.4 c	3.8 d
1960 - 1974	1.2 a	4.3 d	1.6 a	0.8 a	1.6 a	1.2 a	2.2 b	1.4 a	1.6 a	1.2 a
1975 - 1989	**	**	0.7 a	0.9 d	2.3 a	1.0 a	0.0 b	0.0 c	1.5 a	0.8 a
1990+	n/u	n/u	3.5 b	4.8 b	1.4 a	1.2 a	**	0.0 a	1.7 a	1.7 a
Total	2.1 c	3.8 d	1.5 a	1.3 a	2.1 a	1.4 a	1.5 b	1.0 d	1.8 a	1.4 a
Toronto GTA										
Pre 1940	3.2 d	2.4 b	3.6 c	2.8 b	2.0 c	2.8 c	**	**	3.1 b	2.7 b
1940 - 1959	2.5 a	2.8 a	4.3 a	2.9 a	3.4 a	2.5 a	3.6 b	1.4 a	3.8 a	2.7 a
1960 - 1974	2.2 a	1.6 a	2.8 a	1.8 a	2.9 a	1.8 a	2.9 a	2.2 a	2.8 a	1.8 a
1975 - 1989	4.2 d	2.0 b	2.2 a	1.7 a	4.0 a	2.0 a	7.4 b	2.6 a	3.8 a	2.0 a
1990+	1.3 d	**	1.1 a	6.2 c	3.3 c	1.5 b	**	1.2 a	2.3 b	3.2 c
Total	2.7 a	2.1 a	3.1 a	2.1 a	3.1 a	2.0 a	4.0 b	2.2 a	3.2 a	2.1 a
Toronto CMA										
Pre 1940	3.4 d	2.3 b	3.3 c	2.7 b	1.8 c	2.8 c	**	**	3.0 a	2.6 b
1940 - 1959	2.5 a	2.8 a	4.3 a	2.8 a	3.3 a	2.4 a	3.5 b	1.4 a	3.7 a	2.6 a
1960 - 1974	2.2 a	1.6 a	2.8 a	1.8 a	3.0 a	1.7 a	3.0 a	2.0 a	2.8 a	1.8 a
1975 - 1989	4.3 d	2.1 a	2.3 a	1.7 a	4.1 b	1.9 a	7.8 b	2.8 a	4.0 a	2.0 a
1990+	1.3 d	**	0.9 a	6.4 c	3.4 d	1.4 a	**	1.0 a	2.3 b	3.3 c
Total	2.8 a	2.1 a	3.1 a	2.1 a	3.2 a	1.9 a	4.1 b	2.1 a	3.2 a	2.0 a

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Oshawa CMA										
Pre 1960	**	**	9.0 c	7.9 c	7.3 c	6.1 c	**	**	8.0 c	6.8 b
1960 - 1974	0.6 b	3.5 d	4.4 c	4.0 b	2.9 a	4.0 b	1.0 a	8.3 c	3.0 b	4.4 b
1975 - 1989	**	**	2.4 a	2.6 b	3.7 b	2.9 a	4.7 c	0.0 c	3.3 b	2.5 a
1990+	**	**	**	4.1 d	**	4.2 d	**	**	3.4 d	4.3 c
Total	1.8 c	3.6 d	4.4 b	4.1 b	3.6 b	4.0 a	2.8 b	5.7 c	3.7 a	4.2 a

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Toronto-Former City (Zones 1-4)										
Pre 1940	657 ^a	688 ^a	872 ^a	922 ^a	1,322 ^c	1,301 ^b	**	**	1,027 ^b	1,020 ^b
1940 - 1959	738 ^a	759 ^a	928 ^a	949 ^a	1,214 ^a	1,235 ^a	1,840 ^d	1,640 ^c	986 ^a	1,012 ^a
1960 - 1974	795 ^a	830 ^a	996 ^a	1,044 ^a	1,256 ^a	1,376 ^a	1,709 ^b	2,178 ^b	1,039 ^a	1,125 ^a
1975 - 1989	832 ^a	850 ^a	1,076 ^a	1,138 ^a	1,343 ^a	1,492 ^a	1,744 ^b	1,732 ^b	1,087 ^a	1,129 ^a
1990+	980 ^b	1,117 ^b	1,317 ^c	1,375 ^a	**	1,644 ^b	**	**	1,403 ^c	1,504 ^b
Total	768 ^a	790 ^a	977 ^a	1,024 ^a	1,286 ^a	1,370 ^a	1,972 ^d	1,989 ^b	1,041 ^a	1,099 ^a
Toronto (Zones 1-17)										
Pre 1940	656 ^a	685 ^a	864 ^a	905 ^a	1,294 ^c	1,258 ^b	**	**	1,008 ^b	999 ^a
1940 - 1959	700 ^a	710 ^a	844 ^a	848 ^a	995 ^a	992 ^a	1,262 ^b	1,240 ^b	898 ^a	901 ^a
1960 - 1974	774 ^a	807 ^a	913 ^a	938 ^a	1,056 ^a	1,093 ^a	1,246 ^a	1,308 ^a	997 ^a	1,031 ^a
1975 - 1989	788 ^a	831 ^a	977 ^a	1,010 ^a	1,128 ^a	1,150 ^a	1,179 ^a	1,203 ^a	1,033 ^a	1,062 ^a
1990+	977 ^b	1,111 ^b	1,274 ^b	1,343 ^a	1,542 ^c	1,584 ^b	**	**	1,371 ^b	1,470 ^b
Total	742 ^a	767 ^a	902 ^a	929 ^a	1,072 ^a	1,104 ^a	1,275 ^a	1,311 ^a	985 ^a	1,014 ^a
Remaining CMA (Zones 18-31)										
Pre 1940	619 ^a	629 ^a	781 ^a	771 ^a	910 ^a	882 ^a	860 ^c	926 ^c	794 ^a	778 ^a
1940 - 1959	594 ^a	599 ^a	747 ^a	779 ^a	852 ^a	895 ^a	968 ^a	1,025 ^a	803 ^a	844 ^a
1960 - 1974	726 ^a	723 ^a	868 ^a	875 ^a	995 ^a	1,010 ^a	1,138 ^a	1,127 ^a	948 ^a	962 ^a
1975 - 1989	769 ^a	822 ^a	971 ^a	1,013 ^a	1,082 ^a	1,151 ^a	1,185 ^a	1,268 ^a	1,062 ^a	1,118 ^a
1990+	n/u	n/u	804 ^a	1,032 ^a	1,054 ^a	1,130 ^a	**	1,401 ^a	1,005 ^a	1,128 ^a
Total	713 ^a	716 ^a	889 ^a	917 ^a	1,023 ^a	1,061 ^a	1,159 ^a	1,194 ^a	981 ^a	1,014 ^a
Durham Region										
Pre 1940	553 ^a	576 ^a	607 ^b	668 ^a	823 ^b	865 ^b	**	964 ^c	665 ^b	738 ^b
1940 - 1959	580 ^a	574 ^b	692 ^a	710 ^a	803 ^a	828 ^a	**	**	762 ^a	790 ^a
1960 - 1974	620 ^a	652 ^a	781 ^a	791 ^a	871 ^a	899 ^a	961 ^a	1,008 ^a	850 ^a	874 ^a
1975 - 1989	646 ^b	676 ^a	823 ^a	836 ^a	924 ^a	926 ^a	1,097 ^a	1,111 ^a	925 ^a	927 ^a
1990+	**	**	711 ^b	713 ^a	884 ^b	871 ^a	**	**	829 ^b	815 ^a
Total	614 ^a	642 ^a	770 ^a	785 ^a	882 ^a	896 ^a	1,044 ^a	1,057 ^a	862 ^a	875 ^a
York Region										
Pre 1940	609 ^a	608 ^a	752 ^a	747 ^a	880 ^a	930 ^a	**	**	777 ^a	790 ^a
1940 - 1959	586 ^a	618 ^b	764 ^a	809 ^a	949 ^a	980 ^a	1,044 ^c	**	837 ^a	874 ^a
1960 - 1974	706 ^a	725 ^a	895 ^a	906 ^a	1,028 ^a	1,057 ^a	1,157 ^a	1,174 ^a	969 ^a	1,000 ^a
1975 - 1989	885 ^a	**	895 ^a	935 ^a	1,080 ^a	1,108 ^a	1,280 ^a	1,368 ^a	1,036 ^a	1,069 ^a
1990+	n/u	n/u	**	**	**	**	**	n/s	**	**
Total	713 ^a	750 ^a	882 ^a	902 ^a	1,039 ^a	1,068 ^a	1,198 ^a	1,242 ^a	976 ^a	1,008 ^a

continued

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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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Peel Region										
Pre 1940	565 ^b	567 ^a	777 ^a	745 ^a	845 ^a	875 ^a	n/u	n/u	719 ^a	717 ^a
1940 - 1959	591 ^b	586 ^a	727 ^a	770 ^a	859 ^a	926 ^a	**	**	777 ^a	832 ^a
1960 - 1974	724 ^a	718 ^a	859 ^a	869 ^a	980 ^a	991 ^a	1,122 ^a	1,112 ^a	937 ^a	948 ^a
1975 - 1989	743 ^a	797 ^b	986 ^a	1,026 ^a	1,084 ^a	1,153 ^a	1,195 ^a	1,285 ^a	1,064 ^a	1,122 ^a
1990+	n/u	n/u	**	**	**	**	n/u	**	**	**
Total	712 ^a	712 ^a	891 ^a	926 ^a	1,021 ^a	1,063 ^a	1,154 ^a	1,192 ^a	979 ^a	1,018 ^a
Halton Region										
Pre 1940	611 ^a	611 ^b	830 ^a	786 ^b	1,031 ^a	890 ^a	n/s	n/s	888 ^a	796 ^a
1940 - 1959	638 ^a	**	785 ^a	**	862 ^a	867 ^a	**	**	836 ^a	870 ^a
1960 - 1974	740 ^a	738 ^a	886 ^a	880 ^a	1,023 ^a	1,008 ^a	1,211 ^a	1,156 ^a	983 ^a	970 ^a
1975 - 1989	**	**	1,010 ^a	1,031 ^a	1,153 ^a	1,192 ^a	1,259 ^a	1,363 ^b	1,126 ^a	1,147 ^a
1990+	n/u	n/u	**	**	903 ^c	**	**	**	899 ^b	**
Total	720 ^a	772 ^a	898 ^a	903 ^a	1,032 ^a	1,027 ^a	1,223 ^a	1,188 ^a	998 ^a	992 ^a
Toronto GTA										
Pre 1940	652 ^a	682 ^a	853 ^a	895 ^a	1,270 ^c	1,235 ^a	**	**	992 ^b	987 ^a
1940 - 1959	697 ^a	708 ^a	839 ^a	845 ^a	982 ^a	980 ^a	1,257 ^b	1,235 ^b	892 ^a	897 ^a
1960 - 1974	768 ^a	797 ^a	902 ^a	924 ^a	1,035 ^a	1,064 ^a	1,221 ^a	1,264 ^a	984 ^a	1,012 ^a
1975 - 1989	783 ^a	830 ^a	966 ^a	1,003 ^a	1,088 ^a	1,134 ^a	1,178 ^a	1,220 ^a	1,036 ^a	1,074 ^a
1990+	975 ^b	1,108 ^b	1,230 ^b	1,266 ^a	1,407 ^b	1,490 ^b	**	1,587 ^c	1,305 ^b	1,389 ^b
Total	738 ^a	763 ^a	897 ^a	923 ^a	1,051 ^a	1,082 ^a	1,243 ^a	1,275 ^a	980 ^a	1,008 ^a
Toronto CMA										
Pre 1940	654 ^a	683 ^a	861 ^a	901 ^a	1,277 ^c	1,245 ^b	**	**	999 ^b	992 ^a
1940 - 1959	698 ^a	709 ^a	841 ^a	846 ^a	988 ^a	987 ^a	1,254 ^b	1,234 ^b	894 ^a	899 ^a
1960 - 1974	770 ^a	800 ^a	905 ^a	929 ^a	1,044 ^a	1,077 ^a	1,231 ^a	1,279 ^a	989 ^a	1,019 ^a
1975 - 1989	787 ^a	831 ^a	975 ^a	1,011 ^a	1,104 ^a	1,150 ^a	1,182 ^a	1,227 ^a	1,045 ^a	1,084 ^a
1990+	977 ^b	1,111 ^b	1,249 ^b	1,291 ^a	1,455 ^b	1,526 ^b	**	1,613 ^c	1,331 ^b	1,417 ^a
Total	740 ^a	764 ^a	900 ^a	927 ^a	1,061 ^a	1,095 ^a	1,252 ^a	1,288 ^a	984 ^a	1,014 ^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) ($7.5 < cv \leq 10$)

** 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 Oshawa CMA

Year of Construction	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total							
	Oct-07		Oct-08	Oct-07		Oct-08	Oct-07		Oct-08	Oct-07		Oct-08	Oct-07		Oct-08					
Oshawa CMA																				
Pre 1960	565	a	567	a	637	a	677	a	812	a	853	a	**		**	724	a	773	a	
1960 - 1974	620	a	652	a	780	a	790	a	870	a	887	a	961	a	982	a	849	a	861	a
1975 - 1989	645	b	675	a	819	a	833	a	909	a	915	a	1,058	a	1,068	a	883	a	893	a
1990+	**		**		711	b	692	a	884	b	858	b	**		**		829	b	802	a
Total	614	a	641	a	770	a	785	a	877	a	889	a	993	a	1,008	a	845	a	859	a

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

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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

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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Toronto-Former City (Zones 1-4)										
3 to 5 Units	**	**	**	**	0.4 b	**	**	**	1.2 d	**
6 to 19 Units	**	4.1 d	**	5.2 d	**	1.3 d	**	**	5.2 d	3.5 d
20 to 49 Units	2.7 a	3.4 b	2.8 a	1.8 a	1.6 b	1.2 a	3.2 d	1.9 c	2.6 a	2.1 a
50 to 99 Units	2.1 b	1.0 a	2.3 b	1.0 a	2.2 b	1.1 a	2.3 b	1.5 a	2.2 b	1.0 a
100 to 199 Units	2.0 c	2.4 b	0.9 a	1.0 a	0.9 a	1.1 a	**	5.6 d	1.1 a	1.4 a
200+ Units	0.9 a	0.6 a	1.0 a	0.8 a	1.1 a	1.1 a	1.5 a	1.4 a	1.0 a	0.8 a
Total	1.9 a	1.6 a	1.9 a	1.4 a	1.4 a	1.4 a	2.9 c	1.9 c	1.8 a	1.5 a
Toronto (Zones 1-17)										
3 to 5 Units	0.7 b	0.1 b	**	**	1.3 d	3.2 d	**	**	1.6 c	2.4 c
6 to 19 Units	4.5 d	5.2 d	6.8 c	4.7 c	4.4 c	3.0 c	**	1.9 c	5.5 b	3.8 b
20 to 49 Units	3.1 b	3.1 b	3.9 a	2.9 a	3.1 a	2.1 a	2.5 b	1.9 b	3.5 a	2.7 a
50 to 99 Units	2.2 a	1.4 a	3.5 a	2.1 a	3.1 a	1.7 a	3.2 b	1.4 a	3.2 a	1.8 a
100 to 199 Units	2.6 a	2.5 a	2.6 a	1.5 a	3.0 a	1.5 a	2.8 a	1.7 a	2.8 a	1.6 a
200+ Units	2.6 c	1.3 a	2.6 a	1.5 a	4.0 a	1.9 a	6.5 b	2.6 a	3.5 a	1.7 a
Total	2.8 a	2.1 a	3.2 a	2.0 a	3.4 a	1.9 a	4.6 b	2.0 a	3.4 a	2.0 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	0.0 c	0.0 c	2.5 c	7.1 c	5.6 c	3.1 d	**	0.9 d	4.0 c	3.9 c
6 to 19 Units	6.2 c	**	4.6 b	6.7 b	3.4 c	3.8 c	8.0 c	0.0 d	4.3 b	5.2 b
20 to 49 Units	1.7 c	4.1 d	2.0 b	4.0 b	2.7 a	2.6 a	4.0 b	4.7 b	2.5 a	3.4 b
50 to 99 Units	3.8 c	1.6 c	2.2 a	1.5 a	1.8 a	0.8 a	1.3 a	2.1 b	2.0 a	1.2 a
100 to 199 Units	1.8 c	2.5 c	1.8 a	1.6 a	2.6 a	1.9 a	2.1 a	1.7 a	2.2 a	1.8 a
200+ Units	**	2.7 a	2.3 b	3.7 a	1.8 a	1.8 a	2.1 c	2.7 a	2.0 a	2.5 a
Total	3.0 c	3.3 c	2.2 a	2.7 a	2.3 a	1.8 a	2.2 a	2.3 a	2.3 a	2.2 a
Durham Region										
3 to 5 Units	0.0 d	**	**	**	**	5.1 c	**	**	4.8 d	5.5 c
6 to 19 Units	0.0 c	5.3 d	6.3 c	7.8 c	4.3 c	4.6 b	**	**	4.9 b	5.6 b
20 to 49 Units	6.0 d	3.3 d	5.4 c	4.2 c	4.6 b	5.0 b	**	**	4.9 b	4.6 b
50 to 99 Units	**	0.0 d	4.4 c	1.2 a	1.8 b	2.4 a	0.6 a	1.1 a	2.1 b	1.8 a
100 to 199 Units	**	3.1 a	2.4 b	2.4 a	2.9 b	3.4 b	3.1 b	8.1 c	2.8 a	3.7 b
200+ Units	n/u	n/u	n/s	**	**	**	**	**	**	**
Total	1.8 c	3.5 d	4.4 b	4.0 b	3.4 b	3.7 a	1.8 b	3.8 d	3.4 a	3.8 a
York Region										
3 to 5 Units	**	**	0.0 c	**	**	**	**	0.0 d	4.7 d	3.9 d
6 to 19 Units	6.0 c	**	2.2 c	5.4 b	4.1 d	3.5 d	**	**	3.5 d	4.1 c
20 to 49 Units	2.5 a	2.6 c	0.8 a	0.4 a	2.3 b	1.8 a	**	3.7 c	1.6 a	1.4 a
50 to 99 Units	**	**	0.4 a	1.0 a	0.0 c	0.5 a	0.0 d	0.0 d	0.2 a	0.6 a
100 to 199 Units	**	**	0.5 a	0.9 d	0.3 b	1.5 a	**	**	0.3 a	1.2 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	2.9 b	1.4 a	0.7 a	1.7 a	1.1 a	1.4 a	1.5 a	1.0 d	1.0 a	1.5 a

continued

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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 Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Peel Region										
3 to 5 Units	0.0 d	0.0 d	**	**	**	**	**	1.6 a	4.4 d	4.8 c
6 to 19 Units	**	**	5.5 c	7.9 c	2.6 b	4.7 d	12.0 d	**	4.3 c	6.0 c
20 to 49 Units	**	**	2.5 b	6.6 b	2.6 b	3.5 b	3.8 b	5.3 b	2.7 a	5.0 b
50 to 99 Units	3.4 d	1.4 d	3.1 b	2.0 a	2.9 a	1.2 a	2.4 b	4.2 c	3.0 a	1.8 a
100 to 199 Units	1.8 c	2.8 c	2.0 a	1.7 a	2.8 a	2.1 a	2.1 b	2.0 a	2.4 a	1.9 a
200+ Units	0.0 d	3.1 a	2.3 b	3.7 a	1.7 a	1.7 a	2.5 c	2.5 a	2.0 a	2.5 a
Total	2.2 c	3.0 b	2.5 a	2.9 a	2.5 a	1.9 a	2.6 a	2.9 a	2.5 a	2.4 a
Halton Region										
3 to 5 Units	**	**	**	**	**	0.0 d	**	0.0 d	**	**
6 to 19 Units	**	**	3.9 d	**	4.8 c	3.2 d	0.0 d	**	4.3 c	4.2 d
20 to 49 Units	**	0.0 d	2.2 c	1.3 a	2.4 a	1.5 a	3.3 d	0.0 d	2.4 a	1.3 a
50 to 99 Units	1.3 a	3.1 d	1.5 a	0.7 a	1.0 a	0.5 a	1.1 a	0.4 a	1.2 a	0.6 a
100 to 199 Units	**	6.3 b	0.9 a	1.0 a	1.8 a	1.5 a	1.9 b	**	1.5 a	1.4 a
200+ Units	**	**	1.0 a	**	1.6 a	**	**	**	1.3 a	**
Total	2.1 c	3.8 d	1.5 a	1.3 a	2.1 a	1.4 a	1.5 b	1.0 d	1.8 a	1.4 a
Toronto GTA										
3 to 5 Units	0.6 b	0.5 b	2.2 c	2.3 c	1.9 c	3.3 d	**	1.5 d	2.0 b	2.6 c
6 to 19 Units	4.3 d	5.3 d	6.4 b	5.2 c	4.3 b	3.3 b	**	1.8 c	5.3 b	4.1 b
20 to 49 Units	3.1 b	3.1 b	3.8 a	3.1 a	3.2 a	2.4 a	2.9 a	3.1 c	3.5 a	2.9 a
50 to 99 Units	2.3 a	1.4 a	3.2 a	2.0 a	2.7 a	1.5 a	2.5 a	1.7 a	2.9 a	1.7 a
100 to 199 Units	2.4 a	2.6 a	2.4 a	1.6 a	2.8 a	1.7 a	2.6 a	2.1 a	2.6 a	1.7 a
200+ Units	2.6 c	1.3 a	2.6 a	1.7 a	3.6 a	1.9 a	6.0 b	2.6 a	3.3 a	1.8 a
Total	2.7 a	2.1 a	3.1 a	2.1 a	3.1 a	2.0 a	4.0 b	2.2 a	3.2 a	2.1 a
Toronto CMA										
3 to 5 Units	0.7 b	0.1 b	**	2.2 c	1.6 c	3.2 d	**	**	1.8 c	2.5 c
6 to 19 Units	4.6 d	5.5 d	6.5 c	5.0 c	4.3 b	3.1 c	**	1.8 c	5.3 b	4.0 b
20 to 49 Units	3.0 b	3.1 b	3.7 a	3.0 a	3.0 a	2.2 a	3.1 b	3.2 c	3.4 a	2.8 a
50 to 99 Units	2.4 a	1.4 a	3.2 a	2.0 a	2.7 a	1.5 a	2.5 a	1.6 a	2.9 a	1.7 a
100 to 199 Units	2.5 a	2.5 a	2.5 a	1.5 a	2.9 a	1.6 a	2.6 a	1.7 a	2.7 a	1.6 a
200+ Units	2.6 c	1.3 a	2.6 a	1.7 a	3.6 a	1.9 a	6.0 b	2.6 a	3.3 a	1.8 a
Total	2.8 a	2.1 a	3.1 a	2.1 a	3.2 a	1.9 a	4.1 b	2.1 a	3.2 a	2.0 a

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Oshawa CMA										
3 to 5 Units	0.0 d	**	**	**	**	5.5 c	**	**	5.1 d	6.1 c
6 to 19 Units	0.0 c	5.4 d	6.5 c	7.6 c	4.4 c	4.6 b	**	**	4.9 b	5.6 b
20 to 49 Units	6.0 c	3.3 d	5.2 d	4.8 c	4.6 c	5.3 b	**	**	4.8 b	5.0 c
50 to 99 Units	**	0.0 d	4.7 c	1.3 a	2.0 b	3.2 b	1.6 c	3.4 d	2.6 a	2.5 a
100+ Units	**	3.1 a	2.4 b	2.4 a	2.9 b	3.2 b	3.1 c	7.6 c	2.8 b	3.5 b
Total	1.8 c	3.6 d	4.4 b	4.1 b	3.6 b	4.0 a	2.8 b	5.7 c	3.7 a	4.2 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)

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Toronto-Former City (Zones 1-4)										
3 to 5 Units	776 c	668 c	910 b	920 b	1,243 b	1,268 b	1,950 d	**	1,119 b	1,164 b
6 to 19 Units	607 b	633 b	815 b	869 a	**	1,196 a	**	1,335 c	1,001 d	955 a
20 to 49 Units	697 a	690 a	899 a	923 a	1,158 a	1,228 a	1,915 c	2,166 b	911 a	937 a
50 to 99 Units	760 a	762 a	963 a	987 a	1,256 a	1,325 b	2,450 d	2,253 b	1,035 a	1,050 a
100 to 199 Units	811 a	821 a	1,018 a	1,079 a	1,283 a	1,505 a	**	2,617 b	1,067 a	1,196 a
200+ Units	827 a	870 a	1,032 a	1,095 a	1,331 a	1,464 a	1,625 b	1,921 c	1,069 a	1,156 a
Total	768 a	790 a	977 a	1,024 a	1,286 a	1,370 a	1,972 d	1,989 b	1,041 a	1,099 a
Toronto (Zones 1-17)										
3 to 5 Units	705 c	640 b	878 b	894 b	1,161 a	1,156 a	1,532 c	**	1,065 a	1,087 b
6 to 19 Units	607 b	632 a	799 a	820 a	1,065 b	1,019 a	**	1,180 b	933 b	915 a
20 to 49 Units	678 a	677 a	838 a	844 a	1,010 a	1,026 a	1,381 b	1,633 b	877 a	886 a
50 to 99 Units	748 a	747 a	876 a	887 a	1,006 a	1,029 a	1,244 b	1,249 a	941 a	950 a
100 to 199 Units	776 a	782 a	912 a	933 a	1,057 a	1,089 a	1,203 a	1,266 a	1,004 a	1,034 a
200+ Units	801 a	853 a	957 a	1,002 a	1,120 a	1,185 a	1,271 a	1,329 a	1,032 a	1,085 a
Total	742 a	767 a	902 a	929 a	1,072 a	1,104 a	1,275 a	1,311 a	985 a	1,014 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	572 b	590 a	788 a	783 a	874 a	895 a	1,026 a	997 a	859 a	833 a
6 to 19 Units	611 a	652 a	758 a	777 a	918 a	960 b	1,076 a	1,150 b	837 a	867 a
20 to 49 Units	707 a	700 a	831 a	843 a	957 a	957 a	1,088 a	1,081 a	917 a	920 a
50 to 99 Units	729 a	728 a	869 a	884 a	993 a	1,023 a	1,134 a	1,162 a	953 a	982 a
100 to 199 Units	747 a	771 a	902 a	927 a	1,055 a	1,084 a	1,176 a	1,187 a	1,005 a	1,031 a
200+ Units	850 b	746 a	970 a	1,008 a	1,061 a	1,125 a	1,222 a	1,306 a	1,046 a	1,099 a
Total	713 a	716 a	889 a	917 a	1,023 a	1,061 a	1,159 a	1,194 a	981 a	1,014 a
Durham Region										
3 to 5 Units	544 b	589 a	677 b	647 a	791 a	801 a	904 b	895 a	754 a	758 a
6 to 19 Units	585 a	605 a	690 a	719 a	832 a	840 a	966 b	980 a	782 a	798 a
20 to 49 Units	581 a	644 a	743 a	748 a	859 a	879 a	1,045 c	1,127 d	814 a	828 a
50 to 99 Units	684 a	688 b	809 a	811 a	934 a	972 a	1,081 a	1,108 a	933 a	956 a
100 to 199 Units	647 a	696 a	842 a	860 a	911 a	912 a	1,010 a	995 a	900 a	906 a
200+ Units	n/u	n/u	n/s	**	**	**	**	**	**	**
Total	614 a	642 a	770 a	785 a	882 a	896 a	1,044 a	1,057 a	862 a	875 a
York Region										
3 to 5 Units	576 a	**	754 a	781 a	942 a	962 a	995 b	1,079 b	863 a	915 a
6 to 19 Units	618 a	643 a	762 a	778 a	931 a	958 a	1,014 b	**	831 a	854 a
20 to 49 Units	738 a	735 a	831 a	860 a	998 a	988 a	1,231 a	1,241 a	932 a	940 a
50 to 99 Units	722 b	757 a	914 a	929 a	1,032 a	1,065 a	1,148 a	1,154 a	988 a	1,016 a
100 to 199 Units	**	**	942 b	1,033 a	1,133 a	1,215 a	1,325 a	1,403 a	1,071 a	1,172 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	713 a	750 a	882 a	902 a	1,039 a	1,068 a	1,198 a	1,242 a	976 a	1,008 a

continued

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Peel Region										
3 to 5 Units	600 ^b	591 ^b	730 ^a	759 ^a	925 ^b	969 ^a	1,077 ^a	971 ^a	922 ^a	839 ^a
6 to 19 Units	560 ^a	601 ^a	753 ^a	789 ^a	883 ^a	884 ^a	1,206 ^a	1,213 ^a	816 ^a	840 ^a
20 to 49 Units	709 ^a	702 ^a	822 ^a	839 ^a	961 ^a	960 ^a	1,086 ^a	1,076 ^a	921 ^a	930 ^a
50 to 99 Units	724 ^a	711 ^a	846 ^a	864 ^a	958 ^a	983 ^a	1,067 ^a	1,128 ^a	913 ^a	940 ^a
100 to 199 Units	726 ^a	745 ^a	891 ^a	916 ^a	1,035 ^a	1,060 ^a	1,154 ^a	1,170 ^a	987 ^a	1,011 ^a
200+ Units	844 ^c	732 ^a	968 ^a	1,007 ^a	1,064 ^a	1,124 ^a	1,246 ^a	1,301 ^a	1,046 ^a	1,097 ^a
Total	712 ^a	712 ^a	891 ^a	926 ^a	1,021 ^a	1,063 ^a	1,154 ^a	1,192 ^a	979 ^a	1,018 ^a
Halton Region										
3 to 5 Units	595 ^c	612 ^a	863 ^b	970 ^d	907 ^b	839 ^b	1,026 ^b	1,064 ^b	891 ^a	887 ^b
6 to 19 Units	650 ^a	677 ^a	774 ^a	762 ^b	909 ^a	939 ^b	**	n/s	858 ^a	894 ^b
20 to 49 Units	682 ^b	706 ^b	858 ^a	863 ^a	964 ^a	960 ^a	1,029 ^a	1,026 ^b	929 ^a	927 ^a
50 to 99 Units	743 ^a	754 ^a	881 ^a	882 ^a	1,014 ^a	1,014 ^a	1,260 ^a	1,268 ^a	979 ^a	983 ^a
100 to 199 Units	778 ^a	781 ^b	935 ^a	901 ^a	1,073 ^a	1,051 ^a	1,248 ^a	1,170 ^a	1,040 ^a	1,010 ^a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	720 ^a	772 ^a	898 ^a	903 ^a	1,032 ^a	1,027 ^a	1,223 ^a	1,188 ^a	998 ^a	992 ^a
Toronto GTA										
3 to 5 Units	690 ^c	631 ^b	862 ^a	877 ^b	1,123 ^a	1,111 ^a	1,399 ^b	**	1,033 ^a	1,050 ^b
6 to 19 Units	606 ^a	632 ^a	784 ^a	806 ^a	1,007 ^b	982 ^a	**	1,169 ^b	904 ^b	896 ^a
20 to 49 Units	677 ^a	678 ^a	833 ^a	841 ^a	985 ^a	1,001 ^a	1,243 ^a	1,366 ^b	880 ^a	889 ^a
50 to 99 Units	745 ^a	744 ^a	872 ^a	884 ^a	996 ^a	1,021 ^a	1,195 ^a	1,207 ^a	941 ^a	954 ^a
100 to 199 Units	771 ^a	780 ^a	908 ^a	927 ^a	1,048 ^a	1,073 ^a	1,189 ^a	1,231 ^a	1,000 ^a	1,024 ^a
200+ Units	801 ^a	853 ^a	958 ^a	1,003 ^a	1,110 ^a	1,175 ^a	1,266 ^a	1,326 ^a	1,034 ^a	1,087 ^a
Total	738 ^a	763 ^a	897 ^a	923 ^a	1,051 ^a	1,082 ^a	1,243 ^a	1,275 ^a	980 ^a	1,008 ^a
Toronto CMA										
3 to 5 Units	698 ^c	633 ^b	870 ^a	885 ^b	1,144 ^a	1,140 ^a	1,428 ^b	**	1,049 ^a	1,069 ^b
6 to 19 Units	607 ^b	634 ^a	793 ^a	814 ^a	1,044 ^b	1,012 ^a	**	1,177 ^b	920 ^b	909 ^a
20 to 49 Units	679 ^a	678 ^a	837 ^a	844 ^a	997 ^a	1,011 ^a	1,254 ^a	1,380 ^b	883 ^a	891 ^a
50 to 99 Units	746 ^a	746 ^a	874 ^a	886 ^a	1,003 ^a	1,028 ^a	1,208 ^a	1,218 ^a	943 ^a	958 ^a
100 to 199 Units	773 ^a	781 ^a	910 ^a	932 ^a	1,057 ^a	1,088 ^a	1,197 ^a	1,249 ^a	1,004 ^a	1,033 ^a
200+ Units	801 ^a	852 ^a	958 ^a	1,002 ^a	1,109 ^a	1,175 ^a	1,266 ^a	1,326 ^a	1,033 ^a	1,087 ^a
Total	740 ^a	764 ^a	900 ^a	927 ^a	1,061 ^a	1,095 ^a	1,252 ^a	1,288 ^a	984 ^a	1,014 ^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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Oshawa CMA										
3 to 5 Units	544 ^b	578 ^a	652 ^a	632 ^a	791 ^a	810 ^a	897 ^b	895 ^a	750 ^a	763 ^a
6 to 19 Units	584 ^a	605 ^a	689 ^a	719 ^a	834 ^a	842 ^a	922 ^b	996 ^a	781 ^a	799 ^a
20 to 49 Units	581 ^a	644 ^a	747 ^a	747 ^a	872 ^a	890 ^a	1,045 ^c	1,127 ^d	821 ^a	833 ^a
50 to 99 Units	684 ^a	688 ^b	799 ^a	799 ^a	912 ^a	930 ^a	975 ^a	1,030 ^a	878 ^a	885 ^a
100+ Units	647 ^a	696 ^a	842 ^a	864 ^a	911 ^a	920 ^a	1,010 ^a	1,007 ^a	900 ^a	913 ^a
Total	614 ^a	641 ^a	770 ^a	785 ^a	877 ^a	889 ^a	993 ^a	1,008 ^a	845 ^a	859 ^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

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

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1-Toronto (Central)	**	**	5.5 d	0.8 d	1.6 b	1.8 a	0.6 a	0.5 a	1.4 a	1.5 a	1.1 a	1.0 a
Zone 2-Toronto (East)	**	**	**	4.9 d	4.5 b	3.6 c	2.5 a	**	**	**	0.7 a	0.3 a
Zone 3-Toronto (North)	0.7 b	**	4.7 d	**	1.8 a	1.7 a	1.9 a	1.3 a	1.1 a	1.3 a	0.8 a	0.4 a
Zone 4-Toronto (West)	**	**	**	3.1 d	3.7 b	2.3 b	4.8 d	1.2 a	0.9 a	1.6 a	1.2 a	1.1 a
Toronto-Former City (Zones 1-4)	1.2 d	**	5.2 d	3.5 d	2.6 a	2.1 a	2.2 b	1.0 a	1.1 a	1.4 a	1.0 a	0.8 a
Zone 5-Etobicoke (South)	**	**	4.0 d	3.8 d	4.6 b	3.7 b	2.0 a	1.3 a	2.2 a	1.8 c	n/u	n/u
Zone 6-Etobicoke (Central)	**	0.0 d	1.8 b	1.0 a	1.5 a	0.5 a	1.6 b	1.1 a	2.4 b	1.7 a	3.8 c	3.6 b
Zone 7-Etobicoke (North)	**	**	5.7 b	3.9 c	0.0 a	4.5 a	3.8 a	1.3 a	2.6 a	0.6 a	24.8 d	2.9 a
Etobicoke (Zones 5-7)	**	**	3.7 d	3.3 d	3.6 b	3.0 a	2.2 a	1.2 a	2.4 a	1.6 a	11.4 c	3.4 a
Zone 8-York	**	**	**	**	4.3 b	3.0 a	2.6 a	2.2 a	5.1 c	3.1 d	3.0 c	2.9 c
Zone 9-East York	**	**	4.2 d	3.8 d	4.3 b	1.5 b	3.3 b	2.1 b	1.8 a	1.3 a	5.0 c	2.0 a
Zone 10-Scarborough (Central)	3.2 d	4.6 d	**	6.1 c	5.4 b	3.9 b	4.8 b	2.7 a	3.5 b	1.8 a	2.4 a	2.1 a
Zone 11-Scarborough (North)	n/u	n/u	10.7 a	3.2 a	**	**	2.8 a	**	4.2 a	1.3 a	1.7 a	2.1 a
Zone 12-Scarborough (East)	**	**	5.7 c	2.6 c	**	1.4 a	**	3.6 c	2.1 b	1.5 a	3.5 c	2.4 a
Scarborough (Zones 10-12)	2.3 c	4.0 d	**	5.8 c	5.6 b	3.7 b	5.4 b	2.9 a	3.1 a	1.6 a	2.8 a	2.2 a
Zone 13-North York (Southeast)	**	**	3.6 d	3.5 d	2.4 b	3.8 c	3.4 b	2.3 a	2.8 a	1.7 a	3.4 b	2.3 b
Zone 14-North York (Northeast)	**	**	19.2 d	**	0.4 a	2.1 a	**	**	1.6 b	0.9 a	1.4 a	0.7 a
Zone 15-North York (Southwest)	**	**	4.8 d	3.4 d	3.9 c	3.1 b	5.3 c	2.6 b	3.9 b	2.1 a	2.6 c	**
Zone 16-North York (N. Central)	**	0.0 d	3.3 c	4.7 c	2.9 c	1.6 a	0.9 a	1.0 a	1.6 b	1.0 a	2.6 b	0.9 a
Zone 17-North York (Northwest)	**	**	6.0 d	**	4.8 b	4.5 c	4.5 a	2.8 a	6.8 b	2.1 a	12.3 c	4.2 a
North York (Zones 13-17)	**	**	6.2 b	4.6 c	3.6 b	3.3 b	3.5 a	2.2 a	3.5 b	1.5 a	4.8 a	2.1 a
Toronto (Zones 1-17)	1.6 c	2.4 c	5.5 b	3.8 b	3.5 a	2.7 a	3.2 a	1.8 a	2.8 a	1.6 a	3.5 a	1.7 a
Zone 18-Mississauga (South)	**	0.0 b	3.6 c	**	3.5 c	6.5 b	2.7 a	2.1 b	2.6 a	2.1 a	1.3 a	1.7 a
Zone 19-Mississauga (Northwest)	**	**	**	**	0.0 a	1.3 a	2.3 a	1.2 a	0.3 a	0.6 a	**	**
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	2.3 b	2.6 a	4.2 d	0.9 a	3.0 a	2.1 a	3.4 c	2.4 a
Mississauga City (Zones 18-20)	**	0.0 b	4.5 c	**	2.5 b	4.5 b	3.1 b	1.7 b	2.4 a	1.9 a	2.7 b	2.0 a
Zone 21-Brampton (West)	**	**	4.8 d	6.6 b	3.4 c	6.5 c	2.5 b	2.7 b	3.1 b	2.5 a	0.7 a	4.2 a
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	2.0 c	1.8 a	0.7 a	2.3 a
Brampton City (Zones 21-22)	**	**	4.8 d	6.6 b	3.4 c	6.5 c	2.5 b	2.6 b	2.4 a	2.1 a	0.7 a	3.2 a
Zone 23-Oakville	**	0.0 d	3.5 c	4.5 d	2.5 b	1.0 d	0.8 a	0.2 a	2.6 a	0.6 a	**	**
Zone 24-Caledon	n/u	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	1.8 c	1.2 d	3.2 b	2.2 a	0.4 a	1.1 a	**	**	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	3.8 d	**	3.9 d	4.8 c	0.3 a	1.0 a	0.0 d	0.6 a	**	**	n/u	n/u
Zone 27-Markham	n/u	n/u	**	**	**	**	**	0.2 a	0.3 a	1.8 c	n/u	n/u
York Region (Zones 25-27)	4.7 d	3.9 d	3.5 d	4.1 c	1.6 a	1.4 a	0.2 a	0.6 a	0.3 a	1.2 a	n/u	n/u
Zone 28-Pickering/Ajax/Uxbridge	**	**	**	4.3 d	5.0 c	2.9 c	0.2 b	0.0 a	n/u	n/u	**	**
Zone 29-Milton, Halton Hills	3.7 d	**	3.4 d	**	1.6 a	1.9 b	1.4 a	0.8 a	**	**	n/u	n/u
Zone 30-Orangeville	**	**	8.0 c	4.0 d	1.8 a	1.9 a	2.1 a	**	n/u	n/u	n/u	n/u
Zone 31-Bradford, W. Gwillimbury	3.9 b	**	5.6 b	0.7 a	2.4 c	3.6 d	**	**	**	**	n/u	n/u
Remaining CMA (Zones 18-31)	4.0 c	3.9 c	4.3 b	5.2 b	2.5 a	3.4 b	2.0 a	1.2 a	2.2 a	1.8 a	2.0 a	2.5 a
Durham Region	4.8 d	5.8 c	4.9 b	5.5 b	4.9 b	4.7 b	2.1 b	1.8 a	n/u	n/u	**	**
York Region	4.7 d	3.9 d	3.5 d	4.1 c	1.6 a	1.4 a	0.2 a	0.6 a	0.3 a	1.2 a	n/u	n/u
Peel Region	4.4 d	4.8 c	4.3 c	6.0 c	2.7 a	5.0 b	3.0 a	1.8 a	2.4 a	1.9 a	2.0 a	2.5 a
Halton Region	**	**	4.3 c	4.2 d	2.4 a	1.3 a	1.2 a	0.6 a	1.5 a	1.4 a	1.3 a	**
Toronto GTA	2.0 b	2.6 c	5.3 b	4.1 b	3.5 a	2.9 a	2.9 a	1.7 a	2.6 a	1.6 a	3.3 a	1.8 a
Toronto CMA	1.8 c	2.5 c	5.3 b	4.0 b	3.4 a	2.8 a	2.9 a	1.7 a	2.7 a	1.6 a	3.3 a	1.8 a

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Oshawa (North)	**	**	4.4 d	3.4 d	3.2 b	2.8 b	1.9 c	0.1 b	1.7 c	1.2 a
Zone 2 - Oshawa (S./Central)	**	**	6.0 c	7.5 c	5.8 c	6.3 b	2.7 b	3.1 c	2.2 b	10.1 d
Oshawa City (Zones 1-2)	**	7.2 c	5.7 c	6.7 b	5.3 c	5.6 c	2.4 b	1.8 b	1.9 c	4.3 b
Zone 3 - Whitby	1.2 d	**	2.3 b	2.8 c	1.9 a	1.2 a	4.6 d	5.9 a	5.1 a	1.5 a
Zone 4 - Clarington	0.0 d	**	5.9 c	4.1 d	**	**	**	**	**	**
Oshawa CMA	5.1 d	6.1 c	4.9 b	5.6 b	4.8 b	5.0 c	2.6 a	2.5 a	2.8 b	3.5 b

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Toronto-Former City (Zones 1-4)										
LT \$700	3.6 c	3.3 c	**	3.0 c	**	**	**	**	4.5 d	3.2 b
\$700 - \$799	1.8 b	1.9 b	3.9 c	2.1 c	**	**	**	**	2.9 a	2.0 b
\$800 - \$899	1.7 b	0.7 a	3.3 b	2.1 b	5.2 d	**	**	**	3.0 a	1.6 b
\$900 - \$999	0.9 a	0.8 a	1.5 a	1.3 a	1.1 a	1.5 a	**	**	1.4 a	1.2 a
\$1000 - \$1099	0.3 b	1.6 c	1.0 a	0.9 a	2.4 c	0.7 a	**	0.0 d	1.3 a	0.9 a
\$1100+	1.2 a	2.0 c	1.3 a	1.2 a	1.2 a	1.2 a	3.3 d	2.4 c	1.4 a	1.3 a
Total	1.9 a	1.6 a	1.9 a	1.4 a	1.4 a	1.4 a	2.9 c	1.9 c	1.8 a	1.5 a
Toronto (Zones 1-17)										
LT \$700	5.0 c	3.6 b	**	3.3 c	1.9 c	**	1.2 a	**	5.4 c	3.5 b
\$700 - \$799	2.4 a	2.4 a	5.2 a	3.1 a	4.3 c	2.6 c	0.0 c	0.0 d	4.6 a	2.9 a
\$800 - \$899	1.8 b	0.8 a	4.2 a	2.5 a	5.1 b	2.7 a	1.4 a	1.4 a	4.2 a	2.4 a
\$900 - \$999	1.0 a	0.7 a	2.6 a	2.0 a	5.0 a	2.9 a	**	4.2 c	4.2 a	2.5 a
\$1000 - \$1099	0.6 b	1.8 b	1.2 a	0.9 a	2.8 a	1.4 a	10.3 c	1.7 a	3.1 a	1.3 a
\$1100+	1.2 a	2.2 c	1.6 a	1.4 a	2.1 a	1.5 a	2.8 a	1.9 a	2.1 a	1.6 a
Total	2.8 a	2.1 a	3.2 a	2.0 a	3.4 a	1.9 a	4.6 b	2.0 a	3.4 a	2.0 a
Remaining CMA (Zones 18-31)										
LT \$700	4.1 c	2.3 c	5.1 c	2.5 c	**	**	**	**	4.3 c	2.6 b
\$700 - \$799	2.9 c	5.8 c	4.2 b	4.7 b	2.9 b	0.9 a	**	**	3.8 b	4.2 b
\$800 - \$899	0.7 a	3.3 d	2.0 a	2.4 a	4.0 b	4.4 b	**	0.0 d	2.6 a	2.9 a
\$900 - \$999	2.9 c	**	1.9 a	1.8 a	2.8 a	2.1 a	1.3 a	**	2.5 a	2.0 a
\$1000 - \$1099	**	**	1.6 c	4.2 c	1.6 a	1.9 a	1.9 b	1.7 b	1.7 a	2.6 a
\$1100+	n/s	**	1.8 b	1.8 a	1.5 a	1.4 a	2.7 a	2.9 a	1.9 a	1.8 a
Total	3.0 c	3.3 c	2.2 a	2.7 a	2.3 a	1.8 a	2.2 a	2.3 a	2.3 a	2.2 a
Durham Region										
LT \$700	**	**	**	**	**	**	n/s	**	**	**
\$700 - \$799	**	**	**	2.3 c	**	0.0 d	n/s	**	4.9 d	1.1 a
\$800 - \$899	n/s	n/s	**	**	3.3 d	6.4 c	n/s	n/s	3.0 d	5.6 c
\$900 - \$999	n/s	n/s	n/s	**	**	**	n/s	**	**	**
\$1000 - \$1099	n/s	n/s	**	**	**	4.8 a	0.7 b	**	1.0 d	4.2 a
\$1100+	n/s	n/s	n/s	**	**	**	0.3 b	1.5 a	0.3 b	1.3 a
Total	1.8 c	3.5 d	4.4 b	4.0 b	3.4 b	3.7 a	1.8 b	3.8 d	3.4 a	3.8 a
York Region										
LT \$700	2.6 c	1.5 d	0.0 c	0.0 d	0.0 d	**	**	**	0.7 b	**
\$700 - \$799	9.3 c	**	1.3 a	4.9 d	0.0 d	0.0 d	**	**	1.4 a	3.2 d
\$800 - \$899	**	**	1.2 a	2.2 c	**	6.0 d	**	**	1.8 c	3.7 c
\$900 - \$999	**	**	0.6 a	1.2 a	1.7 c	1.2 a	**	**	1.0 a	1.1 a
\$1000 - \$1099	**	**	0.0 c	2.3 c	1.1 a	1.1 a	**	**	0.8 a	1.4 a
\$1100+	n/s	n/s	**	**	0.6 a	1.1 a	1.3 d	1.4 a	0.7 a	1.1 a
Total	2.9 b	1.4 a	0.7 a	1.7 a	1.1 a	1.4 a	1.5 a	1.0 d	1.0 a	1.5 a

continued

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Peel Region										
LT \$700	4.0 d	2.9 c	9.7 c	3.5 d	**	**	n/s	n/s	6.1 c	3.1 c
\$700 - \$799	1.8 c	3.2 d	4.5 b	4.4 c	3.6 d	1.6 c	**	**	4.0 b	3.7 b
\$800 - \$899	0.0 d	**	2.3 a	2.6 a	4.3 c	3.9 b	1.4 d	**	2.8 a	2.8 a
\$900 - \$999	**	**	2.2 a	2.0 a	3.0 a	2.5 a	0.4 b	**	2.7 a	2.3 a
\$1000 - \$1099	n/s	**	1.8 c	4.6 c	1.6 a	2.0 a	2.6 b	1.9 b	1.7 a	2.8 a
\$1100+	n/s	**	2.3 b	2.2 a	1.6 b	1.6 a	3.3 b	3.7 b	2.2 a	2.2 a
Total	2.2 c	3.0 b	2.5 a	2.9 a	2.5 a	1.9 a	2.6 a	2.9 a	2.5 a	2.4 a
Halton Region										
LT \$700	**	**	0.0 d	**	**	**	n/s	n/s	3.8 d	**
\$700 - \$799	0.0 c	**	3.5 d	**	0.0 d	**	n/s	n/s	2.3 c	11.8 d
\$800 - \$899	4.2 c	**	0.6 a	1.1 a	3.4 c	3.8 d	**	**	1.6 b	1.9 c
\$900 - \$999	**	**	2.7 b	0.7 a	2.6 b	1.1 d	**	**	2.9 b	0.9 a
\$1000 - \$1099	n/s	n/s	1.6 b	2.5 c	2.3 b	0.5 a	**	**	2.0 b	0.9 a
\$1100+	n/s	n/s	1.5 d	0.0 d	1.9 b	0.9 a	2.2 a	0.0 c	1.9 a	0.6 a
Total	2.1 c	3.8 d	1.5 a	1.3 a	2.1 a	1.4 a	1.5 b	1.0 d	1.8 a	1.4 a
Toronto GTA										
LT \$700	5.0 c	3.5 b	6.4 c	3.2 c	1.8 c	**	1.2 a	**	5.3 c	3.4 b
\$700 - \$799	2.3 a	2.7 a	5.1 a	3.2 a	3.9 c	2.3 c	0.0 c	0.0 d	4.5 a	3.0 a
\$800 - \$899	1.7 a	0.9 a	3.8 a	2.5 a	5.0 b	2.9 a	1.6 b	1.1 a	3.9 a	2.4 a
\$900 - \$999	1.1 a	0.7 a	2.4 a	2.0 a	4.5 a	2.8 a	**	4.1 c	3.9 a	2.4 a
\$1000 - \$1099	0.6 b	1.8 b	1.3 a	1.6 a	2.5 a	1.5 a	8.3 b	1.7 a	2.8 a	1.6 a
\$1100+	1.2 a	2.2 c	1.6 a	1.5 a	2.0 a	1.5 a	2.8 a	2.1 a	2.1 a	1.6 a
Total	2.7 a	2.1 a	3.1 a	2.1 a	3.1 a	2.0 a	4.0 b	2.2 a	3.2 a	2.1 a
Toronto CMA										
LT \$700	5.0 c	3.5 b	6.5 c	3.2 c	1.8 c	**	1.2 a	**	5.3 c	3.4 b
\$700 - \$799	2.4 a	2.6 a	5.1 a	3.2 a	4.0 c	2.3 c	0.0 c	0.0 d	4.5 a	3.0 a
\$800 - \$899	1.7 a	0.9 a	3.8 a	2.5 a	5.0 b	3.0 a	1.5 b	1.1 a	3.9 a	2.4 a
\$900 - \$999	1.1 a	0.7 a	2.4 a	2.0 a	4.5 a	2.8 a	**	4.1 c	3.9 a	2.4 a
\$1000 - \$1099	0.6 b	1.8 b	1.3 a	1.6 a	2.5 a	1.5 a	8.3 b	1.7 a	2.8 a	1.6 a
\$1100+	1.2 a	2.2 c	1.6 a	1.5 a	2.0 a	1.5 a	2.8 a	2.1 a	2.1 a	1.6 a
Total	2.8 a	2.1 a	3.1 a	2.1 a	3.2 a	1.9 a	4.1 b	2.1 a	3.2 a	2.0 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 Oshawa CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Oshawa CMA										
LT \$600	**	**	13.8 d	**	**	**	**	**	**	5.7 d
\$600 - \$699	3.1 d	1.1 a	4.2 d	**	**	**	**	**	4.2 d	6.2 c
\$700 - \$799	**	0.0 d	3.9 c	4.6 b	4.0 d	7.7 c	**	**	3.9 c	5.9 b
\$800 - \$899	**	**	6.0 c	2.6 b	4.4 b	5.2 b	**	**	4.7 b	5.4 b
\$900 - \$999	n/s	**	**	0.6 a	3.5 b	2.9 a	3.6 d	5.1 d	3.4 b	2.7 a
\$1000+	n/s	n/s	**	**	1.3 a	4.0 d	3.1 d	0.0 c	2.1 c	3.5 d
Total	1.8 c	3.6 d	4.4 b	4.1 b	3.6 b	4.0 a	2.8 b	5.7 c	3.7 a	4.2 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

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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1-Toronto (Central)	n/u	n/u	**	**	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	**	**	5.4 ^a	2.0 ^c	4.5 ^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	**	**	**	5.2 ^c	5.0 ^d	5.4 ^c	4.3 ^d	5.3 ^c
Zone 5-Etobicoke (South)	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	0.0 ^a	0.7 ^a	2.9 ^a	0.0 ^c	2.1 ^a	0.2 ^a
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	0.5 ^b	3.0 ^a	9.7 ^c	5.0 ^a	6.5 ^c	4.2 ^a
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	0.3 ^a	2.1 ^a	6.7 ^b	2.6 ^c	4.6 ^b	2.4 ^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/s	**	n/s	**	n/s	**	0.0 ^a	0.9 ^a	**	0.9 ^a
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	9.1 ^c	8.0 ^c	4.6 ^d	7.9 ^c	6.6 ^c	7.9 ^b
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	4.1 ^b	2.4 ^a	4.1 ^c	2.5 ^a
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	**	5.9 ^b	4.2 ^c	3.7 ^c	4.8 ^c	4.3 ^b
Zone 13-North York (Southeast)	n/u	**	n/u	**	5.8 ^c	0.7 ^a	4.0 ^c	1.9 ^a	4.2 ^c	1.7 ^a
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	1.3 ^a	4.2 ^c	2.6 ^a	4.8 ^c	2.3 ^a
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	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	9.3 ^a	0.0 ^a	10.5 ^a	5.8 ^a	10.4 ^a	5.3 ^a
North York (Zones 13-17)	n/u	**	n/u	**	6.6 ^b	0.8 ^a	5.4 ^b	3.0 ^a	5.5 ^b	2.6 ^a
Toronto (Zones 1-17)	n/s	**	**	**	3.7 ^b	2.3 ^a	5.3 ^b	3.0 ^a	5.0 ^b	2.9 ^a
Zone 18-Mississauga (South)	n/u	n/u	**	**	2.4 ^a	1.0 ^d	2.1 ^c	0.0 ^c	2.2 ^b	0.4 ^a
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	5.1 ^a	2.0 ^a	5.3 ^a	2.0 ^b
Zone 20-Mississauga (Northeast)	n/u	n/u	**	n/s	1.8 ^a	**	4.1 ^b	1.2 ^a	3.9 ^b	1.5 ^c
Mississauga City (Zones 18-20)	n/u	n/u	**	**	2.7 ^a	**	4.2 ^a	1.3 ^a	4.0 ^a	1.5 ^a
Zone 21-Brampton (West)	n/u	n/u	**	n/s	**	**	6.7 ^a	**	6.2 ^a	6.0 ^d
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	**	**	6.7 ^c	5.2 ^d	6.2 ^c	5.0 ^d
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	0.3 ^a
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	**	**	1.8 ^a	1.1 ^a	1.9 ^a	1.0 ^a
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
York Region (Zones 25-27)	n/u	n/u	n/u	n/u	**	**	**	1.3 ^a	1.9 ^c	1.1 ^a
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/u	n/s	n/u
Remaining CMA (Zones 18-31)	n/u	n/u	7.8 ^a	**	4.8 ^b	**	4.1 ^b	1.9 ^a	4.3 ^b	1.9 ^b

continued

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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 Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Durham Region	n/u	n/u	**	**	**	**	5.2 b	3.9 c	4.8 b	3.7 c
York Region	n/u	n/u	n/u	n/u	**	**	**	1.3 a	1.9 c	1.1 a
Peel Region	n/u	n/u	7.8 a	**	2.9 a	**	4.6 b	2.2 b	4.4 a	2.3 b
Halton Region	n/s	**	**	**	5.0 c	0.5 b	1.8 c	0.9 a	2.8 b	0.7 a
Toronto GTA	n/s	**	2.4 b	0.0 d	3.8 b	1.7 b	4.6 a	2.5 a	4.4 a	2.4 a
Toronto CMA	n/s	**	6.5 a	**	4.2 b	2.3 b	4.8 a	2.5 a	4.7 a	2.4 a

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	n/s	4.3 d	2.2 a	4.3 d	2.2 a
Zone 2 - Oshawa (S./Central)	n/u	n/u	n/u	n/u	**	**	4.9 b	7.0 a	4.3 b	6.1 a
Oshawa City (Zones 1-2)	n/u	n/u	n/u	n/u	0.0 a	**	4.6 b	4.3 c	4.3 b	4.0 c
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	**	**	0.0 a	**	5.1 b	4.1 c	4.7 b	3.9 c

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

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
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/s	n/u	n/u	**	n/s
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	2,168 ^a	2,225 ^a	2,077 ^a	2,150 ^a
Zone 4-Toronto (West)	n/u	n/u	n/u	n/u	n/u	n/u	1,907 ^d	1,944 ^b	1,907 ^d	1,944 ^b
Toronto-Former City (Zones 1-4)	n/u	n/u	n/s	n/s	1,388 ^b	**	1,950 ^b	2,002 ^a	1,894 ^b	1,984 ^b
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/s	n/u	n/u	n/u	n/s	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	1,153 ^a	972 ^a	1,344 ^a	1,176 ^b	1,281 ^a	1,118 ^b
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	928 ^a	976 ^a	1,104 ^a	1,132 ^a	1,043 ^a	1,071 ^a
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	1,010 ^a	974 ^a	1,196 ^a	1,153 ^a	1,133 ^a	1,091 ^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/s	n/s	n/s	n/s	n/s	**	1,244 ^a	1,356 ^a	1,244 ^a	1,379 ^a
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	1,134 ^a	1,078 ^c	1,258 ^a	1,213 ^b	1,202 ^a	1,139 ^b
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	1,202 ^a	1,141 ^a	1,164 ^a	1,097 ^a
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	1,040 ^a	994 ^a	1,214 ^a	1,153 ^a	1,175 ^a	1,108 ^a
Zone 13-North York (Southeast)	n/u	**	n/u	**	1,252 ^b	1,224 ^a	1,379 ^a	1,408 ^a	1,365 ^a	1,385 ^a
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	1,236 ^a	1,394 ^b	1,410 ^a	1,371 ^b	1,374 ^a
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	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	957 ^a	**	1,153 ^a	1,154 ^a	1,137 ^a	1,138 ^a
North York (Zones 13-17)	n/u	**	n/u	**	1,199 ^a	1,198 ^a	1,339 ^a	1,351 ^a	1,323 ^a	1,328 ^a
Toronto (Zones 1-17)	n/s	**	n/s	**	1,093 ^a	1,078 ^a	1,319 ^a	1,318 ^a	1,278 ^a	1,267 ^a
Zone 18-Mississauga (South)	n/u	n/u	**	**	1,004 ^a	995 ^a	1,190 ^b	1,210 ^a	1,095 ^a	1,120 ^a
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	1,419 ^a	1,450 ^a	1,406 ^a	1,448 ^a
Zone 20-Mississauga (Northeast)	n/u	n/u	**	n/s	1,065 ^a	**	1,302 ^a	1,337 ^a	1,271 ^a	1,334 ^a
Mississauga City (Zones 18-20)	n/u	n/u	**	**	1,051 ^a	1,026 ^a	1,324 ^a	1,357 ^a	1,279 ^a	1,337 ^a
Zone 21-Brampton (West)	n/u	n/u	**	n/s	**	**	1,172 ^a	1,268 ^a	1,118 ^a	1,263 ^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	**	**	1,172 ^a	1,263 ^a	1,118 ^b	1,256 ^a
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	**	**	1,216 ^a	1,239 ^a	1,204 ^a	1,205 ^a
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
York Region (Zones 25-27)	n/u	n/u	n/u	n/u	**	**	1,216 ^b	1,274 ^a	1,204 ^b	1,241 ^a
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/u	n/s	n/u
Remaining CMA (Zones 18-31)	n/u	n/u	933 ^a	**	1,015 ^a	1,031 ^a	1,260 ^a	1,303 ^a	1,212 ^a	1,282 ^a

continued

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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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Durham Region	n/u	n/u	n/s	**	939 ^b	942 ^c	1,016 ^a	1,095 ^a	1,012 ^a	1,079 ^a
York Region	n/u	n/u	n/u	n/u	**	**	1,216 ^b	1,274 ^a	1,204 ^b	1,241 ^a
Peel Region	n/u	n/u	933 ^a	**	1,018 ^a	1,048 ^a	1,297 ^a	1,336 ^a	1,247 ^a	1,318 ^a
Halton Region	n/s	**	**	**	1,044 ^a	1,103 ^a	1,050 ^a	1,193 ^a	1,036 ^a	1,156 ^a
Toronto GTA	n/s	**	814^b	813^b	1,056^a	1,075^a	1,242^a	1,281^a	1,204^a	1,243^a
Toronto CMA	n/s	**	933^a	**	1,060^a	1,067^a	1,294^a	1,311^a	1,250^a	1,274^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

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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	n/s	1,073 ^a	1,155 ^a	1,072 ^a	1,155 ^a
Zone 2 - Oshawa (S./Central)	n/u	n/u	n/u	n/u	**	**	995 ^b	1,027 ^a	989 ^b	1,016 ^a
Oshawa City (Zones 1-2)	n/u	n/u	n/u	n/u	939 ^a	**	1,037 ^a	1,100 ^a	1,030 ^a	1,090 ^a
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	n/s	**	n/s	**	**	**	**	**
Oshawa CMA	n/u	n/u	n/s	**	939^a	942^a	1,039^a	1,101^a	1,033^a	1,082^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 2008 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	**	**	**	**	**	**	**	**
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	**	**	1 c	59	**	68
Zone 4-Toronto (West)	n/u	n/u	n/u	n/u	n/u	n/u	**	86	**	86
Toronto-Former City (Zones 1-4)	n/u	n/u	**	**	1 c	19	8 c	153	9 c	177
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 a	152	0 c	371	1 a	523
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	7 a	241	20 a	406	27 a	647
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	8 a	392	20 c	777	29 b	1,170
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	**	**	**	**	**	**	1 a	108	1 a	115
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	7 c	91	7 c	92	15 b	183
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	7 a	295	9 a	362
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	9 b	158	14 c	387	24 b	545
Zone 13-North York (Southeast)	**	**	**	**	1 a	138	18 a	953	19 a	1,093
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	2 a	154	14 a	552	16 a	707
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
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	0 a	44	28 a	491	28 a	535
North York (Zones 13-17)	**	**	**	**	3 a	368	61 a	2,047	64 a	2,417
Toronto (Zones 1-17)	**	**	**	**	22 a	942	105 a	3,472	126 a	4,423
Zone 18-Mississauga (South)	n/u	n/u	**	**	1 d	111	0 c	163	1 a	278
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	10 a	493	10 b	498
Zone 20-Mississauga (Northeast)	n/u	n/u	n/s	n/s	**	**	16 a	1,298	20 c	1,316
Mississauga City (Zones 18-20)	n/u	n/u	**	**	**	134	26 a	1,954	31 a	2,092
Zone 21-Brampton (West)	n/u	n/u	n/s	n/s	**	**	**	486	30 d	508
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	n/u	n/u	n/s	n/s	**	**	30 d	577	30 d	610
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	241	1 a	293
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	**	**	3 a	281	3 a	315
Zone 27-Markham	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	**	**	4 a	324	4 a	357
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/u	n/u	n/u	n/u
Remaining CMA (Zones 18-31)	n/u	n/u	**	**	**	259	62 a	3,258	69 b	3,528

continued

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

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 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				
Durham Region	n/u	n/u	**	**	**	56	36	c	923	37	c	1,005		
York Region	n/u	n/u	n/u	n/u	**	**	4	a	324	4	a	357		
Peel Region	n/u	n/u	**	**	**	167	56	b	2,531	61	b	2,702		
Halton Region	**	**	**	**	2	b	524	10	a	1,135	12	a	1,681	
Toronto GTA	**	**	0	d	57	30	b	1,723	211	a	8,385	241	a	10,169
Toronto CMA	**	**	**	17	28	b	1,201	167	a	6,730	195	a	7,951	

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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

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2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 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	n/s	n/s	10	a	445	10	a	445
Zone 2 - Oshawa (S./Central)	n/u	n/u	n/u	n/u	**	**	24	a	342	24	a	393
Oshawa City (Zones 1-2)	n/u	n/u	n/u	n/u	**	**	34	c	787	34	c	838
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	**	**	**	53	34	c	815	35	c	894

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1-Toronto (Central)	n/u	n/u	**	**	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	**	**	7.1 a	2.0 c	7.5 a	**
Zone 4-Toronto (West)	n/u	n/u	n/u	n/u	n/u	n/u	**	9.4 c	**	9.4 c
Toronto-Former City (Zones 1-4)	n/u	n/u	**	**	5.9 d	**	5.7 d	6.1 c	5.4 d	7.8 c
Zone 5-Etobicoke (South)	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	0.7 a	0.7 a	4.4 a	1.8 c	3.4 a	1.5 b
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	3.8 b	3.4 a	10.9 c	7.5 a	8.5 c	6.0 a
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	2.6 a	2.4 a	8.1 b	4.8 b	6.3 b	4.0 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/s	**	n/s	**	n/s	**	4.0 a	3.8 a	4.0 c	3.5 a
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	12.8 d	12.0 d	**	9.2 c	9.1 c	10.6 c
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	5.5 b	4.1 a	5.6 b	3.9 a
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	10.1 d	8.2 b	5.6 b	5.3 b	6.6 b	6.2 b
Zone 13-North York (Southeast)	n/u	**	n/u	**	**	3.1 d	5.6 c	4.6 a	6.0 c	4.5 a
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	3.3 a	6.4 b	4.0 a	6.8 c	3.9 a
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	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	9.3 a	7.0 a	12.6 a	9.5 a	12.3 a	9.3 a
North York (Zones 13-17)	n/u	**	n/u	**	8.2 c	3.4 b	7.3 a	5.6 a	7.4 b	5.3 a
Toronto (Zones 1-17)	n/s	**	**	**	6.0 b	4.1 b	7.1 a	5.3 a	6.9 a	5.1 a
Zone 18-Mississauga (South)	n/u	n/u	**	**	5.0 a	**	3.4 c	0.0 c	4.0 b	0.8 a
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	10.5 a	4.9 a	10.9 a	4.8 a
Zone 20-Mississauga (Northeast)	n/u	n/u	**	n/s	3.7 a	**	7.5 a	3.5 b	7.2 a	3.9 c
Mississauga City (Zones 18-20)	n/u	n/u	**	**	5.8 a	**	7.9 a	3.6 a	7.7 a	3.7 b
Zone 21-Brampton (West)	n/u	n/u	**	n/s	**	**	8.2 a	**	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	**	**	8.2 c	7.9 c	8.0 b	**
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	0.5 a	**	1.1 a
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	**	**	2.2 a	2.2 a	2.6 a	1.9 a
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
York Region (Zones 25-27)	n/u	n/u	n/u	n/u	**	**	2.2 c	2.2 a	2.6 c	2.0 a
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/u	n/s	n/u
Remaining CMA (Zones 18-31)	n/u	n/u	10.5 a	**	6.9 b	**	6.8 b	3.8 b	6.9 a	3.8 b

continued

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

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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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Durham Region	n/u	n/u	**	**	3.7 c	**	6.0 b	6.7 b	5.7 b	6.3 c
York Region	n/u	n/u	n/u	n/u	**	**	2.2 c	2.2 a	2.6 c	2.0 a
Peel Region	n/u	n/u	10.5 a	**	6.0 a	**	8.0 a	4.5 b	7.7 a	4.5 b
Halton Region	n/s	**	**	**	5.4 c	3.6 c	3.1 d	1.9 c	3.7 c	2.5 b
Toronto GTA	n/s	**	3.3 c	**	5.7 b	3.9 b	6.5 a	4.7 a	6.3 a	4.5 a
Toronto CMA	n/s	**	8.7 a	**	6.4 b	4.0 c	7.0 a	4.6 a	6.9 a	4.5 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

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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	n/s	5.5 c	4.9 c	5.5 c	4.9 c
Zone 2 - Oshawa (S./Central)	n/u	n/u	n/u	n/u	**	**	5.4 b	10.8 a	5.2 b	9.4 a
Oshawa City (Zones 1-2)	n/u	n/u	n/u	n/u	3.8 a	**	5.5 b	7.5 b	5.4 b	7.0 b
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	**	**	3.7 a	**	6.0 b	7.4 b	5.7 b	6.8 b

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

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

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

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

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

2.1.5 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-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1-Toronto (Central)	n/u	n/u	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**	n/u
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	-3.0 ^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	-14.0 ^a	-0.3 ^a	++	-1.7 ^a	++
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	++	3.3 ^d	**	3.5 ^d	**	3.6 ^d
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	++	**	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	**	**	**	**	**	**	2.1 ^a	6.8 ^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	**	**	**	-0.6 ^a	**	-0.5 ^a
Zone 12-Scarborough (East)	n/u	n/u	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	**	**	**	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	**	**	**	**	**	**
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	**	**	**	1.4 ^a	1.0 ^a	1.6 ^c	0.8 ^a
Toronto (Zones 1-17)	**	**	**	**	++	++	**	-0.9 ^d	**	++
Zone 18-Mississauga (South)	n/u	n/u	**	**	2.1 ^a	**	**	**	**	**
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	2.2 ^a	**	++	2.1 ^c	++	2.1 ^c
Mississauga City (Zones 18-20)	n/u	n/u	**	**	2.0 ^a	**	**	2.0 ^b	**	1.9 ^c
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	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	**	**	-1.0 ^a	3.0 ^a	**	2.5 ^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	**	**	**	3.0 ^a	**	2.5 ^a

continued

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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

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-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08
Zone 28-Pickering/Ajax/Uxbridge	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	n/u	n/u
Remaining CMA (Zones 18-31)	n/u	n/u	3.4 ^a	**	2.2 ^c	**	++	2.3 ^b	++	2.1 ^b
Durham Region	n/u	n/u	**	**	**	**	**	2.5 ^a	**	**
York Region	n/u	n/u	n/u	n/u	**	**	**	3.0 ^a	**	2.5 ^a
Peel Region	n/u	n/u	3.4 ^a	**	0.6 ^b	**	**	2.2 ^b	**	2.2 ^c
Halton Region	**	**	**	**	**	**	**	5.7 ^d	3.0 ^d	4.4 ^d
Toronto GTA	**	**	**	**	1.3 ^d	++	++	1.2 ^a	++	1.1 ^a
Toronto CMA	**	**	**	**	1.2 ^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:

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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-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08
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	**	**	**	3.0 ^a	**	3.1 ^a
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	**
Zone 4 - Clarington	n/u	n/u	**	**	**	**	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	**	**	**	2.6 ^a	**	2.6 ^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:

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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 Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1-Toronto (Central)	1.4 a	1.2 a	1.0 a	1.0 a	1.4 a	0.9 a	4.6 d	3.7 d	1.3 a	1.1 a
Zone 2-Toronto (East)	5.0 c	2.6 b	2.9 a	2.2 b	1.2 a	2.7 c	**	0.8 d	2.8 a	2.4 b
Zone 3-Toronto (North)	1.6 a	1.5 a	1.5 a	1.4 a	1.0 a	1.4 a	2.2 c	1.6 c	1.4 a	1.4 a
Zone 4-Toronto (West)	2.0 c	2.1 c	3.2 c	1.6 b	2.0 c	1.6 c	**	**	2.7 b	1.7 b
Toronto-Former City (Zones 1-4)	1.9 a	1.6 a	1.9 a	1.4 a	1.4 a	1.4 a	3.0 d	2.1 b	1.8 a	1.5 a
Zone 5-Etobicoke (South)	2.4 b	3.4 d	4.2 b	3.3 c	2.8 b	2.4 b	**	2.1 c	3.4 b	2.9 a
Zone 6-Etobicoke (Central)	1.8 c	3.5 c	1.9 a	2.4 a	3.1 c	1.6 a	2.7 b	2.8 b	2.6 a	2.1 a
Zone 7-Etobicoke (North)	6.9 c	3.5 d	2.9 a	1.7 a	13.5 a	2.4 a	14.6 a	2.6 a	12.3 a	2.4 a
Etobicoke (Zones 5-7)	2.4 b	3.5 c	3.0 a	2.7 a	5.1 b	2.0 a	7.1 a	2.7 a	4.6 a	2.4 a
Zone 8-York	4.1 c	2.0 c	5.0 b	3.3 b	3.0 b	2.6 b	1.5 a	0.5 b	4.0 b	2.8 a
Zone 9-East York	2.9 c	2.7 b	4.4 b	2.3 a	3.5 b	1.3 a	3.5 d	1.8 a	4.0 b	2.0 a
Zone 10-Scarborough (Central)	4.7 c	2.5 b	4.5 a	2.6 a	4.0 a	3.0 a	3.8 b	2.2 a	4.2 a	2.8 a
Zone 11-Scarborough (North)	1.2 a	0.0 c	3.0 a	1.4 a	3.6 a	1.9 a	3.4 c	2.0 a	3.3 a	1.8 a
Zone 12-Scarborough (East)	5.6 d	5.1 d	3.5 b	1.8 a	3.8 b	2.5 a	2.6 b	1.7 a	3.5 b	2.2 a
Scarborough (Zones 10-12)	4.3 c	2.7 b	3.9 a	2.2 a	3.8 a	2.6 a	3.1 b	1.9 a	3.8 a	2.3 a
Zone 13-North York (Southeast)	1.4 d	2.5 c	4.3 a	2.9 a	2.5 a	1.8 a	3.1 c	1.7 a	3.2 a	2.2 a
Zone 14-North York (Northeast)	0.5 a	1.5 a	2.3 b	0.6 a	2.4 a	1.0 a	2.1 b	1.3 a	2.3 a	0.9 a
Zone 15-North York (Southwest)	4.6 d	3.3 d	4.5 b	3.3 b	4.1 b	2.7 b	2.9 c	1.1 a	4.2 b	2.8 a
Zone 16-North York (N. Central)	3.9 c	3.0 d	2.9 b	1.2 a	1.5 a	0.9 a	1.6 b	1.8 b	2.1 a	1.2 a
Zone 17-North York (Northwest)	**	10.3 c	6.9 b	3.0 a	7.3 b	3.2 a	10.8 c	4.1 a	8.3 a	3.5 a
North York (Zones 13-17)	**	5.4 c	4.3 a	2.3 a	3.7 a	2.0 a	4.9 b	2.2 a	4.3 a	2.2 a
Toronto (Zones 1-17)	2.8 a	2.1 a	3.2 a	2.0 a	3.4 a	1.9 a	4.7 a	2.2 a	3.4 a	2.0 a
Zone 18-Mississauga (South)	2.5 c	2.9 c	2.5 a	3.2 b	2.6 a	1.9 a	2.4 b	2.7 a	2.6 a	2.5 a
Zone 19-Mississauga (Northwest)	0.0 d	0.0 d	1.7 a	0.9 a	0.9 a	0.7 a	3.3 b	1.7 a	1.7 a	1.0 a
Zone 20-Mississauga (Northeast)	**	3.5 d	3.3 c	1.7 a	3.3 b	2.2 a	3.6 b	1.8 a	3.4 b	2.0 a
Mississauga City (Zones 18-20)	2.6 c	3.0 c	2.7 a	2.4 a	2.7 a	1.9 a	3.3 b	2.0 a	2.8 a	2.1 a
Zone 21-Brampton (West)	2.0 c	5.1 d	2.4 a	4.8 c	2.2 a	2.5 a	5.2 b	7.7 b	2.7 a	4.1 b
Zone 22-Brampton (East)	**	0.0 a	0.8 a	3.8 a	1.5 a	1.5 a	2.2 c	0.9 a	1.4 a	2.0 a
Brampton City (Zones 21-22)	1.2 d	3.0 d	1.8 a	4.4 b	1.9 a	2.0 a	3.9 c	4.3 b	2.1 a	3.2 a
Zone 23-Oakville	1.4 a	5.9 d	1.3 a	1.0 a	3.0 a	1.0 a	2.0 c	0.0 c	2.3 a	1.0 a
Zone 24-Caledon	**	**	0.0 a	**	0.0 a	**	**	**	0.0 a	**
Zone 25-R. Hill, Vaughan, King	2.3 a	1.1 a	1.0 a	1.5 a	1.7 b	1.0 a	1.4 d	1.2 d	1.5 a	1.2 a
Zone 26-Aurora, Newmkt, Whit-St.	4.1 d	**	0.6 a	2.4 b	1.5 c	2.1 b	2.0 c	0.9 a	1.4 a	2.0 a
Zone 27-Markham	**	**	0.5 a	1.3 a	0.1 a	1.0 a	0.0 d	1.6 b	0.3 a	1.1 a
York Region (Zones 25-27)	2.9 b	1.4 a	0.7 a	1.7 a	1.2 a	1.4 a	1.6 c	1.1 a	1.1 a	1.5 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	3.4 d	1.9 c	2.2 c	1.8 b	1.2 a	1.2 a	1.9 b	1.6 a
Zone 29-Milton, Halton Hills	**	13.5 d	1.4 a	3.6 c	1.3 a	1.5 a	0.0 d	0.0 c	1.5 a	2.5 a
Zone 30-Orangeville	**	0.0 c	4.4 b	4.7 c	2.1 a	1.4 a	**	**	3.6 b	2.5 b
Zone 31-Bradford, W. Gwillimbury	5.0 b	**	3.0 a	1.5 b	3.4 b	3.7 c	3.4 c	0.0 d	3.3 b	2.5 a
Remaining CMA (Zones 18-31)	3.0 c	3.3 c	2.2 a	2.7 a	2.4 a	1.8 a	2.9 a	2.2 a	2.4 a	2.2 a

continued

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Durham Region	1.8 c	3.5 d	4.3 b	4.0 b	3.4 b	3.6 a	3.1 b	3.8 c	3.5 a	3.8 a
York Region	2.9 b	1.4 a	0.7 a	1.7 a	1.2 a	1.4 a	1.6 c	1.1 a	1.1 a	1.5 a
Peel Region	2.2 c	3.0 b	2.5 a	2.9 a	2.5 a	1.9 a	3.4 b	2.6 a	2.6 a	2.4 a
Halton Region	2.1 c	3.8 d	1.5 a	1.3 a	2.3 a	1.4 a	1.7 b	0.9 a	1.9 a	1.4 a
Toronto GTA	2.7 a	2.1 a	3.1 a	2.1 a	3.1 a	2.0 a	4.1 a	2.3 a	3.2 a	2.1 a
Toronto CMA	2.8 a	2.1 a	3.1 a	2.1 a	3.2 a	1.9 a	4.3 a	2.2 a	3.2 a	2.0 a

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

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Oshawa (North)	0.0 b	4.9 d	3.5 d	2.7 a	1.9 c	1.0 a	2.8 c	1.5 a	2.4 b	1.6 a
Zone 2 - Oshawa (S./Central)	3.4 d	4.5 d	5.9 c	6.7 b	4.5 b	6.0 b	3.7 b	10.9 d	4.7 b	6.8 b
Oshawa City (Zones 1-2)	2.4 c	4.6 c	4.9 c	5.1 b	3.5 b	3.9 b	3.3 c	6.2 c	3.8 b	4.6 b
Zone 3 - Whitby	0.0 c	0.0 d	2.9 a	1.5 a	4.2 b	4.0 a	6.4 b	0.0 c	3.8 b	2.5 a
Zone 4 - Clarington	**	**	4.6 c	2.4 b	2.5 a	4.7 a	12.8 d	**	3.8 b	3.6 b
Oshawa CMA	1.8 c	3.6 d	4.4 b	4.1 b	3.6 b	4.0 a	3.9 b	5.0 c	3.8 a	4.1 a

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

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1-Toronto (Central)	838 a	855 a	1,052 a	1,096 a	1,444 b	1,560 b	**	2,567 d	1,133 a	1,180 a
Zone 2-Toronto (East)	695 a	682 a	881 a	898 a	1,091 a	1,104 a	1,359 c	1,235 b	922 a	920 a
Zone 3-Toronto (North)	808 a	817 a	1,012 a	1,060 a	1,324 a	1,417 a	2,015 c	2,104 b	1,095 a	1,166 a
Zone 4-Toronto (West)	654 a	689 a	872 a	917 a	1,098 a	1,150 a	1,570 c	1,569 c	899 a	960 a
Toronto-Former City (Zones 1-4)	768 a	790 a	977 a	1,024 a	1,286 a	1,371 a	1,971 c	1,990 b	1,043 a	1,101 a
Zone 5-Etobicoke (South)	659 a	668 a	796 a	785 a	948 a	940 a	1,207 b	1,139 b	856 a	858 a
Zone 6-Etobicoke (Central)	774 a	828 b	917 a	923 a	1,078 a	1,082 a	1,286 a	1,252 a	1,064 a	1,064 a
Zone 7-Etobicoke (North)	632 a	644 a	800 a	820 a	933 a	953 a	1,038 a	1,052 a	950 a	960 a
Etobicoke (Zones 5-7)	678 a	694 a	851 a	851 a	1,008 a	1,013 a	1,185 a	1,171 a	972 a	977 a
Zone 8-York	639 a	654 a	832 a	863 a	1,031 a	1,065 b	1,465 c	**	912 a	945 b
Zone 9-East York	675 a	696 a	823 a	856 a	1,020 a	1,072 a	1,223 a	1,379 a	909 a	955 a
Zone 10-Scarborough (Central)	740 a	701 a	810 a	822 a	945 a	948 a	1,090 a	1,092 a	891 a	895 a
Zone 11-Scarborough (North)	785 a	799 a	916 a	897 a	1,043 a	1,029 a	1,209 a	1,172 a	1,021 a	1,004 a
Zone 12-Scarborough (East)	715 a	699 a	813 a	811 a	915 a	908 a	1,027 a	1,038 a	902 a	899 a
Scarborough (Zones 10-12)	743 a	717 a	831 a	832 a	956 a	949 a	1,087 a	1,085 a	923 a	918 a
Zone 13-North York (Southeast)	684 a	723 a	887 a	881 a	1,046 a	1,041 a	1,319 a	1,320 a	1,040 a	1,024 a
Zone 14-North York (Northeast)	720 b	1,016 a	964 a	983 a	1,183 a	1,181 a	1,421 b	1,353 a	1,171 a	1,155 a
Zone 15-North York (Southwest)	656 a	664 a	853 a	854 a	1,015 a	1,018 a	1,306 b	1,177 a	956 a	959 a
Zone 16-North York (N. Central)	744 b	682 b	931 a	932 a	1,091 a	1,112 a	1,262 a	1,289 a	1,054 a	1,062 a
Zone 17-North York (Northwest)	648 a	661 a	795 a	803 a	916 a	939 a	1,076 a	1,124 a	897 a	912 a
North York (Zones 13-17)	667 a	731 a	878 a	883 a	1,038 a	1,049 a	1,256 a	1,259 a	1,013 a	1,017 a
Toronto (Zones 1-17)	742 a	767 a	902 a	929 a	1,073 a	1,104 a	1,282 a	1,312 a	991 a	1,018 a
Zone 18-Mississauga (South)	723 a	725 a	864 a	885 a	1,001 a	1,024 a	1,119 a	1,117 a	948 a	970 a
Zone 19-Mississauga (Northwest)	695 a	697 c	978 a	1,004 a	1,077 a	1,149 a	1,292 a	1,373 a	1,100 a	1,159 a
Zone 20-Mississauga (Northeast)	713 a	707 a	904 a	950 a	1,023 a	1,083 a	1,258 a	1,287 a	1,025 a	1,075 a
Mississauga City (Zones 18-20)	716 a	715 a	891 a	925 a	1,021 a	1,066 a	1,232 a	1,264 a	1,002 a	1,042 a
Zone 21-Brampton (West)	669 a	647 a	859 a	890 a	986 a	1,015 a	1,111 a	1,192 a	948 a	987 a
Zone 22-Brampton (East)	761 b	791 a	959 a	1,002 a	1,068 a	1,104 a	1,188 a	1,244 a	1,046 a	1,095 a
Brampton City (Zones 21-22)	703 a	704 a	895 a	931 a	1,022 a	1,056 a	1,144 a	1,217 a	987 a	1,033 a
Zone 23-Oakville	755 a	761 a	951 a	953 a	1,099 a	1,126 a	1,243 a	1,240 a	1,057 a	1,082 a
Zone 24-Caledon	**	**	**	**	829 a	**	**	**	845 a	**
Zone 25-R. Hill, Vaughan, King	792 a	807 a	909 a	929 a	1,094 a	1,134 a	1,368 a	1,359 a	1,020 a	1,058 a
Zone 26-Aurora, Newmkt, Whit-St.	610 a	627 a	831 a	852 a	980 a	972 a	1,177 a	1,220 a	953 a	966 a
Zone 27-Markham	**	**	909 a	944 a	1,049 a	1,103 a	1,177 b	1,296 a	998 a	1,067 a
York Region (Zones 25-27)	713 a	750 a	882 a	902 a	1,039 a	1,066 a	1,207 a	1,261 a	988 a	1,024 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	786 b	805 a	922 a	980 a	1,071 a	1,124 a	972 a	1,017 a
Zone 29-Milton, Halton Hills	630 a	630 a	845 a	852 a	983 a	980 a	1,202 a	1,213 a	939 a	930 a
Zone 30-Orangeville	678 b	675 a	787 a	787 a	896 a	905 a	991 a	996 a	850 a	846 a
Zone 31-Bradford, W. Gwillimbury	722 b	696 a	787 a	794 a	906 a	936 a	1,046 a	1,103 a	873 a	885 a
Remaining CMA (Zones 18-31)	713 a	716 a	889 a	917 a	1,023 a	1,061 a	1,196 a	1,238 a	995 a	1,033 a

continued

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Durham Region	614 a	642 a	770 a	785 a	882 a	897 a	1,033 a	1,072 a	874 a	890 a
York Region	713 a	750 a	882 a	902 a	1,039 a	1,066 a	1,207 a	1,261 a	988 a	1,024 a
Peel Region	712 a	712 a	892 a	926 a	1,021 a	1,063 a	1,211 a	1,251 a	998 a	1,039 a
Halton Region	720 a	772 a	896 a	902 a	1,033 a	1,032 a	1,146 a	1,190 a	1,002 a	1,010 a
Toronto GTA	738 a	763 a	897 a	923 a	1,051 a	1,082 a	1,242 a	1,277 a	987 a	1,015 a
Toronto CMA	740 a	764 a	900 a	927 a	1,061 a	1,095 a	1,261 a	1,293 a	992 a	1,021 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Oshawa (North)	641 a	650 a	814 a	826 a	912 a	914 a	1,061 a	1,118 a	911 a	926 a
Zone 2 - Oshawa (S./Central)	585 a	621 a	708 a	737 a	836 a	850 a	969 a	992 a	814 a	828 a
Oshawa City (Zones 1-2)	601 a	628 a	754 a	773 a	868 a	878 a	1,016 a	1,058 a	856 a	870 a
Zone 3 - Whitby	659 b	696 b	818 a	829 a	923 a	940 a	1,011 a	1,026 a	883 a	905 a
Zone 4 - Clarington	**	642 b	709 a	759 a	850 a	884 a	**	1,144 a	832 a	853 a
Oshawa CMA	614 a	641 a	770 a	785 a	877 a	890 a	1,017 a	1,055 a	860 a	876 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 2008 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)	80 a	6,471	149 a	15,434	66 a	6,944	26 d	713	321 a	29,563
Zone 2-Toronto (East)	34 b	1,334	74 b	3,409	50 c	1,860	1 d	186	160 b	6,790
Zone 3-Toronto (North)	70 a	4,790	207 a	14,650	126 a	8,933	19 c	1,198	422 a	29,570
Zone 4-Toronto (West)	91 c	4,401	185 b	11,218	90 c	5,734	**	781	380 b	22,134
Toronto-Former City (Zones 1-4)	276 a	16,996	615 a	44,711	332 a	23,471	61 b	2,879	1,284 a	88,057
Zone 5-Etobicoke (South)	27 d	795	147 c	4,489	115 b	4,752	6 c	299	295 a	10,335
Zone 6-Etobicoke (Central)	8 c	217	112 a	4,719	133 a	8,247	79 b	2,866	332 a	16,049
Zone 7-Etobicoke (North)	1 d	28	16 a	931	77 a	3,151	47 a	1,775	141 a	5,885
Etobicoke (Zones 5-7)	36 c	1,041	275 a	10,139	324 a	16,150	132 a	4,940	768 a	32,269
Zone 8-York	28 c	1,410	266 b	8,015	157 b	6,149	4 b	767	455 a	16,341
Zone 9-East York	27 b	1,017	229 a	9,870	87 a	6,638	23 a	1,228	366 a	18,753
Zone 10-Scarborough (Central)	8 b	340	172 a	6,511	204 a	6,809	24 a	1,113	410 a	14,773
Zone 11-Scarborough (North)	0 c	88	33 a	2,303	75 a	3,899	19 a	971	127 a	7,262
Zone 12-Scarborough (East)	6 d	126	65 a	3,648	175 a	7,009	33 a	1,975	280 a	12,758
Scarborough (Zones 10-12)	15 b	554	271 a	12,462	454 a	17,718	77 a	4,058	817 a	34,793
Zone 13-North York (Southeast)	7 c	300	184 a	6,285	158 a	8,590	47 a	2,765	396 a	17,941
Zone 14-North York (Northeast)	4 a	245	21 a	3,561	55 a	5,633	34 a	2,626	114 a	12,065
Zone 15-North York (Southwest)	10 d	303	116 b	3,497	111 b	4,043	11 a	1,052	248 a	8,895
Zone 16-North York (N. Central)	5 d	154	54 a	4,489	55 a	5,995	35 b	1,883	148 a	12,520
Zone 17-North York (Northwest)	60 c	586	177 a	5,852	263 a	8,232	124 a	2,996	625 a	17,667
North York (Zones 13-17)	86 c	1,587	552 a	23,684	642 a	32,493	251 a	11,322	1,531 a	69,087
Toronto (Zones 1-17)	468 a	22,606	2,208 a	108,881	1,996 a	102,619	548 a	25,194	5,220 a	259,301
Zone 18-Mississauga (South)	7 c	232	159 b	4,936	118 a	6,162	37 a	1,381	321 a	12,710
Zone 19-Mississauga (Northwest)	0 d	37	9 a	1,100	13 a	1,680	15 a	910	37 a	3,728
Zone 20-Mississauga (Northeast)	8 d	236	70 a	3,996	134 a	5,957	47 a	2,559	258 a	12,748
Mississauga City (Zones 18-20)	15 c	505	238 a	10,031	265 a	13,799	98 a	4,851	616 a	29,186
Zone 21-Brampton (West)	6 d	116	105 c	2,210	72 a	2,847	68 b	885	251 b	6,058
Zone 22-Brampton (East)	0 a	77	50 a	1,313	35 a	2,425	7 a	845	93 a	4,661
Brampton City (Zones 21-22)	6 d	193	156 b	3,523	107 a	5,273	75 b	1,730	344 a	10,718
Zone 23-Oakville	9 d	153	14 a	1,401	26 a	2,514	0 c	628	48 a	4,695
Zone 24-Caledon	**	**	**	**	**	34	**	**	**	58
Zone 25-R. Hill, Vaughan, King	1 a	110	9 a	639	9 a	935	1 d	98	21 a	1,782
Zone 26-Aurora, Newmkt, Whit-St.	**	47	17 b	711	22 b	1,058	3 a	339	43 a	2,156
Zone 27-Markham	**	**	8 a	605	9 a	883	2 b	138	19 a	1,637
York Region (Zones 25-27)	2 a	167	34 a	1,956	40 a	2,876	7 a	576	83 a	5,574
Zone 28-Pickering/Ajax/Uxbridge	**	**	3 c	163	21 b	1,164	8 a	677	32 a	2,012
Zone 29-Milton, Halton Hills	6 d	42	19 c	515	12 a	845	0 c	67	37 a	1,469
Zone 30-Orangeville	0 c	52	16 c	352	5 a	336	**	104	21 b	844
Zone 31-Bradford, W. Gwillimbury	**	20	4 b	285	14 c	376	0 d	53	18 a	734
Remaining CMA (Zones 18-31)	38 c	1,139	484 a	18,241	490 a	27,217	188 a	8,693	1,200 a	55,291

continued

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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 2008 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
Durham Region	12 d	358	149 b	3,722	288 a	7,906	95 c	2,482	545 a	14,468
York Region	2 a	167	34 a	1,956	40 a	2,876	7 a	576	83 a	5,574
Peel Region	21 b	699	394 a	13,569	372 a	19,105	173 a	6,589	960 a	39,962
Halton Region	17 d	455	57 a	4,353	117 a	8,446	21 a	2,232	211 a	15,486
Toronto GTA	521 a	24,285	2,841 a	132,481	2,814 a	140,951	844 a	37,073	7,019 a	334,791
Toronto CMA	506 a	23,745	2,692 a	127,123	2,486 a	129,836	736 a	33,888	6,420 a	314,591

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3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2008 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)	3 d	70	24 a	916	21 a	2,064	11 a	707	60 a	3,757
Zone 2 - Oshawa (S./Central)	9 d	202	99 b	1,480	176 b	2,933	76 d	700	359 b	5,314
Oshawa City (Zones 1-2)	12 c	271	123 b	2,397	197 b	4,997	87 c	1,406	419 b	9,071
Zone 3 - Whitby	0 d	68	13 a	866	49 a	1,232	0 c	299	62 a	2,464
Zone 4 - Clarington	**	9	5 b	198	18 a	380	**	43	23 b	631
Oshawa CMA	12 d	348	140 b	3,460	264 a	6,609	87 c	1,748	504 a	12,166

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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 Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1-Toronto (Central)	3.4 b	3.1 a	2.5 a	2.7 a	2.6 a	3.3 a	5.4 d	4.7 c	2.8 a	3.0 a
Zone 2-Toronto (East)	7.3 c	4.8 b	6.1 b	4.1 c	2.2 b	3.9 d	**	**	5.1 b	4.3 b
Zone 3-Toronto (North)	4.6 a	3.4 a	3.7 a	2.9 a	3.2 b	3.2 b	3.5 d	2.7 b	3.7 a	3.1 a
Zone 4-Toronto (West)	3.7 c	3.2 c	5.1 b	2.8 a	3.6 d	2.1 b	**	1.9 c	4.6 b	2.7 a
Toronto-Former City (Zones 1-4)	4.1 a	3.3 a	3.8 a	2.9 a	3.0 b	3.0 b	5.3 c	3.3 c	3.7 a	3.0 a
Zone 5-Etobicoke (South)	3.4 c	5.4 c	5.7 b	4.5 b	3.6 c	3.5 b	**	2.6 c	4.6 b	4.1 b
Zone 6-Etobicoke (Central)	5.3 c	4.0 c	4.4 b	3.8 a	4.5 b	3.2 a	4.1 b	3.7 b	4.4 b	3.5 a
Zone 7-Etobicoke (North)	6.9 c	3.5 d	4.2 b	3.2 a	15.6 a	3.5 a	17.2 a	4.1 a	14.4 a	3.6 a
Etobicoke (Zones 5-7)	3.9 b	5.1 c	5.0 a	4.1 a	6.5 a	3.4 a	8.9 a	3.8 b	6.3 a	3.7 a
Zone 8-York	4.8 c	3.2 c	6.3 a	4.9 b	4.0 b	3.5 b	1.9 b	1.1 a	5.1 a	4.0 b
Zone 9-East York	4.9 c	3.7 b	6.5 b	4.2 b	5.5 b	2.9 a	4.6 c	3.0 a	6.0 b	3.6 a
Zone 10-Scarborough (Central)	7.7 b	4.0 b	6.4 a	5.2 a	6.2 a	4.5 a	5.9 b	3.0 b	6.3 a	4.7 a
Zone 11-Scarborough (North)	1.2 a	5.7 a	4.6 a	3.9 a	5.3 a	3.8 a	5.2 b	4.6 a	5.0 a	4.0 a
Zone 12-Scarborough (East)	**	**	4.9 b	4.0 a	5.0 b	4.0 a	3.2 c	3.3 b	4.7 b	3.9 a
Scarborough (Zones 10-12)	6.5 c	4.7 b	5.6 a	4.6 a	5.5 a	4.2 a	4.4 b	3.5 a	5.4 a	4.3 a
Zone 13-North York (Southeast)	3.4 d	5.6 c	7.2 a	4.7 a	4.8 a	3.5 b	4.7 b	3.8 a	5.6 a	4.0 a
Zone 14-North York (Northeast)	5.4 a	9.0 a	5.6 b	3.0 a	4.4 b	2.8 a	3.6 b	3.5 b	4.6 a	3.1 a
Zone 15-North York (Southwest)	5.4 d	3.3 d	6.7 b	5.1 b	5.3 b	3.8 b	3.1 d	2.1 b	5.7 b	4.1 b
Zone 16-North York (N. Central)	5.2 c	4.4 d	4.6 b	2.6 a	2.9 a	2.0 a	2.9 a	3.1 b	3.5 b	2.4 a
Zone 17-North York (Northwest)	**	11.5 c	8.5 b	4.9 a	9.2 a	4.8 a	12.2 c	5.9 a	10.0 a	5.2 a
North York (Zones 13-17)	10.8 d	7.7 b	6.6 a	4.2 a	5.6 a	3.5 a	6.3 b	4.0 a	6.2 a	3.9 a
Toronto (Zones 1-17)	4.8 b	3.8 a	5.2 a	3.7 a	5.0 a	3.4 a	6.2 a	3.7 a	5.2 a	3.6 a
Zone 18-Mississauga (South)	3.1 d	4.8 d	5.0 a	4.8 a	4.4 a	3.1 a	3.3 b	3.5 b	4.5 a	3.8 a
Zone 19-Mississauga (Northwest)	4.3 d	0.0 d	1.9 a	3.3 a	2.3 b	2.2 a	6.7 b	3.5 a	3.3 b	2.8 a
Zone 20-Mississauga (Northeast)	**	4.1 d	5.0 b	3.9 a	4.9 b	4.3 a	6.2 b	4.1 a	5.2 a	4.1 a
Mississauga City (Zones 18-20)	4.3 c	4.1 c	4.6 a	4.3 a	4.4 a	3.5 a	5.6 a	3.8 a	4.6 a	3.8 a
Zone 21-Brampton (West)	2.0 c	5.1 d	5.1 a	6.3 b	4.9 a	4.5 a	6.8 a	9.4 b	5.2 a	5.9 b
Zone 22-Brampton (East)	**	5.2 a	2.0 a	5.9 a	3.0 a	3.5 a	3.8 c	4.2 a	2.8 a	4.3 a
Brampton City (Zones 21-22)	1.2 d	5.1 d	4.0 a	6.1 a	4.1 a	4.0 a	5.5 b	6.9 a	4.2 a	5.2 a
Zone 23-Oakville	3.5 b	**	3.1 a	2.2 a	5.3 a	3.0 b	3.7 c	1.0 a	4.4 a	2.7 a
Zone 24-Caledon	**	**	0.0 a	**	0.0 a	**	**	**	0.0 a	**
Zone 25-R. Hill, Vaughan, King	6.8 a	6.0 a	1.9 a	3.1 b	2.8 a	2.5 a	3.5 d	3.6 c	2.7 a	3.0 a
Zone 26-Aurora, Newmkt, Whit-St.	4.1 d	**	2.2 b	3.6 c	3.4 c	3.7 b	3.0 b	2.1 c	2.9 b	3.4 b
Zone 27-Markham	**	**	2.7 a	2.9 b	1.1 a	3.4 c	**	2.6 c	1.9 b	3.1 b
York Region (Zones 25-27)	5.4 b	4.6 c	2.2 a	3.3 b	2.5 a	3.2 b	3.2 c	2.5 b	2.6 a	3.2 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	4.8 d	1.9 c	3.2 c	3.7 b	3.9 c	4.1 b	3.6 b	3.7 b
Zone 29-Milton, Halton Hills	**	13.5 d	2.3 b	4.6 c	1.8 a	3.6 b	0.0 d	0.0 c	2.1 a	4.1 b
Zone 30-Orangeville	**	0.0 c	5.3 b	5.6 c	3.1 b	2.2 c	**	**	4.4 b	3.2 b
Zone 31-Bradford, W. Gwillimbury	5.0 b	5.1 b	4.0 b	4.2 b	4.7 b	5.9 b	3.4 c	0.0 d	4.4 a	4.8 b
Remaining CMA (Zones 18-31)	4.4 b	5.2 b	4.1 a	4.4 a	4.1 a	3.6 a	5.0 a	4.1 a	4.2 a	3.9 a

continued

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Durham Region	2.9 c	5.9 c	5.6 b	5.5 a	5.3 a	5.2 a	5.0 b	6.3 b	5.3 a	5.5 a
York Region	5.4 b	4.6 c	2.2 a	3.3 b	2.5 a	3.2 b	3.2 c	2.5 b	2.6 a	3.2 a
Peel Region	3.5 c	4.4 c	4.5 a	4.8 a	4.3 a	3.6 a	5.6 a	4.6 a	4.5 a	4.2 a
Halton Region	3.5 c	5.0 c	3.6 a	2.5 a	3.7 a	3.3 a	3.0 c	2.1 b	3.6 a	3.0 a
Toronto GTA	4.7 a	3.8 a	5.0 a	3.9 a	4.8 a	3.6 a	5.8 a	3.9 a	5.0 a	3.7 a
Toronto CMA	4.8 a	3.8 a	5.0 a	3.8 a	4.8 a	3.5 a	5.9 a	3.8 a	5.0 a	3.7 a

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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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Oshawa (North)	0.0 b	4.9 d	4.3 c	4.1 b	3.8 c	2.2 a	4.1 d	3.4 c	3.9 c	3.0 a
Zone 2 - Oshawa (S./Central)	4.2 d	6.0 c	7.0 b	7.9 b	6.5 b	7.2 b	4.7 b	13.1 c	6.3 b	8.1 b
Oshawa City (Zones 1-2)	3.0 c	5.7 c	5.9 b	6.5 a	5.4 b	5.1 a	4.4 b	8.2 b	5.3 b	6.0 a
Zone 3 - Whitby	**	**	4.5 b	3.8 b	7.1 b	6.7 a	10.0 c	3.9 b	6.3 b	5.3 a
Zone 4 - Clarington	9.5 b	**	7.9 c	4.3 d	3.7 b	6.1 a	**	**	5.9 b	5.2 b
Oshawa CMA	3.0 c	6.0 c	5.7 b	5.7 a	5.6 b	5.5 a	5.4 b	7.3 b	5.5 a	5.8 a

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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-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1-Toronto (Central)	2.1 b	1.8 b	1.1 d	1.7 c	1.7 c	++	**	++	1.0 d	2.4 b
Zone 2-Toronto (East)	1.7 c	++	1.4 a	1.4 a	++	1.3 a	**	**	++	1.3 a
Zone 3-Toronto (North)	1.6 b	2.2 b	++	2.7 b	++	2.2 c	++	++	2.6 c	2.0 c
Zone 4-Toronto (West)	5.6 d	2.3 c	2.4 c	2.8 b	++	3.1 d	**	++	**	2.4 c
Toronto-Former City (Zones 1-4)	2.8 b	2.0 a	1.4 a	2.2 a	1.2 d	2.0 c	++	++	1.7 c	2.2 a
Zone 5-Etobicoke (South)	++	++	++	++	++	**	**	**	++	++
Zone 6-Etobicoke (Central)	**	++	3.4 d	++	3.4 d	**	++	++	3.0 c	-1.4 a
Zone 7-Etobicoke (North)	3.6 b	1.6 c	++	0.7 a	++	1.1 a	++	++	++	0.8 a
Etobicoke (Zones 5-7)	**	++	1.9 c	++	1.4 d	++	**	++	1.9 c	++
Zone 8-York	1.7 c	**	++	1.6 c	1.3 d	1.1 d	++	3.8 d	++	1.5 c
Zone 9-East York	++	++	1.8 c	1.8 a	++	2.7 a	++	3.6 a	1.1 d	1.9 b
Zone 10-Scarborough (Central)	++	2.0 c	++	1.4 a	0.9 d	1.1 a	++	2.1 b	++	1.1 a
Zone 11-Scarborough (North)	**	**	++	++	++	++	**	++	++	++
Zone 12-Scarborough (East)	**	++	1.2 a	0.7 a	0.8 d	0.6 a	**	1.0 a	0.7 b	0.7 a
Scarborough (Zones 10-12)	++	**	0.6 a	0.8 a	++	0.5 a	1.1 a	1.0 a	++	0.7 a
Zone 13-North York (Southeast)	++	4.1 c	0.8 d	3.1 b	2.3 c	2.2 b	++	2.0 c	2.2 c	2.2 c
Zone 14-North York (Northeast)	++	**	3.2 d	1.3 a	2.6 c	1.4 a	2.8 c	1.2 d	2.6 c	3.1 d
Zone 15-North York (Southwest)	++	**	++	2.0 c	++	2.5 b	++	++	++	1.4 d
Zone 16-North York (N.Central)	**	4.8 d	**	1.7 c	1.7 c	2.7 b	2.5 c	2.4 b	1.8 c	1.6 c
Zone 17-North York (Northwest)	++	1.7 c	++	0.9 a	++	1.6 c	++	2.1 b	++	1.3 a
North York (Zones 13-17)	++	4.7 c	1.0 a	1.9 a	1.2 a	2.1 a	0.7 b	1.9 b	1.0 a	1.9 b
Toronto (Zones 1-17)	2.1 b	2.1 b	1.2 a	1.6 a	1.0 a	1.5 a	1.2 a	1.5 a	1.2 a	1.5 a
Zone 18-Mississauga (South)	++	++	2.5 c	1.0 a	2.0 c	2.3 a	**	2.7 b	1.7 c	1.9 b
Zone 19-Mississauga (Northwest)	**	**	**	++	++	3.3 b	**	4.6 b	++	2.3 a
Zone 20-Mississauga (Northeast)	**	**	++	2.1 a	++	2.2 c	++	1.8 b	++	1.9 c
Mississauga City (Zones 18-20)	**	++	1.8 b	1.3 a	1.1 a	2.4 a	++	2.4 a	0.9 a	2.0 a
Zone 21-Brampton (West)	++	++	1.0 a	1.3 a	1.3 a	1.6 a	**	1.8 b	0.9 a	1.5 a
Zone 22-Brampton (East)	**	4.4 a	**	2.7 a	**	2.3 a	**	1.3 a	**	2.1 a
Brampton City (Zones 21-22)	++	++	1.1 a	1.9 a	1.2 a	1.9 a	++	1.5 a	1.0 a	1.8 a
Zone 23-Oakville	**	**	1.0 a	1.5 a	1.3 a	2.1 c	1.5 b	**	1.8 b	1.7 b
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	++	4.1 d	++	4.5 b	++	2.4 c	**	**	++	3.8 c
Zone 26-Aurora, Newmkt, Whit-St.	**	**	**	1.5 a	3.0 c	++	**	**	2.0 c	1.6 c
Zone 27-Markham	**	**	++	**	++	**	**	**	++	**
York Region (Zones 25-27)	2.4 c	**	++	4.2 d	++	3.5 d	++	4.6 d	++	4.3 c

continued

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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-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08
Zone 28-Pickering/Ajax/Uxbridge	**	**	**	**	**	**	**	0.2 b	++	2.0 a
Zone 29-Milton, Halton Hills	**	**	3.5 c	2.4 c	3.4 d	1.7 c	**	**	3.4 d	1.7 c
Zone 30-Orangeville	**	**	++	1.3 a	1.8 a	**	**	**	2.2 a	++
Zone 31-Bradford, W. Gwillimbury	**	0.9 d	++	++	1.3 a	2.2 b	**	**	1.1 a	1.1 a
Remaining CMA (Zones 18-31)	1.8 c	1.4 a	1.4 a	1.8 a	1.0 a	2.3 a	++	2.3 a	0.9 a	2.1 a
Durham Region	++	2.9 c	2.1 c	1.5 a	1.1 a	1.2 a	++	1.1 a	0.6 b	1.4 a
York Region	2.4 c	**	++	4.2 d	++	3.5 d	++	4.6 d	++	4.3 c
Peel Region	**	++	1.6 b	1.5 a	1.1 a	2.3 a	++	2.1 a	0.9 a	1.9 a
Halton Region	**	2.7 c	1.4 a	2.1 a	1.8 b	2.1 a	1.5 a	2.9 a	1.9 b	2.2 a
Toronto GTA	2.1 b	2.0 b	1.3 a	1.7 a	1.1 a	1.7 a	1.0 a	1.7 a	1.2 a	1.7 a
Toronto CMA	2.0 b	2.0 b	1.2 a	1.6 a	1.0 a	1.7 a	1.0 a	1.6 a	1.2 a	1.6 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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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-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08
Zone 1 - Oshawa (North)	++	**	**	1.6 c	1.2 a	0.9 a	++	1.4 a	++	1.0 a
Zone 2 - Oshawa (S./Central)	**	3.1 d	**	2.0 c	**	1.2 d	1.0 d	1.4 a	1.8 c	1.4 a
Oshawa City (Zones 1-2)	++	3.6 c	2.4 c	1.8 c	1.6 c	1.1 a	++	1.4 a	1.3 a	1.3 a
Zone 3 - Whitby	**	**	2.2 c	++	1.2 a	1.2 a	**	**	++	1.4 a
Zone 4 - Clarington	**	**	**	**	**	**	**	**	++	1.8 a
Oshawa CMA	++	2.9 c	2.2 c	1.4 a	1.4 a	1.2 a	++	1.3 a	1.0 a	1.3 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)

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

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Toronto CMA - October 2008

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-07	Oct-08	Oct-07	Oct-08
Centre	0.8 a	0.4 a	2.4 a	1.7 a
West	1.2 a	0.5 a	4.6 a	2.4 a
East	0.8 d	0.6 a	3.7 a	2.3 a
North	0.3 a	0.3 a	4.2 a	2.2 a
Toronto	0.7 a	0.4 a	3.4 a	2.0 a
Peel	1.0 a	0.4 a	2.5 a	2.4 a
Halton	0.3 b	0.2 b	1.8 a	1.4 a
York	0.5 a	0.2 a	1.0 a	1.5 a
Durham	1.3 a	1.0 a	3.4 a	3.8 a
Toronto GTA(2)	0.7 a	0.4 a	3.2 a	2.1 a
Toronto CMA	0.7 a	0.4 a	3.2 a	2.0 a

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

²GTA total for the RMS vacancy rate for October 2007 does not include data for Brock Twp and Scugog Twp.

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

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Toronto CMA - October 2008

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	**	775 a	1,426 b	977 a	1,901 c	1,266 a	**	1,781 b
West	**	694 a	1,420 b	851 a	**	1,014 a	**	1,174 a
East	**	717 a	1,107 d	832 a	1,331 b	949 a	1,435 c	1,077 a
North	**	730 a	1,236 b	883 a	**	1,047 a	1,463 d	1,236 a
Toronto	**	767 a	1,372 a	929 a	1,694 c	1,104 a	**	1,311 a
Peel	**	712 a	1,241 b	926 a	1,379 a	1,063 a	1,428 c	1,192 a
Halton	**	772 a	**	903 a	**	1,027 a	n/u	1,188 a
York	n/u	750 a	**	902 a	1,604 b	1,068 a	**	1,242 a
Durham	n/u	642 a	**	786 a	**	898 a	**	1,057 a
Toronto GTA(2)	**	763 a	1,353 a	923 a	1,615 b	1,082 a	1,501 d	1,275 a
Toronto CMA	**	764 a	1,356 a	927 a	1,625 b	1,095 a	1,502 d	1,288 a

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

²GTA total for the RMS vacancy rate for October 2007 does not include data for Brock Twp and Scugog Twp.

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

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Toronto CMA - October 2008

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Centre	**	**	1,368 a	1,426 b	1,892 b	1,901 c	2,760 c	**	1,624 b	1,551 b
West	n/u	**	**	1,420 b	1,303 d	**	1,312 d	**	1,244 c	**
East	n/u	**	1,078 c	1,107 d	1,227 b	1,331 b	**	1,435 c	1,230 b	1,252 b
North	n/u	**	1,201 b	1,236 b	1,373 b	**	**	1,463 d	1,303 b	1,485 c
Toronto	**	**	1,303 a	1,372 a	1,589 b	1,694 c	1,620 d	**	1,467 a	1,507 b
Peel	n/u	**	1,116 b	1,241 b	1,312 b	1,379 a	1,436 c	1,428 c	1,290 b	1,336 b
Halton	n/u	**	1,100 c	**	1,342 c	**	**	n/u	1,270 c	1,395 d
York	n/u	n/u	1,296 c	**	1,525 b	1,604 b	**	**	1,483 b	1,508 c
Durham	n/u	n/u	1,172 b	**	1,332 b	**	1,258 c	**	1,243 b	**
Toronto GTA(2)	**	**	1,290 a	1,353 a	1,533 a	1,615 b	1,563 c	1,501 d	1,442 a	1,478 a
Toronto CMA	**	**	1,291 a	1,356 a	1,535 a	1,625 b	1,563 c	1,502 d	1,443 a	1,483 b

²GTA total for the RMS vacancy rate for October 2007 does not include data for Brock Twp and Scugog Twp.

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4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹

Total Vacancy Rates (%)

By Building Size

Toronto CMA - October 2008

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-07	Oct-08	Oct-07	Oct-08
Toronto				
3 to 19 Units	**	**	4.2 b	3.3 b
20 to 49 Units	1.3 a	2.1 c	3.5 a	2.7 a
50 to 99 Units	0.9 a	1.6 b	3.2 a	1.8 a
100 to 199 Units	0.4 a	0.7 a	2.8 a	1.6 a
200 to 299 Units	1.0 a	0.5 a	3.1 b	1.6 a
300+ Units	0.6 a	0.1 a	4.0 b	1.8 a
Total	0.7 a	0.4 a	3.4 a	2.0 a
Toronto GTA(2)				
3 to 19 Units	**	5.5 d	4.2 b	3.6 b
20 to 49 Units	1.4 a	1.3 a	3.5 a	2.9 a
50 to 99 Units	0.8 a	1.4 a	2.9 a	1.7 a
100 to 199 Units	0.6 a	0.6 a	2.6 a	1.7 a
200 to 299 Units	0.8 a	0.4 a	2.9 a	1.7 a
300+ Units	0.6 a	0.1 a	3.8 b	1.9 a
Total	0.7 a	0.4 a	3.2 a	2.1 a
Toronto CMA				
3 to 19 Units	**	5.7 d	4.2 b	3.5 b
20 to 49 Units	1.5 c	1.6 c	3.4 a	2.8 a
50 to 99 Units	0.9 a	1.5 b	2.9 a	1.7 a
100 to 199 Units	0.6 a	0.6 a	2.7 a	1.6 a
200 to 299 Units	0.9 a	0.4 a	2.9 a	1.8 a
300+ Units	0.6 a	0.1 a	3.8 b	1.9 a
Total	0.7 a	0.4 a	3.2 a	2.0 a

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

²GTA total for the RMS vacancy rate for October 2007 does not include data for Brock Twp and Scugog Twp.

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

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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Toronto CMA - October 2008

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Centre	65,568	69,166	14,818 a	16,171 a	22.6 a	23.4 a	0.8 a	0.4 a
West	20,287	21,096	2,799 c	2,988 c	13.8 c	14.2 c	1.2 a	0.5 a
East	28,467	28,657	4,481 d	4,628 a	15.7 d	16.2 a	0.8 d	0.6 a
North	47,200	47,319	10,054 a	9,381 a	21.3 a	19.8 a	0.3 a	0.3 a
Toronto	161,522	166,238	32,325 a	33,333 a	20.0 a	20.1 a	0.7 a	0.4 a
Peel	30,886	32,129	4,797 a	5,721 a	15.5 a	17.8 a	1.0 a	0.4 a
Halton	9,972	10,355	1,114 a	1,161 a	11.2 a	11.2 a	0.3 b	0.2 b
York	18,071	19,918	2,682 c	3,167 a	14.8 c	15.9 a	0.5 a	0.2 a
Durham	5,197	5,517	684 c	625 c	13.2 c	11.3 c	1.3 a	1.0 a
Toronto GTA(2)	225,792	234,303	41,669 a	44,051 a	18.5 a	18.8 a	0.7 a	0.4 a
Toronto CMA	217,483	225,538	40,735 a	42,972 a	18.7 a	19.1 a	0.7 a	0.4 a

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

²GTA total for the RMS vacancy rate for October 2007 does not include data for Brock Twp and Scugog Twp.

³Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

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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 2008

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Toronto								
3 to 19 Units	1,067	1,044	90 ^b	108 ^c	8.4 ^b	10.4 ^c	**	**
20 to 49 Units	3,930	4,001	357 ^b	355 ^b	9.1 ^b	8.9 ^b	1.3 ^a	2.1 ^c
50 to 99 Units	11,568	11,535	1,297 ^a	1,317 ^a	11.2 ^a	11.4 ^a	0.9 ^a	1.6 ^b
100 to 199 Units	41,179	42,107	6,510 ^a	6,697 ^a	15.8 ^a	15.9 ^a	0.4 ^a	0.7 ^a
200 to 299 Units	47,590	47,940	8,634 ^a	8,005 ^a	18.1 ^a	16.7 ^a	1.0 ^a	0.5 ^a
300+ Units	56,188	59,611	15,614 ^d	16,828 ^a	27.8 ^d	28.2 ^a	0.6 ^a	0.1 ^a
Total	161,522	166,238	32,325 ^a	33,333 ^a	20.0 ^a	20.1 ^a	0.7 ^a	0.4 ^a
Toronto GTA(2)								
3 to 19 Units	1,197	1,225	100 ^b	124 ^c	8.4 ^b	10.1 ^c	**	5.5 ^d
20 to 49 Units	6,319	6,650	600 ^a	588 ^a	9.5 ^a	8.8 ^a	1.4 ^a	1.3 ^a
50 to 99 Units	18,207	18,437	1,900 ^a	2,038 ^a	10.4 ^a	11.1 ^a	0.8 ^a	1.4 ^a
100 to 199 Units	65,751	67,914	9,702 ^a	10,061 ^a	14.8 ^a	14.8 ^a	0.6 ^a	0.6 ^a
200 to 299 Units	66,237	67,772	11,466 ^a	11,177 ^a	17.3 ^a	16.5 ^a	0.8 ^a	0.4 ^a
300+ Units	68,081	72,305	18,437 ^a	20,083 ^a	27.1 ^a	27.8 ^a	0.6 ^a	0.1 ^a
Total	225,792	234,303	41,669 ^a	44,051 ^a	18.5 ^a	18.8 ^a	0.7 ^a	0.4 ^a
Toronto CMA								
3 to 19 Units	1,144	1,172	95 ^b	121 ^c	8.3 ^b	10.3 ^c	**	5.7 ^d
20 to 49 Units	5,147	5,373	469 ^a	474 ^a	9.1 ^a	8.8 ^a	1.5 ^c	1.6 ^c
50 to 99 Units	15,885	16,115	1,732 ^a	1,794 ^a	10.9 ^a	11.1 ^a	0.9 ^a	1.5 ^b
100 to 199 Units	62,237	64,266	9,299 ^a	9,668 ^a	14.9 ^a	15.0 ^a	0.6 ^a	0.6 ^a
200 to 299 Units	64,989	66,307	11,206 ^a	10,902 ^a	17.2 ^a	16.4 ^a	0.9 ^a	0.4 ^a
300+ Units	68,081	72,305	18,437 ^a	20,083 ^a	27.1 ^a	27.8 ^a	0.6 ^a	0.1 ^a
Total	217,483	225,538	40,735 ^a	42,972 ^a	18.7 ^a	19.1 ^a	0.7 ^a	0.4 ^a

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

²GTA total for the RMS vacancy rate for October 2007 does not include data for Brock Twp and Scugog Twp.

³Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

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5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Toronto CMA - October 2008

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Toronto CMA										
Single Detached	n/s	n/s	**	**	950 d	**	1,205 c	1,435 d	1,055 c	1,258 d
Semi detached, Row and Duplex	n/s	n/s	**	**	1,095 c	1,081 b	1,197 b	1,254 b	1,112 b	1,090 c
Other-Primarily Accessory Suites	n/s	**	762 b	775 d	991 c	1,087 d	**	**	900 b	1,013 c
Total	n/s	**	774 b	**	1,023 b	1,083 b	1,200 b	1,330 b	1,021 b	1,109 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.

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

5.2 Estimated Number of Households in Other Secondary Rented Units¹ by Dwelling Type Toronto CMA - October 2008

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-07	Oct-08
Toronto CMA		
Single Detached	33,107 b	35,818 c
Semi detached, Row and Duplex	56,873 a	75,277 d
Other-Primarily Accessory Suites	44,598 b	41,958 b
Total	134,578 a	153,053 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.

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

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

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

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

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

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from 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 has 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 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 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 income for 2006, 2007 and 2008.

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