

RENTAL MARKET REPORT

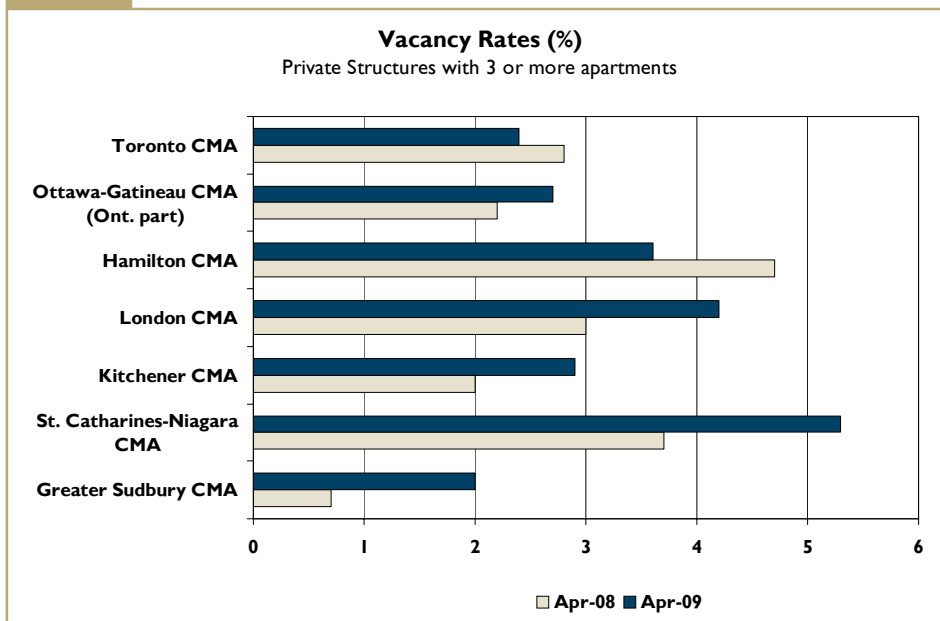
Ontario Highlights



Canada Mortgage and Housing Corporation

Date Released: Spring 2009

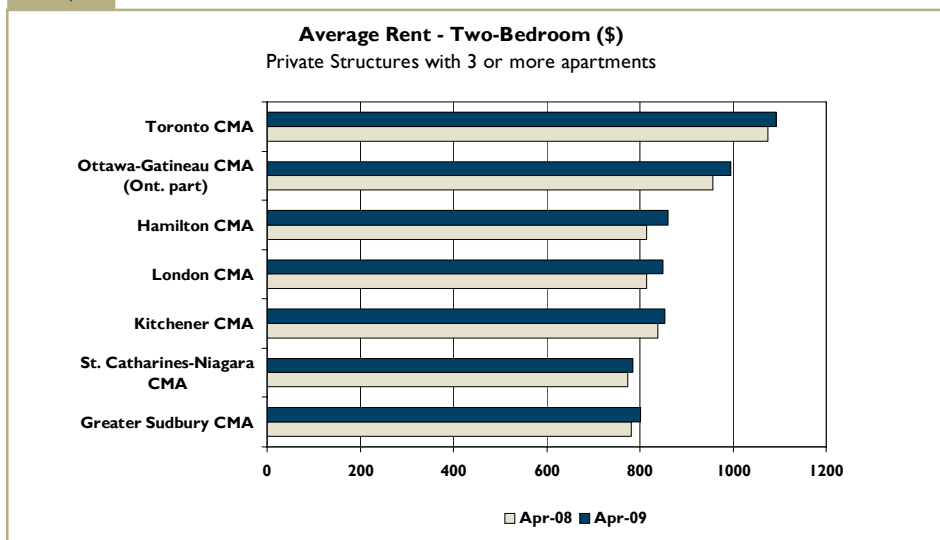
Figure 1



Highlights

- Ontario vacancy rates inch higher reaching 3.3 per cent in April 2009.
- Apartment rental vacancy rates moved higher for bachelor and 1 bedroom units, but were stable to lower for two and 3+ bedroom units respectively.
- Over two thirds of Ontario urban centres registered higher vacancy rates.
- Centres tied to business prospects in the US posted above-average vacancy rates.
- Fixed sample 2-bed apartment rents increased by 2.1 per cent in April. This is above the provincial rent review guideline.
- Notable factors adding to rental demand include greater economic uncertainty and slowing ownership demand.
- Notable factors weighing on rental demand include slowing job prospects for youth and rising apartment completions for both rental and ownership uses.

Figure 2



Ontario Rental Vacancy Rates Inch Higher In April 2009

Ontario rental apartment vacancy rates inched higher, reaching 3.3 per cent in April 2009, up from 3.1 per cent this time last year. Vacancy rates moved higher for bachelor and 1-bedroom units but were stable to lower for two and 3+bedroom units respectively. Movements in vacancy rates varied across the province. However, over two thirds of Ontario urban centres registered higher vacancy rates with the largest vacancy rate increases in Barrie, London and St.Catharines-Niagara. Vacancy rates remained above average in Windsor, St. Catharines-Niagara, Oshawa, Barrie, and London. These centres have deeper ties to a sluggish manufacturing sector and business prospects in a weak US economy. Vacancy rates remain below Ontario averages in the North (Sudbury, Thunder Bay), the East (Ottawa, Kingston) and some selected southern Ontario markets (Toronto, Kitchener, Brantford). The economic structure of these local economies are far more diversified and have been able to weather the economic downturn better. In short, a slower pace of growth in the broader economy and in labour markets since last spring has tempered the demand for both ownership and rental housing.

Two-bedroom fixed sample rent increases in the Ontario region rose by 2.1 per cent in April of 2009, compared to this time last year. Despite easing rental market conditions this year, rental markets have tightened since 2004. After years where rent increases remained below inflation due to strong ownership demand, these tighter rental market conditions have been reflected in rent increases in 2009 closer to the general rate of inflation.

While the general economic conditions highlighted above influence rental demand, the balance between rental demand and supply determines the level of vacancy rates. A number of factors have reduced rental demand and put upward pressure on provincial vacancy rates. Firstly, a slowing global economy dampened labour market conditions in Ontario, impacting youth employment prospects. Young adults are more likely to consider rental accommodation when jobs are plentiful. Rental household formation among young adults slowed as weakness in youth employment resulted in more young adults staying in the parental home rather than search for rental accommodation.

A second factor placing upward pressure on vacancy rates has been the completion of new rental units both conventional and unconventional (secondary)¹ rental suites in

the province of Ontario. More conventional purpose-built rental accommodation has come on stream since the spring of 2008 and this has increased the rental universe for bachelor and 1-bedroom units in Ontario while creating competitive headwinds for the existing stock. Similarly we have seen more condominium completions since this time last year. Some condominiums that reached the completion stage were bought by investors and subsequently leased out. Condominiums represent a source of rental accommodation for prospective renter households seeking to rent a bachelor or 1-bedroom unit. Condominiums have been a competing form of rental accommodation in recent years as evidenced by lower and declining rental condominium vacancy rates. Indeed, in April of 2009, conventional vacancy rates for bachelor and 1-bedroom units did move up in response to households either taking occupancy of their new ownership unit or opting for rental accommodation in the condominium market.

A third factor weighing on rental demand has been the immigration story. While immigration to Ontario has remained at high levels since 2002, it has moved modestly lower in recent years, particularly since last spring. In periods of global economic uncertainty, mobility among interna-

¹ Besides conventional purpose built rental units covered by the RMS, CMHC conducts a survey of the Secondary Rental Market and has identified the following dwelling components to be included: rented single-detached houses, rented semi-detached houses, rented freehold row/town homes, rented duplex apartments, rented accessory apartments, rented condominiums and one or two apartments which are part of a commercial or other type of structure.

tional migrants would be expected to slow. But Ontario's share of immigration to Canada also fell as immigrants saw better opportunities in western Canada. New immigrants typically lack the savings to qualify for homeownership. According to census data, approximately 75 per cent of immigrants opt for rental accommodation upon first arriving into Canada.

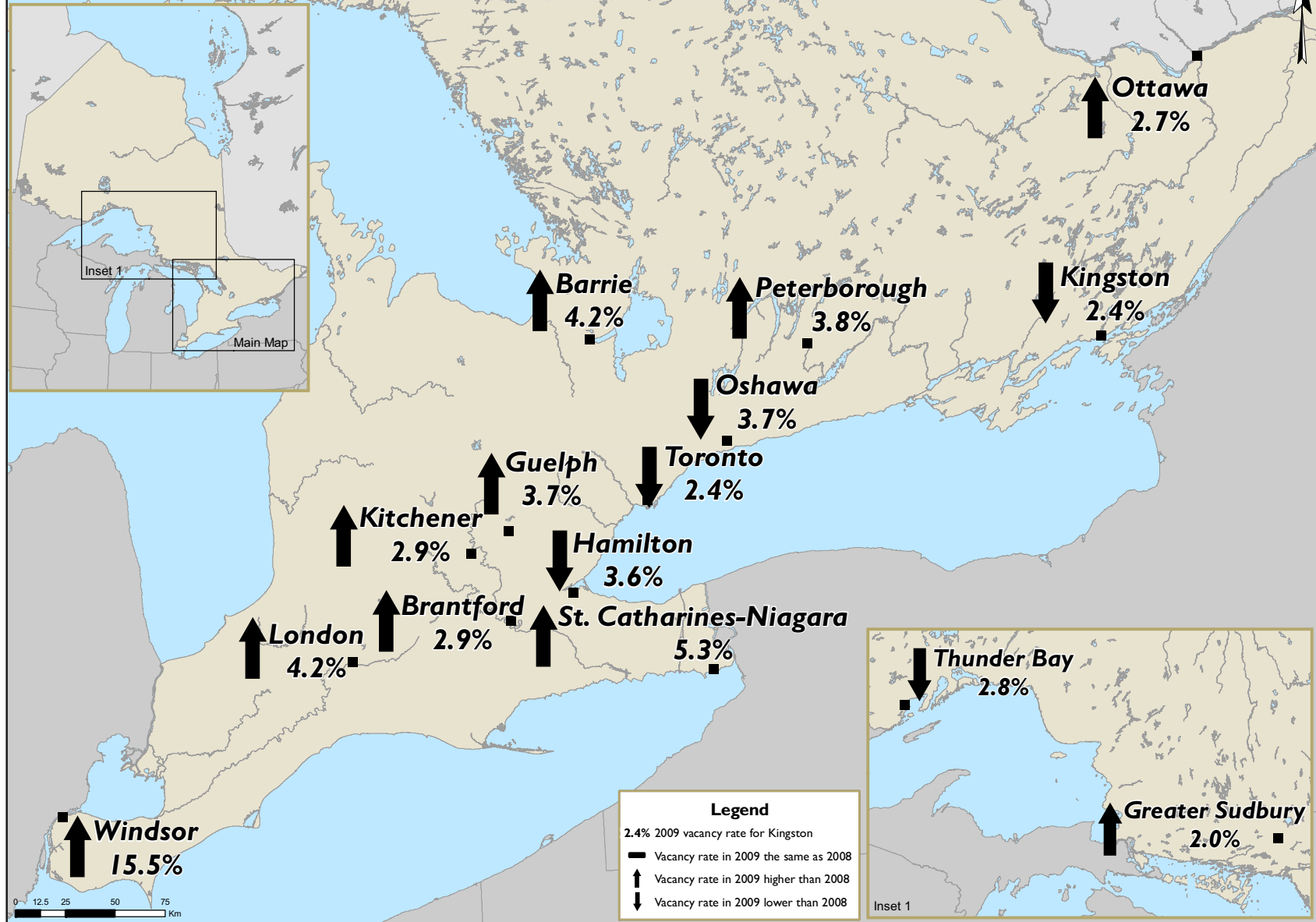
While vacancy rates edged higher this spring, other factors added to

rental demand and tempered the outflow of renter households into ownership housing. A notable factor was the increase in economic uncertainty which reduced consumer purchases of big ticket items such as ownership housing. Recent results from CMHC's Home Purchase and Renovation Survey found that fewer first-time buyers purchased homes since April of 2008. Rental accommodation which competes directly with homeownership likely received

a boost in demand which explains why 2-bed and 3-bed apartment vacancy rates moved lower this year.

Consequently, the increase in rental demand resulting from declining homeownership prospects was not enough to offset factors dampening rental demand which included slowing job prospects among youth, rising apartment completions and lower immigration levels.

Ontario Apartment Vacancy Rates



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1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Barrie CMA	**	**	2.5 b	3.5 b	2.9 b	3.8 b	3.5 d	4.1 d	2.9 b	4.2 b
Brantford CMA	4.9 d	**	2.1 b	3.0 d	2.3 b	2.9 b	2.5 c	1.5 c	2.3 a	2.9 b
Greater Sudbury CMA	2.7 c	4.9 d	0.9 a	2.6 b	0.3 a	1.3 a	0.2 b	2.3 c	0.7 a	2.0 a
Guelph CMA	2.4 c	5.3 d	2.2 a	3.7 b	2.6 a	3.6 b	3.1 d	4.2 d	2.5 a	3.7 a
Hamilton CMA	8.3 b	7.1 b	4.0 a	3.6 a	5.1 a	3.4 a	4.1 a	2.7 a	4.7 a	3.6 a
Kingston CMA	1.8 c	1.8 c	2.8 a	2.2 b	2.4 a	2.6 b	**	**	2.6 a	2.4 a
Kitchener CMA	2.4 c	2.5 c	2.4 a	2.6 a	1.8 a	3.1 b	2.4 c	3.0 b	2.0 a	2.9 a
London CMA	2.4 c	3.1 d	1.9 a	3.8 a	3.7 a	4.6 a	3.6 d	3.2 c	3.0 a	4.2 a
Oshawa CMA	1.1 d	2.9 c	3.6 b	3.5 b	4.5 b	3.3 b	4.8 c	7.3 c	4.2 b	3.7 b
Ottawa-Gatineau CMA (Ont. part)	2.1 b	2.4 b	2.3 b	2.5 a	2.1 a	2.9 a	2.1 c	**	2.2 a	2.7 a
Peterborough CMA	**	4.8 d	2.9 a	3.4 b	3.3 b	4.0 b	2.9 b	3.0 d	3.1 b	3.8 b
St. Catharines-Niagara CMA	5.0 d	5.8 d	3.2 b	4.9 b	4.0 b	5.6 b	3.4 d	5.3 c	3.7 b	5.3 b
Thunder Bay CMA	4.4 d	4.1 d	4.2 b	2.9 a	3.1 b	2.7 a	**	0.0 c	3.6 b	2.8 a
Toronto CMA	2.5 b	2.7 b	2.8 a	2.8 a	2.8 a	2.2 a	2.8 b	1.6 b	2.8 a	2.4 a
Windsor CMA	17.7 d	14.7 c	13.1 a	15.6 a	12.7 a	15.5 a	12.7 d	**	13.2 a	15.5 a
Ontario 10,000+	3.3 b	3.6 b	3.1 a	3.4 a	3.2 a	3.2 a	3.0 b	2.6 a	3.1 a	3.3 a

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

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

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

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

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

1.1.2_1 Private Apartment Average Rents (\$) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Barrie CMA	651 ^b	675 ^a	839 ^a	854 ^a	941 ^a	958 ^a	1,180 ^b	1,143 ^a	917 ^a	925 ^a
Brantford CMA	551 ^a	566 ^b	657 ^a	682 ^a	737 ^a	757 ^a	819 ^a	829 ^a	713 ^a	736 ^a
Greater Sudbury CMA	469 ^a	501 ^a	636 ^a	674 ^a	781 ^a	802 ^a	863 ^a	915 ^a	720 ^a	747 ^a
Guelph CMA	602 ^a	609 ^a	754 ^a	772 ^a	856 ^a	878 ^a	1,061 ^b	1,073 ^b	826 ^a	841 ^a
Hamilton CMA	535 ^a	509 ^a	671 ^a	682 ^a	815 ^a	860 ^a	992 ^a	1,050 ^a	751 ^a	778 ^a
Kingston CMA	580 ^a	586 ^a	734 ^a	755 ^a	863 ^a	894 ^a	1,110 ^b	1,105 ^b	821 ^a	843 ^a
Kitchener CMA	562 ^a	576 ^a	692 ^a	723 ^a	838 ^a	853 ^a	951 ^a	971 ^a	787 ^a	809 ^a
London CMA	508 ^a	519 ^a	652 ^a	682 ^a	814 ^a	849 ^a	954 ^a	980 ^a	740 ^a	776 ^a
Oshawa CMA	633 ^a	636 ^a	779 ^a	782 ^a	881 ^a	876 ^a	1,007 ^a	978 ^a	854 ^a	850 ^a
Ottawa-Gatineau CMA (Ont. part)	666 ^a	669 ^a	819 ^a	817 ^a	957 ^a	995 ^a	1,116 ^a	1,213 ^a	875 ^a	882 ^a
Peterborough CMA	566 ^a	570 ^a	714 ^a	727 ^a	819 ^a	850 ^a	973 ^a	998 ^b	786 ^a	808 ^a
St. Catharines-Niagara CMA	518 ^a	510 ^a	666 ^a	662 ^a	774 ^a	785 ^a	870 ^a	877 ^a	736 ^a	737 ^a
Thunder Bay CMA	455 ^a	494 ^a	586 ^a	600 ^a	714 ^a	730 ^a	844 ^a	835 ^a	656 ^a	672 ^a
Toronto CMA	752 ^a	772 ^a	919 ^a	930 ^a	1,075 ^a	1,093 ^a	1,247 ^a	1,245 ^a	1,000 ^a	1,007 ^a
Windsor CMA	492 ^a	470 ^b	645 ^a	630 ^a	770 ^a	748 ^a	856 ^b	871 ^b	694 ^a	662 ^a
Ontario 10,000+	677^a	697^a	812^a	825^a	931^a	949^a	1,128^a	1,139^a	881^a	893^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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1.1.3_1 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	**	125	37 b	1,033	73 b	1,940	8 d	194	138 b	3,292
Brantford CMA	**	86	44 d	1,463	75 b	2,624	7 c	462	134 b	4,636
Greater Sudbury CMA	33 d	677	95 b	3,644	78 a	5,900	15 c	642	221 a	10,864
Guelph CMA	10 d	189	86 b	2,331	140 b	3,832	13 d	307	248 a	6,659
Hamilton CMA	127 b	1,780	673 a	18,491	663 a	19,703	66 a	2,442	1,529 a	42,417
Kingston CMA	11 c	599	88 b	4,024	182 b	7,097	**	587	299 a	12,307
Kitchener CMA	20 c	792	227 a	8,814	523 b	17,084	42 b	1,420	812 a	28,110
London CMA	38 d	1,218	604 a	15,736	1,011 a	22,017	52 c	1,645	1,706 a	40,615
Oshawa CMA	11 c	375	123 b	3,493	217 b	6,487	67 c	922	418 b	11,277
Ottawa-Gatineau CMA (Ont. part)	143 b	5,940	764 a	30,383	633 a	22,178	**	2,339	1,658 a	60,841
Peterborough CMA	8 d	160	69 b	2,026	129 b	3,213	10 d	332	216 b	5,731
St. Catharines-Niagara CMA	24 d	415	298 b	6,052	472 b	8,436	55 c	1,048	850 b	15,952
Thunder Bay CMA	10 d	251	60 a	2,060	77 a	2,840	0 c	138	147 a	5,289
Toronto CMA	665 b	24,818	3,707 a	133,189	2,711 a	123,796	425 b	26,586	7,508 a	308,390
Windsor CMA	229 c	1,558	1,162 a	7,442	860 a	5,548	**	330	2,311 a	14,878
Ontario 10,000+	1,462 b	40,859	8,855 a	258,799	9,132 a	284,074	1,109 a	42,796	20,558 a	626,529

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I.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Barrie CMA	**	**	4.2 c	5.0 b	6.8 b	6.3 b	5.5 d	**	5.9 b	6.4 a
Brantford CMA	**	**	2.4 b	3.5 c	2.6 b	3.6 c	4.0 d	1.5 c	2.7 a	3.5 b
Greater Sudbury CMA	5.3 d	8.6 c	1.7 b	4.4 c	1.2 a	2.9 a	1.2 d	4.0 d	1.7 a	3.8 b
Guelph CMA	6.6 c	**	5.1 a	7.1 a	4.8 a	7.0 a	4.8 d	5.8 c	5.0 a	7.0 a
Hamilton CMA	12.4 c	11.2 c	7.4 a	6.0 a	8.5 a	5.8 a	6.7 a	5.6 b	8.1 a	6.1 a
Kingston CMA	3.7 d	3.5 d	4.1 b	4.7 b	3.7 b	4.3 b	**	**	4.0 b	4.7 b
Kitchener CMA	**	3.8 d	4.8 a	5.1 a	4.1 a	5.9 a	5.6 c	5.7 b	4.5 a	5.5 a
London CMA	6.0 c	6.4 c	4.8 a	7.4 a	7.0 a	8.5 a	7.1 c	6.3 b	6.1 a	7.9 a
Oshawa CMA	4.5 d	4.0 d	5.1 b	5.7 b	6.4 b	5.3 a	6.5 b	9.3 c	6.0 b	5.7 a
Ottawa-Gatineau CMA (Ont. part)	4.9 c	4.5 b	5.3 b	4.2 a	4.9 a	5.2 b	5.3 d	**	5.1 a	4.8 a
Peterborough CMA	**	**	6.1 b	6.8 b	5.6 b	7.0 b	6.2 c	**	5.8 a	6.9 b
St. Catharines-Niagara CMA	**	**	5.1 b	7.7 b	5.5 b	8.1 b	5.8 c	8.1 c	5.4 a	7.9 a
Thunder Bay CMA	7.2 c	4.8 d	5.5 b	3.8 b	5.3 b	3.7 b	**	**	5.4 b	3.8 b
Toronto CMA	4.4 c	4.7 c	5.0 a	4.9 a	4.9 a	4.0 b	4.6 b	3.4 b	4.9 a	4.4 a
Windsor CMA	20.0 d	17.6 d	15.8 a	18.2 a	14.8 a	17.7 a	13.2 d	**	15.6 a	18.0 a
Ontario 10,000+	5.5 b	5.7 b	5.4 a	5.6 a	5.4 a	5.4 a	5.0 b	4.8 a	5.4 a	5.4 a

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

1.1.5_I Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
	Barrie CMA	**	2.6 c	1.9 c	1.1 a	4.2 d	++	**	**	3.1 d
Brantford CMA	**	**	++	3.8 c	1.3 d	4.2 d	2.4 c	3.6 c	**	2.8 b
Greater Sudbury CMA	**	**	7.2 b	5.5 c	7.2 c	6.2 b	5.0 d	**	6.8 c	6.1 b
Guelph CMA	2.4 b	**	2.4 a	1.5 a	1.6 a	1.8 a	++	1.8 c	1.8 a	1.8 a
Hamilton CMA	4.4 d	++	1.2 a	1.4 a	1.2 a	1.5 a	1.7 b	0.9 a	1.4 a	1.2 a
Kingston CMA	2.8 b	3.2 d	3.2 c	2.7 a	3.8 b	2.7 a	++	2.3 c	3.8 b	2.6 a
Kitchener CMA	2.2 c	1.0 d	1.0 a	1.6 a	0.9 a	1.7 a	0.9 a	1.5 a	0.8 a	1.8 a
London CMA	2.2 b	3.4 c	2.6 a	1.8 a	2.2 a	1.5 a	1.8 b	0.7 b	2.2 a	1.7 a
Oshawa CMA	++	++	2.2 b	0.8 d	1.1 d	1.1 d	++	++	1.2 a	0.8 d
Ottawa-Gatineau CMA (Ont. part)	++	4.6 c	++	4.3 c	1.5 a	4.3 b	++	5.9 d	1.4 d	4.0 b
Peterborough CMA	**	++	++	3.7 d	1.2 d	3.6 c	3.1 d	**	1.6 c	3.5 c
St. Catharines-Niagara CMA	**	++	2.7 b	1.0 d	2.8 b	1.7 c	++	**	2.6 b	1.4 a
Thunder Bay CMA	1.5 d	**	1.4 a	2.3 c	1.6 b	2.4 c	++	++	1.5 b	2.2 c
Toronto CMA	2.4 c	2.9 c	1.6 c	**	1.2 a	1.6 c	**	++	1.2 a	**
Windsor CMA	++	++	++	++	++	++	++	++	++	++
Ontario 10,000+	2.4 b	2.8 b	1.7 b	2.1 b	1.6 a	2.1 a	1.8 c	2.1 c	1.5 b	2.0 b

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

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

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

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

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

3.1.1_I Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Barrie CMA	**	**	3.0 b	3.5 b	2.8 b	4.0 b	**	4.5 d	3.6 c	4.3 b
Brantford CMA	4.9 d	**	2.1 b	3.0 d	2.2 b	2.8 b	1.7 b	1.8 c	2.1 a	2.7 a
Greater Sudbury CMA	2.7 c	4.9 d	0.9 a	2.6 b	0.4 a	1.3 a	0.3 a	1.5 a	0.7 a	1.9 a
Guelph CMA	2.4 c	5.1 d	2.2 a	3.7 b	2.7 a	3.5 b	6.0 b	7.1 b	3.0 a	4.0 a
Hamilton CMA	8.2 b	7.1 b	4.0 a	3.6 a	5.1 a	3.2 a	2.3 b	3.5 a	4.5 a	3.6 a
Kingston CMA	1.8 c	1.8 c	2.8 a	2.2 b	2.4 a	2.6 b	**	**	2.6 a	2.4 a
Kitchener CMA	2.5 c	2.5 c	2.4 a	2.6 a	1.7 a	3.5 a	1.6 c	3.4 c	1.9 a	3.2 a
London CMA	2.4 c	3.1 d	1.9 a	3.8 a	3.8 a	4.5 a	1.8 c	**	2.9 a	4.3 a
Oshawa CMA	1.1 d	2.9 c	3.6 b	3.5 b	4.5 b	3.4 b	3.8 c	6.5 b	4.0 b	3.8 b
Ottawa-Gatineau CMA (Ont. part)	2.1 b	2.4 b	2.3 b	2.6 a	2.2 a	2.9 a	2.2 b	2.8 c	2.2 a	2.7 a
Peterborough CMA	**	4.5 d	2.8 a	4.3 d	3.3 b	4.1 b	1.9 c	6.0 d	3.0 a	4.4 b
St. Catharines-Niagara CMA	5.0 d	5.7 d	3.2 b	5.0 b	4.1 b	5.5 b	4.3 b	4.6 c	3.8 a	5.2 b
Thunder Bay CMA	4.4 d	4.1 d	4.2 b	2.9 a	3.1 b	2.7 a	7.2 c	8.8 c	3.9 b	3.3 b
Toronto CMA	2.5 b	2.7 b	2.8 a	2.8 a	2.8 a	2.4 a	2.8 a	3.0 b	2.8 a	2.6 a
Windsor CMA	17.6 d	14.7 c	13.1 a	15.6 a	12.7 a	15.3 a	9.3 c	12.0 d	13.0 a	15.3 a
Ontario 10,000+	3.3 b	3.6 b	3.1 a	3.4 a	3.2 a	3.3 a	2.8 a	3.6 a	3.1 a	3.4 a

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

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

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

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

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

3.1.2_1 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Barrie CMA	651 ^b	675 ^a	843 ^a	854 ^a	936 ^a	960 ^a	1,110 ^b	1,113 ^a	923 ^a	940 ^a
Brantford CMA	551 ^a	566 ^b	657 ^a	682 ^a	745 ^a	765 ^a	878 ^a	905 ^a	740 ^a	764 ^a
Greater Sudbury CMA	469 ^a	501 ^a	636 ^a	674 ^a	786 ^a	807 ^a	820 ^a	870 ^a	728 ^a	756 ^a
Guelph CMA	599 ^a	605 ^a	754 ^a	772 ^a	866 ^a	886 ^a	1,103 ^a	1,122 ^a	858 ^a	870 ^a
Hamilton CMA	535 ^a	509 ^a	671 ^a	682 ^a	815 ^a	877 ^a	940 ^a	1,097 ^a	762 ^a	809 ^a
Kingston CMA	580 ^a	586 ^a	734 ^a	755 ^a	862 ^a	894 ^a	1,080 ^a	1,076 ^b	822 ^a	844 ^a
Kitchener CMA	562 ^a	576 ^a	692 ^a	722 ^a	834 ^a	847 ^a	1,033 ^a	933 ^a	802 ^a	811 ^a
London CMA	508 ^a	519 ^a	652 ^a	682 ^a	827 ^a	852 ^a	914 ^a	948 ^a	756 ^a	788 ^a
Oshawa CMA	633 ^a	636 ^a	779 ^a	782 ^a	881 ^a	877 ^a	1,029 ^a	1,029 ^a	867 ^a	867 ^a
Ottawa-Gatineau CMA (Ont. part)	666 ^a	669 ^a	819 ^a	816 ^a	960 ^a	995 ^a	1,182 ^a	1,235 ^a	909 ^a	915 ^a
Peterborough CMA	566 ^a	570 ^b	713 ^a	725 ^a	817 ^a	844 ^a	872 ^a	964 ^a	784 ^a	810 ^a
St. Catharines-Niagara CMA	518 ^a	510 ^a	665 ^a	662 ^a	773 ^a	784 ^a	852 ^a	860 ^a	738 ^a	740 ^a
Thunder Bay CMA	455 ^a	494 ^a	586 ^a	600 ^a	714 ^a	729 ^a	712 ^a	794 ^a	656 ^a	677 ^a
Toronto CMA	752 ^a	772 ^a	919 ^a	930 ^a	1,075 ^a	1,093 ^a	1,253 ^a	1,245 ^a	1,007 ^a	1,012 ^a
Windsor CMA	492 ^a	470 ^b	645 ^a	630 ^a	769 ^a	747 ^a	891 ^a	908 ^a	700 ^a	669 ^a
Ontario 10,000+	677^a	697^a	811^a	824^a	929^a	948^a	1,109^a	1,123^a	889^a	900^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_1 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2009 by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	**	127	37 b	1,039	85 b	2,110	21 d	470	163 b	3,746
Brantford CMA	**	86	44 d	1,463	77 b	2,790	17 c	969	146 a	5,309
Greater Sudbury CMA	33 d	677	95 b	3,650	80 a	6,237	20 a	1,350	228 a	11,915
Guelph CMA	10 d	194	86 b	2,336	145 b	4,126	61 b	856	301 a	7,512
Hamilton CMA	127 b	1,780	673 a	18,498	663 a	20,471	157 a	4,472	1,620 a	45,221
Kingston CMA	11 c	599	88 b	4,057	182 b	7,136	**	736	301 a	12,528
Kitchener CMA	20 c	796	231 a	8,895	658 a	19,017	96 c	2,784	1,004 a	31,493
London CMA	38 d	1,218	604 a	15,741	1,032 a	22,871	**	4,277	1,909 a	44,106
Oshawa CMA	11 c	375	123 b	3,519	220 b	6,544	112 b	1,736	466 b	12,174
Ottawa-Gatineau CMA (Ont. part)	144 b	5,943	805 a	30,653	691 a	23,732	235 c	8,273	1,875 a	68,602
Peterborough CMA	8 d	172	92 d	2,112	140 b	3,428	34 d	569	274 b	6,281
St. Catharines-Niagara CMA	24 d	417	304 b	6,069	475 b	8,594	79 c	1,721	882 b	16,801
Thunder Bay CMA	10 d	251	60 a	2,067	78 a	2,877	38 c	429	186 b	5,624
Toronto CMA	665 b	24,819	3,708 a	133,426	2,962 a	125,265	989 b	32,854	8,324 a	316,364
Windsor CMA	229 c	1,560	1,169 a	7,472	883 a	5,787	77 d	641	2,359 a	15,461
Ontario 10,000+	1,463 b	40,904	8,944 a	259,923	9,758 a	293,913	2,430 a	67,613	22,595 a	662,354

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

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

3.1.4_1 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Barrie CMA	**	**	4.7 c	5.0 b	6.7 b	6.6 b	**	**	6.6 b	6.6 a
Brantford CMA	**	**	2.4 b	3.5 c	2.5 b	3.6 c	3.7 c	3.9 c	2.8 a	3.8 b
Greater Sudbury CMA	5.3 d	8.6 c	1.7 b	4.4 c	1.3 a	2.8 a	1.0 a	2.6 b	1.6 a	3.6 b
Guelph CMA	6.5 c	**	5.1 a	7.1 a	5.1 a	6.8 a	12.1 c	16.3 a	6.0 a	8.0 a
Hamilton CMA	12.3 c	11.2 c	7.4 a	6.0 a	8.4 a	5.6 a	4.7 c	6.2 a	7.8 a	6.0 a
Kingston CMA	3.7 d	3.5 d	4.1 b	4.6 b	3.7 b	4.3 b	5.8 d	**	4.0 b	4.6 b
Kitchener CMA	**	3.8 d	4.8 a	5.1 a	3.9 a	6.1 a	5.6 b	5.2 b	4.4 a	5.6 a
London CMA	6.0 c	6.4 c	4.8 a	7.4 a	7.2 a	8.4 a	4.3 c	**	6.0 a	7.9 a
Oshawa CMA	4.5 d	4.0 d	5.1 b	5.7 b	6.3 b	5.3 a	5.0 b	8.7 b	5.7 a	5.9 a
Ottawa-Gatineau CMA (Ont. part)	4.9 c	4.6 b	5.3 b	4.3 a	5.0 a	5.3 a	4.6 b	6.6 b	5.0 a	4.9 a
Peterborough CMA	**	**	5.9 b	7.6 c	5.5 b	7.0 b	8.8 b	**	6.1 a	7.3 b
St. Catharines-Niagara CMA	**	**	5.1 b	7.8 b	5.5 b	8.0 b	6.5 b	6.8 b	5.5 a	7.8 a
Thunder Bay CMA	7.2 c	4.8 d	5.7 b	3.8 b	5.3 b	3.7 b	7.2 c	11.4 d	5.7 a	4.4 b
Toronto CMA	4.4 c	4.7 c	5.0 a	4.9 a	4.9 a	4.2 b	4.8 b	4.9 a	4.9 a	4.6 a
Windsor CMA	20.0 d	17.6 d	15.9 a	18.2 a	15.0 a	17.4 a	9.8 c	14.2 d	15.5 a	17.7 a
Ontario 10,000+	5.5 b	5.7 b	5.4 a	5.6 a	5.4 a	5.4 a	4.9 a	5.8 a	5.4 a	5.6 a

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

3.1.5_1 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
	Barrie CMA	**	2.6 c	1.8 c	1.1 a	4.1 d	++	**	++	3.0 d
Brantford CMA	**	**	++	3.8 c	1.5 d	4.0 d	2.8 b	3.8 b	1.8 c	3.0 b
Greater Sudbury CMA	**	**	7.2 b	5.5 c	7.6 c	5.9 b	5.4 c	8.3 c	7.0 b	6.3 b
Guelph CMA	2.4 b	**	2.4 a	1.5 a	++	1.6 a	++	1.2 a	1.2 a	1.6 a
Hamilton CMA	4.4 d	++	1.2 a	1.4 a	1.2 a	1.5 a	1.8 b	1.0 a	1.4 a	1.2 a
Kingston CMA	2.8 b	3.2 d	3.2 c	2.7 a	3.8 b	2.7 a	**	2.2 c	3.8 b	2.6 a
Kitchener CMA	2.2 c	1.0 d	0.8 d	1.7 a	0.8 a	1.8 a	0.7 b	1.5 a	0.7 b	1.7 a
London CMA	2.2 b	3.4 c	2.6 a	1.8 a	2.2 a	1.5 a	1.8 b	0.8 d	2.2 a	1.7 a
Oshawa CMA	++	++	2.2 b	0.8 d	0.9 d	1.4 d	++	++	1.2 a	0.9 d
Ottawa-Gatineau CMA (Ont. part)	++	4.5 c	++	4.2 c	1.5 a	4.3 b	++	4.4 d	1.3 d	3.7 b
Peterborough CMA	**	++	++	3.5 d	1.3 d	3.5 c	2.8 c	**	1.6 c	3.4 c
St. Catharines-Niagara CMA	**	++	2.7 b	1.0 d	2.7 b	1.6 c	++	**	2.5 b	1.4 a
Thunder Bay CMA	1.5 d	**	1.4 a	2.3 c	1.5 b	2.5 c	++	8.3 c	1.3 a	3.7 c
Toronto CMA	2.4 c	2.9 c	1.6 c	**	1.2 a	1.6 c	**	++	1.2 a	**
Windsor CMA	++	++	++	++	++	++	++	++	++	++
Ontario 10,000+	2.4 b	2.8 b	1.7 b	2.1 b	1.6 a	2.1 a	1.7 c	2.0 c	1.5 b	2.0 b

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

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

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

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

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

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Belleville CA	4.5 d	**	2.2 a	3.8 b	2.9 a	4.2 b	0.0 c	0.8 d	2.6 a	4.0 b
Zone 1 - City of Belleville	5.0 d	**	2.5 b	3.2 b	3.2 b	4.3 b	0.0 c	1.1 d	2.9 a	3.9 b
Zone 2 - City of Quinte West	**	**	1.1 a	5.7 d	2.0 c	3.9 c	0.0 d	0.0 d	1.7 b	4.2 c
Brockville CA	5.8 b	8.0 c	3.9 b	5.7 b	1.6 a	4.7 a	1.1 a	2.4 c	2.5 a	5.0 a
Cornwall CA	3.9 d	**	4.4 c	5.0 c	2.9 b	3.7 c	2.4 c	**	3.3 b	4.1 b
Zone 1 - City Centre	**	**	5.2 c	4.4 c	2.9 c	3.1 c	**	**	3.7 c	4.1 c
Zone 2 - City North	**	**	3.6 d	5.6 c	3.0 b	4.2 c	**	**	3.1 b	4.2 c
Zone 3 - Outlying Areas	n/u	n/u	**	**	0.0 a	2.3 a	**	**	0.0 a	2.1 a
Greater Napanee Town	0.0 d	**	2.9 c	3.9 d	2.1 a	1.1 a	**	**	2.6 a	2.1 a
Hawkesbury CA	2.2 c	0.0 c	1.3 a	6.8 b	3.0 a	7.0 b	3.1 d	**	2.5 a	6.7 a
Mississippi Mills Town	**	**	**	**	**	**	n/s	n/s	**	2.8 a
North Grenville MU	**	**	**	**	**	3.3 a	n/s	n/s	**	2.6 b
Pembroke CA	**	0.0 c	1.3 a	2.7 b	1.1 a	1.9 a	**	0.0 a	1.3 a	1.9 a
Petawawa CA	**	n/s	0.0 c	1.4 d	0.6 b	2.9 c	**	**	0.4 b	3.2 d
Prince Edward County	0.0 a	**	2.0 a	4.7 d	3.4 a	2.6 b	**	**	2.8 a	3.3 b
The Nation M	n/s	**	**	7.3 c	**	5.8 d	**	10.2 a	**	8.1 c

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

**1.1.2_2 Private Apartment Average Rents (\$)
by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Belleville CA	537 a	565 a	683 a	707 a	777 a	804 a	890 a	892 a	748 a	775 a
Zone 1 - City of Belleville	547 a	569 a	714 a	725 a	806 a	826 a	922 a	924 a	776 a	793 a
Zone 2 - City of Quinte West	440 a	**	589 a	649 a	712 a	755 a	768 b	798 a	680 a	730 a
Brockville CA	480 a	491 a	575 a	607 a	702 a	712 a	718 a	718 a	655 a	673 a
Cornwall CA	474 a	500 a	551 a	554 a	649 a	669 a	677 a	698 a	614 a	630 a
Zone 1 - City Centre	461 a	497 b	557 a	545 a	654 a	656 a	649 b	697 b	608 a	612 a
Zone 2 - City North	490 b	503 a	545 a	563 a	646 a	680 a	691 a	698 a	617 a	643 a
Zone 3 - Outlying Areas	n/u	n/u	**	**	649 a	650 a	**	**	646 a	646 a
Greater Napanee Town	506 d	522 c	575 a	592 a	714 a	718 a	745 a	796 a	678 a	692 a
Hawkesbury CA	505 a	484 a	517 a	518 a	646 a	638 a	704 a	711 a	609 a	607 a
Mississippi Mills Town	**	**	**	**	**	**	n/s	n/s	**	**
North Grenville MU	**	**	**	**	716 a	782 a	n/s	n/s	695 a	731 a
Pembroke CA	428 c	487 b	532 b	548 b	639 a	668 a	713 b	719 b	604 a	629 a
Petawawa CA	**	n/s	476 a	498 a	586 a	613 a	583 c	613 d	556 a	586 a
Prince Edward County	460 a	478 b	563 a	566 a	649 a	661 a	**	**	615 a	625 a
The Nation M	n/s	n/s	493 a	500 a	590 a	563 a	**	694 b	570 a	560 a

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

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

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

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

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

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

1.1.3_2 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	**	100	63 b	1,687	157 b	3,744	2 d	226	230 b	5,757
Zone 1 - City of Belleville	**	91	41 b	1,297	111 b	2,576	2 d	174	162 b	4,137
Zone 2 - City of Quinte West	**	**	22 d	390	46 c	1,168	0 d	53	68 c	1,620
Brockville CA	8 c	96	33 b	579	64 a	1,354	2 c	85	106 a	2,114
Cornwall CA	**	169	54 c	1,072	76 c	2,072	**	327	151 b	3,640
Zone 1 - City Centre	**	83	24 c	534	26 c	835	**	88	63 c	1,540
Zone 2 - City North	**	86	30 c	536	50 c	1,193	**	238	87 c	2,053
Zone 3 - Outlying Areas	n/u	n/u	**	**	1 a	44	**	**	1 a	47
Greater Napanee Town	**	12	4 d	109	4 a	407	**	28	12 a	557
Hawkesbury CA	0 c	44	11 b	168	32 b	460	**	27	47 a	700
Mississippi Mills Town	**	**	**	44	**	**	n/s	n/s	2 a	84
North Grenville MU	**	**	**	**	2 a	66	n/s	n/s	2 b	83
Pembroke CA	0 c	61	6 b	237	11 a	569	0 a	29	17 a	897
Petawawa CA	n/s	n/s	1 d	80	6 c	223	**	13	10 d	316
Prince Edward County	**	16	5 d	106	7 b	266	**	**	13 b	391
The Nation M	**	**	2 c	28	2 d	36	1 a	10	6 c	77

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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

I.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Belleville CA	6.0 ^d	**	4.7 ^b	6.0 ^b	5.0 ^a	5.9 ^b	2.1 ^c	2.3 ^c	4.8 ^a	5.9 ^a
Zone 1 - City of Belleville	**	**	5.5 ^b	5.7 ^b	5.5 ^b	6.1 ^b	1.7 ^c	2.0 ^c	5.4 ^a	5.9 ^a
Zone 2 - City of Quinte West	**	**	2.3 ^c	**	3.9 ^c	5.7 ^b	**	**	3.4 ^c	5.9 ^b
Brockville CA	6.8 ^b	8.0 ^c	6.9 ^a	7.6 ^b	4.7 ^a	7.3 ^a	2.2 ^b	3.6 ^d	5.3 ^a	7.3 ^a
Cornwall CA	**	**	6.3 ^b	5.8 ^c	5.1 ^b	4.6 ^b	4.6 ^d	2.4 ^c	5.5 ^b	5.0 ^b
Zone 1 - City Centre	5.9 ^d	**	6.6 ^c	5.6 ^c	6.2 ^c	3.7 ^c	**	**	6.2 ^b	4.8 ^b
Zone 2 - City North	**	**	6.0 ^c	6.1 ^c	4.6 ^b	5.2 ^c	4.9 ^d	2.9 ^c	5.2 ^b	5.1 ^b
Zone 3 - Outlying Areas	n/u	n/u	**	**	0.0 ^a	4.5 ^a	**	**	0.0 ^a	4.3 ^a
Greater Napanee Town	0.0 ^d	**	3.9 ^d	3.9 ^d	3.2 ^b	1.1 ^a	**	**	3.7 ^b	2.3 ^a
Hawkesbury CA	2.2 ^c	0.0 ^c	1.3 ^a	8.0 ^b	3.2 ^b	9.4 ^a	3.1 ^d	**	2.7 ^a	8.5 ^a
Mississippi Mills Town	**	**	**	**	**	**	n/s	n/s	**	4.0 ^b
North Grenville MU	**	**	**	**	**	3.3 ^a	n/s	n/s	1.4 ^d	2.6 ^b
Pembroke CA	**	0.0 ^c	1.8 ^b	3.6 ^b	1.6 ^a	2.0 ^a	**	0.0 ^a	1.7 ^a	2.2 ^a
Petawawa CA	**	n/s	0.0 ^c	1.4 ^d	0.6 ^b	2.9 ^c	**	**	0.4 ^b	3.2 ^d
Prince Edward County	0.0 ^a	**	4.0 ^a	**	5.0 ^a	4.9 ^b	**	**	4.5 ^a	5.4 ^b
The Nation M	n/s	**	**	7.3 ^c	**	8.7 ^c	**	10.2 ^a	**	9.5 ^b

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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

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
	Belleville CA	**	2.6 b	3.7 d	**	2.9 c	3.6 d	4.2 d	++	3.0 c
Zone 1 - City of Belleville	**	**	3.9 d	++	4.1 b	2.0 c	5.2 d	++	4.0 b	2.4 c
Zone 2 - City of Quinte West	**	**	++	++	++	**	**	**	++	**
Brockville CA	2.7 b	**	1.7 b	3.2 b	3.3 b	0.7 a	++	0.7 b	3.0 b	1.2 a
Cornwall CA	++	++	++	2.1 c	++	4.1 d	++	**	++	3.5 d
Zone 1 - City Centre	**	**	++	++	**	1.7 c	++	++	2.3 c	**
Zone 2 - City North	**	**	++	2.9 c	++	5.8 d	++	++	++	4.8 d
Zone 3 - Outlying Areas	n/u	n/u	**	**	**	**	**	**	**	**
Greater Napanee Town	**	**	2.7 c	2.8 c	2.6 c	1.5 d	**	**	2.0 c	1.8 c
Hawkesbury CA	**	**	5.8 c	++	5.2 c	++	++	**	5.3 b	++
Mississippi Mills Town	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
North Grenville MU	n/u	**	n/u	**	n/u	-3.3 a	n/u	**	n/u	**
Pembroke CA	**	**	++	++	++	**	**	**	++	**
Petawawa CA	**	**	**	4.0 d	**	**	**	**	**	2.7 c
Prince Edward County	1.1 a	**	6.1 a	++	4.0 b	++	**	**	3.7 b	1.5 d
The Nation M	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**

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

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

++ 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_2 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Belleville CA	4.5 ^d	**	2.1 ^a	3.8 ^b	2.8 ^a	4.2 ^b	0.0 ^c	2.0 ^b	2.5 ^a	4.0 ^b
Zone 1 - City of Belleville	5.0 ^d	**	2.5 ^b	3.2 ^b	3.2 ^b	4.4 ^b	0.0 ^c	2.5 ^b	2.8 ^a	4.0 ^b
Zone 2 - City of Quinte West	**	**	1.1 ^a	5.7 ^d	2.0 ^c	3.9 ^c	0.0 ^d	0.0 ^c	1.7 ^b	4.1 ^c
Brockville CA	5.8 ^b	8.0 ^c	3.8 ^b	5.6 ^b	1.6 ^a	4.6 ^a	1.0 ^a	4.2 ^c	2.4 ^a	5.0 ^a
Cornwall CA	3.9 ^d	**	4.4 ^c	5.0 ^c	2.8 ^b	3.6 ^c	1.9 ^c	1.5 ^d	3.2 ^b	4.0 ^b
Zone 1 - City Centre	**	**	5.2 ^c	4.4 ^c	2.8 ^c	3.0 ^c	2.5 ^c	0.7 ^b	3.5 ^c	3.9 ^c
Zone 2 - City North	**	**	3.6 ^d	5.6 ^c	2.9 ^b	4.1 ^c	**	**	3.1 ^b	4.2 ^c
Zone 3 - Outlying Areas	n/u	n/u	**	**	0.0 ^a	2.3 ^a	**	**	0.0 ^a	2.1 ^a
Greater Napanee Town	0.0 ^d	**	2.8 ^c	3.9 ^d	2.1 ^a	1.3 ^a	**	**	2.5 ^a	2.3 ^a
Hawkesbury CA	2.2 ^c	0.0 ^c	1.2 ^a	6.7 ^b	3.3 ^b	6.6 ^b	2.3 ^c	**	2.7 ^a	6.3 ^a
Mississippi Mills Town	**	**	0.0 ^d	0.0 ^c	0.0 ^d	6.7 ^c	**	**	0.0 ^d	2.4 ^a
North Grenville MU	**	**	**	0.0 ^a	**	2.8 ^a	n/s	n/s	**	2.2 ^b
Pembroke CA	**	0.0 ^c	1.3 ^a	2.6 ^b	1.0 ^a	1.7 ^b	**	0.0 ^c	1.2 ^a	1.8 ^a
Petawawa CA	**	n/s	0.0 ^c	1.4 ^d	0.6 ^b	2.8 ^c	**	**	0.4 ^b	3.1 ^d
Prince Edward County	0.0 ^a	**	1.7 ^a	4.2 ^d	3.8 ^c	2.8 ^b	2.9 ^a	**	3.0 ^b	3.6 ^b
The Nation M	n/s	**	**	7.3 ^c	**	5.8 ^d	**	10.2 ^a	**	8.1 ^c

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3.1.2_2 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Belleville CA	537 ^a	565 ^a	682 ^a	707 ^a	775 ^a	803 ^a	853 ^a	883 ^a	748 ^a	776 ^a
Zone 1 - City of Belleville	547 ^a	569 ^a	714 ^a	725 ^a	803 ^a	825 ^a	874 ^a	906 ^a	774 ^a	794 ^a
Zone 2 - City of Quinte West	440 ^a	**	589 ^a	649 ^a	712 ^a	755 ^a	762 ^b	793 ^a	680 ^a	731 ^a
Brockville CA	480 ^a	491 ^a	574 ^a	606 ^a	702 ^a	712 ^a	734 ^a	741 ^a	656 ^a	674 ^a
Cornwall CA	474 ^a	500 ^a	551 ^a	554 ^a	649 ^a	670 ^a	691 ^a	714 ^a	617 ^a	634 ^a
Zone 1 - City Centre	461 ^a	497 ^b	557 ^a	545 ^a	656 ^a	659 ^a	691 ^a	737 ^b	616 ^a	622 ^a
Zone 2 - City North	490 ^b	503 ^a	545 ^a	563 ^a	645 ^a	678 ^a	691 ^a	698 ^a	617 ^a	643 ^a
Zone 3 - Outlying Areas	n/u	n/u	**	**	649 ^a	650 ^a	**	**	646 ^a	646 ^a
Greater Napanee Town	506 ^d	522 ^c	576 ^a	592 ^a	714 ^a	735 ^a	745 ^a	796 ^a	677 ^a	705 ^a
Hawkesbury CA	505 ^a	484 ^a	528 ^a	525 ^a	656 ^a	642 ^a	704 ^a	715 ^a	620 ^a	612 ^a
Mississippi Mills Town	**	493 ^a	603 ^a	568 ^a	747 ^a	730 ^a	**	n/s	657 ^a	630 ^a
North Grenville MU	**	**	**	595 ^a	721 ^a	785 ^a	n/s	n/s	703 ^a	739 ^a
Pembroke CA	428 ^c	487 ^b	530 ^a	545 ^b	644 ^a	671 ^a	707 ^b	719 ^b	607 ^a	631 ^a
Petawawa CA	**	n/s	476 ^a	498 ^a	589 ^a	617 ^a	583 ^c	613 ^d	559 ^a	589 ^a
Prince Edward County	460 ^a	478 ^b	609 ^a	596 ^b	659 ^a	681 ^a	701 ^a	722 ^a	646 ^a	660 ^a
The Nation M	n/s	n/s	493 ^a	500 ^a	590 ^a	563 ^a	**	694 ^b	570 ^a	560 ^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_2 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2009 by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	**	100	63 b	1,689	161 b	3,815	6 b	314	239 b	5,918
Zone 1 - City of Belleville	**	91	41 b	1,299	115 b	2,634	6 b	251	171 b	4,274
Zone 2 - City of Quinte West	**	**	22 d	390	46 c	1,181	0 c	64	68 c	1,644
Brockville CA	8 c	96	33 b	591	64 a	1,381	4 c	100	108 a	2,168
Cornwall CA	**	169	54 c	1,072	76 c	2,101	6 d	398	151 b	3,740
Zone 1 - City Centre	**	83	24 c	534	26 c	852	1 b	156	63 c	1,625
Zone 2 - City North	**	86	30 c	536	50 c	1,205	**	241	87 c	2,068
Zone 3 - Outlying Areas	n/u	n/u	**	**	1 a	44	**	**	1 a	47
Greater Napanee Town	**	12	4 d	109	5 a	421	**	28	13 a	571
Hawkesbury CA	0 c	44	12 b	185	32 b	493	**	38	48 a	761
Mississippi Mills Town	**	15	0 c	77	3 c	50	**	**	3 a	143
North Grenville MU	**	**	0 a	19	2 a	77	n/s	n/s	2 b	98
Pembroke CA	0 c	61	6 b	244	11 b	603	0 c	29	17 a	937
Petawawa CA	n/s	n/s	1 d	80	6 c	230	**	13	10 d	323
Prince Edward County	**	16	5 d	119	9 b	324	**	74	19 b	533
The Nation M	**	**	2 c	28	2 d	36	1 a	10	6 c	77

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3.1.4_2 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Belleville CA	6.0 ^d	**	4.7 ^b	5.9 ^b	4.9 ^a	6.0 ^a	1.8 ^c	3.0 ^c	4.7 ^a	5.9 ^a
Zone 1 - City of Belleville	**	**	5.5 ^b	5.6 ^b	5.4 ^b	6.1 ^b	1.1 ^a	3.1 ^c	5.2 ^a	5.9 ^a
Zone 2 - City of Quinte West	**	**	2.3 ^c	**	3.8 ^c	5.6 ^b	**	**	3.4 ^c	5.8 ^b
Brockville CA	6.8 ^b	8.0 ^c	6.7 ^a	7.5 ^b	4.6 ^a	7.3 ^a	1.9 ^b	5.3 ^c	5.2 ^a	7.3 ^a
Cornwall CA	**	**	6.3 ^b	5.8 ^c	5.0 ^b	4.6 ^b	3.8 ^d	2.5 ^c	5.4 ^b	4.9 ^b
Zone 1 - City Centre	5.9 ^d	**	6.6 ^c	5.6 ^c	6.1 ^c	3.7 ^c	2.5 ^c	2.1 ^c	5.8 ^b	4.7 ^b
Zone 2 - City North	**	**	6.0 ^c	6.1 ^c	4.6 ^b	5.2 ^c	4.8 ^d	2.8 ^c	5.1 ^b	5.1 ^b
Zone 3 - Outlying Areas	n/u	n/u	**	**	0.0 ^a	4.5 ^a	**	**	0.0 ^a	4.3 ^a
Greater Napanee Town	0.0 ^d	**	3.8 ^d	3.9 ^d	3.2 ^b	1.3 ^a	**	**	3.7 ^b	2.5 ^a
Hawkesbury CA	2.2 ^c	0.0 ^c	1.8 ^a	7.8 ^b	3.5 ^b	9.2 ^a	2.3 ^c	**	2.9 ^a	8.3 ^a
Mississippi Mills Town	**	6.8 ^c	**	1.3 ^a	0.0 ^d	6.7 ^c	**	**	0.9 ^a	3.8 ^a
North Grenville MU	**	**	**	0.0 ^a	1.4 ^d	2.8 ^a	n/s	n/s	1.1 ^d	2.2 ^b
Pembroke CA	**	0.0 ^c	1.7 ^b	3.5 ^c	1.5 ^a	1.9 ^a	**	0.0 ^c	1.7 ^a	2.1 ^a
Petawawa CA	**	n/s	0.0 ^c	1.4 ^d	0.6 ^b	2.8 ^c	**	**	0.4 ^b	3.1 ^d
Prince Edward County	0.0 ^a	**	3.4 ^b	5.9 ^d	5.5 ^b	4.6 ^b	4.4 ^a	**	4.6 ^b	5.3 ^a
The Nation M	n/s	**	**	7.3 ^c	**	8.7 ^c	**	10.2 ^a	**	9.5 ^b

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

3.1.5_2 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Bedroom Type											
Ontario – Eastern Ontario - Non-CMA Centres											
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	
	Belleville CA	**	2.6 ^b	3.7 ^d	++	2.8 ^c	4.0 ^d	4.8 ^d	2.0 ^c	3.1 ^c	4.0 ^d
Zone 1 - City of Belleville	**	**	3.9 ^d	++	3.9 ^b	2.5 ^c	5.8 ^c	**	4.0 ^b	2.8 ^c	
Zone 2 - City of Quinte West	**	**	++	++	++	**	**	**	++	**	
Brockville CA	2.7 ^b	**	1.7 ^b	3.2 ^b	3.2 ^b	0.8 ^a	++	0.9 ^a	3.0 ^b	1.3 ^a	
Cornwall CA	++	++	++	2.1 ^c	++	4.1 ^d	++	**	++	3.4 ^d	
Zone 1 - City Centre	**	**	++	++	**	1.9 ^c	++	**	2.4 ^b	**	
Zone 2 - City North	**	**	++	2.9 ^c	++	5.7 ^d	++	++	++	4.8 ^d	
Zone 3 - Outlying Areas	n/u	n/u	**	**	**	**	**	**	**	**	
Greater Napanee Town	**	**	2.7 ^c	2.8 ^c	2.6 ^c	1.5 ^a	**	**	2.0 ^c	1.8 ^c	
Hawkesbury CA	**	**	5.2 ^c	++	5.2 ^b	++	++	++	5.5 ^b	++	
Mississippi Mills Town	**	**	**	**	**	**	**	**	**	**	
North Grenville MU	n/u	**	n/u	-13.4 ^a	n/u	-2.4 ^a	n/u	**	n/u	++	
Pembroke CA	**	**	++	++	++	**	**	**	++	**	
Petawawa CA	**	**	**	4.0 ^d	**	3.7 ^c	**	**	**	2.8 ^c	
Prince Edward County	1.1 ^a	**	5.9 ^b	++	5.4 ^b	2.8 ^b	18.7 ^a	**	6.4 ^b	2.2 ^b	
The Nation M	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**	

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample 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

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Brighton MU	**	**	0.0 d	**	3.8 d	**	**	**	3.1 d	**
Brock Tp	n/u	n/s	0.0 d	**	**	0.0 d	0.0 a	**	**	**
Cobourg CA	**	**	5.2 c	6.1 c	1.7 b	1.1 a	1.9 c	0.0 c	2.9 b	2.6 b
Collingwood CA	**	5.7 a	**	2.6 a	3.3 d	1.4 a	**	0.0 a	2.5 c	2.0 a
Erin T	n/u	n/s	**	**	**	**	n/u	n/s	**	**
Haldimand County CY	**	**	6.1 c	3.8 c	3.1 c	1.6 c	0.0 a	0.0 a	4.1 b	2.4 b
Kawartha Lakes CA	**	**	3.5 d	3.5 c	2.1 c	1.3 a	**	**	2.9 b	2.8 c
Midland CA	0.0 d	0.0 c	4.9 b	5.3 c	1.9 b	4.0 c	0.0 d	0.0 d	3.0 a	4.3 b
Orillia CA	**	5.4 d	1.7 c	1.3 a	3.8 d	2.2 a	0.0 d	**	2.9 b	2.3 a
Port Hope CA	11.9 a	7.1 a	3.8 b	13.0 c	2.8 b	2.3 c	0.0 a	0.0 a	3.5 b	6.7 a
Scugog TP	**	**	1.4 a	0.0 c	0.0 a	6.8 c	**	**	0.6 a	3.5 b
West Grey MU	**	**	0.0 d	**	**	2.9 c	**	**	2.6 c	5.3 c

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

1.1.2_3 Private Apartment Average Rents (\$) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Brighton MU	**	**	584 a	**	684 a	610 b	**	**	671 a	627 c
Brock Tp	n/u	n/s	632 b	646 b	689 a	764 a	836 a	**	691 a	734 a
Cobourg CA	499 b	511 b	705 a	709 a	837 a	854 a	947 a	925 a	795 a	797 a
Collingwood CA	499 c	579 a	707 a	686 a	861 b	806 a	766 c	769 a	787 a	746 a
Erin T	n/u	n/s	**	**	**	**	n/u	n/s	**	**
Haldimand County CY	**	**	656 a	668 a	704 a	680 a	691 a	709 a	680 a	675 a
Kawartha Lakes CA	540 a	545 b	707 a	712 a	863 a	894 a	988 b	993 c	784 a	801 a
Midland CA	496 a	493 a	659 a	684 a	763 a	780 a	848 c	847 c	716 a	735 a
Orillia CA	515 b	579 a	738 a	728 a	825 a	831 a	924 b	902 a	780 a	779 a
Port Hope CA	520 a	533 a	791 a	781 b	862 a	865 b	1,096 a	**	829 a	827 b
Scugog TP	n/s	**	765 c	756 b	946 b	926 a	**	**	954 b	927 a
West Grey MU	**	**	503 b	505 b	554 a	555 a	**	762 b	560 b	570 a

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

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

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

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

1.1.3_3 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brighton MU	**	**	**	**	**	135	**	**	**	177
Brock Tp	n/s	n/s	**	27	0 ^d	74	**	**	**	106
Cobourg CA	**	28	17 ^c	274	6 ^a	544	0 ^c	54	24 ^b	900
Collingwood CA	1 ^a	18	6 ^a	237	4 ^a	284	0 ^a	10	11 ^a	549
Erin T	n/s	n/s	**	**	**	**	n/s	n/s	**	**
Haldimand County CY	**	**	6 ^c	158	3 ^c	190	0 ^a	24	9 ^b	379
Kawartha Lakes CA	**	67	23 ^c	651	9 ^a	676	**	52	40 ^c	1,446
Midland CA	0 ^c	29	21 ^c	396	23 ^c	575	0 ^d	25	44 ^b	1,024
Orillia CA	6 ^d	117	8 ^a	591	20 ^a	882	**	53	37 ^a	1,643
Port Hope CA	2 ^a	30	30 ^c	227	7 ^c	286	0 ^a	29	38 ^a	572
Scugog TP	**	**	0 ^c	71	4 ^c	53	**	**	6 ^b	179
West Grey MU	**	**	**	26	3 ^c	113	**	18	9 ^c	162

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

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Brighton MU	**	**	0.0 ^d	**	3.8 ^d	**	**	**	3.1 ^d	12.0 ^d
Brock Tp	n/u	n/s	0.0 ^d	**	**	0.0 ^d	0.0 ^a	**	**	**
Cobourg CA	**	**	5.2 ^c	9.2 ^b	2.1 ^c	1.5 ^a	1.9 ^c	0.0 ^c	3.2 ^c	3.8 ^c
Collingwood CA	**	5.7 ^a	3.4 ^d	2.6 ^a	5.0 ^c	1.4 ^a	**	0.0 ^a	4.1 ^c	2.0 ^a
Erin T	n/u	n/s	**	**	**	**	n/u	n/s	**	**
Haldimand County CY	**	**	6.1 ^c	4.4 ^c	3.1 ^c	9.1 ^a	0.0 ^a	0.0 ^a	4.1 ^b	6.4 ^b
Kawartha Lakes CA	**	**	3.8 ^c	4.9 ^c	3.3 ^c	2.7 ^c	**	**	3.6 ^c	4.2 ^c
Midland CA	0.0 ^d	**	6.1 ^b	8.4 ^b	4.4 ^b	5.9 ^c	**	0.0 ^d	5.0 ^b	6.7 ^b
Orillia CA	**	5.4 ^d	2.9 ^c	3.3 ^b	6.1 ^c	2.9 ^a	0.0 ^d	**	4.5 ^c	3.4 ^b
Port Hope CA	11.9 ^a	7.1 ^a	3.8 ^b	15.2 ^d	4.2 ^b	4.1 ^d	0.0 ^a	0.0 ^a	4.3 ^b	8.4 ^a
Scugog TP	**	**	1.4 ^a	0.0 ^c	0.0 ^a	6.8 ^c	**	**	0.6 ^a	3.5 ^b
West Grey MU	**	**	**	**	3.7 ^d	5.3 ^d	**	**	5.2 ^d	7.0 ^c

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1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
	Brighton MU	n/u	**	n/u	**	n/u	**	n/u	**	n/u
Brock Tp	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Cobourg CA	**	**	3.7 ^b	0.9 ^d	1.7 ^c	2.6 ^b	**	**	2.3 ^a	2.4 ^b
Collingwood CA	**	6.2 ^a	6.3 ^c	2.7 ^a	8.8 ^c	++	**	3.4 ^a	7.1 ^c	0.9 ^a
Erin T	n/u	**	**	**	**	**	n/u	**	**	**
Haldimand County CY	**	**	0.7 ^b	2.4 ^c	**	**	0.0 ^a	2.9 ^a	0.9 ^a	1.7 ^a
Kawartha Lakes CA	**	**	1.9 ^c	++	2.5 ^c	3.1 ^d	**	**	2.6 ^b	++
Midland CA	**	**	2.5 ^a	3.4 ^b	2.1 ^a	2.6 ^b	**	**	2.2 ^a	2.8 ^a
Orillia CA	**	11.4 ^d	**	2.0 ^b	3.1 ^d	1.5 ^a	**	++	3.0 ^c	1.7 ^b
Port Hope CA	2.4 ^a	2.2 ^a	**	**	3.4 ^c	**	1.8 ^a	**	**	**
Scugog TP	n/u	**	n/u	**	n/u	++	n/u	**	n/u	**
West Grey MU	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**

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

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

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

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

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

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

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

3.1.1_3 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Brighton MU	**	**	0.0 d	**	3.8 d	**	**	**	3.1 d	**
Brock Tp	n/u	n/s	0.0 d	**	**	0.0 d	0.0 a	**	**	**
Cobourg CA	**	**	3.9 d	6.0 c	**	1.2 a	**	0.0 d	3.8 d	2.4 b
Collingwood CA	**	5.7 a	**	2.6 a	3.3 d	1.4 a	**	4.9 a	2.5 c	2.2 a
Erin T	n/u	n/s	**	**	**	**	n/u	n/s	**	**
Haldimand County CY	**	**	6.1 c	3.8 c	2.7 b	1.4 a	0.0 a	0.0 a	3.5 b	2.1 b
Kawartha Lakes CA	**	**	3.5 d	3.5 c	2.0 c	1.3 d	**	**	2.8 b	3.2 c
Midland CA	0.0 d	0.0 c	4.9 b	5.3 c	1.8 b	3.9 b	0.0 d	0.0 d	2.8 a	4.1 b
Orillia CA	**	5.4 d	1.7 c	1.3 a	3.8 d	2.2 a	0.0 d	6.4 b	2.6 b	2.6 a
Port Hope CA	11.9 a	7.1 a	3.8 b	13.0 c	2.8 b	2.3 c	0.0 a	0.0 a	3.5 b	6.7 a
Scugog TP	**	**	1.4 a	0.0 c	0.0 a	6.4 b	**	**	0.5 a	3.4 b
West Grey MU	**	**	0.0 d	**	**	2.9 c	**	**	2.6 c	5.3 c

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

3.1.2_3 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Brighton MU	**	**	584 a	**	684 a	610 b	**	**	671 a	627 c
Brock Tp	n/u	n/s	632 b	646 b	689 a	764 a	836 a	**	691 a	734 a
Cobourg CA	499 b	511 b	757 a	713 a	838 a	844 a	947 b	618 a	808 a	759 a
Collingwood CA	499 c	579 a	707 a	686 a	861 b	806 a	766 d	822 a	787 a	748 a
Erin T	n/u	n/s	**	**	**	**	n/u	n/s	**	**
Haldimand County CY	**	**	656 a	668 a	707 a	686 a	728 a	740 a	689 a	686 a
Kawartha Lakes CA	540 a	545 b	707 a	712 a	870 a	903 a	1,023 a	1,123 b	796 a	817 a
Midland CA	496 a	493 a	659 a	684 a	763 a	780 a	879 a	890 a	721 a	740 a
Orillia CA	515 b	579 a	738 a	728 a	825 a	830 a	923 a	998 a	794 a	801 a
Port Hope CA	520 a	533 a	791 a	781 b	862 a	865 b	1,096 a	**	829 a	827 b
Scugog TP	n/s	**	765 c	756 b	932 b	926 a	**	**	949 b	927 a
West Grey MU	**	**	503 b	505 b	554 a	555 a	**	762 b	560 b	570 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_3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2009 by Bedroom Type

Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brighton MU	**	**	**	**	**	135	**	**	**	177
Brock Tp	n/s	n/s	**	27	0 ^d	74	**	**	**	106
Cobourg CA	**	28	17 ^c	280	7 ^a	566	0 ^d	182	25 ^b	1,056
Collingwood CA	1 ^a	18	6 ^a	237	4 ^a	284	1 ^a	20	12 ^a	559
Erin T	n/s	n/s	**	**	**	**	n/s	n/s	**	**
Haldimand County CY	**	**	6 ^c	158	3 ^a	216	0 ^a	56	9 ^b	437
Kawartha Lakes CA	**	67	23 ^c	651	9 ^d	693	**	80	48 ^c	1,491
Midland CA	0 ^c	29	21 ^c	396	23 ^b	600	0 ^d	50	44 ^b	1,074
Orillia CA	6 ^d	117	8 ^a	591	20 ^a	888	14 ^b	212	47 ^a	1,808
Port Hope CA	2 ^a	30	30 ^c	227	7 ^c	286	0 ^a	29	38 ^a	572
Scugog TP	**	**	0 ^c	71	4 ^b	56	**	**	6 ^b	182
West Grey MU	**	**	**	26	3 ^c	113	**	18	9 ^c	162

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

3.1.4_3 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type

Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Brighton MU	**	**	0.0 ^d	**	3.8 ^d	**	**	**	3.1 ^d	12.0 ^d
Brock Tp	n/u	n/s	0.0 ^d	**	**	0.0 ^d	0.0 ^a	**	**	**
Cobourg CA	**	**	3.9 ^d	9.4 ^b	6.4 ^c	1.6 ^c	**	0.0 ^d	5.4 ^c	3.5 ^b
Collingwood CA	**	5.7 ^a	3.4 ^d	2.6 ^a	5.0 ^c	1.4 ^a	**	4.9 ^a	4.1 ^c	2.2 ^a
Erin T	n/u	n/s	**	**	**	**	n/u	n/s	**	**
Haldimand County CY	**	**	6.1 ^c	4.4 ^c	2.7 ^b	8.0 ^a	0.0 ^a	3.6 ^a	3.5 ^b	6.0 ^a
Kawartha Lakes CA	**	**	3.8 ^c	4.9 ^c	3.1 ^c	2.6 ^c	**	**	3.4 ^c	4.5 ^c
Midland CA	0.0 ^d	**	6.1 ^b	8.4 ^b	4.2 ^b	5.7 ^c	**	0.0 ^d	4.7 ^b	6.4 ^b
Orillia CA	**	5.4 ^d	2.9 ^c	3.3 ^b	6.1 ^c	2.9 ^a	0.0 ^d	8.3 ^b	4.1 ^c	3.8 ^a
Port Hope CA	11.9 ^a	7.1 ^a	3.8 ^b	15.2 ^d	4.2 ^b	4.1 ^d	0.0 ^a	0.0 ^a	4.3 ^b	8.4 ^a
Scugog TP	**	**	1.4 ^a	0.0 ^c	0.0 ^a	6.4 ^b	**	**	0.5 ^a	3.4 ^b
West Grey MU	**	**	**	**	3.7 ^d	5.3 ^d	**	**	5.2 ^d	7.0 ^c

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

**3.1.5_3 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹
by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
	Brighton MU	n/u	**	n/u	**	n/u	**	n/u	**	n/u
Brock Tp	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Cobourg CA	**	**	3.8 ^b	1.0 ^d	1.7 ^c	2.6 ^b	**	**	2.3 ^b	2.4 ^b
Collingwood CA	**	6.2 ^a	6.3 ^c	2.7 ^a	8.8 ^c	++	**	3.4 ^a	7.1 ^c	0.9 ^a
Erin T	n/u	**	**	**	**	**	n/u	**	**	**
Haldimand County CY	**	**	0.7 ^b	2.4 ^c	**	1.6 ^a	-0.1 ^a	1.8 ^a	0.9 ^a	1.5 ^a
Kawartha Lakes CA	**	**	1.9 ^c	++	2.5 ^c	3.1 ^d	**	**	2.5 ^b	++
Midland CA	**	**	2.5 ^a	3.4 ^b	2.1 ^a	2.6 ^a	**	**	2.2 ^a	2.8 ^a
Orillia CA	**	11.4 ^d	**	2.0 ^b	3.1 ^d	1.5 ^a	**	5.2 ^d	2.5 ^c	3.2 ^c
Port Hope CA	2.4 ^a	2.2 ^a	**	**	3.4 ^c	**	1.8 ^a	**	**	**
Scugog TP	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
West Grey MU	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**

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

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1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Bracebridge Town	0.0 ^a	**	1.3 ^a	**	2.5 ^b	2.4 ^c	0.0 ^a	0.0 ^a	1.9 ^a	2.1 ^c
Elliot Lake CA	2.9 ^a	0.0 ^a	4.7 ^a	5.7 ^a	8.0 ^a	6.4 ^a	4.0 ^a	10.3 ^a	6.8 ^a	6.3 ^a
Gravenhurst Town	**	**	0.0 ^c	**	0.9 ^d	**	**	**	1.2 ^a	2.4 ^c
Huntsville Town	12.6 ^c	**	3.1 ^c	3.0 ^d	4.5 ^c	4.7 ^c	0.0 ^a	0.0 ^a	4.4 ^b	4.1 ^c
Kenora CA	0.0 ^a	3.6 ^a	1.4 ^a	0.0 ^b	1.2 ^d	1.4 ^d	0.0 ^a	0.0 ^a	1.1 ^a	1.0 ^a
North Bay CA	0.0 ^c	**	**	2.8 ^c	1.9 ^c	1.1 ^a	**	**	1.5 ^c	1.9 ^c
Sault Ste. Marie CA	**	0.0 ^d	**	1.6 ^c	1.9 ^c	2.3 ^b	1.4 ^d	**	2.1 ^c	1.9 ^b
Zone 1 - Downtown	**	**	0.0 ^d	**	3.6 ^d	8.4 ^b	**	**	1.8 ^b	5.8 ^c
Zone 2 - City East	0.0 ^d	0.0 ^c	3.5 ^d	1.6 ^c	2.6 ^c	1.6 ^c	**	0.0 ^c	2.8 ^c	1.5 ^a
Zone 3 - City West	**	0.0 ^d	0.4 ^b	**	0.7 ^b	2.0 ^c	**	**	1.2 ^a	1.7 ^c
Temiskaming Shores CA	0.0 ^c	0.0 ^c	1.8 ^c	**	1.1 ^a	1.9 ^c	0.0 ^a	0.0 ^d	1.1 ^a	1.6 ^c
Timmins CA	6.5 ^c	**	1.1 ^a	5.0 ^c	1.0 ^a	1.5 ^c	0.0 ^b	0.9 ^d	1.2 ^a	3.2 ^b
West Nipissing Town	8.1 ^a	0.0 ^a	4.1 ^b	0.9 ^a	1.8 ^c	5.0 ^c	3.5 ^a	7.8 ^c	3.0 ^b	3.6 ^c

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

1.1.2_4 Private Apartment Average Rents (\$) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Bracebridge Town	581 ^a	**	669 ^a	699 ^a	784 ^a	858 ^a	872 ^a	895 ^a	745 ^a	805 ^a
Elliot Lake CA	379 ^a	406 ^a	486 ^a	529 ^a	577 ^a	620 ^a	627 ^a	710 ^a	551 ^a	598 ^a
Gravenhurst Town	522 ^a	**	647 ^b	711 ^a	821 ^a	846 ^a	932 ^b	**	753 ^a	808 ^a
Huntsville Town	596 ^a	567 ^c	680 ^a	704 ^b	838 ^a	879 ^a	895 ^a	907 ^a	764 ^a	807 ^a
Kenora CA	507 ^c	427 ^b	552 ^b	583 ^b	707 ^a	741 ^b	777 ^b	827 ^c	664 ^a	639 ^b
North Bay CA	470 ^a	490 ^a	601 ^a	637 ^a	753 ^a	790 ^a	856 ^b	919 ^b	684 ^a	728 ^a
Sault Ste. Marie CA	432 ^a	444 ^a	573 ^a	588 ^a	675 ^a	695 ^a	718 ^a	716 ^a	637 ^a	652 ^a
Zone 1 - Downtown	**	**	634 ^a	689 ^a	705 ^a	715 ^a	**	**	671 ^a	701 ^a
Zone 2 - City East	439 ^b	444 ^a	559 ^a	586 ^a	692 ^a	704 ^a	756 ^b	739 ^a	639 ^a	651 ^a
Zone 3 - City West	419 ^b	443 ^b	583 ^b	568 ^a	645 ^a	680 ^a	691 ^a	708 ^b	624 ^a	643 ^a
Temiskaming Shores CA	415 ^a	436 ^a	482 ^a	480 ^a	582 ^a	592 ^a	654 ^a	686 ^a	549 ^a	553 ^a
Timmins CA	434 ^a	464 ^b	573 ^a	582 ^a	689 ^a	729 ^a	796 ^a	807 ^a	643 ^a	668 ^a
West Nipissing Town	395 ^b	436 ^a	491 ^a	528 ^a	588 ^a	622 ^a	686 ^a	730 ^a	552 ^a	589 ^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

I.1.3_4 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	**	**	**	59	4 c	162	0 a	16	5 c	250
Elliot Lake CA	0 a	36	18 a	316	54 a	843	9 a	88	81 a	1,283
Gravenhurst Town	**	**	**	68	**	156	**	**	6 c	233
Huntsville Town	**	13	4 d	128	9 c	198	0 a	17	15 c	356
Kenora CA	1 a	28	0 b	142	2 d	174	0 a	12	3 a	356
North Bay CA	**	201	29 c	1,018	20 a	1,780	**	220	61 c	3,219
Sault Ste. Marie CA	0 d	112	26 c	1,631	60 b	2,581	**	303	88 b	4,627
Zone 1 - Downtown	**	**	**	117	18 b	209	**	**	22 c	379
Zone 2 - City East	0 c	83	16 c	1,015	22 c	1,372	0 c	127	38 a	2,596
Zone 3 - City West	0 d	28	**	500	20 c	1,000	**	124	28 c	1,652
Temiskaming Shores CA	0 c	25	**	113	4 c	189	0 d	39	6 c	366
Timmins CA	**	92	29 c	583	12 c	788	1 d	115	50 b	1,579
West Nipissing Town	0 a	15	1 a	116	9 c	172	2 c	28	12 c	332

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

I.1.4_4 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Bracebridge Town	0.0 a	**	8.1 a	4.5 d	2.5 b	2.4 c	8.0 a	0.0 a	4.2 b	2.6 c
Elliot Lake CA	2.9 a	0.0 a	4.7 a	5.7 a	8.0 a	6.5 a	4.0 a	11.4 a	6.8 a	6.5 a
Gravenhurst Town	**	**	**	**	1.9 c	5.8 d	**	**	3.0 c	6.2 c
Huntsville Town	24.7 d	**	6.1 b	**	9.4 b	4.7 c	0.0 a	0.0 a	8.9 b	5.2 c
Kenora CA	0.0 a	3.6 a	1.4 a	0.0 b	1.2 d	1.4 d	0.0 a	0.0 a	1.1 a	1.0 a
North Bay CA	**	**	3.7 d	3.9 d	4.9 d	3.9 c	**	**	3.9 c	4.2 c
Sault Ste. Marie CA	**	0.0 d	3.1 d	2.0 b	2.6 c	2.9 b	**	**	2.9 c	2.4 b
Zone 1 - Downtown	**	**	0.0 d	**	3.6 d	8.4 b	**	**	1.8 b	5.8 c
Zone 2 - City East	**	0.0 c	4.2 d	2.1 b	3.2 d	2.3 b	**	0.0 c	3.4 d	2.0 b
Zone 3 - City West	**	0.0 d	**	**	**	2.5 c	**	**	2.3 c	2.1 c
Temiskaming Shores CA	0.0 c	0.0 c	3.7 d	3.1 d	2.1 b	2.5 c	0.0 a	0.0 d	2.2 a	2.2 c
Timmins CA	6.5 c	**	2.6 b	5.4 b	1.3 a	1.5 c	0.0 b	0.9 d	1.9 a	3.3 b
West Nipissing Town	8.1 a	0.0 a	4.1 b	0.9 a	1.8 c	5.0 c	3.5 a	7.8 c	3.0 b	3.6 c

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

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

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

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

1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
Bracebridge Town	23.8 ^a	**	1.8 ^b	**	1.5 ^a	**	1.4 ^a	2.0 ^a	3.0 ^a	**
Elliot Lake CA	2.1 ^a	11.9 ^a	5.0 ^a	9.3 ^a	4.7 ^a	7.4 ^a	9.2 ^a	17.3 ^a	4.9 ^a	7.9 ^a
Gravenhurst Town	**	**	**	**	++	**	**	**	1.2 ^d	**
Huntsville Town	**	**	3.3 ^b	++	-0.6 ^b	1.0 ^d	1.4 ^a	0.5 ^a	1.1 ^a	**
Kenora CA	**	**	**	**	**	**	**	**	++	**
North Bay CA	5.6 ^d	**	**	++	**	4.7 ^d	**	**	2.7 ^c	4.2 ^d
Sault Ste. Marie CA	++	++	3.2 ^d	3.2 ^d	**	4.5 ^c	++	**	2.5 ^c	4.3 ^c
Zone 1 - Downtown	**	**	**	**	**	**	**	**	**	**
Zone 2 - City East	**	**	++	3.0 ^d	++	5.8 ^c	**	**	++	4.9 ^c
Zone 3 - City West	**	**	++	**	++	++	**	**	++	3.0 ^c
Temiskaming Shores CA	**	**	++	**	2.7 ^b	2.8 ^c	++	**	1.8 ^c	3.3 ^c
Timmins CA	++	++	++	3.5 ^c	3.1 ^d	3.2 ^c	++	5.9 ^d	2.5 ^c	3.2 ^c
West Nipissing Town	**	++	1.2 ^d	**	++	5.9 ^d	**	**	2.3 ^c	6.4 ^c

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

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

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

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

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

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

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

3.1.1_4 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Bracebridge Town	0.0 a	**	1.3 a	**	2.5 b	2.4 c	0.0 a	0.0 a	1.9 a	2.0 c
Elliot Lake CA	2.9 a	0.0 a	4.7 a	5.7 a	8.0 a	6.4 a	2.6 a	6.5 a	6.5 a	6.1 a
Gravenhurst Town	**	**	0.0 c	**	**	**	**	**	1.2 d	2.2 c
Huntsville Town	12.6 c	**	3.7 c	**	4.2 c	6.4 c	0.0 a	8.0 a	4.4 b	5.4 c
Kenora CA	0.0 a	3.6 a	1.4 a	0.0 b	1.2 d	1.4 d	5.6 a	5.6 a	1.6 b	1.4 a
North Bay CA	0.0 c	**	**	2.8 c	2.0 c	1.5 a	3.0 b	6.4 c	1.9 c	2.5 b
Sault Ste. Marie CA	**	0.0 d	2.3 c	1.6 c	1.9 c	2.3 b	1.1 a	1.3 a	2.0 c	1.9 b
Zone 1 - Downtown	**	**	0.0 d	**	3.6 d	8.4 b	**	**	1.5 b	4.9 c
Zone 2 - City East	0.0 d	0.0 c	3.4 d	1.6 c	2.5 c	1.6 c	1.2 d	1.9 b	2.6 c	1.5 b
Zone 3 - City West	**	0.0 d	0.4 b	**	0.7 b	2.0 c	**	**	1.2 a	1.7 c
Temiskaming Shores CA	0.0 c	0.0 c	1.8 c	**	1.1 a	1.9 c	0.0 a	0.0 d	1.1 a	1.6 c
Timmins CA	6.5 c	**	1.1 a	4.9 c	0.9 a	1.7 b	0.0 c	4.9 c	1.1 a	3.5 b
West Nipissing Town	8.1 a	0.0 a	4.0 b	1.8 c	1.7 c	4.8 c	3.4 a	7.5 c	2.9 a	3.8 c

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

3.1.2_4 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Bracebridge Town	581 a	**	671 a	697 a	784 a	858 a	892 a	912 a	749 a	806 a
Elliot Lake CA	379 a	406 a	486 a	529 a	574 a	617 a	590 a	660 a	550 a	596 a
Gravenhurst Town	522 a	**	647 b	711 a	821 a	831 a	932 b	**	753 a	800 a
Huntsville Town	596 a	567 c	681 a	704 b	841 a	881 a	914 a	934 a	768 a	814 a
Kenora CA	507 c	427 b	552 b	583 b	707 a	741 b	597 a	669 a	655 a	637 b
North Bay CA	469 a	489 a	600 a	636 a	749 a	788 a	822 a	874 a	693 a	737 a
Sault Ste. Marie CA	432 a	444 a	574 a	587 a	674 a	695 a	708 a	725 a	639 a	655 a
Zone 1 - Downtown	**	**	634 a	689 a	705 a	715 a	**	**	677 a	712 a
Zone 2 - City East	439 b	444 a	560 a	585 a	692 a	703 a	732 a	742 a	641 a	654 a
Zone 3 - City West	419 b	443 b	583 b	568 a	645 a	681 a	682 a	692 a	624 a	643 a
Temiskaming Shores CA	415 a	436 a	482 a	480 a	582 a	592 a	654 a	686 a	549 a	553 a
Timmins CA	434 a	464 b	572 a	582 a	687 a	732 a	765 a	791 a	644 a	676 a
West Nipissing Town	395 b	436 a	491 a	527 a	595 a	623 a	677 a	720 a	556 a	589 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_4 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2009 by Bedroom Type

Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	**	**	**	61	4 c	164	0 a	20	5 c	258
Elliot Lake CA	0 a	36	18 a	316	56 a	879	11 a	169	85 a	1,400
Gravenhurst Town	**	**	**	68	**	174	**	**	6 c	251
Huntsville Town	**	13	**	128	14 c	216	1 a	18	20 c	375
Kenora CA	1 a	28	0 b	142	2 d	174	2 a	36	5 a	380
North Bay CA	**	204	29 c	1,025	28 a	1,918	31 c	482	92 b	3,629
Sault Ste. Marie CA	0 d	112	26 c	1,637	60 b	2,606	7 a	485	92 b	4,840
Zone 1 - Downtown	**	**	**	117	18 b	209	**	**	22 c	448
Zone 2 - City East	0 c	83	16 c	1,021	22 c	1,392	4 b	216	42 b	2,711
Zone 3 - City West	0 d	28	**	500	20 c	1,005	**	149	28 c	1,681
Temiskaming Shores CA	0 c	25	**	113	4 c	189	0 d	39	6 c	366
Timmins CA	**	92	29 c	597	15 b	862	10 c	200	62 b	1,752
West Nipissing Town	0 a	15	2 c	119	9 c	179	2 c	29	13 c	343

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

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

3.1.4_4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type

Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Bracebridge Town	0.0 a	**	7.8 a	4.3 d	2.5 b	2.4 c	6.0 a	5.0 a	4.0 b	2.9 c
Elliot Lake CA	2.9 a	0.0 a	4.7 a	5.7 a	8.0 a	6.6 a	2.6 a	7.1 a	6.5 a	6.3 a
Gravenhurst Town	**	**	**	**	1.9 c	5.8 c	**	**	3.0 c	6.2 b
Huntsville Town	24.7 d	**	6.5 b	**	8.8 b	6.4 c	0.0 a	8.0 a	8.7 b	6.5 c
Kenora CA	0.0 a	3.6 a	1.4 a	0.0 b	1.2 d	1.4 d	5.6 a	5.6 a	1.6 b	1.4 a
North Bay CA	**	**	3.6 d	3.9 d	5.0 d	4.1 c	3.6 c	7.9 b	4.1 c	4.9 c
Sault Ste. Marie CA	**	0.0 d	3.2 d	2.0 b	2.6 c	2.9 b	2.1 c	1.5 c	2.8 c	2.4 a
Zone 1 - Downtown	**	**	0.0 d	**	3.6 d	8.4 b	**	**	1.5 b	4.9 c
Zone 2 - City East	**	0.0 c	4.2 d	2.1 b	3.2 d	2.3 b	**	2.3 b	3.3 d	2.1 b
Zone 3 - City West	**	0.0 d	**	**	**	2.5 c	**	**	2.4 c	2.1 c
Temiskaming Shores CA	0.0 c	0.0 c	3.7 d	3.1 d	2.1 b	2.5 c	0.0 a	0.0 d	2.2 a	2.2 c
Timmins CA	6.5 c	**	2.5 b	5.3 b	1.2 a	1.7 b	0.0 c	4.9 c	1.7 a	3.6 b
West Nipissing Town	8.1 a	0.0 a	4.0 b	1.8 c	1.7 c	4.8 c	3.4 a	7.5 c	2.9 a	3.8 c

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

3.1.5_4 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type

Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
	Bracebridge Town	23.8 ^a	**	2.1 ^b	**	1.5 ^a	**	1.2 ^a	2.1 ^a	3.0 ^a
Elliot Lake CA	2.1 ^a	11.9 ^a	5.0 ^a	9.3 ^a	4.7 ^a	7.3 ^a	9.3 ^a	16.0 ^a	5.3 ^a	7.9 ^a
Gravenhurst Town	**	**	**	**	++	**	**	**	1.2 ^d	**
Huntsville Town	**	**	3.3 ^b	++	-0.5 ^b	1.3 ^a	1.4 ^a	1.5 ^a	1.2 ^a	3.3 ^d
Kenora CA	**	**	**	**	**	**	**	**	++	**
North Bay CA	5.6 ^d	**	**	++	2.3 ^c	5.0 ^c	3.4 ^c	6.0 ^c	3.0 ^d	4.6 ^c
Sault Ste. Marie CA	++	++	3.8 ^d	2.8 ^c	2.2 ^c	4.5 ^c	++	7.2 ^c	3.0 ^c	4.3 ^c
Zone 1 - Downtown	**	**	**	**	**	**	**	**	**	**
Zone 2 - City East	**	**	++	**	++	5.7 ^c	++	7.2 ^c	1.4 ^d	4.9 ^c
Zone 3 - City West	**	**	++	**	++	++	4.8 ^d	**	2.4 ^c	2.8 ^c
Temiskaming Shores CA	**	**	++	**	2.7 ^b	2.8 ^c	++	**	1.8 ^c	3.3 ^c
Timmins CA	++	++	++	3.7 ^c	**	4.0 ^c	++	5.7 ^d	2.0 ^c	4.1 ^c
West Nipissing Town	**	++	1.3 ^d	**	2.7 ^c	4.9 ^d	**	**	3.1 ^c	5.4 ^c

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample 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

**I.1.1_5 Private Apartment Vacancy Rates (%)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Centre Wellington CA	**	**	**	3.6 d	0.4 a	0.4 b	n/s	**	5.4 d	1.8 c
Chatham-Kent CA	**	**	7.9 c	7.3 c	5.9 b	7.0 b	4.9 d	9.4 c	6.5 b	7.5 b
Zone 1 - Chatham City	**	**	6.8 c	6.6 c	5.7 b	6.0 c	5.1 d	7.8 c	6.0 b	6.5 c
Zone 2 - Wallaceburg	**	62.7 a	10.9 d	18.8 d	4.4 d	11.7 a	**	**	**	16.2 a
Zone 3 - Rest of Kent	**	n/s	**	4.5 d	**	7.8 c	**	**	**	7.1 c
Essex T	**	**	19.4 a	**	7.1 a	7.7 b	0.0 a	12.0 a	12.1 a	**
Ingersoll CA	n/u	n/u	5.6 a	**	7.7 a	16.9 d	**	**	7.0 a	15.9 a
Kincardine MU	**	**	0.0 d	**	0.0 b	**	**	**	0.0 b	**
Lambton Shores City	n/u	n/u	**	**	0.0 a	8.7 a	**	**	0.0 a	6.5 a
Leamington CA	**	**	6.8 b	4.2 c	8.2 a	7.2 a	**	4.8 c	7.6 b	5.8 a
Meaford MU	**	**	5.7 a	**	0.8 d	5.2 c	**	**	2.5 c	5.2 c
Norfolk CA	**	**	5.9 d	5.1 d	1.3 a	**	**	3.4 d	2.9 c	3.3 d
North Perth Town	4.0 a	16.7 a	1.0 a	8.9 a	0.5 a	9.5 a	2.3 a	**	1.0 a	9.8 a
Owen Sound CA	**	**	2.3 c	3.4 c	2.2 c	6.0 c	3.3 c	6.3 c	2.3 b	5.3 b
Sarnia CA	4.5 c	6.9 b	3.2 a	5.3 a	4.5 a	5.0 b	2.7 c	4.4 b	3.9 a	5.2 a
Saugeen Shores Town	**	**	0.0 b	**	0.0 c	0.0 c	0.0 a	**	0.0 b	**
Stratford CA	**	0.0 b	5.5 b	3.2 c	4.3 b	3.6 c	4.9 b	5.4 c	4.9 b	3.5 b
Tillsonburg CA	**	**	9.1 a	7.3 c	5.9 b	7.1 b	**	**	6.9 a	7.1 b
Woodstock CA	**	**	3.1 b	3.8 b	2.0 a	6.7 b	3.3 c	8.4 c	2.5 a	5.8 b

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

**I.1.2_5 Private Apartment Average Rents (\$)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Centre Wellington CA	**	**	626 ^b	689 ^a	749 ^b	785 ^a	n/s	**	695 ^b	750 ^a
Chatham-Kent CA	435 ^b	437 ^b	548 ^a	574 ^a	629 ^a	646 ^a	606 ^a	611 ^a	598 ^a	616 ^a
Zone 1 - Chatham City	442 ^b	438 ^b	555 ^a	581 ^a	637 ^a	655 ^a	608 ^a	609 ^a	603 ^a	621 ^a
Zone 2 - Wallaceburg	394 ^b	432 ^a	543 ^a	562 ^a	621 ^a	632 ^a	694 ^b	**	598 ^a	610 ^a
Zone 3 - Rest of Kent	**	n/s	511 ^b	545 ^a	599 ^a	619 ^a	577 ^b	611 ^b	571 ^a	597 ^a
Essex T	**	**	573 ^b	547 ^b	677 ^b	677 ^a	871 ^a	824 ^a	643 ^b	622 ^b
Ingersoll CA	n/u	n/u	**	**	658 ^a	669 ^a	**	**	647 ^a	666 ^a
Kincardine MU	**	**	**	630 ^a	774 ^c	784 ^b	**	**	725 ^c	697 ^b
Lambton Shores City	n/u	n/u	**	**	566 ^a	572 ^a	**	**	561 ^b	558 ^a
Leamington CA	498 ^d	498 ^d	602 ^a	613 ^a	727 ^a	737 ^a	862 ^c	931 ^b	681 ^a	693 ^a
Meaford MU	**	**	546 ^a	540 ^b	726 ^a	708 ^a	785 ^a	786 ^b	673 ^a	666 ^b
Norfolk CA	444 ^b	**	545 ^a	541 ^a	596 ^a	614 ^a	**	**	582 ^a	595 ^a
North Perth Town	**	488 ^a	527 ^c	595 ^a	671 ^a	685 ^a	**	772 ^a	627 ^b	659 ^a
Owen Sound CA	471 ^a	486 ^b	614 ^a	635 ^a	733 ^a	761 ^a	756 ^a	786 ^a	681 ^a	706 ^a
Sarnia CA	478 ^a	509 ^a	583 ^a	634 ^a	686 ^a	748 ^a	889 ^c	950 ^b	636 ^a	696 ^a
Saugeen Shores Town	**	**	605 ^b	615 ^b	694 ^a	**	671 ^a	**	659 ^a	678 ^c
Stratford CA	497 ^a	465 ^a	623 ^a	645 ^a	746 ^a	764 ^a	867 ^a	876 ^a	705 ^a	721 ^a
Tillsonburg CA	472 ^a	476 ^a	578 ^a	590 ^a	673 ^a	695 ^a	739 ^a	746 ^c	640 ^a	658 ^a
Woodstock CA	436 ^b	436 ^b	628 ^a	622 ^a	717 ^a	724 ^b	690 ^a	732 ^a	676 ^a	680 ^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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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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

I.1.3_5 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Centre Wellington CA	**	**	5 d	137	1 b	244	**	**	7 c	400
Chatham-Kent CA	**	52	108 c	1,473	174 b	2,481	57 c	606	346 b	4,613
Zone 1 - Chatham City	**	44	75 c	1,136	105 c	1,741	41 c	525	222 c	3,446
Zone 2 - Wallaceburg	5 a	8	24 d	128	34 a	291	**	**	73 a	452
Zone 3 - Rest of Kent	n/s	n/s	9 d	209	35 c	449	**	57	50 c	715
Essex T	**	**	**	57	8 b	108	1 a	8	**	174
Ingersoll CA	n/u	n/u	**	**	25 d	147	**	**	32 a	202
Kincardine MU	**	**	**	86	**	94	**	**	**	205
Lambton Shores City	n/u	n/u	**	**	6 a	69	**	**	6 a	92
Leamington CA	**	11	21 c	497	49 a	675	2 c	45	72 a	1,229
Meaford MU	**	**	**	63	7 c	129	**	17	11 c	217
Norfolk CA	**	**	12 d	245	**	611	1 d	30	29 d	890
North Perth Town	4 a	24	9 a	102	20 a	212	**	43	37 a	381
Owen Sound CA	**	93	21 c	609	51 c	856	12 c	192	92 b	1,750
Sarnia CA	13 b	184	124 a	2,329	135 b	2,700	9 b	199	280 a	5,412
Saugeen Shores Town	**	**	**	173	0 c	159	**	36	**	405
Stratford CA	0 b	43	24 c	739	36 c	1,001	8 c	143	67 b	1,926
Tillsonburg CA	**	16	20 c	278	41 b	583	**	6	63 b	882
Woodstock CA	**	24	30 b	785	79 b	1,176	8 c	98	121 b	2,082

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

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

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

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

I.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Centre Wellington CA	**	**	**	4.4 d	**	1.2 d	n/s	**	**	2.6 c
Chatham-Kent CA	**	**	9.7 b	9.5 b	7.3 b	8.5 b	5.7 d	10.3 d	8.0 b	9.1 b
Zone 1 - Chatham City	**	**	9.1 c	8.2 c	7.2 b	7.0 c	**	8.5 c	7.7 b	7.6 b
Zone 2 - Wallaceburg	**	75.2 a	10.9 d	19.6 d	4.4 d	13.5 a	**	**	**	17.8 a
Zone 3 - Rest of Kent	**	n/s	**	**	**	11.0 d	**	**	**	11.0 d
Essex T	**	**	21.0 a	**	9.1 a	7.7 b	0.0 a	12.0 a	13.8 a	11.6 d
Ingersoll CA	n/u	n/u	9.3 b	**	8.4 a	18.4 d	**	**	8.5 a	17.4 a
Kincardine MU	**	**	0.0 d	**	2.4 c	**	**	**	1.5 c	**
Lambton Shores City	n/u	n/u	**	**	5.6 a	8.7 a	**	**	2.8 a	6.5 a
Leamington CA	**	**	7.6 b	4.6 c	9.3 a	9.5 a	**	4.8 c	8.5 b	7.3 a
Meaford MU	**	**	5.7 a	10.6 d	**	5.2 c	**	**	3.0 c	6.2 c
Norfolk CA	**	**	5.9 d	**	1.7 c	4.1 d	**	3.4 d	3.1 d	4.6 d
North Perth Town	8.0 a	20.8 a	4.0 a	8.9 a	2.8 a	10.5 a	6.8 a	13.9 d	3.9 a	11.1 a
Owen Sound CA	**	**	4.3 d	4.5 c	4.5 d	7.0 b	6.9 c	9.4 c	4.8 c	6.6 b
Sarnia CA	7.0 b	8.8 b	5.2 a	7.8 a	6.1 a	6.8 a	4.4 c	6.7 b	5.7 a	7.3 a
Saugeen Shores Town	**	**	**	**	0.5 b	0.0 c	0.0 a	**	0.5 a	**
Stratford CA	**	0.0 b	7.6 b	5.3 b	5.9 b	6.4 b	5.6 b	7.7 b	6.7 a	5.9 b
Tillsonburg CA	**	**	10.3 a	9.5 b	6.3 b	8.1 b	**	**	7.6 a	8.6 b
Woodstock CA	**	**	4.4 a	5.9 b	3.1 b	9.9 b	8.9 b	11.8 d	3.9 a	8.7 b

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

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
	Centre Wellington CA	**	**	**	**	**	**	**	**	**
Chatham-Kent CA	**	**	++	3.1 ^c	**	2.5 ^c	++	++	**	2.5 ^c
Zone 1 - Chatham City	**	**	++	2.8 ^c	++	2.8 ^c	**	++	++	2.7 ^c
Zone 2 - Wallaceburg	**	1.4 ^a	**	**	**	2.7 ^a	**	**	++	3.0 ^a
Zone 3 - Rest of Kent	**	**	**	**	**	**	**	**	1.1 ^d	**
Essex T	n/u	**	n/u	++	n/u	++	n/u	-1.4 ^a	n/u	++
Ingersoll CA	n/u	n/u	**	**	**	**	**	**	**	**
Kincardine MU	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Lambton Shores City	n/u	n/u	**	**	**	-1.9 ^a	**	**	**	-1.3 ^a
Leamington CA	**	**	++	++	1.2 ^a	0.4 ^b	**	**	2.0 ^c	0.4 ^b
Meaford MU	**	**	++	**	**	**	**	**	**	**
Norfolk CA	**	**	**	**	++	2.7 ^c	**	**	++	2.5 ^c
North Perth Town	**	0.0 ^b	**	**	**	++	**	**	**	++
Owen Sound CA	**	**	++	3.0 ^c	3.0 ^c	**	**	**	**	3.3 ^d
Sarnia CA	4.7 ^c	2.8 ^b	3.3 ^b	2.1 ^a	3.1 ^b	2.2 ^a	3.6 ^d	2.0 ^b	3.2 ^b	2.1 ^a
Saugeen Shores Town	**	**	**	**	**	**	2.7 ^a	**	**	**
Stratford CA	1.4 ^a	**	++	1.1 ^a	1.4 ^a	1.2 ^a	2.2 ^a	0.8 ^a	1.3 ^a	1.2 ^a
Tillsonburg CA	**	**	0.6 ^b	3.6 ^b	1.6 ^c	3.5 ^c	**	**	++	3.7 ^c
Woodstock CA	**	**	3.4 ^d	++	3.0 ^c	0.9 ^d	**	**	3.0 ^b	0.8 ^d

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

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

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

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

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

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

3.1.1_5 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Centre Wellington CA	**	**	**	3.6 d	0.4 a	0.4 b	n/s	**	5.4 d	1.8 c
Chatham-Kent CA	**	**	8.0 c	7.3 c	6.0 b	7.3 b	4.3 d	9.0 c	6.4 b	7.6 b
Zone 1 - Chatham City	**	**	6.9 c	6.6 c	5.9 b	6.1 c	4.9 d	7.6 c	6.2 b	6.4 c
Zone 2 - Wallaceburg	**	56.1 a	9.7 c	17.0 d	4.7 d	11.5 a	**	**	6.1 c	14.7 a
Zone 3 - Rest of Kent	**	n/s	**	4.8 d	**	8.6 c	**	**	**	7.8 c
Essex T	**	**	17.9 a	**	8.5 a	12.8 c	2.1 a	8.3 a	10.6 a	13.3 c
Ingersoll CA	n/u	n/u	5.6 b	**	7.7 a	14.2 c	15.8 d	5.2 b	10.0 a	12.1 a
Kincardine MU	**	**	0.0 d	**	0.0 b	2.9 c	**	**	0.0 b	2.1 c
Lambton Shores City	n/u	n/u	**	**	0.0 a	8.7 a	**	**	0.0 a	6.5 a
Leamington CA	**	**	7.0 b	4.2 c	10.2 a	10.2 a	**	**	8.9 a	7.7 a
Meaford MU	**	**	5.5 a	**	0.6 b	4.2 c	**	**	2.1 b	4.5 c
Norfolk CA	**	**	5.9 d	5.1 d	1.3 a	2.7 c	**	3.4 d	2.8 c	3.4 d
North Perth Town	**	16.7 d	1.0 a	8.7 b	0.5 a	9.1 a	1.9 b	**	1.0 a	9.3 a
Owen Sound CA	**	**	2.2 c	3.7 c	2.2 c	6.1 c	3.2 c	6.2 c	2.3 b	5.4 b
Sarnia CA	4.5 c	6.9 b	3.1 a	5.1 b	4.0 b	4.7 b	**	1.8 c	3.5 b	4.6 b
Saugeen Shores Town	**	**	0.0 b	**	0.0 c	0.0 c	0.0 a	**	0.0 b	**
Stratford CA	**	0.0 b	5.5 b	3.2 c	4.2 b	3.5 c	4.2 b	4.8 c	4.8 b	3.4 b
Tillsonburg CA	**	**	9.1 a	7.3 c	5.8 b	6.9 b	**	**	6.8 a	7.0 b
Woodstock CA	**	**	3.1 b	3.8 b	1.9 a	6.5 b	4.3 d	4.2 c	2.6 a	5.4 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)

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

3.1.2_5 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Centre Wellington CA	**	**	626 ^b	689 ^a	749 ^b	785 ^a	n/s	**	695 ^b	750 ^a
Chatham-Kent CA	435 ^b	437 ^b	547 ^a	573 ^a	625 ^a	642 ^a	607 ^a	624 ^a	596 ^a	617 ^a
Zone 1 - Chatham City	442 ^b	438 ^b	555 ^a	581 ^a	632 ^a	652 ^a	616 ^a	615 ^a	601 ^a	621 ^a
Zone 2 - Wallaceburg	396 ^a	431 ^a	527 ^a	554 ^a	614 ^a	623 ^a	669 ^a	659 ^a	592 ^a	605 ^a
Zone 3 - Rest of Kent	**	n/s	513 ^a	547 ^a	601 ^a	618 ^a	571 ^a	655 ^b	573 ^a	604 ^a
Essex T	**	**	561 ^b	545 ^a	644 ^a	653 ^a	**	825 ^a	622 ^b	646 ^a
Ingersoll CA	n/u	n/u	**	**	658 ^a	655 ^a	694 ^a	731 ^a	662 ^a	670 ^a
Kincardine MU	**	**	**	630 ^a	809 ^c	836 ^b	**	**	749 ^c	728 ^a
Lambton Shores City	n/u	n/u	**	**	566 ^a	572 ^a	**	**	561 ^b	558 ^a
Leamington CA	498 ^d	498 ^d	602 ^a	613 ^a	719 ^a	729 ^a	845 ^c	912 ^b	677 ^a	689 ^a
Meaford MU	**	**	547 ^a	545 ^b	720 ^a	716 ^a	776 ^a	786 ^b	675 ^a	676 ^b
Norfolk CA	444 ^b	**	545 ^a	541 ^a	596 ^a	614 ^a	**	**	582 ^a	595 ^a
North Perth Town	**	488 ^a	528 ^c	595 ^a	667 ^a	685 ^a	**	787 ^a	625 ^a	667 ^a
Owen Sound CA	468 ^a	485 ^b	612 ^a	634 ^a	732 ^a	760 ^a	756 ^a	785 ^a	679 ^a	705 ^a
Sarnia CA	478 ^a	509 ^a	585 ^a	633 ^a	679 ^a	748 ^a	762 ^c	892 ^b	640 ^a	708 ^a
Saugeen Shores Town	**	**	605 ^b	615 ^b	694 ^a	**	671 ^a	**	659 ^a	678 ^c
Stratford CA	497 ^a	465 ^a	623 ^a	644 ^a	747 ^a	764 ^a	870 ^a	879 ^a	708 ^a	722 ^a
Tillsonburg CA	472 ^a	476 ^a	578 ^a	590 ^a	669 ^a	692 ^a	739 ^a	746 ^c	638 ^a	656 ^a
Woodstock CA	436 ^b	436 ^b	628 ^a	622 ^a	704 ^a	718 ^a	672 ^a	690 ^a	671 ^a	678 ^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

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

3.1.3_5 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2009 by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Centre Wellington CA	**	**	5 d	137	1 b	244	**	**	7 c	400
Chatham-Kent CA	**	53	109 c	1,502	194 b	2,661	62 c	686	372 b	4,902
Zone 1 - Chatham City	**	44	75 c	1,137	109 c	1,794	41 c	543	226 c	3,518
Zone 2 - Wallaceburg	5 a	9	24 d	142	41 a	356	**	38	80 a	545
Zone 3 - Rest of Kent	n/s	n/s	11 d	223	44 c	511	**	105	65 c	839
Essex T	**	**	**	73	19 c	151	4 a	48	36 c	273
Ingersoll CA	n/u	n/u	**	**	25 c	175	4 b	73	36 a	295
Kincardine MU	**	**	**	86	3 c	106	**	**	5 c	217
Lambton Shores City	n/u	n/u	**	**	6 a	69	**	**	6 a	92
Leamington CA	**	11	21 c	500	73 a	713	**	49	97 a	1,274
Meaford MU	**	**	**	66	7 c	160	**	17	11 c	250
Norfolk CA	**	**	12 d	245	17 c	619	1 d	30	30 d	898
North Perth Town	4 d	24	9 b	104	20 a	221	**	50	37 a	399
Owen Sound CA	**	95	23 c	616	53 c	868	12 c	193	96 b	1,772
Sarnia CA	13 b	184	124 b	2,446	143 b	3,030	10 c	578	290 b	6,239
Saugeen Shores Town	**	**	**	173	0 c	159	**	36	**	405
Stratford CA	0 b	43	24 c	743	36 c	1,016	8 c	161	67 b	1,963
Tillsonburg CA	**	16	20 c	279	41 b	596	**	6	63 b	896
Woodstock CA	**	24	30 b	785	84 b	1,288	13 c	302	130 b	2,398

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

3.1.4_5 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Centre Wellington CA	**	**	**	4.4 d	**	1.2 d	n/s	**	**	2.6 c
Chatham-Kent CA	**	**	9.8 b	9.4 b	7.4 b	8.7 b	5.3 d	10.0 c	8.0 b	9.2 b
Zone 1 - Chatham City	**	**	9.2 c	8.2 c	7.4 b	7.1 c	**	8.4 c	7.9 b	7.6 b
Zone 2 - Wallaceburg	**	67.2 a	9.7 c	17.7 d	5.0 d	13.0 a	**	**	7.1 c	16.1 a
Zone 3 - Rest of Kent	**	n/s	**	**	**	11.6 c	**	**	**	11.3 c
Essex T	**	**	19.2 a	**	10.6 a	14.2 a	2.1 a	8.3 a	12.1 a	14.4 c
Ingersoll CA	n/u	n/u	9.3 b	**	8.4 a	15.5 d	18.7 d	5.2 b	11.9 c	13.2 c
Kincardine MU	**	**	0.0 d	**	2.9 c	2.9 c	**	**	1.9 b	**
Lambton Shores City	n/u	n/u	**	**	5.6 a	8.7 a	**	**	2.8 a	6.5 a
Leamington CA	**	**	7.7 b	4.6 c	11.2 a	12.5 a	**	**	9.7 a	9.1 a
Meaford MU	**	**	5.5 a	10.2 d	1.3 d	4.2 c	**	**	2.6 b	5.4 c
Norfolk CA	**	**	5.9 d	**	1.7 c	4.2 d	**	3.4 d	3.1 d	4.7 d
North Perth Town	**	20.8 d	5.5 b	8.7 b	2.7 a	10.0 a	5.7 d	**	4.1 a	10.6 a
Owen Sound CA	**	**	4.2 d	4.8 c	4.5 d	7.1 b	6.8 c	9.3 c	4.7 c	6.8 b
Sarnia CA	7.0 c	8.8 b	5.0 a	8.5 a	5.5 a	7.0 a	**	2.5 c	5.1 a	7.2 a
Saugeen Shores Town	**	**	**	**	0.5 b	0.0 c	0.0 a	**	0.5 a	**
Stratford CA	**	0.0 b	7.6 b	5.3 b	5.9 b	6.4 b	4.8 b	6.9 b	6.6 a	5.9 b
Tillsonburg CA	**	**	10.2 a	9.5 b	6.1 b	7.9 b	**	**	7.5 a	8.5 b
Woodstock CA	**	**	4.4 a	5.9 b	3.0 a	9.5 b	**	5.7 c	3.8 a	8.1 b

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3.1.5_5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
	Centre Wellington CA	**	**	**	**	**	**	**	**	**
Chatham-Kent CA	**	**	++	3.0 ^b	**	2.6 ^c	1.3 ^d	++	1.1 ^d	2.7 ^c
Zone 1 - Chatham City	**	**	++	2.7 ^c	++	3.0 ^d	**	++	++	2.9 ^c
Zone 2 - Wallaceburg	**	1.2 ^a	**	**	1.3 ^a	2.1 ^a	**	**	1.0 ^d	2.4 ^a
Zone 3 - Rest of Kent	**	**	**	**	1.9 ^c	++	**	**	1.1 ^a	**
Essex T	n/u	**	n/u	++	n/u	++	n/u	-1.4 ^a	n/u	++
Ingersoll CA	n/u	n/u	**	**	**	**	**	**	**	**
Kincardine MU	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Lambton Shores City	n/u	n/u	**	**	**	-1.9 ^a	**	**	**	-1.3 ^a
Leamington CA	**	**	++	++	1.1 ^a	0.4 ^b	**	**	2.0 ^c	0.4 ^b
Meaford MU	**	**	++	**	**	**	**	**	**	**
Norfolk CA	**	**	**	**	++	2.7 ^c	**	**	++	2.5 ^c
North Perth Town	**	**	**	**	**	++	**	**	**	++
Owen Sound CA	**	**	++	3.0 ^d	3.0 ^c	**	**	**	**	3.3 ^d
Sarnia CA	4.7 ^c	2.8 ^b	3.3 ^b	2.1 ^a	3.0 ^b	2.2 ^a	3.8 ^d	1.9 ^b	3.2 ^b	2.2 ^a
Saugeen Shores Town	**	**	**	**	**	**	2.7 ^a	**	**	**
Stratford CA	1.4 ^a	**	++	1.1 ^a	1.4 ^a	1.2 ^a	2.1 ^a	0.8 ^a	1.3 ^a	1.2 ^a
Tillsonburg CA	**	**	0.6 ^b	3.6 ^b	1.6 ^c	3.6 ^c	**	**	0.7 ^b	3.8 ^c
Woodstock CA	**	**	3.4 ^d	++	2.9 ^b	1.0 ^d	**	2.4 ^c	2.8 ^a	1.0 ^a

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

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

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

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TECHNICAL NOTE:

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

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 2008 vs. \$550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Spring Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the April 2008 and April 2009 Rental Market Surveys. 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 all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). 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.

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 2006 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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