

RENTAL MARKET REPORT

Greater Toronto Area



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2009

Highlights

- The average apartment vacancy rate in the GTA increased to 3.1 per cent in 2009. The average fixed sample rent for a two-bedroom apartment rose by 2.1 per cent.
- Renter demand moderated due to improved homeownership affordability and a soft youth labour market.
- The vacancy rate will edge up to 3.3 per cent next year as improvements in renter demand will be outweighed by a rise in rental supply.

Figure 1

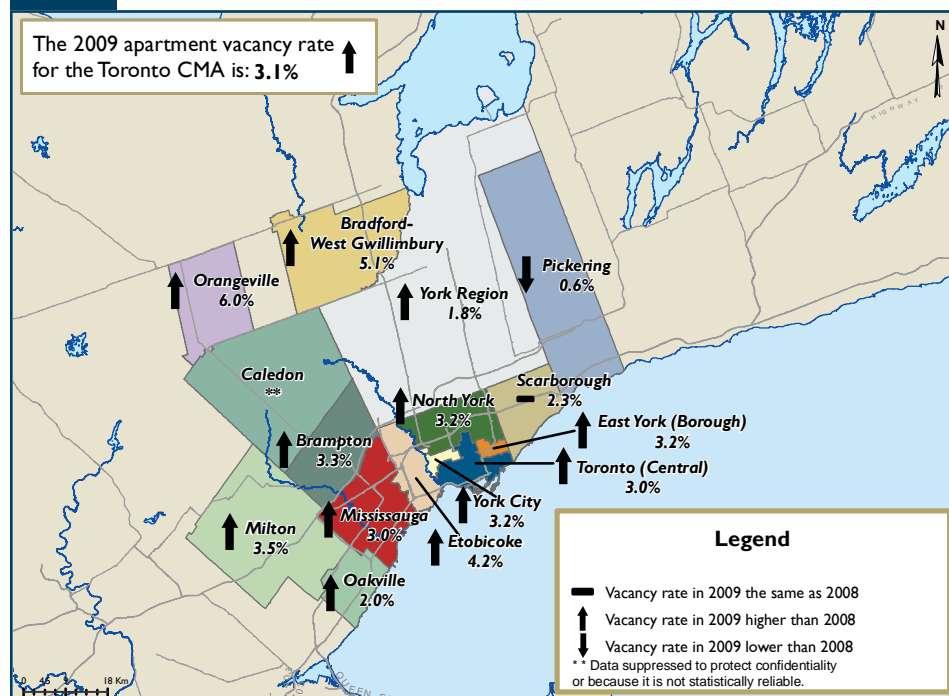


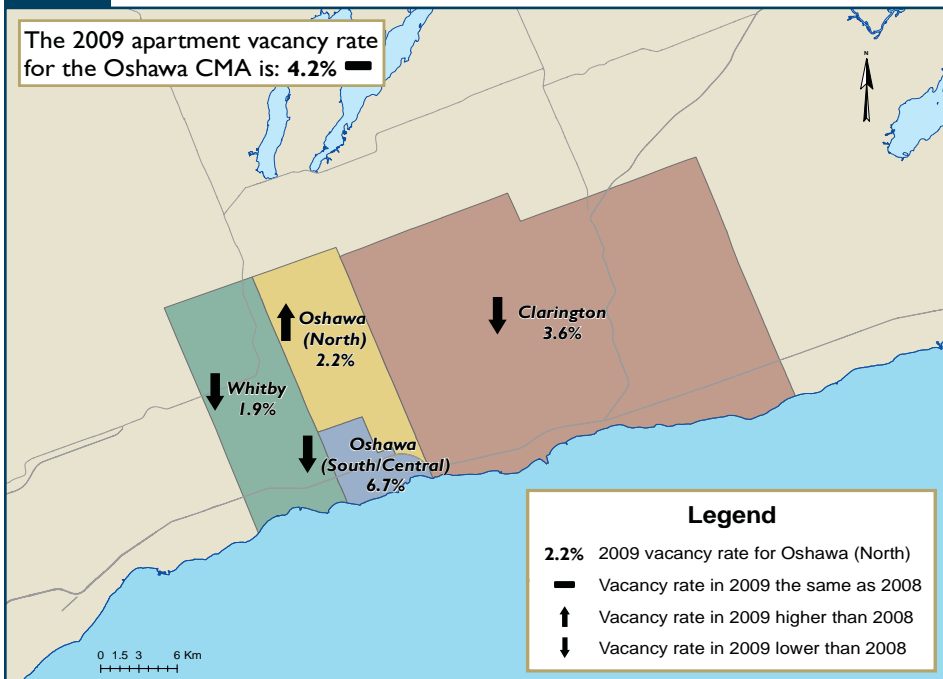
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Figure 2



reduced the financial commitment for households to move from renting to owning this year, prompting more renters to make their first home purchase.

Information gathered from CMHC's *Renovation and Home Purchase Survey* confirms that a greater number of first-time buyers are entering into homeownership as a result of the improved affordability conditions. First time buyers represent 57 per cent of intending purchasers this year versus a 33 per cent share that bought in 2008.

Younger Workers Lose Jobs

Employment losses this year have mostly affected younger workers. Since the average age of a first-time buyer in Toronto is approximately 35, rental demand is largely driven by the under 35 workforce. Census data indicates that a quarter of younger workers in Toronto are employed in the manufacturing and retail trade sectors. The manufacturing sector has shed nearly 75,000 jobs this year while employment within the retail trade sector has been trending down for some time.

Rental Market Conditions Soften

The Greater Toronto Area (GTA) rental market experienced softer conditions in 2009. The average vacancy rate for purpose-built rental apartments rose by a full percentage point this year to 3.1 per cent. Several demand and supply factors contributed to the higher vacancy rate, including a rebound in homeownership demand, youth job losses, moderate immigration, more purpose-built rental apartments and a greater number of condominium apartment completions.

Demand Factors

Ownership Demand Rises

A rise in homeownership demand this year has reduced demand for rental accommodations. After starting off the year slow, sales levels in the GTA rebounded quickly over the spring and summer. Sales in both the existing and new home markets will surpass 2008 levels. For the most part, the

past decade has shown us a positive relationship between homeownership demand and rental vacancies – when sales go up, vacancies rise as well.

A major reason for the shift towards owning this year is due to improved affordability conditions. Thanks to very low borrowing costs, the average monthly mortgage payment for a home in the GTA is down compared to 2007 and 2008. This has

Figure 3

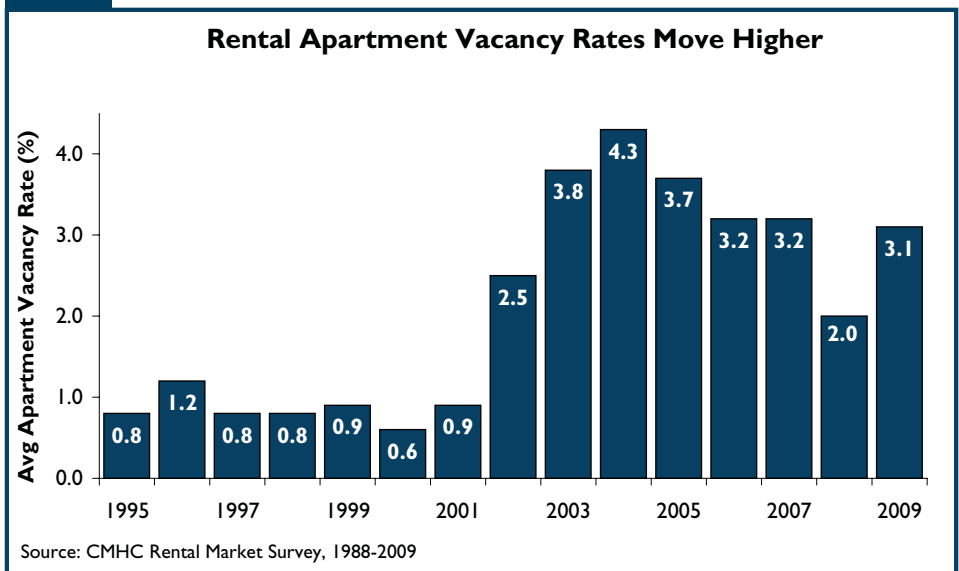
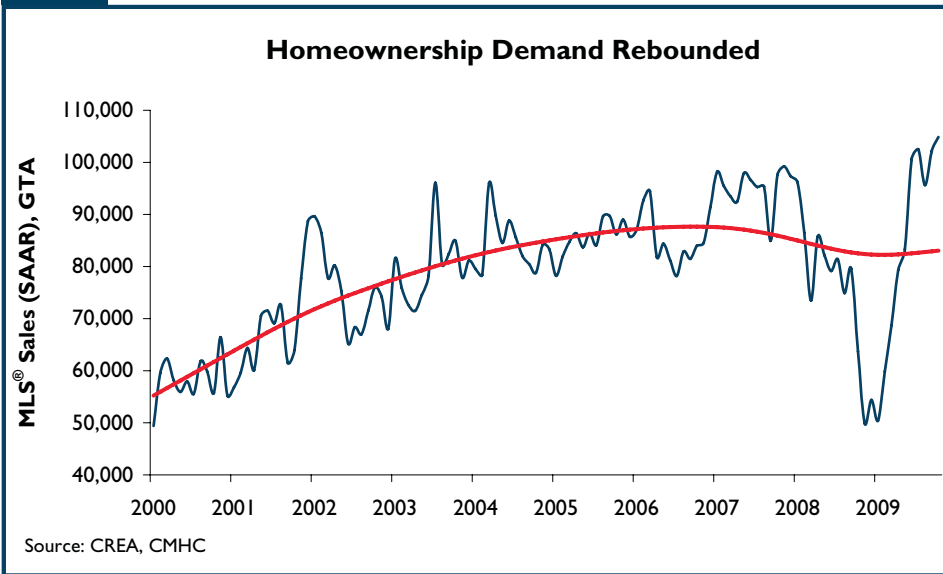


Figure 4



Fewer employment opportunities for younger workers has led to less household formation this year. Since most new households choose to rent at the beginning, demand for rental accommodations suffers when youth delay moving out of their parental homes or are forced to move back in with their parents. Renters may have also chosen to double-up with others to save on costs. Less demand for rental apartments from young, single adults is reflected in the strong rise in average vacancy rates for bachelor units, which increased to five per cent this year from 2.1 per cent in 2008.

Young Adults Staying with Parents Longer

Longer-term social trends exhibited among young adults may also be an underlying factor for the rise in apartment vacancy rates. According to a Statistics Canada study, young people are attaining higher levels of education and delaying marriage further into the future, leading to a longer stay with their parents. This trend becomes more pronounced during economic slowdowns as weak entry-level job prospects lead recent graduates to higher levels of education. Furthermore, housing prices have been rising faster

than the income of young adults for several years, leading to an increasing share of incomes spent on mortgage payments. This also leads young adults to stay with their parents longer in order to accumulate a larger down payment or to wait until marriage to have a larger combined income.

Lower Migration

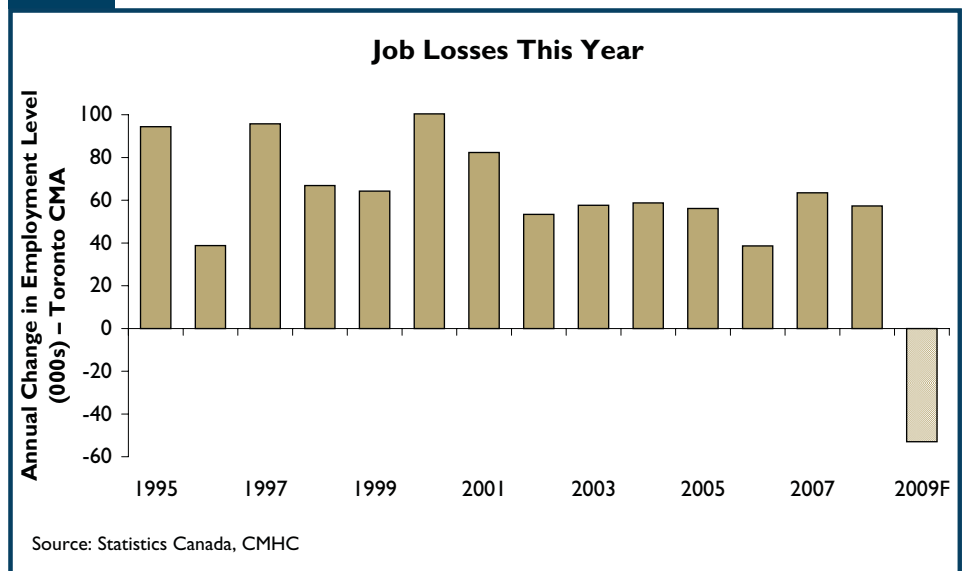
Net migration into the GTA is expected to have slowed this year, resulting in fewer immigrant households looking for rental

accommodations. Owing to the weakened employment situation in the GTA, net migration will dip by six per cent in 2009 to 64,500.

Migrant households remain one of the most important sources of rental demand. The majority of immigrant households rent during their first several years after arrival as they build a career, establish credit history and save enough to afford a home for their family. According to the 2006 Census, less than half of immigrants who arrived in Canada between 2001 and 2006 lived in a home owned by a household member. Therefore, fluctuations in annual levels of migration affect rental market conditions.

Despite moderating levels, migration remains strong in the GTA due to high levels of immigration, which is a driving force behind low average vacancy rates relative to most other areas of the province. The impact of strong immigration on the GTA rental market is reflected in the smaller rise in vacancy rates for larger sized apartments typically inhabited by immigrant households. Three bedroom

Figure 5



plus apartments experienced the lowest increase in vacancy rates, rising to 2.5 per cent from 2.2 per cent in 2008.

Supply Factors

Purpose-Built Supply Rises

The increase in vacancy rates this year can be related to a decline in demand as well as a rise in the supply of purpose-built rental apartments. The universe increased by 837 units compared to 2008 as a result of over 1,200 rental apartment completions since the fourth quarter of 2008.

Additions to the supply of rental apartments in 2009 were focused on smaller units. Over 3,000 bachelor and one bedroom units were added while 2,200 two and three bedroom units were either converted or demolished. The majority of these changes occurred within the Former City of Toronto boundaries. The rise in supply of smaller units and decline in larger units also explains the greater increase in vacancy rates amongst smaller units.

Condo Completions Turning Renters into Homeowners

A rise in condominium apartment completions over the past year has also pushed up vacancies in the rental market. First-time buyers were very active at pre-construction sales centres in 2006 and 2007. As a result, nearly 13,000 condominium units have come to completion since the fourth quarter of 2008, allowing many first-time buyers to vacate their rental apartments and take occupancy of their newly constructed units.

Condo Rentals Create Competition for Purpose-Built Units

More condominium apartment projects coming to completion over the past couple years have also meant more investor-owned rental units arriving on the market. Although condominium rentals are priced approximately 40 per cent higher, their new features, prime locations and high quality amenities create competition for purpose-built units. The purpose-built rental stock is relatively old – over half of existing units were built in the 1960-1974 period. Since apartment construction in the GTA is largely focused on condominiums, renters willing and able to spend more for newer units have increasingly shifted into the condominium rental market.

For more information on the condominium apartment market please refer to the Secondary Rental Market section.

Vacancy Rates Increase for Expensive Units

2009 marked the reversal of a trend seen over the past few years where more expensive rental units in the GTA recorded the lowest vacancy rates. This year, rental demand for apartments priced above \$1,000 slowed the most. Vacancy rates for units priced between \$1,000 and \$1,099 increased from 1.6 per cent last year to 2.9 per cent, while units priced above \$1,100 saw rates rise higher from 1.6 per cent to 3.3 per cent.

Higher-priced rental accommodations compete the most with homeownership, as the housing payment premium to own versus rent is the smallest for these units. As mentioned earlier, more affordable ownership conditions this year have reduced this premium, providing an added incentive for renters of more expensive units to become first time buyers. (Higher-end purpose-built

Figure 6

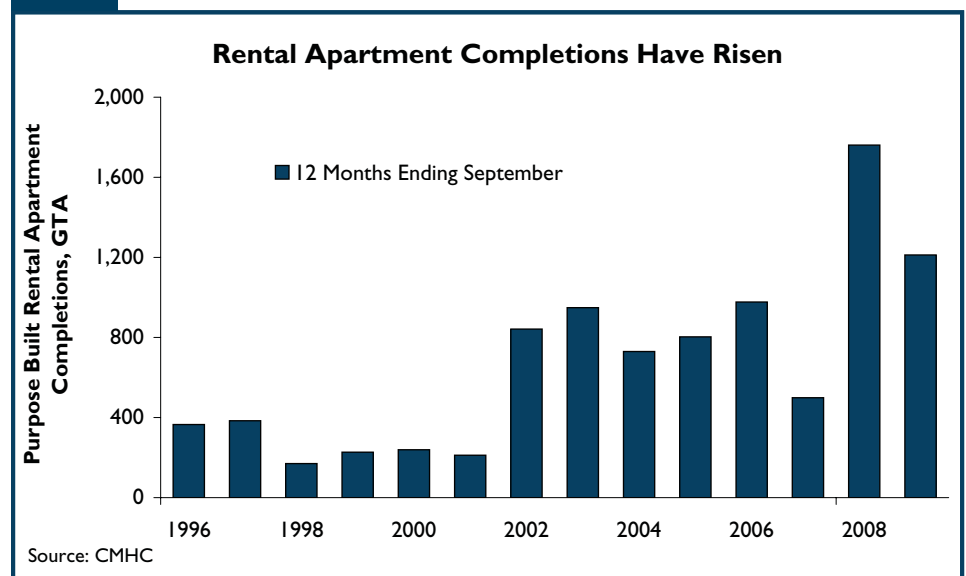
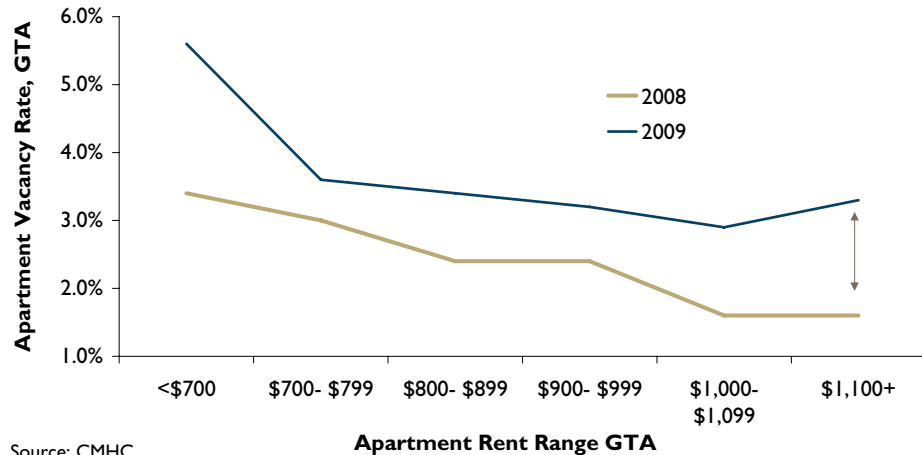


Figure 7

Strong Increase in Vacancy Rates for Expensive Units

rentals also compete more with condominium rentals, which have attracted stronger renter demand). Furthermore, economic uncertainty and a weak labour market have led to fewer renters willing and able to trade up in the purpose-built rental market. As a result of the greater reduction in demand for higher-end units, the most expensive rental market – Peel Region – saw vacancy rates rise above three per cent.

In keeping with the theme of rising vacancies for more expensive rentals, the average vacancy rate for rental townhouses increased to 3.8 per cent from 2.4 per cent a year earlier. Less demand for townhome rentals in 2009 has kept annual rent growth slow at just one per cent.

Rent Growth Rises Above Inflation

Average rents in structures common to both the 2009 and 2008 surveys rose two per cent, up from the 1.7 per cent gain in average rents in structures common to both the 2008 and 2007 surveys. Rent growth in the GTA this year was well above the annual rate of inflation, which has averaged about 0.5 per cent over the past 12 months.

The two per cent growth in rents this year was in line with the 1.8 per cent annual rent increase guideline for 2009 according to the Residential Tenancies Act. The rise in rent growth came exclusively from units within the City of Toronto boundary, despite vacancy rates rising from two per cent last year to 3.1 per cent in 2009. This is likely the result of a higher rate of turnover among renters in the city (residential mobility rates are highest in the most densely populated areas),

which allows rents on more units to be determined in the open market.

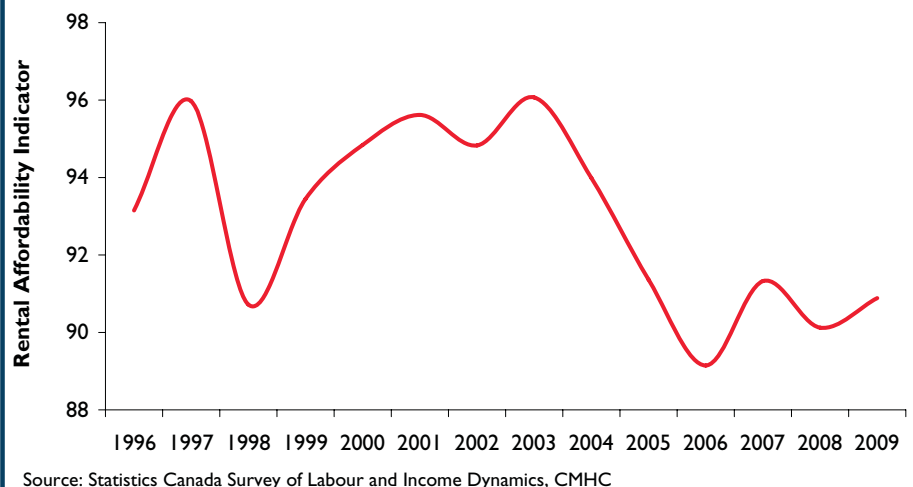
Rental Availability Rates

In addition to measuring vacancies in the rental apartment market, CMHC also calculates availabilities by including units for which the tenant has given, or received notice, to move. As of October 2009, the average availability rate in the GTA was five per cent – meaning that approximately 16,000 units were available to rent. Like vacancy rates, average availability rates are up from last year across all bedroom types.

Rental Affordability Index Improved

The GTA rental affordability index, which measures median renter household income against the level of income required to a rent a median priced two-bedroom apartment, improved somewhat in 2009. The index edged higher to 91 from 90 a year earlier, signaling that median renter income grew faster than median rents.

Figure 8

Rental Affordability Edges Up

The level of income required by a household to rent a median priced two-bedroom apartment is calculated using 30 per cent of gross income as the benchmark. Since the index for the GTA remains below 100 despite some improvement this year, some households continue to spend more than 30 per cent of gross income on rent.

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

Rental Market Outlook for 2010

Rental market conditions in the GTA will continue to soften somewhat next year. The average apartment vacancy rate will edge up to 3.3 per cent. The average rent for a two-bedroom apartment will rise by 2.1 per cent, corresponding to the rent increase guideline for 2010. An increase in rental demand brought on by slower home sales activity, a gradual recovery in the job market and stronger migration is expected to be slightly outweighed by a rise in supply in both the purpose-built and condominium apartment markets.

Homeownership demand among first-time buyers is expected to moderate somewhat next year as mortgage interest rates begin to move higher and prices continue to move upward. As a result, the housing payment gap between renting and owning will rise and lead to a higher level of demand for rental accommodations in comparison to 2009. At the same time, an improving economy will result in more employment opportunities for younger workers next year, leading to a rise in household formation and a small net outflow of youth from parental homes into the rental market.

An increase in economic activity and more job creation next year will also attract a higher level of immigration to the GTA. The majority of these new residents will enter the rental market.

Supply side forces next year appear to be stronger than the demand factors outlined above. It is quite likely that 2010 will see a spike in the number of apartment completions. However, the vast majority of units will come from the condominium market, which won't have a profound impact on vacancy rates in the primary rental market. The rebound in housing demand this year will entice more investors to list their newly completed units for sale next year, rather than add them to the rental pool. Furthermore, slowly improving employment opportunities next year will continue to discourage renters from choosing more expensive options. Although vacancies will occur as some renters move into newly completed condos, most of the upward pressure on vacancy rates will come from a strong increase in purpose-built supply. Nearly 1,700

rental apartment units were started in 2008, with the majority breaking ground in the early part of the year. A typical start to completion lag of approximately two years will mean most of the starts occurring last year will be ready for occupancy in the first half of 2010.

Secondary Rental Market

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

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments; rented accessory apartments; and
- rented apartments which are part of a commercial or other type of

Figure 9

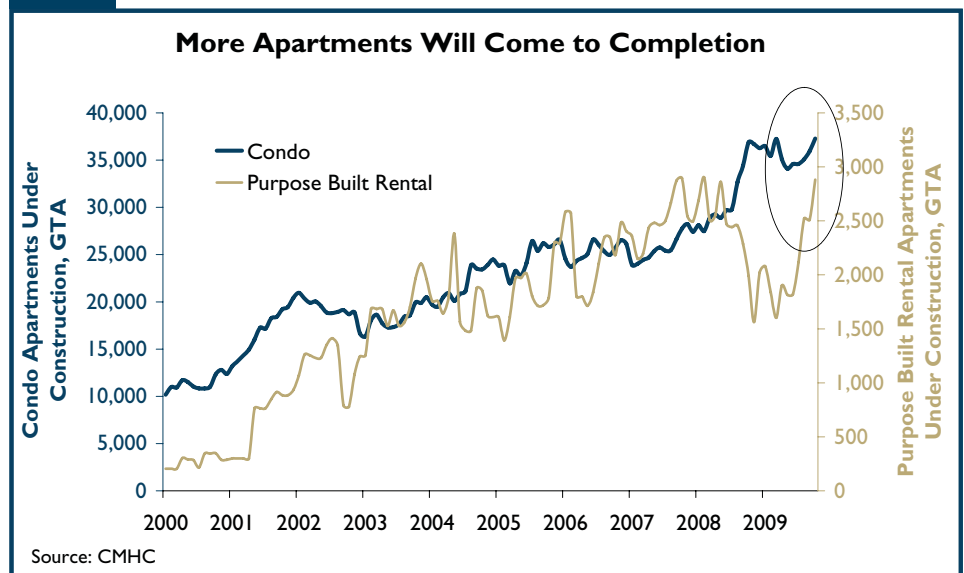
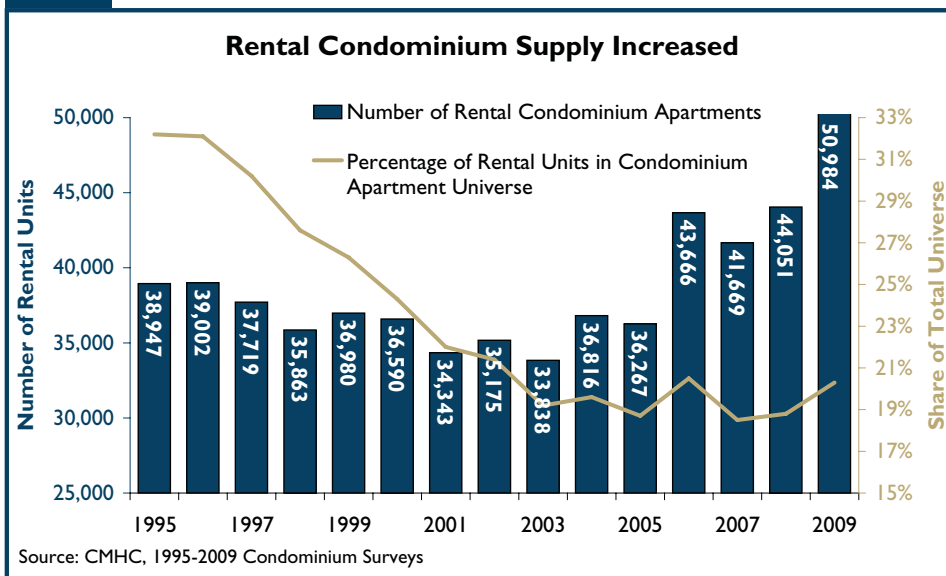


Figure 10



structure containing one or two dwelling units.

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

The Condo Rental Universe Expands

The GTA's rental condominium apartment market is gaining importance in the secondary rental market and providing firm competition for the primary rental market. The total number of apartments that were registered under condominium corporations in the GTA rose by 20,500 units, or 9 per cent, to 254,807 in 2009. This led to nearly 7,000 more condominium apartments added to the rental pool – an increase of 16 per cent to 50,984. This strong increase edged up the share of total condominium apartments held by rental market investors to 20 per cent. While investor activity in the condominium apartment market is on the rise, the 20 per cent share is significantly less compared to levels seen in the mid-1990s when one-third of condominium apartments were investor-owned.

Condo Vacancy Rates Edge Higher

More units being added to the rental pool has put some upward pressure on vacancy rates for rental condominium apartments. Though still very low from a historical standpoint, the GTA vacancy rate rose to 0.8 per cent in 2009 compared to 0.4 per cent in 2008. As is the case in the purpose-built rental market, low mortgage rates have prompted more households to switch from renting to owning. This is especially true for renters of more

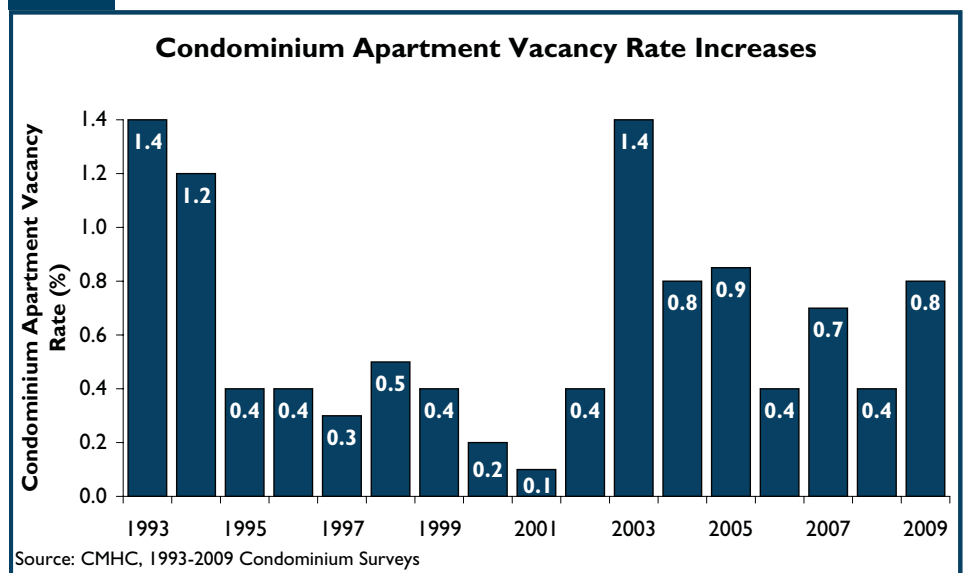
expensive units, such as those offered in condominium market, as the housing payment premium to own versus rent has thinned.

In comparison to the primary rental market, conditions in the condominium rental market still remain very tight. Young professionals, many of which are employed in the downtown financial sector, are attracted to this form of housing as they accumulate work experience and savings for a home purchase in the future while living close to some of the city's best attractions. The higher rents for condominium units in comparison to the primary market can be explained by their prime location, higher level of finishing, and greater amount of amenities. Furthermore, renters are able to afford higher rents for condominium units due to above average incomes in the city centre.

High-Rise Condominium Rentals More Popular

Buildings containing 100+ units showed the tightest conditions with an average vacancy rate of less than one per cent in 2009. The vacancy rate for

Figure 11



the largest buildings (300+ units) lifted up from virtually zero in 2008 to 0.9 this year. This is largely on account of a 15 per cent increase in the number of condominium apartment rentals in these buildings. Projects with at least 300 units have the highest amount of investor activity – 28 per cent of the units are rented out. In general, larger developments exhibit stronger demand from renters as they are located in the most densely populated areas of the city and provide a greater choice of amenities, such as pool/gym facilities and party rooms.

Tighter Vacancy Rates in Suburbs

Average condominium apartment vacancy rates in Peel, York, Halton and Durham were lower than rates in the city. Employment uncertainty and slower wage growth likely led more condominium apartment renters into less expensive areas of the GTA. Furthermore, growing business investment and enhanced job opportunities in areas such as York and Peel have attracted more residents to the 905 region.

Higher Rents Not a Deterrent

An increasing number of renters are choosing condominium units over

purpose-built rentals despite higher rents charged for rental condominium apartments. The average rent for a two-bedroom condominium apartment in the GTA was \$1,487 in 2009, over \$400 more than the average rent for the same unit type in a purpose-built rental. Greater quality and choice of amenities associated with modern condominium apartments often outweigh the benefits of paying lower rents in the primary rental market.

The significant rise in the number of condominium rentals this year combined with a moderation in renter demand resulted in a decline in average rents for condominium units in 2009. As a result, the premium for condominium renting narrowed, drawing some renters away from the purpose-built market.

Other Secondary Rental Housing Types

Aside from condominium apartments, the secondary rental market also includes rental single-detached, semi-detached, town houses, duplexes and accessory suites. These other low rise forms of secondary rentals make up a considerable share of Toronto's overall rental market – approximately one quarter of all rental units in the GTA

are found in these housing types.

The total number of rental units in singles, semis, towns, and duplexes moved lower in 2009. Improved affordability conditions in the ownership market helped many renter households make the transition into ownership this year, leaving more rental units vacant. With lower levels of rental demand and a sharp turnaround in sales activity this year, more owners of rental units likely opted to sell their properties or use the vacant space for an alternate purpose, thereby reducing the total number of units. Furthermore, low mortgage rates have encouraged many owners to refinance their homes this year, resulting in lower monthly payments and less need for added income from rental units.

The outflow of renter households from low rise secondary rental units led to a reduction in average rents for two- and three-bedroom units. The average rent for a two-bedroom rental declined by 2.6 per cent this year to \$1,055 while three-bedroom rents fell by 6.8 per cent to \$1,239. Average rents in the low rise secondary rental market are closely aligned with the purpose-built apartment market.

National Vacancy Rate Increased in October 2009

Apartment Vacancy Rates (%) by Major Centres		
	Oct-08	Oct-09
Abbotsford	2.6	6.1
Barrie	3.5	3.8
Brantford	2.4	3.3
Calgary	2.1	5.3
Edmonton	2.4	4.5
Gatineau	1.9	2.2
Greater Sudbury	0.7	2.9
Guelph	2.3	4.1
Halifax	3.4	2.9
Hamilton	3.2	4.0
Kelowna	0.3	3.0
Kingston	1.3	1.3
Kitchener	1.8	3.3
London	3.9	5.0
Moncton	2.4	3.8
Montréal	2.4	2.5
Oshawa	4.2	4.2
Ottawa	1.4	1.5
Peterborough	2.4	6.0
Québec	0.6	0.6
Regina	0.5	0.6
Saguenay	1.6	1.5
Saint John	3.1	3.6
Saskatoon	1.9	1.9
Sherbrooke	2.8	3.9
St. Catharines-Niagara	4.3	4.4
St. John's	0.8	0.9
Thunder Bay	2.2	2.3
Toronto	2.0	3.1
Trois-Rivières	1.7	2.7
Vancouver	0.5	2.1
Victoria	0.5	1.4
Windsor	14.6	13.0
Winnipeg	1.0	1.1
Total	2.2	2.8

The average rental apartment vacancy rate in Canada's 35 major centres¹ increased to 2.8 per cent in October 2009 from 2.2 per cent in October 2008. The centres with the highest vacancy

rates in 2009 were Windsor (13.0 per cent), Abbotsford (6.1 per cent), Peterborough (6.0 per cent), Calgary (5.3 per cent), and London (5.0 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Regina (0.6 per cent), Québec (0.6 per cent), St. John's (0.9 per cent), Winnipeg (1.1 per cent), Kingston (1.3 per cent), and Victoria (1.4 per cent).

Demand for rental housing in Canada decreased due to slower growth in youth employment and improved affordability of homeownership options. Rental construction and competition from the condominium market also added upward pressure on vacancy rates.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver (\$1,169), Calgary (\$1,099), Toronto (\$1,096), and Ottawa (\$1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay (\$518), Trois-Rivières (\$520), and Sherbrooke (\$553).

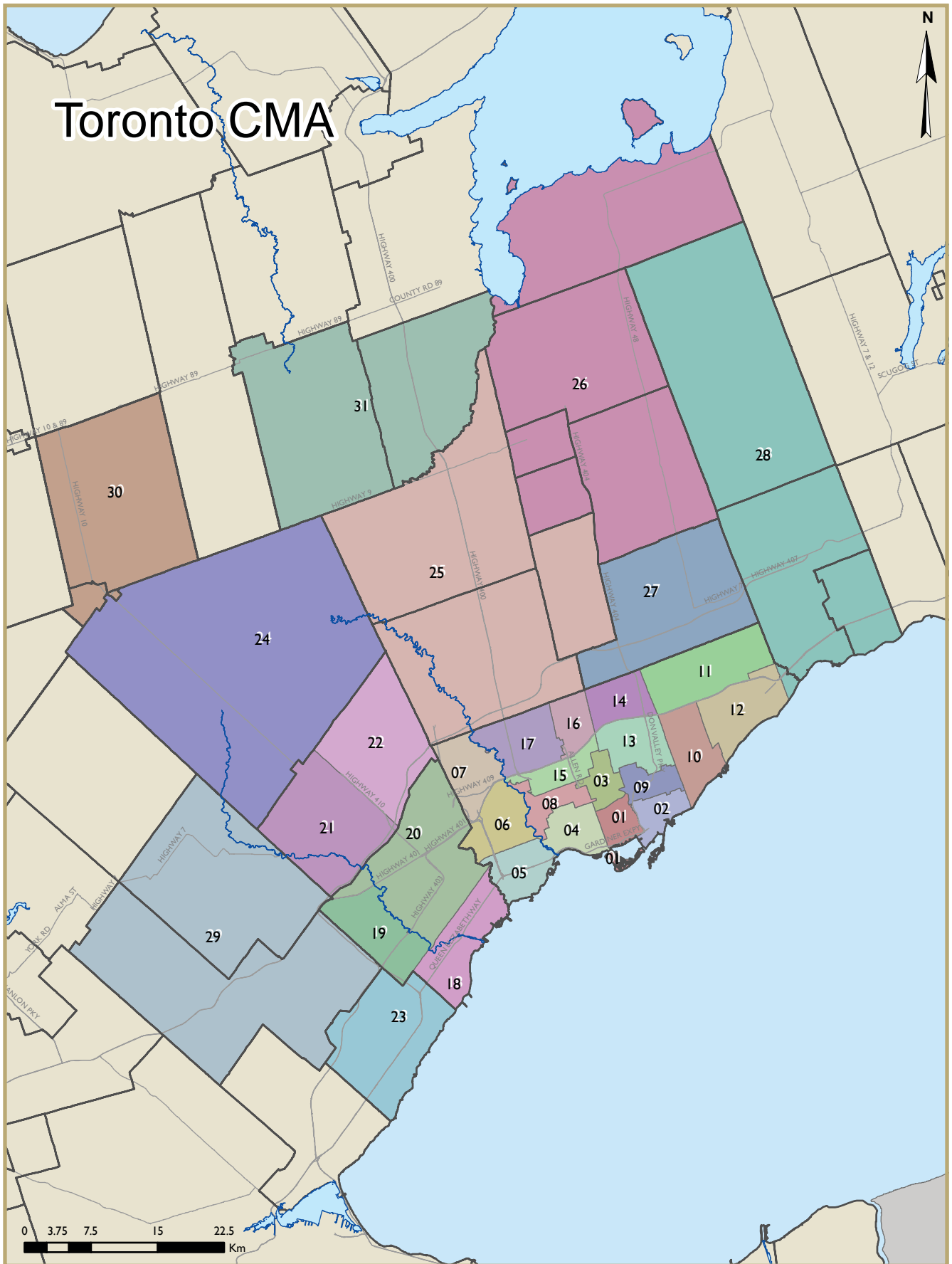
Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Regina

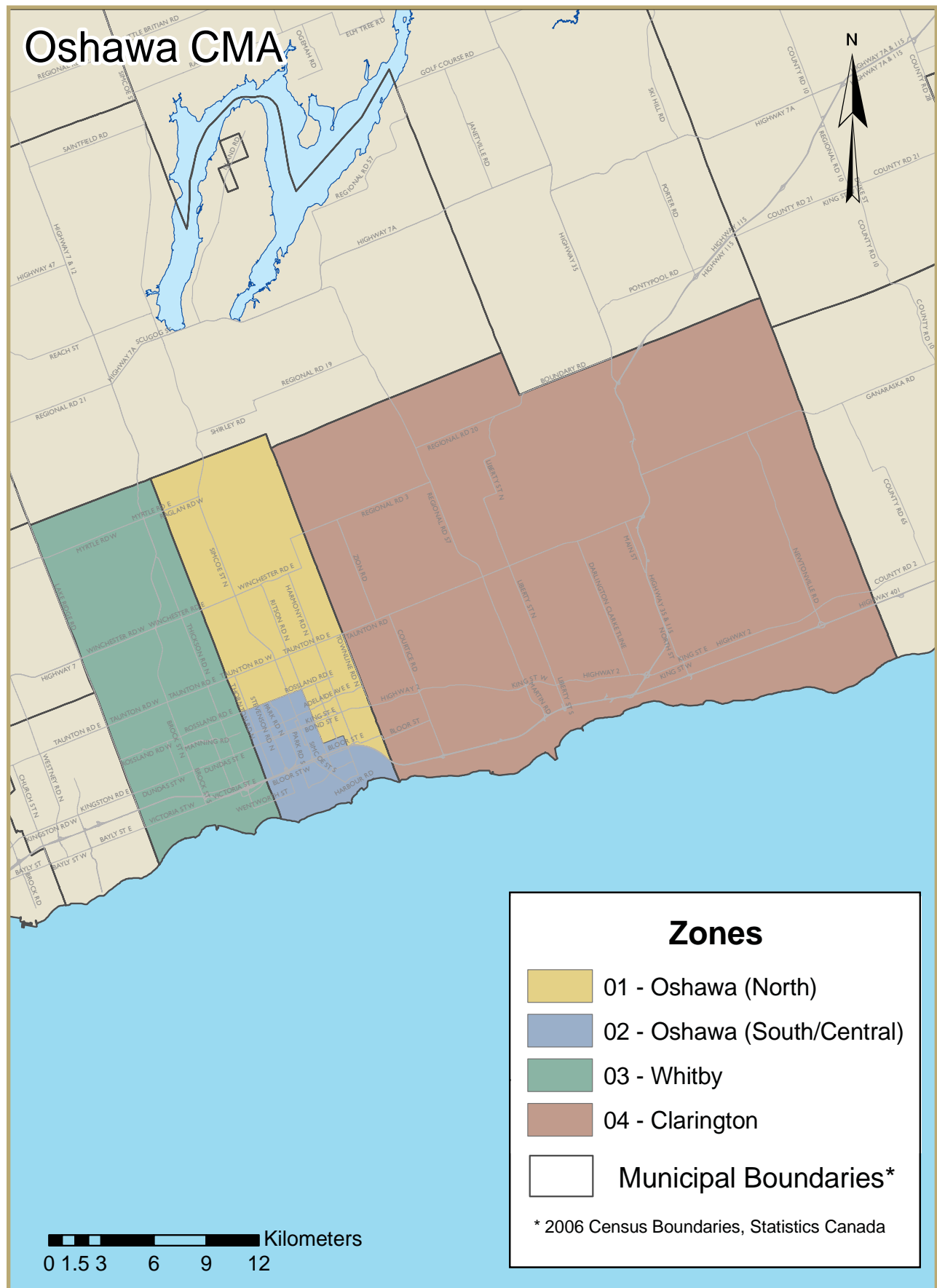
(10.2 per cent), Saskatoon (8.3 per cent), Victoria (5.0 per cent), and St. John's (4.9 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased by 2.3 per cent between October 2008 and October 2009.

CMHC's October 2009 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2009, vacancy rates for rental condominium apartments were below two per cent in seven of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Toronto, Saskatoon, and Ottawa. However, Regina and Edmonton registered the highest vacancy rates for condominium apartments at 3.0 per cent and 3.1 per cent in 2009, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2009 were lower than vacancy rates in the conventional rental market in Ottawa, Saskatoon, Vancouver, Toronto, Edmonton, and Calgary. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,487), Vancouver (\$1,448), Calgary (\$1,310), and Victoria (\$1,223). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2009.

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





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

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

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

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

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.1.3 Rental Condominium Apartments - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1-Toronto (Central)	1.2 a	1.4 a	1.0 a	1.5 b	1.0 a	2.0 b	3.7 d	**	1.1 a	1.6 a
Zone 2-Toronto (East)	2.6 b	5.5 d	2.2 b	5.4 d	2.6 c	4.5 d	0.8 d	**	2.3 b	5.0 d
Zone 3-Toronto (North)	1.5 a	2.1 a	1.4 a	2.1 a	1.4 a	2.8 a	1.6 c	2.1 c	1.4 a	2.3 a
Zone 4-Toronto (West)	2.1 c	11.9 c	1.6 b	2.8 b	1.6 c	2.0 c	**	0.2 b	1.7 b	5.0 a
Toronto-Former City (Zones 1-4)	1.6 a	5.3 a	1.4 a	2.3 a	1.4 a	2.5 a	1.9 c	1.6 c	1.5 a	3.0 a
Zone 5-Etobicoke (South)	3.4 d	3.5 d	3.3 c	4.9 c	2.4 b	3.9 c	2.1 c	**	2.9 a	4.3 b
Zone 6-Etobicoke (Central)	3.5 c	5.7 d	2.4 a	4.6 b	1.6 a	4.2 b	3.2 b	1.9 a	2.1 a	4.0 b
Zone 7-Etobicoke (North)	3.5 d	0.0 b	1.7 a	3.3 c	2.4 a	3.5 d	1.9 a	7.4 c	2.2 a	4.5 b
Etobicoke (Zones 5-7)	3.5 c	3.8 c	2.7 a	4.6 b	2.0 a	4.0 b	2.7 b	3.9 c	2.4 a	4.2 a
Zone 8-York	2.0 c	3.2 c	3.3 b	3.8 b	2.6 b	2.3 c	0.5 b	**	2.8 a	3.2 b
Zone 9-East York	2.7 b	3.4 b	2.3 a	3.4 a	1.3 a	3.0 a	1.9 a	2.2 a	2.0 a	3.2 a
Zone 10-Scarborough (Central)	2.5 b	3.4 b	2.6 a	2.9 a	2.9 a	3.2 b	1.7 a	2.4 a	2.7 a	3.0 b
Zone 11-Scarborough (North)	0.0 c	0.0 c	1.4 a	1.9 a	1.9 a	2.4 a	1.8 a	2.2 a	1.7 a	2.2 a
Zone 12-Scarborough (East)	5.1 d	1.2 a	1.8 a	1.5 a	2.5 a	1.5 a	1.7 a	1.2 a	2.2 a	1.5 a
Scarborough (Zones 10-12)	2.7 b	2.3 a	2.2 a	2.3 a	2.5 a	2.4 a	1.7 a	1.7 a	2.3 a	2.3 a
Zone 13-North York (Southeast)	2.5 c	0.0 c	2.9 a	3.2 b	1.9 a	2.5 b	1.6 b	2.6 c	2.2 a	2.7 a
Zone 14-North York (Northeast)	1.5 a	1.4 a	0.6 a	3.1 b	1.0 a	1.9 a	1.0 a	2.1 b	0.9 a	2.3 a
Zone 15-North York (Southwest)	3.3 d	**	3.3 b	3.6 b	2.7 b	3.8 c	1.1 a	3.0 d	2.8 a	3.7 b
Zone 16-North York (N. Central)	3.0 d	**	1.2 a	2.5 b	0.9 a	2.2 a	1.9 b	2.8 b	1.2 a	2.4 a
Zone 17-North York (Northwest)	10.3 c	11.4 c	3.0 a	5.1 a	3.2 a	4.1 a	3.8 b	2.8 a	3.5 a	4.5 a
North York (Zones 13-17)	5.4 c	5.8 d	2.3 a	3.6 a	2.0 a	2.9 a	2.1 a	2.6 a	2.2 a	3.2 a
Toronto (Zones 1-17)	2.1 a	5.0 a	2.0 a	3.0 a	1.9 a	2.8 a	2.0 a	2.6 a	2.0 a	3.1 a
Zone 18-Mississauga (South)	2.9 c	1.5 c	3.2 b	2.8 a	1.9 a	2.1 a	3.0 b	1.9 b	2.6 a	2.4 a
Zone 19-Mississauga (Northwest)	0.0 d	0.0 d	0.9 a	4.8 b	0.7 a	3.8 a	1.2 a	0.4 a	0.8 a	3.6 a
Zone 20-Mississauga (Northeast)	3.5 d	5.5 d	1.7 a	3.8 b	2.2 a	3.2 b	2.4 a	3.8 c	2.1 a	3.5 b
Mississauga City (Zones 18-20)	3.0 c	3.1 d	2.4 a	3.4 a	1.9 a	2.8 a	2.5 a	2.5 a	2.2 a	3.0 a
Zone 21-Brampton (West)	5.1 d	6.8 c	4.8 c	1.9 a	2.6 a	2.9 a	9.4 a	1.2 a	4.0 b	2.5 a
Zone 22-Brampton (East)	0.0 a	13.2 a	3.8 a	4.3 b	1.5 a	4.4 b	1.0 a	2.8 a	2.0 a	4.2 b
Brampton City (Zones 21-22)	3.0 d	9.1 b	4.4 b	2.7 a	2.1 a	3.6 b	3.9 a	2.3 b	3.1 a	3.3 a
Zone 23-Oakville	5.9 d	3.6 d	1.0 a	1.4 a	1.0 a	2.3 a	0.0 c	1.4 a	1.1 a	2.0 a
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	1.1 a	1.2 a	1.5 a	2.6 b	1.0 a	1.7 b	1.2 d	3.9 d	1.2 a	2.1 a
Zone 26-Aurora, Newmkt, Whit-St.	**	**	2.4 b	1.4 a	2.2 b	1.7 c	0.0 d	**	2.2 b	1.7 b
Zone 27-Markham	**	**	1.3 a	3.0 c	1.0 a	0.5 b	1.3 d	0.0 d	1.1 a	1.6 c
York Region (Zones 25-27)	1.4 a	2.0 c	1.7 a	2.3 b	1.4 a	1.3 a	1.0 d	2.7 c	1.5 a	1.8 a
Zone 28-Pickering/Ajax/Uxbridge	**	0.0 a	1.9 c	0.0 c	1.8 b	0.9 a	1.1 a	0.3 a	1.6 a	0.6 a
Zone 29-Milton, Halton Hills	13.5 d	5.5 d	3.7 c	5.2 c	1.5 a	2.5 b	0.0 c	**	2.5 a	3.5 c
Zone 30-Orangeville	0.0 c	4.7 d	4.7 c	6.2 b	1.4 a	6.8 b	**	**	2.7 b	6.0 b
Zone 31-Bradford, W. Gwillimbury	**	**	1.5 b	3.8 b	3.7 c	5.2 b	0.0 d	11.1 a	2.5 a	5.1 a
Remaining CMA (Zones 18-31)	3.3 c	4.2 c	2.7 a	3.1 a	1.8 a	2.8 a	2.3 a	2.1 a	2.2 a	2.8 a

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

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

** 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

continued

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Durham Region	3.5 d	**	4.0 b	3.5 b	3.7 a	3.8 b	3.8 d	2.3 b	3.8 a	3.6 a
York Region	1.4 a	2.0 c	1.7 a	2.3 b	1.4 a	1.3 a	1.0 d	2.7 c	1.5 a	1.8 a
Peel Region	3.0 b	4.7 c	2.9 a	3.2 a	1.9 a	3.0 a	2.9 a	2.5 a	2.4 a	3.1 a
Halton Region	3.8 d	3.6 c	1.3 a	2.7 a	1.4 a	2.3 a	1.0 d	1.1 a	1.4 a	2.4 a
Toronto GTA	2.1 a	5.0 a	2.1 a	3.1 a	2.0 a	2.9 a	2.2 a	2.5 a	2.1 a	3.1 a
Toronto CMA	2.1 a	4.9 a	2.1 a	3.0 a	1.9 a	2.8 a	2.1 a	2.5 a	2.0 a	3.1 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Oshawa (North)	4.9 d	0.0 c	2.7 a	3.9 b	1.0 a	1.6 a	0.5 b	0.8 a	1.5 a	2.2 a
Zone 2 - Oshawa (S./Central)	4.5 d	**	6.7 b	4.5 c	6.1 b	7.6 b	**	7.2 c	6.8 b	6.7 b
Oshawa City (Zones 1-2)	4.6 c	**	5.1 b	4.2 b	4.0 b	5.1 b	**	4.5 c	4.7 b	4.9 a
Zone 3 - Whitby	0.0 d	**	1.5 a	2.5 b	4.0 a	1.3 a	0.0 c	2.4 b	2.5 a	1.9 b
Zone 4 - Clarington	**	**	2.7 b	3.9 b	4.5 a	3.8 a	**	**	3.7 b	3.6 a
Oshawa CMA	3.6 d	**	4.1 b	3.8 b	4.0 a	4.3 b	5.7 c	3.8 c	4.2 a	4.2 a

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

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

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

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1-Toronto (Central)	855 a	828 a	1,096 a	1,059 a	1,560 b	1,455 b	2,598 d	**	1,180 a	1,122 b
Zone 2-Toronto (East)	682 a	719 a	898 a	890 a	1,104 a	1,203 a	1,235 b	1,426 c	920 a	959 a
Zone 3-Toronto (North)	817 a	833 a	1,060 a	1,051 a	1,416 a	1,407 a	2,097 b	1,986 b	1,164 a	1,148 a
Zone 4-Toronto (West)	689 a	705 a	917 a	902 a	1,150 a	1,183 a	1,525 d	1,386 d	955 a	917 a
Toronto-Former City (Zones 1-4)	790 a	781 a	1,024 a	1,005 a	1,370 a	1,351 a	1,989 b	2,004 c	1,099 a	1,065 a
Zone 5-Etobicoke (South)	668 a	682 a	785 a	803 a	940 a	962 a	1,139 b	1,145 a	858 a	869 a
Zone 6-Etobicoke (Central)	828 b	791 c	923 a	955 a	1,085 a	1,141 a	1,264 a	1,344 a	1,062 a	1,112 a
Zone 7-Etobicoke (North)	644 a	693 a	820 a	858 a	951 a	972 a	1,029 a	1,076 a	946 a	981 a
Etobicoke (Zones 5-7)	694 a	691 a	851 a	873 a	1,014 a	1,047 a	1,174 a	1,222 a	972 a	997 a
Zone 8-York	654 a	659 a	863 a	874 a	1,065 b	1,089 a	**	1,441 c	945 b	954 a
Zone 9-East York	696 a	717 a	856 a	868 a	1,071 a	1,081 a	1,382 a	1,405 a	952 a	969 a
Zone 10-Scarborough (Central)	701 a	715 a	822 a	838 a	947 a	956 a	1,084 a	1,071 a	893 a	907 a
Zone 11-Scarborough (North)	799 a	812 a	897 a	905 a	1,032 a	1,043 a	1,188 a	1,165 a	999 a	1,003 a
Zone 12-Scarborough (East)	699 a	744 a	811 a	828 a	908 a	937 a	1,038 a	1,072 a	899 a	923 a
Scarborough (Zones 10-12)	717 a	738 a	832 a	849 a	949 a	967 a	1,077 a	1,090 a	915 a	933 a
Zone 13-North York (Southeast)	720 a	726 a	881 a	897 a	1,037 a	1,053 a	1,269 a	1,301 a	998 a	1,007 a
Zone 14-North York (Northeast)	1,016 a	837 c	983 a	982 a	1,179 a	1,147 a	1,335 a	1,326 a	1,140 a	1,128 a
Zone 15-North York (Southwest)	664 a	672 a	854 a	840 a	1,018 a	988 a	1,177 a	1,224 a	959 a	942 a
Zone 16-North York (N. Central)	682 b	697 b	932 a	950 a	1,111 a	1,128 a	1,279 a	1,307 a	1,059 a	1,082 a
Zone 17-North York (Northwest)	661 a	670 a	803 a	798 a	939 a	944 a	1,117 a	1,123 a	904 a	901 a
North York (Zones 13-17)	730 a	694 a	883 a	883 a	1,047 a	1,044 a	1,236 a	1,253 a	1,004 a	1,002 a
Toronto (Zones 1-17)	767 a	759 a	929 a	927 a	1,104 a	1,106 a	1,311 a	1,311 a	1,014 a	1,008 a
Zone 18-Mississauga (South)	725 a	708 a	885 a	867 a	1,025 a	1,005 a	1,103 a	1,175 a	967 a	953 a
Zone 19-Mississauga (Northwest)	697 c	**	1,004 a	1,037 a	1,149 a	1,180 a	1,269 a	1,285 a	1,110 a	1,145 a
Zone 20-Mississauga (Northeast)	707 a	747 a	950 a	972 a	1,083 a	1,088 a	1,234 a	1,252 a	1,044 a	1,062 a
Mississauga City (Zones 18-20)	715 a	725 a	925 a	928 a	1,067 a	1,067 a	1,191 a	1,232 a	1,018 a	1,026 a
Zone 21-Brampton (West)	647 a	685 a	890 a	879 a	1,014 a	1,013 a	1,094 a	1,150 a	961 a	955 a
Zone 22-Brampton (East)	791 a	862 d	1,002 a	1,027 a	1,104 a	1,126 a	1,245 a	1,214 a	1,092 a	1,119 a
Brampton City (Zones 21-22)	704 a	718 a	931 a	930 a	1,055 a	1,072 a	1,194 a	1,198 a	1,020 a	1,035 a
Zone 23-Oakville	761 a	769 a	953 a	979 a	1,127 a	1,139 a	1,305 b	1,319 a	1,078 a	1,096 a
Zone 24-Caledon	**	**	**	**	**	890 a	**	**	**	868 a
Zone 25-R. Hill, Vaughan, King	807 a	843 a	929 a	957 a	1,134 a	1,132 a	1,359 a	1,372 a	1,058 a	1,072 a
Zone 26-Aurora, Newmkt, Whit-St.	627 a	656 a	852 a	865 a	974 a	944 a	1,126 a	1,089 a	922 a	908 a
Zone 27-Markham	**	**	944 a	931 b	1,103 a	1,056 b	1,179 a	1,220 b	1,054 a	997 b
York Region (Zones 25-27)	750 a	760 a	902 a	912 a	1,068 a	1,044 a	1,242 a	1,230 a	1,008 a	990 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	805 a	840 a	980 a	973 a	1,141 a	1,140 a	1,015 a	1,024 a
Zone 29-Milton, Halton Hills	630 a	661 a	853 a	874 a	980 a	1,012 a	1,213 a	1,221 a	931 a	955 a
Zone 30-Orangeville	675 a	719 b	787 a	815 a	908 a	940 a	1,024 a	1,037 a	843 a	881 a
Zone 31-Bradford, W. Gwillimbury	696 a	705 a	794 a	796 a	936 a	939 a	1,103 a	1,057 a	885 a	894 a
Remaining CMA (Zones 18-31)	716 a	730 a	917 a	923 a	1,061 a	1,063 a	1,194 a	1,211 a	1,014 a	1,023 a

continued

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

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Durham Region	642 a	639 a	785 a	786 a	896 a	907 a	1,057 a	1,084 a	875 a	887 a
York Region	750 a	760 a	902 a	912 a	1,068 a	1,044 a	1,242 a	1,230 a	1,008 a	990 a
Peel Region	712 a	723 a	926 a	929 a	1,063 a	1,068 a	1,192 a	1,220 a	1,018 a	1,028 a
Halton Region	772 a	731 a	903 a	906 a	1,027 a	1,029 a	1,188 a	1,268 a	992 a	1,006 a
Toronto GTA	763 a	756 a	923 a	922 a	1,082 a	1,082 a	1,275 a	1,281 a	1,008 a	1,005 a
Toronto CMA	764 a	758 a	927 a	926 a	1,095 a	1,096 a	1,288 a	1,290 a	1,014 a	1,011 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Oshawa (North)	650 a	638 b	826 a	821 a	914 a	922 a	1,050 a	1,060 a	894 a	903 a
Zone 2 - Oshawa (S./Central)	621 a	606 a	737 a	727 a	849 a	859 a	953 a	989 a	811 a	815 a
Oshawa City (Zones 1-2)	628 a	611 a	773 a	764 a	877 a	887 a	997 a	1,028 a	846 a	853 a
Zone 3 - Whitby	696 b	745 d	829 a	855 a	940 a	959 a	1,026 a	1,045 a	905 a	925 a
Zone 4 - Clarington	642 b	654 b	756 a	734 a	884 a	877 a	**	1,083 b	845 a	832 a
Oshawa CMA	641 a	637 a	785 a	785 a	889 a	900 a	1,008 a	1,035 a	859 a	867 a

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

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

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

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

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

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

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1-Toronto (Central)	95 a	6,631	234 b	15,145	135 b	6,913	**	579	477 a	29,268
Zone 2-Toronto (East)	59 d	1,086	191 d	3,554	84 d	1,882	**	177	337 d	6,699
Zone 3-Toronto (North)	101 a	4,772	324 a	15,455	235 a	8,447	20 c	946	681 a	29,620
Zone 4-Toronto (West)	733 c	6,160	289 b	10,415	108 c	5,333	1 b	528	1,132 a	22,436
Toronto-Former City (Zones 1-4)	989 a	18,649	1,039 a	44,568	563 a	22,575	35 c	2,231	2,627 a	88,023
Zone 5-Etobicoke (South)	33 d	935	224 c	4,560	174 c	4,474	**	367	440 b	10,335
Zone 6-Etobicoke (Central)	12 d	202	226 b	4,936	337 b	8,093	48 a	2,481	622 b	15,713
Zone 7-Etobicoke (North)	0 b	34	30 c	911	98 d	2,809	110 c	1,487	238 b	5,242
Etobicoke (Zones 5-7)	44 c	1,172	480 b	10,408	608 b	15,376	168 c	4,335	1,300 a	31,291
Zone 8-York	42 c	1,340	329 b	8,634	134 c	5,931	**	910	530 b	16,815
Zone 9-East York	37 b	1,062	328 a	9,621	204 a	6,880	22 a	1,030	592 a	18,594
Zone 10-Scarborough (Central)	12 b	360	189 a	6,414	214 b	6,686	27 a	1,116	442 b	14,577
Zone 11-Scarborough (North)	0 c	87	43 a	2,275	90 a	3,717	15 a	684	147 a	6,763
Zone 12-Scarborough (East)	2 a	189	54 a	3,550	107 a	7,026	23 a	1,956	187 a	12,720
Scarborough (Zones 10-12)	15 a	637	286 a	12,239	411 a	17,429	65 a	3,756	776 a	34,060
Zone 13-North York (Southeast)	0 c	334	216 b	6,783	199 b	8,033	44 c	1,702	459 a	16,852
Zone 14-North York (Northeast)	4 a	248	113 b	3,699	103 a	5,382	44 b	2,111	264 a	11,439
Zone 15-North York (Southwest)	**	237	130 b	3,584	176 c	4,685	22 d	739	344 b	9,245
Zone 16-North York (N. Central)	**	111	113 b	4,474	130 a	6,022	51 b	1,866	295 a	12,472
Zone 17-North York (Northwest)	69 c	608	317 a	6,201	321 a	7,884	68 a	2,423	776 a	17,117
North York (Zones 13-17)	89 d	1,539	889 a	24,741	929 a	32,006	230 a	8,841	2,137 a	67,126
Toronto (Zones 1-17)	1,216 a	24,398	3,352 a	110,211	2,848 a	100,197	545 a	21,102	7,962 a	255,908
Zone 18-Mississauga (South)	5 c	328	144 a	5,148	127 a	6,064	17 b	913	293 a	12,452
Zone 19-Mississauga (Northwest)	0 d	49	50 b	1,032	66 a	1,705	2 a	446	117 a	3,231
Zone 20-Mississauga (Northeast)	14 d	259	148 b	3,855	194 b	6,020	45 c	1,197	402 b	11,330
Mississauga City (Zones 18-20)	19 d	636	341 a	10,034	386 a	13,788	64 a	2,555	812 a	27,014
Zone 21-Brampton (West)	10 c	149	40 a	2,135	83 a	2,841	4 a	349	137 a	5,473
Zone 22-Brampton (East)	11 a	85	53 b	1,238	103 b	2,367	22 a	786	189 b	4,476
Brampton City (Zones 21-22)	21 b	234	92 a	3,373	186 b	5,208	27 b	1,135	326 a	9,949
Zone 23-Oakville	5 d	136	20 a	1,383	56 a	2,475	6 a	402	86 a	4,395
Zone 24-Caledon	**	**	**	**	**	37	**	**	**	58
Zone 25-R. Hill, Vaughan, King	1 a	100	17 b	627	16 b	957	4 d	101	38 a	1,784
Zone 26-Aurora, Newmkt, Whit-St.	**	67	11 a	775	16 c	923	**	95	31 b	1,859
Zone 27-Markham	**	**	21 c	708	4 b	807	0 d	62	26 c	1,592
York Region (Zones 25-27)	4 c	181	49 b	2,109	36 a	2,687	7 c	258	95 a	5,235
Zone 28-Pickering/Ajax/Uxbridge	0 a	11	0 c	225	9 a	970	2 a	692	11 a	1,898
Zone 29-Milton, Halton Hills	2 d	43	29 c	555	20 b	797	**	68	51 c	1,463
Zone 30-Orangeville	2 d	42	21 b	331	24 b	354	**	52	47 b	780
Zone 31-Bradford, W. Gwillimbury	**	16	12 b	307	22 b	416	6 a	57	41 a	797
Remaining CMA (Zones 18-31)	55 c	1,301	563 a	18,331	739 a	26,732	112 a	5,226	1,469 a	51,589

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

continued

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

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Durham Region	**	317	130 b	3,684	297 b	7,753	39 b	1,706	485 a	13,460
York Region	4 c	181	49 b	2,109	36 a	2,687	7 c	258	95 a	5,235
Peel Region	41 c	871	434 a	13,420	573 a	19,033	91 a	3,697	1,138 a	37,021
Halton Region	11 c	295	115 a	4,266	189 a	8,124	13 a	1,151	328 a	13,835
Toronto GTA	1,291 a	26,062	4,079 a	133,690	3,943 a	137,793	695 a	27,914	10,007 a	325,459
Toronto CMA	1,271 a	25,699	3,915 a	128,541	3,587 a	126,928	658 a	26,329	9,431 a	307,497

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

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

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Oshawa (North)	0 c	32	35 b	899	34 a	2,109	2 a	275	72 a	3,315
Zone 2 - Oshawa (S./Central)	**	192	64 c	1,424	223 b	2,927	27 c	379	331 b	4,923
Oshawa City (Zones 1-2)	**	224	98 b	2,323	258 b	5,037	29 c	654	403 a	8,238
Zone 3 - Whitby	**	65	21 b	844	16 a	1,262	7 b	281	46 b	2,453
Zone 4 - Clarington	**	11	7 b	189	14 a	355	**	21	21 a	576
Oshawa CMA	**	301	127 b	3,356	287 b	6,654	36 c	956	470 a	11,267

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1-Toronto (Central)	3.1 a	3.5 b	2.7 a	3.6 b	3.3 a	4.4 b	4.7 c	**	3.0 a	3.8 b
Zone 2-Toronto (East)	4.8 b	**	4.1 c	7.7 c	3.8 d	5.5 d	**	**	4.2 b	7.0 c
Zone 3-Toronto (North)	3.4 a	4.7 a	2.9 a	4.7 a	3.2 b	4.4 b	2.8 b	3.1 c	3.0 a	4.5 a
Zone 4-Toronto (West)	3.2 c	13.3 c	2.8 a	5.3 b	2.1 b	3.6 c	**	**	2.7 a	7.1 a
Toronto-Former City (Zones 1-4)	3.3 a	7.3 a	2.9 a	4.7 a	3.0 b	4.3 b	3.1 c	4.3 d	3.0 a	5.1 a
Zone 5-Etobicoke (South)	5.4 c	4.1 d	4.5 b	6.2 c	3.5 b	5.2 b	2.6 c	**	4.1 b	5.5 b
Zone 6-Etobicoke (Central)	4.0 c	5.7 d	3.8 a	6.5 b	3.3 a	5.8 b	4.0 b	3.4 b	3.6 a	5.7 a
Zone 7-Etobicoke (North)	3.5 d	0.0 b	3.2 a	4.6 b	3.5 a	4.1 c	3.1 a	7.9 c	3.3 a	5.2 b
Etobicoke (Zones 5-7)	5.1 c	4.3 c	4.1 a	6.2 b	3.4 a	5.3 a	3.6 b	4.9 b	3.7 a	5.5 a
Zone 8-York	3.2 c	5.0 c	4.9 b	4.9 b	3.5 b	3.5 c	1.1 a	5.1 d	4.0 b	4.4 b
Zone 9-East York	3.7 b	4.7 b	4.2 b	5.0 a	2.9 a	4.4 a	3.0 a	3.8 a	3.6 b	4.7 a
Zone 10-Scarborough (Central)	4.0 b	5.8 b	5.2 a	5.7 a	4.4 a	5.1 b	2.5 a	3.9 b	4.6 a	5.3 a
Zone 11-Scarborough (North)	5.7 a	6.9 a	3.9 a	4.7 a	3.9 a	4.8 a	4.8 a	3.5 a	4.0 a	4.7 a
Zone 12-Scarborough (East)	**	1.7 c	4.0 a	3.6 a	4.0 a	3.6 a	3.3 b	2.7 a	3.9 a	3.4 a
Scarborough (Zones 10-12)	4.7 b	4.8 b	4.6 a	4.9 a	4.1 a	4.4 a	3.4 a	3.2 a	4.2 a	4.5 a
Zone 13-North York (Southeast)	5.6 c	1.1 a	4.7 a	5.0 a	3.5 b	4.3 c	3.4 b	3.6 c	4.0 a	4.4 b
Zone 14-North York (Northeast)	9.0 a	5.2 a	3.0 a	5.7 b	2.8 a	4.1 b	3.3 b	4.3 b	3.1 a	4.7 a
Zone 15-North York (Southwest)	3.3 d	**	5.1 b	5.6 b	3.8 b	4.8 b	2.1 b	3.9 d	4.1 b	5.1 b
Zone 16-North York (N.Central)	4.4 d	**	2.6 a	4.3 b	2.0 a	3.6 a	3.1 b	4.5 b	2.4 a	4.0 b
Zone 17-North York (Northwest)	11.5 c	12.3 c	4.9 a	7.0 a	4.8 a	6.0 a	5.1 a	4.4 a	5.1 a	6.4 a
North York (Zones 13-17)	7.8 b	7.3 c	4.2 a	5.5 a	3.5 a	4.6 a	3.6 a	4.2 a	3.8 a	5.0 a
Toronto (Zones 1-17)	3.8 a	6.8 a	3.7 a	5.1 a	3.4 a	4.5 a	3.4 a	4.2 a	3.6 a	5.0 a
Zone 18-Mississauga (South)	4.8 d	**	4.8 a	5.9 b	3.1 a	4.8 b	4.0 b	3.4 c	3.9 a	5.2 b
Zone 19-Mississauga (Northwest)	0.0 d	**	3.3 a	6.9 a	2.2 a	6.0 a	2.0 a	2.3 a	2.5 a	5.7 a
Zone 20-Mississauga (Northeast)	4.1 d	**	3.9 a	6.2 a	4.2 a	5.7 a	4.6 a	6.6 b	4.2 a	6.0 a
Mississauga City (Zones 18-20)	4.1 c	6.2 c	4.3 a	6.1 a	3.5 a	5.3 a	4.0 a	4.7 b	3.8 a	5.6 a
Zone 21-Brampton (West)	5.1 d	7.6 c	6.3 b	4.1 b	4.5 a	6.0 a	10.8 a	2.9 c	5.7 a	5.1 a
Zone 22-Brampton (East)	5.2 a	14.5 a	5.9 a	7.4 b	3.5 a	7.1 b	4.0 a	5.1 a	4.3 a	7.0 a
Brampton City (Zones 21-22)	5.1 d	10.1 c	6.1 a	5.3 a	4.1 a	6.5 a	6.4 a	4.4 b	5.1 a	6.0 a
Zone 23-Oakville	**	**	2.2 a	4.5 c	3.0 a	4.8 a	1.3 a	3.2 c	2.8 a	4.6 b
Zone 24-Caledon	**	**	**	**	**	2.7 a	**	**	**	3.4 a
Zone 25-R. Hill, Vaughan, King	6.0 a	2.4 c	3.1 b	5.0 b	2.5 a	3.4 b	3.6 c	5.1 d	3.0 a	4.0 a
Zone 26-Aurora, Newmkt, Whit-St.	**	**	3.6 c	2.5 b	3.8 b	3.1 c	1.8 c	**	3.7 b	2.9 b
Zone 27-Markham	**	**	2.9 b	3.9 d	3.4 c	2.0 c	**	**	3.2 b	2.9 b
York Region (Zones 25-27)	4.6 c	2.7 c	3.3 b	3.7 b	3.3 b	2.9 a	2.8 c	4.6 d	3.3 a	3.3 b
Zone 28-Pickering/Ajax/Uxbridge	**	9.1 a	1.9 c	1.8 b	3.7 b	2.2 a	4.5 b	2.9 a	3.8 b	2.5 a
Zone 29-Milton, Halton Hills	13.5 d	5.5 d	4.7 c	6.5 c	3.6 b	3.7 b	0.0 c	**	4.1 b	4.6 b
Zone 30-Orangeville	0.0 c	4.7 d	5.6 c	6.5 b	2.2 c	7.7 b	**	3.8 b	3.4 b	6.8 a
Zone 31-Bradford, W. Gwillimbury	5.1 b	**	4.2 b	6.4 b	5.9 b	8.3 b	0.0 d	14.8 a	4.8 b	8.0 a
Remaining CMA (Zones 18-31)	5.2 b	6.4 b	4.4 a	5.5 a	3.6 a	5.2 a	4.2 a	4.3 a	3.9 a	5.3 a

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

continued

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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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Durham Region	5.9 c	9.5 c	5.6 a	5.4 a	5.2 a	5.4 a	6.0 c	5.1 a	5.4 a	5.5 a
York Region	4.6 c	2.7 c	3.3 b	3.7 b	3.3 b	2.9 a	2.8 c	4.6 d	3.3 a	3.3 b
Peel Region	4.4 c	7.4 b	4.8 a	5.9 a	3.6 a	5.7 a	4.7 a	4.6 a	4.2 a	5.7 a
Halton Region	5.0 c	5.1 c	2.5 a	5.3 a	3.3 a	5.1 a	2.3 c	2.5 a	3.0 a	4.9 a
Toronto GTA	3.8 a	6.8 a	3.9 a	5.2 a	3.5 a	4.7 a	3.7 a	4.3 a	3.7 a	5.0 a
Toronto CMA	3.8 a	6.8 a	3.8 a	5.2 a	3.5 a	4.7 a	3.6 a	4.2 a	3.7 a	5.0 a

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

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

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

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Oshawa (North)	4.9 d	**	4.1 b	5.3 b	2.2 a	3.3 b	0.9 a	2.0 b	2.7 a	3.7 b
Zone 2 - Oshawa (S./Central)	6.0 c	10.7 d	7.9 b	6.3 b	7.3 b	8.9 b	**	10.8 c	8.0 b	8.4 b
Oshawa City (Zones 1-2)	5.7 c	9.9 c	6.5 a	5.9 b	5.2 a	6.6 a	9.2 c	7.1 b	5.9 a	6.5 a
Zone 3 - Whitby	**	**	3.8 b	5.5 c	6.7 a	3.9 b	3.6 b	6.4 c	5.3 a	4.9 b
Zone 4 - Clarington	**	**	5.0 d	4.4 b	5.9 a	4.4 a	**	10.4 d	5.5 b	4.6 a
Oshawa CMA	6.0 c	9.7 c	5.7 a	5.7 a	5.5 a	5.9 a	7.2 c	7.0 b	5.7 a	6.1 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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1-Toronto (Central)	1.8 b	1.4 d	1.7 c	2.8 c	++	**	++	++	2.4 b	2.4 c
Zone 2-Toronto (East)	++	++	1.4 a	1.2 a	1.3 a	2.3 b	**	**	1.3 a	1.4 a
Zone 3-Toronto (North)	2.2 b	2.7 b	2.7 b	2.3 b	2.2 c	2.5 c	++	4.7 d	2.0 c	2.5 b
Zone 4-Toronto (West)	2.3 c	++	2.8 b	++	3.1 d	**	**	**	2.4 c	++
Toronto-Former City (Zones 1-4)	2.0 a	1.3 a	2.2 a	1.8 c	2.0 c	2.9 c	++	++	2.2 a	2.1 b
Zone 5-Etobicoke (South)	++	**	++	2.4 c	**	2.3 c	**	**	++	1.9 c
Zone 6-Etobicoke (Central)	++	++	++	5.9 d	**	**	++	**	-0.8 d	5.7 d
Zone 7-Etobicoke (North)	1.6 c	1.2 d	0.7 a	2.3 c	0.8 a	++	++	1.4 d	0.5 a	1.7 c
Etobicoke (Zones 5-7)	++	**	++	4.2 d	++	4.5 d	++	**	++	3.8 d
Zone 8-York	**	++	1.6 c	2.1 b	1.1 d	1.8 c	3.8 d	**	1.5 c	2.7 c
Zone 9-East York	++	2.3 c	1.8 a	1.8 a	2.7 a	1.9 a	3.6 a	1.2 a	1.8 b	1.6 a
Zone 10-Scarborough (Central)	2.0 c	1.4 d	1.4 a	1.9 c	1.1 a	1.5 a	2.2 b	1.6 c	1.1 a	1.4 a
Zone 11-Scarborough (North)	**	**	++	1.8 b	++	1.7 b	++	++	++	1.1 a
Zone 12-Scarborough (East)	++	2.9 b	0.7 a	1.4 a	0.6 a	1.5 a	1.0 a	++	0.7 a	1.7 b
Scarborough (Zones 10-12)	**	1.9 b	0.8 a	1.7 b	0.5 a	1.5 b	1.1 a	0.8 d	0.7 a	1.5 a
Zone 13-North York (Southeast)	4.1 c	++	3.1 b	1.1 d	2.3 b	1.4 a	2.0 c	1.8 c	2.2 c	1.1 d
Zone 14-North York (Northeast)	**	**	1.3 a	3.7 c	1.5 c	2.9 a	1.2 d	3.1 c	3.3 d	2.8 b
Zone 15-North York (Southwest)	**	**	2.0 c	1.7 c	2.5 b	1.2 d	++	**	1.4 d	3.1 d
Zone 16-North York (N.Central)	4.8 d	**	1.7 c	1.8 c	2.8 b	++	2.4 b	1.4 a	1.6 c	1.1 d
Zone 17-North York (Northwest)	1.7 c	0.7 a	0.9 a	++	1.7 c	1.1 a	2.2 b	0.7 b	1.3 a	0.9 a
North York (Zones 13-17)	4.7 c	1.9 c	1.9 a	1.6 b	2.1 a	1.4 a	1.9 b	1.6 b	1.9 b	1.6 b
Toronto (Zones 1-17)	2.1 b	1.6 b	1.6 a	2.0 a	1.6 a	2.4 a	1.6 b	2.6 b	1.6 a	2.1 a
Zone 18-Mississauga (South)	++	++	1.0 a	++	2.3 a	++	2.7 b	++	1.9 b	1.1 d
Zone 19-Mississauga (Northwest)	**	**	++	1.8 a	3.3 b	1.9 a	6.0 c	**	2.5 a	2.0 a
Zone 20-Mississauga (Northeast)	**	**	2.1 a	1.0 a	2.3 b	1.4 a	1.7 c	1.5 a	1.8 c	1.9 b
Mississauga City (Zones 18-20)	++	++	1.3 a	1.1 a	2.4 a	1.1 a	2.5 a	1.2 a	2.0 a	1.5 b
Zone 21-Brampton (West)	++	++	1.3 a	++	1.7 a	1.4 a	1.4 a	**	1.4 a	2.0 c
Zone 22-Brampton (East)	4.4 a	**	2.7 a	**	2.3 a	**	1.3 a	**	2.1 a	**
Brampton City (Zones 21-22)	++	**	1.9 a	1.3 a	1.9 a	1.2 a	1.3 a	++	1.7 a	1.5 a
Zone 23-Oakville	**	**	1.5 a	2.2 c	2.1 c	1.7 c	**	**	1.7 b	1.9 c
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	4.1 d	3.2 c	4.5 b	2.6 c	2.4 c	4.5 c	**	**	3.8 c	**
Zone 26-Aurora, Newmkt, Whit-St.	**	**	1.5 a	3.3 d	1.8 c	++	**	**	1.4 a	2.1 c
Zone 27-Markham	**	**	**	**	**	**	**	**	**	**
York Region (Zones 25-27)	**	2.5 c	4.2 d	2.0 c	3.7 d	1.4 d	**	++	4.4 c	++

continued

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 28-Pickering/Ajax/Uxbridge	**	**	**	**	**	**	**	**	2.1 a	0.4 a
Zone 29-Milton, Halton Hills	**	**	2.4 c	1.0 d	1.7 c	2.7 b	**	**	1.9 c	1.7 c
Zone 30-Orangeville	**	**	1.3 a	3.9 b	**	2.5 b	**	**	++	3.1 b
Zone 31-Bradford, W. Gwillimbury	0.9 d	**	++	++	2.2 b	1.0 a	**	**	1.1 a	++
Remaining CMA (Zones 18-31)	1.4 a	**	1.8 a	1.4 a	2.4 a	1.3 a	2.3 a	0.6 b	2.1 a	1.5 a
Durham Region	2.9 c	++	1.5 a	1.3 a	1.2 a	1.3 a	0.7 b	2.1 b	1.3 a	1.3 a
York Region	**	2.5 c	4.2 d	2.0 c	3.7 d	1.4 d	**	++	4.4 c	++
Peel Region	++	**	1.5 a	1.2 a	2.3 a	1.2 a	2.1 a	1.1 a	1.9 a	1.5 b
Halton Region	2.7 c	++	2.0 a	2.1 a	2.1 a	1.6 b	2.4 a	++	1.9 b	2.0 a
Toronto GTA	2.0 b	1.7 b	1.6 a	1.9 a	1.7 a	2.1 a	1.7 a	2.3 b	1.7 a	2.0 a
Toronto CMA	2.0 b	1.7 b	1.6 a	1.9 a	1.7 a	2.2 a	1.7 a	2.2 b	1.7 a	2.0 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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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Oshawa (North)	**	**	1.6 c	++	0.9 a	1.3 a	**	**	0.8 a	1.2 a
Zone 2 - Oshawa (S./Central)	3.1 d	++	2.0 c	1.9 c	**	1.2 a	++	**	1.2 a	++
Oshawa City (Zones 1-2)	3.6 c	++	1.8 c	1.2 a	1.1 a	1.3 a	**	2.0 c	1.0 a	1.5 c
Zone 3 - Whitby	**	**	++	1.7 b	1.2 a	1.1 d	**	**	1.4 a	1.3 a
Zone 4 - Clarington	**	**	**	-0.6 a	**	++	**	**	1.5 a	++
Oshawa CMA	2.9 c	++	1.4 a	1.2 a	1.2 a	1.2 a	0.9 d	2.3 b	1.2 a	1.4 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.

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

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

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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Toronto-Former City (Zones 1-4)										
Pre 1940	2.3 b	3.7 d	2.7 c	4.0 c	2.6 c	2.9 c	**	**	2.6 b	3.5 c
1940 - 1959	2.7 a	5.0 c	1.6 a	2.6 b	1.8 c	3.3 c	1.1 a	2.0 c	1.8 a	3.2 b
1960 - 1974	0.9 a	7.1 a	0.9 a	1.6 a	0.9 a	1.8 a	2.4 b	1.2 a	0.9 a	2.8 a
1975 - 1989	0.8 a	0.6 a	0.9 a	2.1 c	1.2 a	3.9 d	1.4 a	**	1.0 a	2.0 c
1990+	**	**	2.2 b	4.2 d	0.9 a	2.0 c	0.0 d	**	1.4 a	3.1 d
Total	1.6 a	5.3 a	1.4 a	2.3 a	1.4 a	2.5 a	1.9 c	1.6 c	1.5 a	3.0 a
Toronto (Zones 1-17)										
Pre 1940	2.3 b	3.6 d	2.5 c	4.0 c	2.6 c	2.6 c	**	**	2.5 b	3.4 c
1940 - 1959	2.7 a	4.4 b	2.8 a	3.8 a	2.4 a	3.7 b	1.5 a	2.3 b	2.6 a	3.8 a
1960 - 1974	1.4 a	6.3 a	1.7 a	2.6 a	1.8 a	2.5 a	1.9 a	2.1 a	1.7 a	2.8 a
1975 - 1989	2.1 a	2.8 c	1.9 a	2.9 a	2.1 a	3.7 b	3.0 a	5.4 b	2.2 a	3.5 b
1990+	**	0.6 b	3.3 c	5.2 c	1.4 a	3.0 c	0.6 b	3.0 c	2.1 b	3.7 c
Total	2.1 a	5.0 a	2.0 a	3.0 a	1.9 a	2.8 a	2.0 a	2.6 a	2.0 a	3.1 a
Remaining CMA (Zones 18-31)										
Pre 1940	3.4 d	6.1 c	9.6 c	5.9 c	**	5.3 d	**	**	7.8 c	5.8 c
1940 - 1959	**	**	4.2 d	3.6 b	4.1 c	3.5 c	0.0 d	0.0 c	4.1 c	3.6 b
1960 - 1974	3.6 c	4.1 c	2.4 a	3.0 a	1.6 a	2.4 a	2.2 a	2.2 a	2.0 a	2.7 a
1975 - 1989	0.8 d	2.6 b	1.4 a	2.8 a	1.8 a	3.0 a	2.6 a	1.6 a	1.7 a	2.8 a
1990+	n/u	n/u	19.3 a	4.5 d	1.7 c	**	1.7 b	**	8.8 c	**
Total	3.3 c	4.2 c	2.7 a	3.1 a	1.8 a	2.8 a	2.3 a	2.1 a	2.2 a	2.8 a
Durham Region										
Pre 1940	**	**	**	5.7 c	5.0 d	2.0 c	**	**	**	5.0 c
1940 - 1959	**	0.0 d	**	5.0 c	5.6 c	4.8 c	**	**	5.9 b	4.7 b
1960 - 1974	3.5 d	**	3.9 b	3.2 b	3.7 b	3.9 b	6.9 c	5.1 d	4.0 b	3.9 b
1975 - 1989	**	**	2.7 b	2.9 a	2.7 a	3.5 b	0.8 a	0.7 a	2.3 a	2.7 a
1990+	**	**	3.0 c	0.0 d	4.0 d	3.4 d	**	**	3.7 c	2.2 c
Total	3.5 d	**	4.0 b	3.5 b	3.7 a	3.8 b	3.8 d	2.3 b	3.8 a	3.6 a
York Region										
Pre 1940	**	**	**	2.3 c	**	0.0 d	**	**	**	1.8 b
1940 - 1959	**	**	1.4 d	**	0.0 d	**	**	**	0.7 b	1.9 c
1960 - 1974	2.4 c	1.3 d	1.6 b	2.6 b	1.1 a	1.4 a	1.7 c	3.3 d	1.4 a	2.0 a
1975 - 1989	**	**	1.1 a	1.1 d	1.9 b	1.4 a	**	0.0 d	1.4 a	1.1 a
1990+	n/u	n/u	**	**	**	**	n/s	**	**	**
Total	1.4 a	2.0 c	1.7 a	2.3 b	1.4 a	1.3 a	1.0 d	2.7 c	1.5 a	1.8 a

continued

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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Peel Region										
Pre 1940	0.0 d	**	**	**	**	0.0 d	n/u	n/u	**	5.0 d
1940 - 1959	**	**	5.9 d	4.0 c	3.4 d	2.3 c	**	**	4.8 d	3.3 c
1960 - 1974	3.0 b	4.5 d	2.7 a	3.2 b	1.9 a	2.6 a	2.6 a	2.1 a	2.3 a	2.8 a
1975 - 1989	**	4.4 d	1.4 a	3.2 a	1.9 a	3.4 a	3.5 b	2.3 a	1.9 a	3.2 a
1990+	n/u	n/u	**	**	2.4 b	**	**	**	11.5 a	**
Total	3.0 b	4.7 c	2.9 a	3.2 a	1.9 a	3.0 a	2.9 a	2.5 a	2.4 a	3.1 a
Halton Region										
Pre 1940	**	5.4 c	**	**	**	**	**	**	**	10.2 d
1940 - 1959	**	**	**	2.4 b	3.8 d	4.6 d	**	**	3.8 d	4.0 d
1960 - 1974	4.3 d	4.0 d	0.8 a	2.4 b	1.2 a	1.6 a	1.4 a	1.1 a	1.2 a	1.9 a
1975 - 1989	**	**	0.9 d	2.4 b	1.0 a	3.2 c	0.0 c	1.4 d	0.8 a	2.7 b
1990+	n/u	n/u	4.8 b	**	1.2 a	1.4 d	0.0 a	**	1.7 a	1.0 d
Total	3.8 d	3.6 c	1.3 a	2.7 a	1.4 a	2.3 a	1.0 d	1.1 a	1.4 a	2.4 a
Toronto GTA										
Pre 1940	2.4 b	3.8 c	2.8 b	4.1 c	2.8 c	2.7 c	**	**	2.7 b	3.5 c
1940 - 1959	2.8 a	4.4 b	2.9 a	3.8 a	2.5 a	3.7 b	1.4 a	2.2 b	2.7 a	3.8 a
1960 - 1974	1.6 a	6.2 a	1.8 a	2.6 a	1.8 a	2.5 a	2.2 a	2.1 a	1.8 a	2.7 a
1975 - 1989	2.0 b	2.7 c	1.7 a	2.9 a	2.0 a	3.4 a	2.6 a	3.5 b	2.0 a	3.2 a
1990+	**	0.6 b	6.2 c	4.8 c	1.5 b	3.6 c	1.2 a	5.9 d	3.2 c	4.0 c
Total	2.1 a	5.0 a	2.1 a	3.1 a	2.0 a	2.9 a	2.2 a	2.5 a	2.1 a	3.1 a
Toronto CMA										
Pre 1940	2.3 b	3.7 d	2.7 b	4.0 c	2.8 c	2.7 c	**	**	2.6 b	3.5 c
1940 - 1959	2.8 a	4.4 b	2.8 a	3.8 a	2.4 a	3.7 b	1.4 a	2.2 b	2.6 a	3.8 a
1960 - 1974	1.6 a	6.2 a	1.8 a	2.6 a	1.7 a	2.5 a	2.0 a	2.1 a	1.8 a	2.7 a
1975 - 1989	2.1 a	2.8 c	1.7 a	2.9 a	1.9 a	3.3 a	2.8 a	3.6 b	2.0 a	3.2 a
1990+	**	0.6 b	6.4 c	5.2 c	1.4 a	3.6 c	1.0 a	6.0 d	3.3 c	4.2 c
Total	2.1 a	4.9 a	2.1 a	3.0 a	1.9 a	2.8 a	2.1 a	2.5 a	2.0 a	3.1 a

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Oshawa CMA										
Pre 1960	**	**	7.9 c	6.9 c	6.1 c	5.8 c	**	**	6.8 b	6.3 b
1960 - 1974	3.5 d	**	4.0 b	3.3 b	4.0 b	4.1 b	8.3 c	5.4 c	4.4 b	4.1 b
1975 - 1989	**	**	2.6 b	2.8 a	2.9 a	4.1 b	0.0 c	1.7 a	2.5 a	3.4 b
1990+	**	**	4.1 d	0.0 d	4.2 d	3.6 d	**	**	4.3 c	2.6 c
Total	3.6 d	**	4.1 b	3.8 b	4.0 a	4.3 b	5.7 c	3.8 c	4.2 a	4.2 a

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Toronto-Former City (Zones 1-4)										
Pre 1940	688 ^a	715 ^a	922 ^a	928 ^a	1,301 ^b	1,363 ^b	**	**	1,020 ^b	1,034 ^a
1940 - 1959	759 ^a	747 ^a	949 ^a	943 ^a	1,235 ^a	1,234 ^a	1,640 ^c	1,746 ^c	1,012 ^a	1,000 ^a
1960 - 1974	830 ^a	800 ^a	1,044 ^a	1,021 ^a	1,376 ^a	1,349 ^a	2,178 ^b	**	1,125 ^a	1,078 ^a
1975 - 1989	850 ^a	873 ^a	1,138 ^a	1,143 ^b	1,492 ^a	1,628 ^a	1,732 ^b	1,675 ^d	1,129 ^a	1,140 ^b
1990+	1,117 ^b	1,154 ^c	1,375 ^a	1,372 ^b	1,644 ^b	1,611 ^d	**	**	1,504 ^b	1,464 ^b
Total	790 ^a	781 ^a	1,024 ^a	1,005 ^a	1,370 ^a	1,351 ^a	1,989 ^b	2,004 ^c	1,099 ^a	1,065 ^a
Toronto (Zones 1-17)										
Pre 1940	685 ^a	712 ^a	905 ^a	913 ^a	1,258 ^b	1,321 ^b	**	**	999 ^a	1,015 ^a
1940 - 1959	710 ^a	712 ^a	848 ^a	864 ^a	992 ^a	1,013 ^a	1,240 ^b	1,280 ^b	901 ^a	912 ^a
1960 - 1974	807 ^a	788 ^a	938 ^a	937 ^a	1,093 ^a	1,099 ^a	1,308 ^a	1,322 ^a	1,031 ^a	1,028 ^a
1975 - 1989	831 ^a	836 ^a	1,010 ^a	1,007 ^a	1,150 ^a	1,138 ^a	1,203 ^a	1,179 ^a	1,062 ^a	1,056 ^a
1990+	1,111 ^b	1,022 ^c	1,343 ^a	1,306 ^b	1,584 ^b	1,323 ^b	**	1,808 ^b	1,470 ^b	1,336 ^b
Total	767 ^a	759 ^a	929 ^a	927 ^a	1,104 ^a	1,106 ^a	1,311 ^a	1,311 ^a	1,014 ^a	1,008 ^a
Remaining CMA (Zones 18-31)										
Pre 1940	629 ^a	672 ^a	771 ^a	831 ^a	882 ^a	958 ^a	926 ^c	985 ^d	778 ^a	845 ^a
1940 - 1959	599 ^a	659 ^a	779 ^a	783 ^a	895 ^a	875 ^a	1,025 ^a	1,070 ^b	844 ^a	837 ^a
1960 - 1974	723 ^a	725 ^a	875 ^a	878 ^a	1,010 ^a	1,003 ^a	1,127 ^a	1,168 ^a	962 ^a	960 ^a
1975 - 1989	822 ^a	863 ^a	1,013 ^a	1,029 ^a	1,151 ^a	1,158 ^a	1,268 ^a	1,240 ^a	1,118 ^a	1,132 ^a
1990+	n/u	n/u	1,032 ^a	967 ^b	1,130 ^a	1,117 ^a	1,401 ^a	**	1,128 ^a	1,101 ^a
Total	716 ^a	730 ^a	917 ^a	923 ^a	1,061 ^a	1,063 ^a	1,194 ^a	1,211 ^a	1,014 ^a	1,023 ^a
Durham Region										
Pre 1940	576 ^a	591 ^a	668 ^a	651 ^a	865 ^b	853 ^a	964 ^c	930 ^c	738 ^b	723 ^a
1940 - 1959	574 ^b	579 ^b	710 ^a	688 ^a	828 ^a	834 ^a	**	n/s	790 ^a	779 ^a
1960 - 1974	652 ^a	629 ^a	791 ^a	804 ^a	899 ^a	903 ^a	1,008 ^a	1,022 ^a	874 ^a	880 ^a
1975 - 1989	676 ^a	701 ^b	836 ^a	862 ^a	926 ^a	948 ^a	1,111 ^a	1,118 ^a	927 ^a	961 ^a
1990+	**	**	713 ^a	777 ^a	871 ^a	924 ^a	**	**	815 ^a	886 ^a
Total	642 ^a	639 ^a	785 ^a	786 ^a	896 ^a	907 ^a	1,057 ^a	1,084 ^a	875 ^a	887 ^a
York Region										
Pre 1940	608 ^a	689 ^b	747 ^a	709 ^d	930 ^a	824 ^a	**	**	790 ^a	761 ^b
1940 - 1959	618 ^b	628 ^b	809 ^a	808 ^a	980 ^a	938 ^a	**	1,231 ^c	874 ^a	896 ^a
1960 - 1974	725 ^a	726 ^a	906 ^a	921 ^a	1,057 ^a	1,042 ^a	1,174 ^a	1,187 ^a	1,000 ^a	985 ^a
1975 - 1989	**	926 ^a	935 ^a	937 ^a	1,108 ^a	1,079 ^a	1,368 ^a	1,286 ^a	1,069 ^a	1,046 ^a
1990+	n/u	n/u	**	**	**	1,204 ^c	n/s	**	**	1,189 ^b
Total	750 ^a	760 ^a	902 ^a	912 ^a	1,068 ^a	1,044 ^a	1,242 ^a	1,230 ^a	1,008 ^a	990 ^a

continued

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

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

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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Peel Region										
Pre 1940	567 ^a	631 ^a	745 ^a	805 ^a	875 ^a	880 ^b	n/u	n/u	717 ^a	753 ^a
1940 - 1959	586 ^a	633 ^a	770 ^a	800 ^a	926 ^a	906 ^a	**	**	832 ^a	833 ^a
1960 - 1974	718 ^a	720 ^a	869 ^a	863 ^a	991 ^a	979 ^a	1,112 ^a	1,157 ^a	948 ^a	943 ^a
1975 - 1989	797 ^b	873 ^b	1,026 ^a	1,044 ^a	1,153 ^a	1,170 ^a	1,285 ^a	1,268 ^a	1,122 ^a	1,143 ^a
1990+	n/u	n/u	**	**	**	**	**	**	**	**
Total	712 ^a	723 ^a	926 ^a	929 ^a	1,063 ^a	1,068 ^a	1,192 ^a	1,220 ^a	1,018 ^a	1,028 ^a
Halton Region										
Pre 1940	611 ^b	618 ^a	786 ^b	920 ^a	890 ^a	1,130 ^b	n/s	**	796 ^a	967 ^a
1940 - 1959	**	680 ^a	**	774 ^a	867 ^a	873 ^a	**	**	870 ^a	842 ^a
1960 - 1974	738 ^a	753 ^a	880 ^a	900 ^a	1,008 ^a	1,013 ^a	1,156 ^a	1,261 ^a	970 ^a	995 ^a
1975 - 1989	**	**	1,031 ^a	1,047 ^a	1,192 ^a	1,213 ^a	1,363 ^b	1,338 ^c	1,147 ^a	1,185 ^a
1990+	n/u	n/u	**	**	**	**	**	**	**	**
Total	772 ^a	731 ^a	903 ^a	906 ^a	1,027 ^a	1,029 ^a	1,188 ^a	1,268 ^a	992 ^a	1,006 ^a
Toronto GTA										
Pre 1940	682 ^a	709 ^a	895 ^a	899 ^a	1,235 ^a	1,290 ^b	**	**	987 ^a	999 ^a
1940 - 1959	708 ^a	710 ^a	845 ^a	859 ^a	980 ^a	998 ^a	1,235 ^b	1,275 ^b	897 ^a	906 ^a
1960 - 1974	797 ^a	781 ^a	924 ^a	925 ^a	1,064 ^a	1,067 ^a	1,264 ^a	1,291 ^a	1,012 ^a	1,011 ^a
1975 - 1989	830 ^a	834 ^a	1,003 ^a	1,007 ^a	1,134 ^a	1,132 ^a	1,220 ^a	1,202 ^a	1,074 ^a	1,080 ^a
1990+	1,108 ^b	1,019 ^c	1,266 ^a	1,240 ^b	1,490 ^b	1,254 ^b	1,587 ^c	1,649 ^b	1,389 ^b	1,272 ^b
Total	763 ^a	756 ^a	923 ^a	922 ^a	1,082 ^a	1,082 ^a	1,275 ^a	1,281 ^a	1,008 ^a	1,005 ^a
Toronto CMA										
Pre 1940	683 ^a	711 ^a	901 ^a	910 ^a	1,245 ^b	1,307 ^b	**	**	992 ^a	1,009 ^a
1940 - 1959	709 ^a	711 ^a	846 ^a	862 ^a	987 ^a	1,006 ^a	1,234 ^b	1,273 ^b	899 ^a	909 ^a
1960 - 1974	800 ^a	783 ^a	929 ^a	929 ^a	1,077 ^a	1,080 ^a	1,279 ^a	1,300 ^a	1,019 ^a	1,017 ^a
1975 - 1989	831 ^a	837 ^a	1,011 ^a	1,016 ^a	1,150 ^a	1,150 ^a	1,227 ^a	1,208 ^a	1,084 ^a	1,092 ^a
1990+	1,111 ^b	1,022 ^c	1,291 ^a	1,262 ^b	1,526 ^b	1,293 ^b	1,613 ^c	1,662 ^b	1,417 ^a	1,302 ^b
Total	764 ^a	758 ^a	927 ^a	926 ^a	1,095 ^a	1,096 ^a	1,288 ^a	1,290 ^a	1,014 ^a	1,011 ^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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Oshawa CMA										
Pre 1960	567 ^a	585 ^a	677 ^a	659 ^a	853 ^a	853 ^a	**	**	773 ^a	755 ^a
1960 - 1974	652 ^a	624 ^b	790 ^a	801 ^a	887 ^a	896 ^a	982 ^a	1,017 ^a	861 ^a	874 ^a
1975 - 1989	675 ^a	700 ^b	833 ^a	859 ^a	915 ^a	932 ^a	1,068 ^a	1,067 ^a	893 ^a	916 ^a
1990+	**	**	692 ^a	740 ^a	858 ^b	903 ^a	**	**	802 ^a	867 ^a
Total	641 ^a	637 ^a	785 ^a	785 ^a	889 ^a	900 ^a	1,008 ^a	1,035 ^a	859 ^a	867 ^a

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

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

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

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

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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Toronto-Former City (Zones 1-4)										
3 to 5 Units	**	**	**	**	**	4.3 d	**	**	**	4.9 d
6 to 19 Units	4.1 d	**	5.2 d	4.8 d	1.3 d	**	**	**	3.5 d	4.2 d
20 to 49 Units	3.4 b	3.8 b	1.8 a	2.6 a	1.2 a	2.1 b	1.9 c	2.7 c	2.1 a	2.8 a
50 to 99 Units	1.0 a	1.8 b	1.0 a	2.0 a	1.1 a	1.8 b	1.5 a	3.4 d	1.0 a	1.9 a
100 to 199 Units	2.4 b	1.4 a	1.0 a	1.9 a	1.1 a	1.8 b	5.6 d	**	1.4 a	1.8 a
200+ Units	0.6 a	6.9 a	0.8 a	1.5 a	1.1 a	2.5 a	1.4 a	0.9 a	0.8 a	3.1 a
Total	1.6 a	5.3 a	1.4 a	2.3 a	1.4 a	2.5 a	1.9 c	1.6 c	1.5 a	3.0 a
Toronto (Zones 1-17)										
3 to 5 Units	0.1 b	**	**	**	3.2 d	3.8 d	**	**	2.4 c	4.5 d
6 to 19 Units	5.2 d	**	4.7 c	5.2 c	3.0 c	3.8 c	1.9 c	2.6 c	3.8 b	4.6 b
20 to 49 Units	3.1 b	4.0 b	2.9 a	4.1 a	2.1 a	3.3 a	1.9 b	1.9 b	2.7 a	3.8 a
50 to 99 Units	1.4 a	1.9 a	2.1 a	3.2 a	1.7 a	2.7 a	1.4 a	2.4 a	1.8 a	2.9 a
100 to 199 Units	2.5 a	1.5 b	1.5 a	2.5 a	1.5 a	2.3 a	1.7 a	1.6 a	1.6 a	2.2 a
200+ Units	1.3 a	6.9 a	1.5 a	2.3 a	1.9 a	2.9 a	2.6 a	3.3 b	1.7 a	3.1 a
Total	2.1 a	5.0 a	2.0 a	3.0 a	1.9 a	2.8 a	2.0 a	2.6 a	2.0 a	3.1 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	0.0 c	**	7.1 c	4.9 c	3.1 d	4.0 c	0.9 d	5.7 d	3.9 c	4.4 c
6 to 19 Units	**	**	6.7 b	4.8 b	3.8 c	3.8 c	0.0 d	**	5.2 b	4.3 b
20 to 49 Units	4.1 d	2.1 c	4.0 b	2.3 b	2.6 a	2.0 a	4.7 b	2.3 a	3.4 b	2.1 a
50 to 99 Units	1.6 c	2.9 b	1.5 a	2.7 a	0.8 a	1.7 b	2.1 b	0.8 a	1.2 a	2.0 a
100 to 199 Units	2.5 c	3.3 d	1.6 a	2.9 a	1.9 a	2.6 a	1.7 a	1.8 a	1.8 a	2.6 a
200+ Units	2.7 a	13.8 a	3.7 a	3.5 b	1.8 a	4.0 a	2.7 a	3.9 b	2.5 a	3.9 a
Total	3.3 c	4.2 c	2.7 a	3.1 a	1.8 a	2.8 a	2.3 a	2.1 a	2.2 a	2.8 a
Durham Region										
3 to 5 Units	**	**	**	5.7 d	5.1 c	4.2 d	**	2.9 c	5.5 c	4.8 c
6 to 19 Units	5.3 d	**	7.8 c	4.8 c	4.6 b	4.8 b	**	0.0 d	5.6 b	4.9 b
20 to 49 Units	3.3 d	6.0 c	4.2 c	2.3 b	5.0 b	5.0 b	**	0.0 c	4.6 b	4.0 b
50 to 99 Units	0.0 d	**	1.2 a	3.1 c	2.4 a	2.6 b	1.1 a	1.0 a	1.8 a	2.3 a
100 to 199 Units	3.1 a	**	2.4 a	2.4 b	3.4 b	3.8 b	8.1 c	5.0 b	3.7 b	3.6 b
200+ Units	n/u	n/u	**	**	**	1.7 a	**	0.5 a	**	2.2 a
Total	3.5 d	**	4.0 b	3.5 b	3.7 a	3.8 b	3.8 d	2.3 b	3.8 a	3.6 a
York Region										
3 to 5 Units	**	0.0 a	**	**	**	1.0 d	0.0 d	**	3.9 d	1.5 c
6 to 19 Units	**	4.6 d	5.4 b	4.7 d	3.5 d	2.4 c	**	**	4.1 c	3.7 c
20 to 49 Units	2.6 c	**	0.4 a	1.2 a	1.8 a	2.2 a	3.7 c	4.6 c	1.4 a	2.0 a
50 to 99 Units	**	**	1.0 a	2.9 b	0.5 a	0.5 a	0.0 d	**	0.6 a	1.7 b
100 to 199 Units	**	**	0.9 d	0.0 d	1.5 a	1.4 a	**	**	1.2 a	0.7 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	1.4 a	2.0 c	1.7 a	2.3 b	1.4 a	1.3 a	1.0 d	2.7 c	1.5 a	1.8 a

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

continued

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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Peel Region										
3 to 5 Units	0.0 d	0.0 d	**	**	**	0.0 c	1.6 a	**	4.8 c	3.4 d
6 to 19 Units	**	**	7.9 c	3.2 c	4.7 d	3.4 c	**	**	6.0 c	3.6 b
20 to 49 Units	**	**	6.6 b	1.7 b	3.5 b	1.6 b	5.3 b	2.4 a	5.0 b	1.7 a
50 to 99 Units	1.4 d	2.3 c	2.0 a	2.9 a	1.2 a	2.3 b	4.2 c	1.2 a	1.8 a	2.4 a
100 to 199 Units	2.8 c	4.0 d	1.7 a	3.4 a	2.1 a	2.6 a	2.0 a	1.8 a	1.9 a	2.8 a
200+ Units	3.1 a	15.7 a	3.7 a	3.6 b	1.7 a	4.1 a	2.5 a	4.4 c	2.5 a	4.1 a
Total	3.0 b	4.7 c	2.9 a	3.2 a	1.9 a	3.0 a	2.9 a	2.5 a	2.4 a	3.1 a
Halton Region										
3 to 5 Units	**	**	**	**	0.0 d	**	0.0 d	0.0 d	**	3.1 d
6 to 19 Units	**	**	**	**	3.2 d	5.0 d	**	**	4.2 d	5.7 c
20 to 49 Units	0.0 d	**	1.3 a	**	1.5 a	3.1 c	0.0 d	0.0 c	1.3 a	2.9 c
50 to 99 Units	3.1 d	5.4 d	0.7 a	1.9 b	0.5 a	1.2 a	0.4 a	0.9 a	0.6 a	1.5 a
100 to 199 Units	6.3 b	2.2 c	1.0 a	2.1 b	1.5 a	1.9 a	**	1.6 c	1.4 a	1.9 b
200+ Units	**	**	**	2.6 a	**	2.4 b	**	**	**	2.2 a
Total	3.8 d	3.6 c	1.3 a	2.7 a	1.4 a	2.3 a	1.0 d	1.1 a	1.4 a	2.4 a
Toronto GTA										
3 to 5 Units	0.5 b	**	2.3 c	5.8 d	3.3 d	3.8 d	1.5 d	3.5 d	2.6 c	4.4 d
6 to 19 Units	5.3 d	**	5.2 c	5.2 c	3.3 b	4.0 b	1.8 c	2.6 c	4.1 b	4.6 b
20 to 49 Units	3.1 b	4.0 b	3.1 a	3.8 a	2.4 a	3.3 a	3.1 c	2.0 a	2.9 a	3.6 a
50 to 99 Units	1.4 a	2.0 a	2.0 a	3.1 a	1.5 a	2.5 a	1.7 a	1.9 a	1.7 a	2.7 a
100 to 199 Units	2.6 a	1.8 b	1.6 a	2.6 a	1.7 a	2.3 a	2.1 a	1.8 a	1.7 a	2.3 a
200+ Units	1.3 a	6.9 a	1.7 a	2.4 a	1.9 a	3.0 a	2.6 a	3.4 b	1.8 a	3.2 a
Total	2.1 a	5.0 a	2.1 a	3.1 a	2.0 a	2.9 a	2.2 a	2.5 a	2.1 a	3.1 a
Toronto CMA										
3 to 5 Units	0.1 b	**	2.2 c	5.9 d	3.2 d	3.8 d	**	3.9 d	2.5 c	4.5 d
6 to 19 Units	5.5 d	**	5.0 c	5.2 c	3.1 c	3.8 c	1.8 c	2.7 c	4.0 b	4.6 b
20 to 49 Units	3.1 b	3.9 b	3.0 a	3.9 a	2.2 a	3.0 a	3.2 c	2.1 a	2.8 a	3.5 a
50 to 99 Units	1.4 a	2.0 a	2.0 a	3.1 a	1.5 a	2.4 a	1.6 a	1.8 a	1.7 a	2.7 a
100 to 199 Units	2.5 a	1.7 b	1.5 a	2.5 a	1.6 a	2.3 a	1.7 a	1.6 a	1.6 a	2.3 a
200+ Units	1.3 a	6.9 a	1.7 a	2.4 a	1.9 a	3.1 a	2.6 a	3.4 b	1.8 a	3.2 a
Total	2.1 a	4.9 a	2.1 a	3.0 a	1.9 a	2.8 a	2.1 a	2.5 a	2.0 a	3.1 a

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

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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Oshawa CMA										
3 to 5 Units	**	**	**	**	5.5 c	5.0 d	**	**	6.1 c	5.5 c
6 to 19 Units	5.4 d	**	7.6 c	5.0 c	4.6 b	5.0 b	**	0.0 d	5.6 b	5.1 b
20 to 49 Units	3.3 d	6.4 c	4.8 c	2.9 c	5.3 b	5.9 b	**	0.0 c	5.0 c	4.8 b
50 to 99 Units	0.0 d	**	1.3 a	3.4 c	3.2 b	3.2 b	3.4 d	3.4 c	2.5 a	3.2 b
100+ Units	3.1 a	**	2.4 a	3.0 b	3.2 b	3.6 b	7.6 c	4.7 b	3.5 b	3.6 b
Total	3.6 d	**	4.1 b	3.8 b	4.0 a	4.3 b	5.7 c	3.8 c	4.2 a	4.2 a

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

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

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

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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Toronto-Former City (Zones 1-4)										
3 to 5 Units	668 c	693 b	920 b	891 b	1,268 b	1,399 b	**	**	1,164 b	1,176 b
6 to 19 Units	633 b	656 b	869 a	878 b	1,196 a	1,197 b	1,335 c	1,359 c	955 a	956 b
20 to 49 Units	690 a	705 a	923 a	926 a	1,228 a	1,215 a	2,166 b	2,070 b	937 a	935 a
50 to 99 Units	762 a	778 a	987 a	958 a	1,325 b	1,218 a	2,253 b	2,175 d	1,050 a	1,000 a
100 to 199 Units	821 a	807 a	1,079 a	1,059 a	1,505 a	1,415 b	2,617 b	**	1,196 a	1,145 a
200+ Units	870 a	833 a	1,095 a	1,070 a	1,464 a	1,441 a	1,921 c	**	1,156 a	1,109 a
Total	790 a	781 a	1,024 a	1,005 a	1,370 a	1,351 a	1,989 b	2,004 c	1,099 a	1,065 a
Toronto (Zones 1-17)										
3 to 5 Units	640 b	662 b	894 b	873 b	1,156 a	1,257 a	**	1,374 c	1,087 b	1,104 b
6 to 19 Units	632 a	662 b	820 a	833 a	1,019 a	1,048 a	1,180 b	1,238 a	915 a	925 a
20 to 49 Units	677 a	693 a	844 a	864 a	1,026 a	1,030 a	1,633 b	1,554 b	886 a	902 a
50 to 99 Units	747 a	766 a	887 a	890 a	1,029 a	1,026 a	1,249 a	1,264 b	950 a	948 a
100 to 199 Units	782 a	768 a	933 a	936 a	1,089 a	1,087 a	1,266 a	1,251 a	1,034 a	1,031 a
200+ Units	853 a	820 a	1,002 a	993 a	1,185 a	1,175 a	1,329 a	1,348 a	1,085 a	1,070 a
Total	767 a	759 a	929 a	927 a	1,104 a	1,106 a	1,311 a	1,311 a	1,014 a	1,008 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	590 a	613 a	783 a	782 a	895 a	892 a	997 a	1,052 b	833 a	860 a
6 to 19 Units	652 a	665 a	777 a	793 a	960 b	959 a	1,150 b	1,177 a	867 a	877 a
20 to 49 Units	700 a	741 a	843 a	859 a	957 a	980 a	1,081 a	1,146 a	920 a	948 a
50 to 99 Units	728 a	712 a	884 a	877 a	1,023 a	996 a	1,162 a	1,187 a	982 a	967 a
100 to 199 Units	771 a	793 a	927 a	963 a	1,084 a	1,112 a	1,187 a	1,208 a	1,031 a	1,067 a
200+ Units	746 a	904 b	1,008 a	1,012 a	1,125 a	1,126 a	1,306 a	1,312 a	1,099 a	1,108 a
Total	716 a	730 a	917 a	923 a	1,061 a	1,063 a	1,194 a	1,211 a	1,014 a	1,023 a
Durham Region										
3 to 5 Units	589 a	560 a	647 a	697 a	801 a	791 a	895 a	887 a	758 a	750 a
6 to 19 Units	605 a	583 b	719 a	698 a	840 a	850 a	980 a	957 c	798 a	793 a
20 to 49 Units	644 a	634 a	748 a	769 a	879 a	896 a	1,127 d	1,106 c	828 a	850 a
50 to 99 Units	688 b	736 b	811 a	845 a	972 a	967 a	1,108 a	1,126 a	956 a	977 a
100 to 199 Units	696 a	715 b	860 a	863 a	912 a	926 a	995 a	1,031 a	906 a	919 a
200+ Units	n/u	n/u	**	**	**	975 a	**	1,103 a	**	998 a
Total	642 a	639 a	785 a	786 a	896 a	907 a	1,057 a	1,084 a	875 a	887 a
York Region										
3 to 5 Units	**	631 b	781 a	741 c	962 a	943 a	1,079 b	1,167 b	915 a	899 b
6 to 19 Units	643 a	660 a	778 a	787 a	958 a	924 a	**	**	854 a	860 a
20 to 49 Units	735 a	766 a	860 a	882 a	988 a	1,018 a	1,241 a	1,229 a	940 a	963 a
50 to 99 Units	757 a	700 b	929 a	935 a	1,065 a	1,062 a	1,154 a	1,289 c	1,016 a	1,003 a
100 to 199 Units	**	**	1,033 a	1,058 a	1,215 a	1,169 a	1,403 a	1,274 a	1,172 a	1,136 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	750 a	760 a	902 a	912 a	1,068 a	1,044 a	1,242 a	1,230 a	1,008 a	990 a

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

continued

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Peel Region										
3 to 5 Units	591 ^b	588 ^b	759 ^a	773 ^a	969 ^a	911 ^a	971 ^a	1,016 ^b	839 ^a	852 ^a
6 to 19 Units	601 ^a	646 ^a	789 ^a	787 ^a	884 ^a	970 ^a	1,213 ^a	1,249 ^a	840 ^a	878 ^a
20 to 49 Units	702 ^a	752 ^a	839 ^a	850 ^a	960 ^a	975 ^a	1,076 ^a	1,155 ^a	930 ^a	958 ^a
50 to 99 Units	711 ^a	695 ^a	864 ^a	843 ^a	983 ^a	948 ^a	1,128 ^a	1,163 ^a	940 ^a	919 ^a
100 to 199 Units	745 ^a	756 ^a	916 ^a	951 ^a	1,060 ^a	1,097 ^a	1,170 ^a	1,200 ^a	1,011 ^a	1,053 ^a
200+ Units	732 ^a	915 ^c	1,007 ^a	1,011 ^a	1,124 ^a	1,136 ^a	1,301 ^a	1,348 ^a	1,097 ^a	1,113 ^a
Total	712 ^a	723 ^a	926 ^a	929 ^a	1,063 ^a	1,068 ^a	1,192 ^a	1,220 ^a	1,018 ^a	1,028 ^a
Halton Region										
3 to 5 Units	612 ^a	673 ^a	970 ^d	864 ^b	839 ^b	981 ^b	1,064 ^b	1,042 ^a	887 ^b	938 ^a
6 to 19 Units	677 ^a	676 ^a	762 ^b	815 ^a	939 ^b	942 ^b	n/s	**	894 ^b	897 ^a
20 to 49 Units	706 ^b	675 ^b	863 ^a	882 ^a	960 ^a	999 ^a	1,026 ^b	1,058 ^a	927 ^a	962 ^a
50 to 99 Units	754 ^a	750 ^a	882 ^a	902 ^a	1,014 ^a	1,031 ^a	1,268 ^a	1,310 ^a	983 ^a	999 ^a
100 to 199 Units	781 ^b	805 ^b	901 ^a	928 ^a	1,051 ^a	1,024 ^a	1,170 ^a	1,182 ^a	1,010 ^a	1,008 ^a
200+ Units	**	**	**	965 ^a	**	1,229 ^a	**	**	**	1,223 ^a
Total	772 ^a	731 ^a	903 ^a	906 ^a	1,027 ^a	1,029 ^a	1,188 ^a	1,268 ^a	992 ^a	1,006 ^a
Toronto GTA										
3 to 5 Units	631 ^b	656 ^b	877 ^b	851 ^b	1,111 ^a	1,208 ^a	**	1,307 ^b	1,050 ^b	1,065 ^a
6 to 19 Units	632 ^a	659 ^a	806 ^a	815 ^a	982 ^a	1,003 ^a	1,169 ^b	1,221 ^a	896 ^a	904 ^a
20 to 49 Units	678 ^a	694 ^a	841 ^a	861 ^a	1,001 ^a	1,010 ^a	1,366 ^b	1,351 ^a	889 ^a	906 ^a
50 to 99 Units	744 ^a	759 ^a	884 ^a	886 ^a	1,021 ^a	1,010 ^a	1,207 ^a	1,221 ^a	954 ^a	951 ^a
100 to 199 Units	780 ^a	770 ^a	927 ^a	937 ^a	1,073 ^a	1,074 ^a	1,231 ^a	1,227 ^a	1,024 ^a	1,029 ^a
200+ Units	853 ^a	820 ^a	1,003 ^a	994 ^a	1,175 ^a	1,167 ^a	1,326 ^a	1,350 ^a	1,087 ^a	1,075 ^a
Total	763 ^a	756 ^a	923 ^a	922 ^a	1,082 ^a	1,082 ^a	1,275 ^a	1,281 ^a	1,008 ^a	1,005 ^a
Toronto CMA										
3 to 5 Units	633 ^b	660 ^b	885 ^b	865 ^b	1,140 ^a	1,233 ^a	**	1,343 ^b	1,069 ^b	1,087 ^a
6 to 19 Units	634 ^a	662 ^a	814 ^a	827 ^a	1,012 ^a	1,036 ^a	1,177 ^b	1,232 ^a	909 ^a	919 ^a
20 to 49 Units	678 ^a	695 ^a	844 ^a	863 ^a	1,011 ^a	1,019 ^a	1,380 ^b	1,360 ^a	891 ^a	908 ^a
50 to 99 Units	746 ^a	760 ^a	886 ^a	887 ^a	1,028 ^a	1,017 ^a	1,218 ^a	1,231 ^a	958 ^a	953 ^a
100 to 199 Units	781 ^a	770 ^a	932 ^a	942 ^a	1,088 ^a	1,094 ^a	1,249 ^a	1,241 ^a	1,033 ^a	1,039 ^a
200+ Units	852 ^a	820 ^a	1,002 ^a	995 ^a	1,175 ^a	1,166 ^a	1,326 ^a	1,344 ^a	1,087 ^a	1,074 ^a
Total	764 ^a	758 ^a	927 ^a	926 ^a	1,095 ^a	1,096 ^a	1,288 ^a	1,290 ^a	1,014 ^a	1,011 ^a

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

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

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

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

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

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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Oshawa CMA										
3 to 5 Units	578 ^a	560 ^a	632 ^a	695 ^a	810 ^a	801 ^a	895 ^a	882 ^a	763 ^a	752 ^a
6 to 19 Units	605 ^a	582 ^b	719 ^a	696 ^a	842 ^a	852 ^a	996 ^a	1,010 ^c	799 ^a	793 ^a
20 to 49 Units	644 ^a	627 ^a	747 ^a	769 ^a	890 ^a	904 ^a	1,127 ^d	1,106 ^c	833 ^a	855 ^a
50 to 99 Units	688 ^b	736 ^b	799 ^a	827 ^a	930 ^a	930 ^a	1,030 ^a	1,037 ^a	885 ^a	905 ^a
100+ Units	696 ^a	715 ^b	864 ^a	865 ^a	920 ^a	933 ^a	1,007 ^a	1,044 ^a	913 ^a	926 ^a
Total	641 ^a	637 ^a	785 ^a	785 ^a	889 ^a	900 ^a	1,008 ^a	1,035 ^a	859 ^a	867 ^a

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

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

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

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

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

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

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

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1-Toronto (Central)	**	**	0.8 d	**	1.8 a	2.1 b	0.5 a	1.3 a	1.5 a	1.8 c	1.0 a	1.5 b
Zone 2-Toronto (East)	**	**	4.9 d	**	3.6 c	3.6 b	**	3.0 a	**	**	0.3 a	0.7 a
Zone 3-Toronto (North)	**	**	**	3.2 d	1.7 a	2.4 a	1.3 a	2.4 a	1.3 a	1.9 b	0.4 a	1.9 a
Zone 4-Toronto (West)	**	**	3.1 d	4.4 d	2.3 b	3.8 c	1.2 a	1.8 b	1.6 a	1.8 b	1.1 a	8.5 a
Toronto-Former City (Zones 1-4)	**	4.9 d	3.5 d	4.2 d	2.1 a	2.8 a	1.0 a	1.9 a	1.4 a	1.8 a	0.8 a	3.1 a
Zone 5-Etobicoke (South)	**	**	3.8 d	**	3.7 b	5.5 b	1.3 a	2.3 c	1.8 c	2.7 c	n/u	n/u
Zone 6-Etobicoke (Central)	0.0 d	**	1.0 a	4.1 d	0.5 a	**	1.1 a	3.3 d	1.7 a	3.2 b	3.6 b	4.0 b
Zone 7-Etobicoke (North)	**	0.0 d	3.9 c	1.5 a	4.5 a	2.2 a	1.3 a	1.3 a	0.6 a	3.8 c	2.9 a	**
Etobicoke (Zones 5-7)	**	**	3.3 d	3.6 d	3.0 a	6.2 b	1.2 a	2.5 b	1.6 a	3.2 b	3.4 a	5.0 b
Zone 8-York	**	**	**	5.3 d	3.0 a	3.7 a	2.2 a	5.1 d	3.1 d	2.2 b	2.9 c	1.8 b
Zone 9-East York	**	**	3.8 d	5.5 d	1.5 b	2.4 b	2.1 b	5.0 b	1.3 a	1.8 a	2.0 a	2.9 a
Zone 10-Scarborough (Central)	4.6 d	3.6 d	6.1 c	5.6 c	3.9 b	3.6 b	2.7 a	3.2 b	1.8 a	3.2 d	2.1 a	1.5 a
Zone 11-Scarborough (North)	n/u	n/u	3.2 a	6.3 a	**	3.5 a	**	**	1.3 a	1.5 a	2.1 a	2.7 a
Zone 12-Scarborough (East)	**	2.3 c	2.6 c	4.4 a	1.4 a	1.9 a	3.6 c	2.5 b	1.5 a	1.2 a	2.4 a	1.3 a
Scarborough (Zones 10-12)	4.0 d	3.2 d	5.8 c	5.6 c	3.7 b	3.4 b	2.9 a	3.0 b	1.6 a	1.9 a	2.2 a	1.7 a
Zone 13-North York (Southeast)	**	**	3.5 d	4.3 c	3.8 c	4.5 b	2.3 a	2.1 a	1.7 a	1.7 b	2.3 b	3.7 c
Zone 14-North York (Northeast)	**	**	**	**	2.1 a	**	**	**	0.9 a	2.5 b	0.7 a	1.9 b
Zone 15-North York (Southwest)	**	**	3.4 d	**	3.1 b	3.8 b	2.6 b	3.3 b	2.1 a	2.0 c	**	2.7 b
Zone 16-North York (N.Central)	0.0 d	5.6 d	4.7 c	3.5 c	1.6 a	2.1 b	1.0 a	1.6 b	1.0 a	1.8 a	0.9 a	3.0 b
Zone 17-North York (Northwest)	**	n/s	**	6.2 c	4.5 c	5.5 a	2.8 a	4.6 b	2.1 a	2.8 a	4.2 a	5.6 b
North York (Zones 13-17)	**	4.9 d	4.6 c	5.5 c	3.3 b	3.9 a	2.2 a	2.9 a	1.5 a	2.3 a	2.1 a	3.6 b
Toronto (Zones 1-17)	2.4 c	4.5 d	3.8 b	4.6 b	2.7 a	3.8 a	1.8 a	2.9 a	1.6 a	2.2 a	1.7 a	3.1 a
Zone 18-Mississauga (South)	0.0 b	**	**	3.4 d	6.5 b	2.1 b	2.1 b	2.1 b	2.1 a	1.9 a	1.7 a	3.5 d
Zone 19-Mississauga (Northwest)	**	**	**	**	1.3 a	0.0 a	1.2 a	2.0 a	0.6 a	3.5 a	**	**
Zone 20-Mississauga (Northeast)	n/u	n/u	**	4.8 d	2.6 a	2.4 b	0.9 a	2.9 c	2.1 a	3.0 b	2.4 a	4.6 a
Mississauga City (Zones 18-20)	0.0 b	**	**	3.6 c	4.5 b	2.0 a	1.7 b	2.3 b	1.9 a	2.6 a	2.0 a	4.5 a
Zone 21-Brampton (West)	**	4.6 d	6.6 b	4.4 b	6.5 c	1.0 d	2.7 b	2.8 b	2.5 a	4.2 b	4.2 a	1.4 a
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	1.8 a	3.3 b	2.3 a	5.1 b
Brampton City (Zones 21-22)	**	4.6 d	6.6 b	4.4 b	6.5 c	1.0 d	2.6 b	2.8 b	2.1 a	3.6 b	3.2 a	3.4 b
Zone 23-Oakville	0.0 d	2.3 c	4.5 d	**	1.0 d	2.9 c	0.2 a	0.8 a	0.6 a	1.8 b	**	**
Zone 24-Caledon	n/u	n/u	**	**	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	0.0 d	4.5 d	1.2 d	**	2.2 a	3.1 b	1.1 a	1.8 a	**	**	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	**	0.0 c	4.8 c	4.1 c	1.0 a	0.7 a	0.6 a	0.7 b	**	**	n/u	n/u
Zone 27-Markham	n/u	n/u	**	**	**	**	0.2 a	**	1.8 c	0.5 b	n/u	n/u
York Region (Zones 25-27)	3.9 d	1.5 c	4.1 c	3.7 c	1.4 a	2.0 a	0.6 a	1.7 b	1.2 a	0.7 a	n/u	n/u
Zone 28-Pickering/Ajax/Uxbridge	**	**	4.3 d	0.0 d	2.9 c	0.0 a	0.0 a	0.0 d	n/u	n/u	**	**
Zone 29-Milton, Halton Hills	**	**	**	**	1.9 b	0.5 a	0.8 a	3.0 d	**	**	n/u	n/u
Zone 30-Orangeville	**	**	4.0 d	10.8 d	1.9 a	4.3 a	**	**	n/u	n/u	n/u	n/u
Zone 31-Bradford, W. Gwillimbury	**	5.8 b	0.7 a	3.1 d	3.6 d	5.6 d	**	**	**	**	n/u	n/u
Remaining CMA (Zones 18-31)	3.9 c	4.4 c	5.2 b	4.3 b	3.4 b	2.1 a	1.2 a	2.0 a	1.8 a	2.6 a	2.5 a	3.9 a
Durham Region	5.5 c	4.8 c	5.6 b	4.9 b	4.6 b	4.0 b	1.8 a	2.3 a	n/u	n/u	**	**
York Region	3.9 d	1.5 c	4.1 c	3.7 c	1.4 a	2.0 a	0.6 a	1.7 b	1.2 a	0.7 a	n/u	n/u
Peel Region	4.8 c	3.4 d	6.0 c	3.6 b	5.0 b	1.7 a	1.8 a	2.4 a	1.9 a	2.8 a	2.5 a	4.1 a
Halton Region	**	3.1 d	4.2 d	5.7 c	1.3 a	2.9 c	0.6 a	1.5 a	1.4 a	1.9 b	**	2.2 a
Toronto GTA	2.6 c	4.4 d	4.1 b	4.6 b	2.9 a	3.6 a	1.7 a	2.7 a	1.6 a	2.3 a	1.8 a	3.2 a
Toronto CMA	2.5 c	4.5 d	4.0 b	4.6 b	2.8 a	3.5 a	1.7 a	2.7 a	1.6 a	2.3 a	1.8 a	3.2 a

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

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

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Oshawa (North)	**	3.9 d	3.4 d	5.2 d	2.8 b	2.8 a	0.1 b	2.4 b	1.2 a	1.3 a
Zone 2 - Oshawa (S./Central)	**	**	7.5 c	7.5 c	6.3 b	6.2 b	3.1 c	4.0 b	10.1 d	8.9 c
Oshawa City (Zones 1-2)	7.2 c	6.2 c	6.7 b	7.1 c	5.6 c	5.7 b	1.8 b	3.3 b	4.3 b	3.9 b
Zone 3 - Whitby	**	0.0 d	2.8 c	0.0 c	1.2 a	0.5 b	5.9 a	**	1.5 a	3.0 a
Zone 4 - Clarington	**	12.2 a	4.1 d	4.1 c	**	**	**	**	**	**
Oshawa CMA	6.1 c	5.5 c	5.6 b	5.1 b	5.0 c	4.8 b	2.5 a	3.2 b	3.5 b	3.6 b

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

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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Toronto-Former City (Zones 1-4)										
LT \$700	3.3 c	5.0 c	3.0 c	**	**	**	**	n/s	3.2 b	4.6 d
\$700 - \$799	1.9 b	1.1 a	2.1 c	4.8 d	**	**	**	**	2.0 b	2.6 b
\$800 - \$899	0.7 a	2.6 b	2.1 b	2.6 c	**	**	**	**	1.6 b	2.4 b
\$900 - \$999	0.8 a	1.7 b	1.3 a	2.5 b	1.5 a	1.4 d	**	**	1.2 a	2.2 b
\$1000 - \$1099	1.6 c	2.4 c	0.9 a	1.8 a	0.7 a	1.3 a	0.0 d	**	0.9 a	1.7 a
\$1100+	2.0 c	0.8 d	1.2 a	2.5 a	1.2 a	3.7 b	2.4 c	1.6 c	1.3 a	3.0 a
Total	1.6 a	5.3 a	1.4 a	2.3 a	1.4 a	2.5 a	1.9 c	1.6 c	1.5 a	3.0 a
Toronto (Zones 1-17)										
LT \$700	3.6 b	5.3 c	3.3 c	**	**	**	**	**	3.5 b	5.9 c
\$700 - \$799	2.4 a	1.6 b	3.1 a	4.3 b	2.6 c	**	0.0 d	0.0 d	2.9 a	3.7 b
\$800 - \$899	0.8 a	2.5 b	2.5 a	3.6 a	2.7 a	3.4 b	1.4 a	0.0 d	2.4 a	3.5 a
\$900 - \$999	0.7 a	1.8 b	2.0 a	3.3 b	2.9 a	3.2 a	4.2 c	2.1 c	2.5 a	3.2 a
\$1000 - \$1099	1.8 b	2.5 c	0.9 a	2.3 a	1.4 a	2.6 a	1.7 a	6.9 c	1.3 a	2.9 a
\$1100+	2.2 c	0.8 d	1.4 a	3.2 b	1.5 a	3.9 b	1.9 a	2.8 a	1.6 a	3.5 a
Total	2.1 a	5.0 a	2.0 a	3.0 a	1.9 a	2.8 a	2.0 a	2.6 a	2.0 a	3.1 a
Remaining CMA (Zones 18-31)										
LT \$700	2.3 c	5.9 d	2.5 c	1.3 a	**	**	**	**	2.6 b	2.7 b
\$700 - \$799	5.8 c	3.3 c	4.7 b	4.1 b	0.9 a	2.1 c	**	**	4.2 b	3.3 b
\$800 - \$899	3.3 d	0.7 b	2.4 a	3.4 b	4.4 b	4.0 c	0.0 d	**	2.9 a	3.4 a
\$900 - \$999	**	**	1.8 a	4.0 b	2.1 a	3.0 a	**	5.8 d	2.0 a	3.4 b
\$1000 - \$1099	**	**	4.2 c	3.4 b	1.9 a	3.0 b	1.7 b	1.6 b	2.6 a	3.1 b
\$1100+	**	**	1.8 a	2.2 b	1.4 a	2.5 a	2.9 a	2.1 b	1.8 a	2.4 a
Total	3.3 c	4.2 c	2.7 a	3.1 a	1.8 a	2.8 a	2.3 a	2.1 a	2.2 a	2.8 a
Durham Region										
LT \$700	**	**	**	**	**	**	**	**	**	**
\$700 - \$799	**	**	2.3 c	**	0.0 d	**	**	**	1.1 a	0.0 c
\$800 - \$899	n/s	n/s	**	**	6.4 c	**	n/s	n/s	5.6 c	0.0 d
\$900 - \$999	n/s	n/s	**	**	**	0.8 a	**	n/s	**	0.8 a
\$1000 - \$1099	n/s	n/s	**	**	4.8 a	**	**	**	4.2 a	2.0 b
\$1100+	n/s	n/s	**	**	**	**	1.5 a	0.7 a	1.3 a	0.6 a
Total	3.5 d	**	4.0 b	3.5 b	3.7 a	3.8 b	3.8 d	2.3 b	3.8 a	3.6 a
York Region										
LT \$700	1.5 d	4.6 d	0.0 d	0.0 d	**	**	**	n/s	**	2.1 c
\$700 - \$799	**	**	4.9 d	5.5 d	0.0 d	1.2 a	**	**	3.2 d	3.8 d
\$800 - \$899	**	**	2.2 c	4.3 d	6.0 d	1.7 c	**	n/s	3.7 c	3.5 c
\$900 - \$999	**	**	1.2 a	1.4 a	1.2 a	1.6 c	**	**	1.1 a	1.4 a
\$1000 - \$1099	**	**	2.3 c	0.4 b	1.1 a	**	**	**	1.4 a	1.2 a
\$1100+	n/s	n/s	**	**	1.1 a	1.6 c	1.4 a	4.5 d	1.1 a	2.1 b
Total	1.4 a	2.0 c	1.7 a	2.3 b	1.4 a	1.3 a	1.0 d	2.7 c	1.5 a	1.8 a

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

continued

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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Peel Region										
LT \$700	2.9 c	5.2 d	3.5 d	0.5 b	**	**	n/s	n/s	3.1 c	1.9 c
\$700 - \$799	3.2 d	2.4 c	4.4 c	2.3 b	1.6 c	0.3 a	**	n/s	3.7 b	1.5 b
\$800 - \$899	**	**	2.6 a	3.3 b	3.9 b	3.0 d	**	**	2.8 a	3.2 b
\$900 - \$999	**	**	2.0 a	4.7 c	2.5 a	3.4 b	**	**	2.3 a	4.0 b
\$1000 - \$1099	**	**	4.6 c	3.8 b	2.0 a	3.2 c	1.9 b	2.0 c	2.8 a	3.4 b
\$1100+	**	**	2.2 a	2.1 c	1.6 a	2.6 a	3.7 b	2.2 b	2.2 a	2.4 a
Total	3.0 b	4.7 c	2.9 a	3.2 a	1.9 a	3.0 a	2.9 a	2.5 a	2.4 a	3.1 a
Halton Region										
LT \$700	**	**	**	**	**	**	n/s	n/s	**	**
\$700 - \$799	**	**	**	5.6 d	**	**	n/s	n/s	11.8 d	**
\$800 - \$899	**	**	1.1 a	1.9 b	3.8 d	4.8 d	**	**	1.9 c	3.2 d
\$900 - \$999	**	**	0.7 a	**	1.1 d	0.9 a	**	**	0.9 a	1.9 c
\$1000 - \$1099	n/s	n/s	2.5 c	4.3 d	0.5 a	1.9 c	**	**	0.9 a	2.8 b
\$1100+	n/s	n/s	0.0 d	2.6 c	0.9 a	3.0 a	0.0 c	1.2 a	0.6 a	2.6 a
Total	3.8 d	3.6 c	1.3 a	2.7 a	1.4 a	2.3 a	1.0 d	1.1 a	1.4 a	2.4 a
Toronto GTA										
LT \$700	3.5 b	5.3 c	3.2 c	5.5 d	**	**	**	**	3.4 b	5.6 c
\$700 - \$799	2.7 a	1.7 b	3.2 a	4.2 b	2.3 c	5.9 d	0.0 d	0.0 d	3.0 a	3.6 b
\$800 - \$899	0.9 a	2.5 b	2.5 a	3.6 a	2.9 a	3.3 b	1.1 a	0.0 d	2.4 a	3.4 a
\$900 - \$999	0.7 a	1.8 b	2.0 a	3.4 a	2.8 a	3.2 a	4.1 c	2.5 b	2.4 a	3.2 a
\$1000 - \$1099	1.8 b	3.0 c	1.6 a	2.5 a	1.5 a	2.7 a	1.7 a	6.0 b	1.6 a	2.9 a
\$1100+	2.2 c	0.8 d	1.5 a	3.1 b	1.5 a	3.6 a	2.1 a	2.6 a	1.6 a	3.3 a
Total	2.1 a	5.0 a	2.1 a	3.1 a	2.0 a	2.9 a	2.2 a	2.5 a	2.1 a	3.1 a
Toronto CMA										
LT \$700	3.5 b	5.3 c	3.2 c	5.6 d	**	**	**	**	3.4 b	5.7 c
\$700 - \$799	2.6 a	1.7 a	3.2 a	4.2 b	2.3 c	**	0.0 d	0.0 d	3.0 a	3.7 b
\$800 - \$899	0.9 a	2.5 b	2.5 a	3.6 a	3.0 a	3.5 b	1.1 a	0.0 c	2.4 a	3.5 a
\$900 - \$999	0.7 a	1.8 b	2.0 a	3.4 a	2.8 a	3.2 a	4.1 c	2.7 b	2.4 a	3.2 a
\$1000 - \$1099	1.8 b	3.0 c	1.6 a	2.5 a	1.5 a	2.7 a	1.7 a	6.0 b	1.6 a	3.0 a
\$1100+	2.2 c	0.8 d	1.5 a	3.1 b	1.5 a	3.6 a	2.1 a	2.6 a	1.6 a	3.3 a
Total	2.1 a	4.9 a	2.1 a	3.0 a	1.9 a	2.8 a	2.1 a	2.5 a	2.0 a	3.1 a

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

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

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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Oshawa CMA										
LT \$600	**	**	**	5.0 d	**	**	**	n/s	5.7 d	5.2 d
\$600 - \$699	1.1 a	**	**	4.6 d	**	0.0 d	**	**	6.2 c	5.0 d
\$700 - \$799	0.0 d	**	4.6 b	3.5 c	7.7 c	12.4 d	**	**	5.9 b	7.5 c
\$800 - \$899	**	**	2.6 b	3.9 c	5.2 b	5.3 b	**	**	5.4 b	5.5 b
\$900 - \$999	**	n/s	0.6 a	4.3 c	2.9 a	1.2 a	5.1 d	1.3 a	2.7 a	1.7 b
\$1000+	n/s	n/s	**	**	4.0 d	3.4 c	0.0 c	2.6 b	3.5 d	3.4 c
Total	3.6 d	**	4.1 b	3.8 b	4.0 a	4.3 b	5.7 c	3.8 c	4.2 a	4.2 a

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

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1-Toronto (Central)	n/u	n/u	**	**	**	**	**	n/u	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	2.0	5.4	**	4.5
Zone 4-Toronto (West)	n/u	n/u	n/u	n/s	n/u	**	**	**	**	5.3
Toronto-Former City (Zones 1-4)	n/u	n/u	**	**	5.2	**	5.4	3.5	5.3	4.6
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	0.7	0.8	0.0	0.9	0.2	0.9
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	3.0	5.2	5.0	3.5	4.2	4.2
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	2.1	3.5	2.6	2.3	2.4	2.7
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	**	n/s	**	n/s	**	**	0.9	3.8	0.9	3.7
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	8.0	**	7.9	**	7.9	**
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	2.4	1.5	2.5	1.1
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	5.9	**	3.7	2.2	4.3	2.2
Zone 13-North York (Southeast)	**	**	**	**	0.7	5.8	1.9	5.1	1.7	5.2
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	1.3	**	2.6	3.8	2.3	3.6
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	0.0	11.6	5.8	4.5	5.3	5.1
North York (Zones 13-17)	**	**	**	**	0.8	5.0	3.0	4.7	2.6	4.7
Toronto (Zones 1-17)	**	**	**	**	2.3	4.0	3.0	3.8	2.9	3.8
Zone 18-Mississauga (South)	n/u	n/u	**	**	1.0	0.9	0.0	3.5	0.4	2.3
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	2.0	2.6	2.0	2.7
Zone 20-Mississauga (Northeast)	n/u	n/u	n/s	**	**	3.4	1.2	2.1	1.5	2.3
Mississauga City (Zones 18-20)	n/u	n/u	**	2.8	**	2.5	1.3	2.3	1.5	2.4
Zone 21-Brampton (West)	n/u	n/u	n/s	**	**	**	**	14.1	6.0	12.6
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	n/u	n/u	n/s	**	**	**	5.2	11.9	5.0	10.7
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	5.8	0.3	5.5
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	1.1	1.8	1.0	1.6
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
York Region (Zones 25-27)	n/u	n/u	n/u	n/u	**	**	1.3	1.6	1.1	1.4
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	**	n/u	n/u	**	n/u	n/u	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/u	n/s
Remaining CMA (Zones 18-31)	n/u	n/u	**	2.6	**	2.1	1.9	4.6	1.9	4.2

continued

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Durham Region	n/u	n/u	**	**	**	**	3.9 c	4.8 a	3.7 c	4.5 b
York Region	n/u	n/u	n/u	n/u	**	**	1.3 a	1.6 a	1.1 a	1.4 a
Peel Region	n/u	n/u	**	2.6 a	**	2.1 c	2.2 b	4.7 b	2.3 b	4.3 b
Halton Region	**	**	**	**	0.5 b	2.2 b	0.9 a	3.6 c	0.7 a	3.2 c
Toronto GTA	**	**	0.0 d	2.6 c	1.7 b	3.0 a	2.5 a	4.0 a	2.4 a	3.8 a
Toronto CMA	**	**	**	2.5 a	2.3 b	3.3 b	2.5 a	4.1 a	2.4 a	4.0 a

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	n/s	**	2.2 ^a	4.7 ^b	2.2 ^a	4.7 ^b
Zone 2 - Oshawa (S./Central)	n/u	n/u	n/u	**	**	**	7.0 ^a	2.9 ^a	6.1 ^a	2.8 ^a
Oshawa City (Zones 1-2)	n/u	n/u	n/u	**	**	1.9 ^a	4.3 ^c	3.9 ^a	4.0 ^c	3.8 ^a
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	**	n/u	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	**	1.9 ^a	4.1 ^c	3.9 ^a	3.9 ^c	3.7 ^a

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1-Toronto (Central)	n/u	n/u	n/s	n/s	n/s	**	**	n/u	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	2,225 ^a	2,274 ^a	2,150 ^a	2,166 ^a
Zone 4-Toronto (West)	n/u	n/u	n/u	n/s	n/u	**	1,944 ^b	2,304 ^a	1,944 ^b	1,974 ^c
Toronto-Former City (Zones 1-4)	n/u	n/u	n/s	n/s	**	1,381 ^b	2,002 ^a	2,291 ^a	1,984 ^b	2,024 ^b
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	972 ^a	1,105 ^a	1,176 ^b	1,378 ^b	1,118 ^b	1,297 ^b
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	976 ^a	1,008 ^b	1,132 ^a	1,160 ^a	1,071 ^a	1,106 ^a
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	974 ^a	1,048 ^a	1,153 ^a	1,264 ^a	1,091 ^a	1,193 ^a
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	n/s	n/s	n/s	n/s	**	**	1,356 ^a	1,358 ^a	1,379 ^a	1,374 ^a
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	1,078 ^c	**	1,213 ^b	1,342 ^a	1,139 ^b	1,310 ^a
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	1,141 ^a	**	1,097 ^a	**
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	994 ^a	1,096 ^b	1,153 ^a	1,187 ^b	1,108 ^a	1,160 ^b
Zone 13-North York (Southeast)	**	**	**	**	1,224 ^a	1,268 ^a	1,408 ^a	1,426 ^a	1,385 ^a	1,405 ^a
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	1,236 ^a	**	1,410 ^a	1,499 ^b	1,374 ^a	1,452 ^c
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N. Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	958 ^a	1,154 ^a	1,125 ^a	1,138 ^a	1,110 ^a
North York (Zones 13-17)	**	**	**	**	1,198 ^a	1,208 ^a	1,351 ^a	1,375 ^a	1,328 ^a	1,350 ^a
Toronto (Zones 1-17)	**	**	**	**	1,078 ^a	1,137 ^a	1,318 ^a	1,361 ^a	1,267 ^a	1,313 ^a
Zone 18-Mississauga (South)	n/u	n/u	**	**	995 ^a	1,048 ^a	1,210 ^a	1,250 ^a	1,120 ^a	1,154 ^a
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	1,450 ^a	1,443 ^a	1,448 ^a	1,441 ^a
Zone 20-Mississauga (Northeast)	n/u	n/u	n/s	**	**	1,072 ^a	1,337 ^a	1,355 ^a	1,334 ^a	1,300 ^a
Mississauga City (Zones 18-20)	n/u	n/u	**	925 ^a	1,026 ^a	1,064 ^a	1,357 ^a	1,369 ^a	1,337 ^a	1,312 ^a
Zone 21-Brampton (West)	n/u	n/u	n/s	**	**	**	1,268 ^a	1,206 ^a	1,263 ^a	1,174 ^a
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	n/u	n/u	n/s	**	**	**	1,263 ^a	1,211 ^a	1,256 ^a	1,182 ^a
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	1,247 ^a	**	1,183 ^a
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	1,239 ^a	**	1,205 ^a	1,264 ^b
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
York Region (Zones 25-27)	n/u	n/u	n/u	n/u	**	**	1,274 ^a	**	1,241 ^a	1,264 ^b
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	**	n/u	n/u	**	n/u	n/u	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/u	n/s
Remaining CMA (Zones 18-31)	n/u	n/u	**	916 ^a	1,031 ^a	1,025 ^a	1,303 ^a	1,302 ^a	1,282 ^a	1,252 ^a

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

continued

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

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

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

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Durham Region	n/u	n/u	**	**	942 c	955 c	1,095 a	1,075 a	1,079 a	1,051 a
York Region	n/u	n/u	n/u	n/u	**	**	1,274 a	**	1,241 a	1,264 b
Peel Region	n/u	n/u	**	916 a	1,048 a	1,044 a	1,336 a	1,331 a	1,318 a	1,282 a
Halton Region	**	**	**	**	1,103 a	1,079 a	1,193 a	1,134 a	1,156 a	1,110 a
Toronto GTA	**	**	813 b	781 b	1,075 a	1,096 a	1,281 a	1,287 a	1,243 a	1,243 a
Toronto CMA	**	**	**	925 a	1,067 a	1,096 a	1,311 a	1,334 a	1,274 a	1,286 a

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

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

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

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

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	n/s	**	1,155 a	1,129 a	1,155 a	1,128 a
Zone 2 - Oshawa (S./Central)	n/u	n/u	n/u	**	**	**	1,027 a	1,040 a	1,016 a	1,028 a
Oshawa City (Zones 1-2)	n/u	n/u	n/u	**	**	955 a	1,100 a	1,090 a	1,090 a	1,081 a
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	**	n/u	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	942 a	955 a	1,101 a	1,090 a	1,082 a	1,062 a

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

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

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

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

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

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

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1-Toronto (Central)	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	3 ^a	57	3 ^a	68
Zone 4-Toronto (West)	n/u	n/u	n/s	n/s	**	**	**	69	5 ^d	97
Toronto-Former City (Zones 1-4)	n/u	n/u	**	**	**	50	4 ^d	126	8 ^d	178
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	1 ^a	157	3 ^a	366	5 ^a	523
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	12 ^c	239	14 ^c	408	27 ^b	647
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	14 ^c	396	18 ^b	774	32 ^a	1,170
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	n/s	n/s	n/s	n/s	**	**	4 ^a	110	4 ^b	114
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	**	**	107	**	183
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	4 ^a	273	4 ^a	362
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	**	165	9 ^a	397	12 ^b	562
Zone 13-North York (Southeast)	**	**	**	**	9 ^a	147	48 ^a	945	56 ^a	1,094
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	**	19 ^d	513	22 ^d	623
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	5 ^a	44	22 ^a	492	27 ^a	536
North York (Zones 13-17)	**	**	**	**	17 ^c	334	94 ^b	2,000	110 ^b	2,336
Toronto (Zones 1-17)	**	**	**	**	38 ^b	949	129 ^b	3,407	166 ^b	4,360
Zone 18-Mississauga (South)	n/u	n/u	**	**	1 ^a	116	5 ^a	145	6 ^a	267
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	12 ^a	470	13 ^a	499
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	6 ^a	174	23 ^b	1,090	30 ^b	1,316
Mississauga City (Zones 18-20)	n/u	n/u	2 ^a	59	8 ^a	318	40 ^a	1,705	49 ^a	2,081
Zone 21-Brampton (West)	n/u	n/u	**	**	**	**	64 ^d	455	64 ^d	508
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	n/u	n/u	**	**	**	**	65 ^d	547	65 ^d	610
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	14 ^c	242	16 ^c	293
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	5 ^a	281	5 ^a	315
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
York Region (Zones 25-27)	n/u	n/u	n/u	n/u	**	**	5 ^a	324	5 ^a	357
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Remaining CMA (Zones 18-31)	n/u	n/u	2 ^a	63	10 ^c	474	136 ^b	2,979	148 ^b	3,517

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

continued

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

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

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

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

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	
Durham Region	n/u	n/u	**	**	**	55	44	a	919	45	b
York Region	n/u	n/u	n/u	n/u	**	**	5	a	324	5	a
Peel Region	n/u	n/u	2	a	63	8	c	377	105	b	2,251
Halton Region	**	**	**	**	**	11	b	523	41	c	1,140
Toronto GTA	**	**	3	c	108	58	a	1,938	324	a	8,041
Toronto CMA	**	**	2	a	66	48	b	1,424	265	a	6,386

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

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total			
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total		
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	**	21	b	444	21	b	
Zone 2 - Oshawa (S./Central)	n/u	n/u	**	**	**	**	10	a	340	11	a	
Oshawa City (Zones 1-2)	n/u	n/u	**	**	1	a	52	31	a	784	32	a
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**		
Zone 4 - Clarington	n/u	n/u	**	**	n/u	n/u	**	**	**	**		
Oshawa CMA	n/u	n/u	**	**	1	a	52	32	a	812	33	a

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1-Toronto (Central)	n/u	n/u	**	**	**	**	**	n/u	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	2.0	7.1	**	7.5
Zone 4-Toronto (West)	n/u	n/u	n/u	n/s	n/u	**	9.4	5.7	9.4	8.0
Toronto-Former City (Zones 1-4)	n/u	n/u	**	**	**	9.8	6.1	6.3	7.8	7.2
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	0.7	2.5	1.8	1.6	1.5	1.9
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	3.4	5.2	7.5	5.8	6.0	5.5
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	2.4	4.1	4.8	3.8	4.0	3.9
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	**	n/s	**	n/s	**	**	3.8	4.8	3.5	4.6
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	12.0	**	9.2	**	10.6	**
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	4.1	2.5	3.9	2.2
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	8.2	4.9	5.3	4.4	6.2	4.6
Zone 13-North York (Southeast)	**	**	**	**	3.1	8.6	4.6	7.2	4.5	7.4
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	3.3	**	4.0	**	3.9	6.0
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	7.0	14.0	9.5	6.2	9.3	6.8
North York (Zones 13-17)	**	**	**	**	3.4	7.0	5.6	6.8	5.3	6.8
Toronto (Zones 1-17)	**	**	**	**	4.1	5.5	5.3	5.7	5.1	5.7
Zone 18-Mississauga (South)	n/u	n/u	**	**	**	1.8	0.0	5.6	0.8	3.8
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	4.9	6.7	4.8	6.8
Zone 20-Mississauga (Northeast)	n/u	n/u	n/s	**	**	5.3	3.5	4.9	3.9	5.0
Mississauga City (Zones 18-20)	n/u	n/u	**	5.6	**	4.1	3.6	5.5	3.7	5.3
Zone 21-Brampton (West)	n/u	n/u	n/s	**	**	**	**	**	**	14.3
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	n/u	n/u	n/s	**	**	**	7.9	14.1	**	12.8
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	0.5	5.8	1.1	5.5
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	2.2	2.5	1.9	2.6
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
York Region (Zones 25-27)	n/u	n/u	n/u	n/u	**	**	2.2	2.2	2.0	2.3
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	**	n/u	n/u	**	n/u	n/u	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/u	n/s
Remaining CMA (Zones 18-31)	n/u	n/u	**	5.2	**	3.6	3.8	7.4	3.8	6.8

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

continued

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Durham Region	n/u	n/u	**	**	**	**	6.7 b	8.2 a	6.3 c	7.7 a
York Region	n/u	n/u	n/u	n/u	**	**	2.2 a	2.2 a	2.0 a	2.3 a
Peel Region	n/u	n/u	**	5.2 a	**	3.8 d	4.5 b	7.6 a	4.5 b	7.0 a
Halton Region	**	**	**	**	3.6 c	3.3 c	1.9 c	5.1 b	2.5 b	4.6 b
Toronto GTA	**	**	**	4.1 d	3.9 b	4.4 b	4.7 a	6.3 a	4.5 a	5.9 a
Toronto CMA	**	**	**	5.0 a	4.0 c	4.9 b	4.6 a	6.5 a	4.5 a	6.2 a

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	n/s	**	4.9 c	6.5 a	4.9 c	6.5 a
Zone 2 - Oshawa (S./Central)	n/u	n/u	n/u	**	**	**	10.8 a	5.3 a	9.4 a	4.8 a
Oshawa City (Zones 1-2)	n/u	n/u	n/u	**	**	1.9 a	7.5 b	6.0 a	7.0 b	5.7 a
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	**	n/u	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	**	1.9 a	7.4 b	5.9 a	6.8 b	5.5 a

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1-Toronto (Central)	n/u	n/u	**	**	**	**	**	n/u	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	**	2.2 ^a	**	2.2 ^a
Zone 4-Toronto (West)	n/u	n/u	n/u	**	n/u	**	**	**	**	**
Toronto-Former City (Zones 1-4)	n/u	n/u	**	**	**	**	++	**	**	++
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	-14.0 ^a	**	++	**	++	**
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	3.3 ^d	**	3.5 ^d	++	3.6 ^d	**
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	**	**	++	**	++	**
Zone 8-York	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 9-East York	**	**	**	**	**	**	6.8 ^a	1.2 ^a	**	**
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	-0.6 ^a	**	-0.5 ^a	**
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	++	**	++	**	++	**
Zone 13-North York (Southeast)	**	**	**	**	**	4.6 ^a	**	1.4 ^a	**	1.7 ^a
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	**	++	**	++	**
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	0.7 ^a	++	++	++	++
North York (Zones 13-17)	**	**	**	**	**	3.0 ^d	1.0 ^a	1.1 ^a	0.8 ^a	1.2 ^a
Toronto (Zones 1-17)	**	**	**	**	++	3.9 ^c	-0.9 ^d	2.8 ^c	++	2.5 ^b
Zone 18-Mississauga (South)	n/u	n/u	**	**	**	0.3 ^a	**	1.6 ^a	**	1.7 ^a
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	**	5.2 ^a	2.1 ^c	**	2.1 ^c	**
Mississauga City (Zones 18-20)	n/u	n/u	**	0.0 ^b	**	**	2.0 ^b	++	1.9 ^c	++
Zone 21-Brampton (West)	n/u	n/u	**	**	**	**	**	**	**	**
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u	**
Brampton City (Zones 21-22)	n/u	n/u	**	**	**	**	**	**	**	**
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	3.0 ^a	**	2.5 ^a	**
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
York Region (Zones 25-27)	n/u	n/u	n/u	n/u	**	**	3.0 ^a	**	2.5 ^a	**

continued

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	**	n/u	n/u	**	n/u	n/u	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Remaining CMA (Zones 18-31)	n/u	n/u	**	**	**	**	2.3 ^b	++	2.1 ^b	++
Durham Region	n/u	n/u	**	**	**	**	2.5 ^a	1.5 ^a	**	0.4 ^b
York Region	n/u	n/u	n/u	n/u	**	**	3.0 ^a	**	2.5 ^a	**
Peel Region	n/u	n/u	**	**	**	**	2.2 ^b	++	2.2 ^c	++
Halton Region	**	**	**	**	**	1.8 ^b	5.7 ^d	++	4.4 ^d	++
Toronto GTA	**	**	**	**	++	3.1 ^c	1.2 ^a	1.2 ^a	1.1 ^a	1.0 ^a
Toronto CMA	**	**	**	**	++	3.4 ^d	++	1.7 ^c	++	1.6 ^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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 2 - Oshawa (S./Central)	n/u	n/u	n/u	**	**	**	3.0 ^a	1.6 ^a	3.1 ^a	1.4 ^a
Oshawa City (Zones 1-2)	n/u	n/u	n/u	**	**	2.2 ^a	**	1.7 ^a	**	1.6 ^a
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	**	n/u	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	**	2.2 ^a	2.6 ^a	1.5 ^a	2.6 ^a	0.3 ^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.

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

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

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

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

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1-Toronto (Central)	1.2 a	1.4 a	1.0 a	1.5 b	0.9 a	2.0 b	3.7 d	**	1.1 a	1.6 a
Zone 2-Toronto (East)	2.6 b	5.5 d	2.2 b	5.4 d	2.7 c	4.5 d	0.8 d	**	2.4 b	5.0 d
Zone 3-Toronto (North)	1.5 a	2.1 a	1.4 a	2.1 a	1.4 a	2.8 a	1.6 c	2.3 c	1.4 a	2.3 a
Zone 4-Toronto (West)	2.1 c	11.9 c	1.6 b	2.8 b	1.6 c	2.1 b	**	0.4 b	1.7 b	5.0 a
Toronto-Former City (Zones 1-4)	1.6 a	5.3 a	1.4 a	2.3 a	1.4 a	2.5 a	2.1 b	1.7 c	1.5 a	3.0 a
Zone 5-Etobicoke (South)	3.4 d	3.5 d	3.3 c	4.9 c	2.4 b	3.9 c	2.1 c	**	2.9 a	4.3 b
Zone 6-Etobicoke (Central)	3.5 c	5.7 d	2.4 a	4.6 b	1.6 a	4.1 b	2.8 b	1.8 a	2.1 a	3.9 b
Zone 7-Etobicoke (North)	3.5 d	0.0 b	1.7 a	3.3 c	2.4 a	3.6 c	2.6 a	6.6 c	2.4 a	4.5 b
Etobicoke (Zones 5-7)	3.5 c	3.8 c	2.7 a	4.6 b	2.0 a	3.9 b	2.7 a	3.6 c	2.4 a	4.1 a
Zone 8-York	2.0 c	3.2 c	3.3 b	3.8 b	2.6 b	2.3 c	0.5 b	**	2.8 a	3.2 b
Zone 9-East York	2.7 b	3.4 b	2.3 a	3.4 a	1.3 a	3.0 a	1.8 a	2.3 a	2.0 a	3.2 a
Zone 10-Scarborough (Central)	2.5 b	3.4 b	2.6 a	2.9 a	3.0 a	3.2 b	2.2 a	2.3 a	2.8 a	3.0 b
Zone 11-Scarborough (North)	0.0 c	0.0 c	1.4 a	1.9 a	1.9 a	2.4 a	2.0 a	2.0 a	1.8 a	2.1 a
Zone 12-Scarborough (East)	5.1 d	1.2 a	1.8 a	1.5 a	2.5 a	1.5 a	1.7 a	1.3 a	2.2 a	1.5 a
Scarborough (Zones 10-12)	2.7 b	2.3 a	2.2 a	2.3 a	2.6 a	2.4 a	1.9 a	1.8 a	2.3 a	2.3 a
Zone 13-North York (Southeast)	2.5 c	0.0 c	2.9 a	3.2 b	1.8 a	2.5 b	1.7 a	3.5 c	2.2 a	2.9 a
Zone 14-North York (Northeast)	1.5 a	1.4 a	0.6 a	3.1 b	1.0 a	1.9 a	1.3 a	2.4 b	0.9 a	2.4 a
Zone 15-North York (Southwest)	3.3 d	**	3.3 b	3.6 b	2.7 b	3.8 c	1.1 a	3.0 d	2.8 a	3.7 b
Zone 16-North York (N.Central)	3.0 d	**	1.2 a	2.5 b	0.9 a	2.1 a	1.8 b	2.9 b	1.2 a	2.4 a
Zone 17-North York (Northwest)	10.3 c	11.4 c	3.0 a	5.1 a	3.2 a	4.1 a	4.1 a	3.1 a	3.5 a	4.6 a
North York (Zones 13-17)	5.4 c	5.8 d	2.3 a	3.6 a	2.0 a	2.9 a	2.2 a	3.0 a	2.2 a	3.2 a
Toronto (Zones 1-17)	2.1 a	5.0 a	2.0 a	3.0 a	1.9 a	2.9 a	2.2 a	2.8 a	2.0 a	3.1 a
Zone 18-Mississauga (South)	2.9 c	1.5 c	3.2 b	2.8 a	1.9 a	2.1 a	2.7 a	2.1 b	2.5 a	2.4 a
Zone 19-Mississauga (Northwest)	0.0 d	0.0 d	0.9 a	4.8 b	0.7 a	3.8 a	1.7 a	1.6 a	1.0 a	3.5 a
Zone 20-Mississauga (Northeast)	3.5 d	5.5 d	1.7 a	3.8 b	2.2 a	3.2 b	1.8 a	3.0 a	2.0 a	3.4 a
Mississauga City (Zones 18-20)	3.0 c	3.1 d	2.4 a	3.4 a	1.9 a	2.8 a	2.0 a	2.5 a	2.1 a	3.0 a
Zone 21-Brampton (West)	5.1 d	6.8 c	4.8 c	1.9 a	2.5 a	2.9 a	7.7 b	8.5 c	4.1 b	3.4 b
Zone 22-Brampton (East)	0.0 a	13.2 a	3.8 a	4.3 b	1.5 a	4.3 b	0.9 a	2.7 a	2.0 a	4.2 b
Brampton City (Zones 21-22)	3.0 d	9.1 b	4.4 b	2.7 a	2.0 a	3.5 b	4.3 b	5.4 b	3.2 a	3.7 a
Zone 23-Oakville	5.9 d	3.6 d	1.0 a	1.4 a	1.0 a	2.3 a	0.0 c	3.1 c	1.0 a	2.2 a
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	1.1 a	1.2 a	1.5 a	2.6 b	1.0 a	1.7 b	1.2 d	3.9 d	1.2 a	2.1 a
Zone 26-Aurora, Newmkt, Whit-St.	**	**	2.4 b	1.4 a	2.1 b	1.6 c	0.9 a	2.2 c	2.0 a	1.7 b
Zone 27-Markham	**	**	1.3 a	3.0 c	1.0 a	0.5 b	1.6 b	0.0 d	1.1 a	1.6 c
York Region (Zones 25-27)	1.4 a	2.0 c	1.7 a	2.3 b	1.4 a	1.3 a	1.1 a	2.1 c	1.5 a	1.8 a
Zone 28-Pickering/Ajax/Uxbridge	**	0.0 a	1.9 c	0.0 c	1.8 b	0.9 a	1.2 a	1.8 a	1.6 a	1.2 a
Zone 29-Milton, Halton Hills	13.5 d	5.5 d	3.6 c	5.2 c	1.5 a	2.5 b	0.0 c	**	2.5 a	3.5 c
Zone 30-Orangeville	0.0 c	4.7 d	4.7 c	6.2 b	1.4 a	6.7 b	**	**	2.5 b	5.6 b
Zone 31-Bradford, W. Gwillimbury	**	**	1.5 b	3.8 b	3.7 c	5.2 b	0.0 d	11.1 c	2.5 a	5.1 a
Remaining CMA (Zones 18-31)	3.3 c	4.2 c	2.7 a	3.1 a	1.8 a	2.8 a	2.2 a	3.0 a	2.2 a	2.9 a

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continued

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Durham Region	3.5 d	**	4.0 b	3.5 b	3.6 a	3.8 b	3.8 c	3.1 b	3.8 a	3.7 a
York Region	1.4 a	2.0 c	1.7 a	2.3 b	1.4 a	1.3 a	1.1 a	2.1 c	1.5 a	1.8 a
Peel Region	3.0 b	4.7 c	2.9 a	3.2 a	1.9 a	3.0 a	2.6 a	3.3 a	2.4 a	3.2 a
Halton Region	3.8 d	3.6 c	1.3 a	2.7 a	1.4 a	2.3 a	0.9 a	2.3 a	1.4 a	2.5 a
Toronto GTA	2.1 a	5.0 a	2.1 a	3.1 a	2.0 a	2.9 a	2.3 a	2.8 a	2.1 a	3.1 a
Toronto CMA	2.1 a	4.9 a	2.1 a	3.0 a	1.9 a	2.8 a	2.2 a	2.8 a	2.0 a	3.1 a

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Oshawa (North)	4.9 d	0.0 c	2.7 a	3.9 b	1.0 a	1.6 a	1.5 a	3.2 b	1.6 a	2.5 a
Zone 2 - Oshawa (S./Central)	4.5 d	**	6.7 b	4.5 c	6.0 b	7.5 b	10.9 d	5.2 b	6.8 b	6.4 b
Oshawa City (Zones 1-2)	4.6 c	**	5.1 b	4.2 b	3.9 b	5.1 b	6.2 c	4.2 b	4.6 b	4.8 a
Zone 3 - Whitby	0.0 d	**	1.5 a	2.5 b	4.0 a	1.3 a	0.0 c	2.4 b	2.5 a	1.9 b
Zone 4 - Clarington	**	**	2.4 b	3.4 b	4.7 a	3.8 a	**	2.4 b	3.6 b	3.5 a
Oshawa CMA	3.6 d	**	4.1 b	3.8 b	4.0 a	4.3 b	5.0 c	3.9 b	4.1 a	4.1 a

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1-Toronto (Central)	855 a	828 a	1,096 a	1,059 a	1,560 b	1,455 b	2,567 d	**	1,180 a	1,122 b
Zone 2-Toronto (East)	682 a	719 a	898 a	890 a	1,104 a	1,203 a	1,235 b	1,426 c	920 a	959 a
Zone 3-Toronto (North)	817 a	833 a	1,060 a	1,051 a	1,417 a	1,407 a	2,104 b	2,004 b	1,166 a	1,151 a
Zone 4-Toronto (West)	689 a	705 a	917 a	902 a	1,150 a	1,183 a	1,569 c	1,536 d	960 a	922 a
Toronto-Former City (Zones 1-4)	790 a	781 a	1,024 a	1,005 a	1,371 a	1,351 a	1,990 b	2,023 c	1,101 a	1,067 a
Zone 5-Etobicoke (South)	668 a	682 a	785 a	803 a	940 a	962 a	1,139 b	1,145 a	858 a	869 a
Zone 6-Etobicoke (Central)	828 b	791 c	923 a	955 a	1,082 a	1,140 a	1,252 a	1,349 a	1,064 a	1,120 a
Zone 7-Etobicoke (North)	644 a	693 a	820 a	858 a	953 a	975 a	1,052 a	1,095 a	960 a	995 a
Etobicoke (Zones 5-7)	694 a	691 a	851 a	873 a	1,013 a	1,047 a	1,171 a	1,229 a	977 a	1,005 a
Zone 8-York	654 a	659 a	863 a	874 a	1,065 b	1,089 a	**	1,441 c	945 b	954 a
Zone 9-East York	696 a	717 a	856 a	868 a	1,072 a	1,082 a	1,379 a	1,400 a	955 a	971 a
Zone 10-Scarborough (Central)	701 a	715 a	822 a	838 a	948 a	961 a	1,092 a	1,098 a	895 a	913 a
Zone 11-Scarborough (North)	799 a	812 a	897 a	905 a	1,029 a	1,040 a	1,172 a	1,159 a	1,004 a	1,009 a
Zone 12-Scarborough (East)	699 a	744 a	811 a	828 a	908 a	937 a	1,038 a	1,071 a	899 a	923 a
Scarborough (Zones 10-12)	717 a	738 a	832 a	849 a	949 a	969 a	1,085 a	1,100 a	918 a	938 a
Zone 13-North York (Southeast)	723 a	729 a	881 a	897 a	1,041 a	1,058 a	1,320 a	1,351 a	1,024 a	1,036 a
Zone 14-North York (Northeast)	1,016 a	837 c	983 a	982 a	1,181 a	1,149 a	1,353 a	1,368 a	1,155 a	1,151 a
Zone 15-North York (Southwest)	664 a	672 a	854 a	840 a	1,018 a	988 a	1,177 a	1,224 a	959 a	942 a
Zone 16-North York (N. Central)	682 b	697 b	932 a	950 a	1,112 a	1,128 a	1,289 a	1,317 a	1,062 a	1,085 a
Zone 17-North York (Northwest)	661 a	670 a	803 a	798 a	939 a	944 a	1,124 a	1,123 a	912 a	909 a
North York (Zones 13-17)	731 a	694 a	883 a	883 a	1,049 a	1,046 a	1,259 a	1,281 a	1,017 a	1,017 a
Toronto (Zones 1-17)	767 a	759 a	929 a	927 a	1,104 a	1,106 a	1,312 a	1,320 a	1,018 a	1,014 a
Zone 18-Mississauga (South)	725 a	708 a	885 a	867 a	1,024 a	1,006 a	1,117 a	1,187 a	970 a	959 a
Zone 19-Mississauga (Northwest)	697 c	**	1,004 a	1,037 a	1,149 a	1,180 a	1,373 a	1,368 a	1,159 a	1,184 a
Zone 20-Mississauga (Northeast)	707 a	747 a	950 a	971 a	1,083 a	1,088 a	1,287 a	1,305 a	1,075 a	1,089 a
Mississauga City (Zones 18-20)	715 a	725 a	925 a	928 a	1,066 a	1,067 a	1,264 a	1,292 a	1,042 a	1,049 a
Zone 21-Brampton (West)	647 a	685 a	890 a	878 a	1,015 a	1,011 a	1,192 a	1,184 a	987 a	977 a
Zone 22-Brampton (East)	791 a	862 d	1,002 a	1,027 a	1,104 a	1,126 a	1,244 a	1,217 a	1,095 a	1,121 a
Brampton City (Zones 21-22)	704 a	718 a	931 a	930 a	1,056 a	1,071 a	1,217 a	1,202 a	1,033 a	1,044 a
Zone 23-Oakville	761 a	769 a	953 a	979 a	1,126 a	1,136 a	1,240 a	1,292 a	1,082 a	1,102 a
Zone 24-Caledon	**	**	**	**	**	890 a	**	**	**	868 a
Zone 25-R. Hill, Vaughan, King	807 a	843 a	929 a	957 a	1,134 a	1,132 a	1,359 a	1,372 a	1,058 a	1,072 a
Zone 26-Aurora, Newmkt, Whit-St.	627 a	656 a	852 a	865 a	972 a	943 a	1,220 a	1,226 a	966 a	958 a
Zone 27-Markham	**	**	944 a	931 b	1,103 a	1,056 b	1,296 a	1,220 b	1,067 a	997 b
York Region (Zones 25-27)	750 a	760 a	902 a	912 a	1,066 a	1,043 a	1,261 a	1,256 a	1,024 a	1,006 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	805 a	840 a	980 a	973 a	1,124 a	1,115 a	1,017 a	1,020 a
Zone 29-Milton, Halton Hills	630 a	661 a	852 a	874 a	980 a	1,013 a	1,213 a	1,221 a	930 a	957 a
Zone 30-Orangeville	675 a	719 b	787 a	815 a	905 a	914 a	996 a	967 b	846 a	870 a
Zone 31-Bradford, W. Gwillimbury	696 a	705 a	794 a	796 a	936 a	939 a	1,103 a	1,057 a	885 a	894 a
Remaining CMA (Zones 18-31)	716 a	730 a	917 a	923 a	1,061 a	1,062 a	1,238 a	1,245 a	1,033 a	1,039 a

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

continued

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Durham Region	642 a	639 a	785 a	783 a	897 a	907 a	1,072 a	1,080 a	890 a	899 a
York Region	750 a	760 a	902 a	912 a	1,066 a	1,043 a	1,261 a	1,256 a	1,024 a	1,006 a
Peel Region	712 a	723 a	926 a	929 a	1,063 a	1,067 a	1,251 a	1,264 a	1,039 a	1,048 a
Halton Region	772 a	731 a	902 a	906 a	1,032 a	1,033 a	1,190 a	1,202 a	1,010 a	1,018 a
Toronto GTA	763 a	756 a	923 a	922 a	1,082 a	1,082 a	1,277 a	1,283 a	1,015 a	1,013 a
Toronto CMA	764 a	758 a	927 a	926 a	1,095 a	1,096 a	1,293 a	1,299 a	1,021 a	1,018 a

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

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

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

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

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Oshawa (North)	650 a	638 b	826 a	821 a	914 a	922 a	1,118 a	1,103 a	926 a	930 a
Zone 2 - Oshawa (S./Central)	621 a	606 a	737 a	727 a	850 a	861 a	992 a	1,020 a	828 a	832 a
Oshawa City (Zones 1-2)	628 a	611 a	773 a	764 a	878 a	888 a	1,058 a	1,066 a	870 a	875 a
Zone 3 - Whitby	696 b	745 d	829 a	855 a	940 a	959 a	1,026 a	1,045 a	905 a	926 a
Zone 4 - Clarington	642 b	654 b	759 a	699 a	884 a	877 a	1,144 a	1,096 a	853 a	825 a
Oshawa CMA	641 a	637 a	785 a	782 a	890 a	900 a	1,055 a	1,064 a	876 a	882 a

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

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

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

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

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

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

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1-Toronto (Central)	95 a	6,631	234 b	15,147	135 b	6,923	**	579	477 a	29,280
Zone 2-Toronto (East)	59 d	1,086	191 d	3,554	84 d	1,882	**	177	337 d	6,699
Zone 3-Toronto (North)	101 a	4,772	324 a	15,455	235 a	8,458	23 c	1,003	684 a	29,688
Zone 4-Toronto (West)	733 c	6,160	289 b	10,415	112 b	5,361	2 b	597	1,137 a	22,533
Toronto-Former City (Zones 1-4)	989 a	18,649	1,039 a	44,570	567 a	22,624	40 c	2,356	2,635 a	88,200
Zone 5-Etobicoke (South)	33 d	935	224 c	4,560	174 c	4,474	**	367	440 b	10,335
Zone 6-Etobicoke (Central)	12 d	202	226 b	4,936	338 b	8,250	51 a	2,847	627 b	16,236
Zone 7-Etobicoke (North)	0 b	34	30 c	911	110 c	3,048	125 c	1,895	265 b	5,889
Etobicoke (Zones 5-7)	44 c	1,172	480 b	10,408	622 b	15,772	186 c	5,109	1,332 a	32,461
Zone 8-York	42 c	1,340	329 b	8,634	134 c	5,931	**	910	530 b	16,815
Zone 9-East York	37 b	1,062	328 a	9,621	204 a	6,884	27 a	1,140	596 a	18,708
Zone 10-Scarborough (Central)	12 b	360	189 a	6,414	218 b	6,762	28 a	1,224	448 b	14,759
Zone 11-Scarborough (North)	0 c	87	43 a	2,275	90 a	3,806	19 a	957	151 a	7,126
Zone 12-Scarborough (East)	2 a	189	54 a	3,550	107 a	7,026	26 a	1,973	190 a	12,738
Scarborough (Zones 10-12)	15 a	637	286 a	12,239	414 a	17,594	74 a	4,153	789 a	34,623
Zone 13-North York (Southeast)	0 c	335	216 b	6,785	207 b	8,180	92 c	2,647	516 a	17,947
Zone 14-North York (Northeast)	4 a	248	113 b	3,699	106 a	5,492	64 b	2,623	286 a	12,063
Zone 15-North York (Southwest)	**	237	130 b	3,584	176 c	4,685	22 d	739	344 b	9,245
Zone 16-North York (N.Central)	**	111	113 b	4,474	130 a	6,054	55 b	1,915	299 a	12,554
Zone 17-North York (Northwest)	69 c	608	317 a	6,201	326 a	7,928	90 a	2,916	803 a	17,653
North York (Zones 13-17)	89 d	1,540	889 a	24,742	945 a	32,340	324 a	10,841	2,247 a	69,462
Toronto (Zones 1-17)	1,216 a	24,399	3,352 a	110,214	2,886 a	101,146	674 a	24,509	8,129 a	260,268
Zone 18-Mississauga (South)	5 c	328	144 a	5,154	128 a	6,180	22 b	1,058	299 a	12,720
Zone 19-Mississauga (Northwest)	0 d	49	50 b	1,032	67 a	1,733	14 a	916	130 a	3,730
Zone 20-Mississauga (Northeast)	14 d	259	149 b	3,907	200 b	6,193	68 a	2,287	432 a	12,646
Mississauga City (Zones 18-20)	19 d	636	343 a	10,093	394 a	14,106	104 a	4,260	861 a	29,095
Zone 21-Brampton (West)	10 c	149	40 a	2,139	83 a	2,889	68 c	804	201 b	5,981
Zone 22-Brampton (East)	11 a	85	53 b	1,238	103 b	2,378	23 a	877	190 b	4,579
Brampton City (Zones 21-22)	21 b	234	92 a	3,377	186 b	5,267	92 b	1,682	391 a	10,560
Zone 23-Oakville	5 d	136	20 a	1,383	58 a	2,527	20 c	643	102 a	4,689
Zone 24-Caledon	**	**	**	**	**	37	**	**	**	58
Zone 25-R. Hill, Vaughan, King	1 a	100	17 b	627	16 b	957	4 d	101	38 a	1,784
Zone 26-Aurora, Newmkt, Whit-St.	**	67	11 a	775	16 c	956	8 c	376	36 b	2,174
Zone 27-Markham	**	**	21 c	708	4 b	807	0 d	104	26 c	1,635
York Region (Zones 25-27)	4 c	181	49 b	2,109	36 a	2,720	12 c	582	100 a	5,593
Zone 28-Pickering/Ajax/Uxbridge	0 a	11	0 c	225	9 a	970	14 a	799	23 a	2,006
Zone 29-Milton, Halton Hills	2 d	43	29 c	555	20 b	803	**	68	51 c	1,469
Zone 30-Orangeville	2 d	42	21 b	331	24 b	360	**	107	47 b	841
Zone 31-Bradford, W. Gwillimbury	**	16	12 b	307	22 b	416	6 c	57	41 a	797
Remaining CMA (Zones 18-31)	55 c	1,301	565 a	18,394	749 a	27,206	248 a	8,206	1,617 a	55,106

continued

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

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Durham Region	**	317	130 b	3,713	298 b	7,808	82 b	2,625	529 a	14,464
York Region	4 c	181	49 b	2,109	36 a	2,720	12 c	582	100 a	5,593
Peel Region	41 c	871	435 a	13,483	581 a	19,409	196 a	5,949	1,253 a	39,713
Halton Region	11 c	297	116 a	4,279	200 a	8,647	54 a	2,291	381 a	15,513
Toronto GTA	1,291 a	26,066	4,082 a	133,798	4,000 a	139,730	1,018 a	35,956	10,392 a	335,550
Toronto CMA	1,271 a	25,700	3,917 a	128,608	3,635 a	128,352	923 a	32,715	9,745 a	315,374

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3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Oshawa (North)	0 c	32	35 b	899	34 a	2,111	23 b	719	93 a	3,760
Zone 2 - Oshawa (S./Central)	**	192	64 c	1,425	224 b	2,978	37 b	719	342 b	5,315
Oshawa City (Zones 1-2)	**	224	98 b	2,324	259 b	5,089	60 b	1,438	435 a	9,075
Zone 3 - Whitby	**	65	21 b	844	16 a	1,262	7 b	287	46 b	2,459
Zone 4 - Clarington	**	11	7 b	217	14 a	355	1 b	43	22 a	626
Oshawa CMA	**	301	127 b	3,385	288 b	6,706	68 b	1,768	503 a	12,160

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1-Toronto (Central)	3.1 a	3.5 b	2.7 a	3.6 b	3.3 a	4.4 b	4.7 c	**	3.0 a	3.8 b
Zone 2-Toronto (East)	4.8 b	**	4.1 c	7.7 c	3.9 d	5.5 d	**	**	4.3 b	7.0 c
Zone 3-Toronto (North)	3.4 a	4.7 a	2.9 a	4.7 a	3.2 b	4.4 b	2.7 b	3.3 c	3.1 a	4.5 a
Zone 4-Toronto (West)	3.2 c	13.3 c	2.8 a	5.3 b	2.1 b	3.7 c	1.9 c	**	2.7 a	7.1 a
Toronto-Former City (Zones 1-4)	3.3 a	7.3 a	2.9 a	4.7 a	3.0 b	4.3 b	3.3 c	4.4 c	3.0 a	5.1 a
Zone 5-Etobicoke (South)	5.4 c	4.1 d	4.5 b	6.2 c	3.5 b	5.2 b	2.6 c	**	4.1 b	5.5 b
Zone 6-Etobicoke (Central)	4.0 c	5.7 d	3.8 a	6.5 b	3.2 a	5.8 a	3.7 b	3.2 b	3.5 a	5.5 a
Zone 7-Etobicoke (North)	3.5 d	0.0 b	3.2 a	4.6 b	3.5 a	4.2 c	4.1 a	7.4 c	3.6 a	5.3 b
Etobicoke (Zones 5-7)	5.1 c	4.3 c	4.1 a	6.2 b	3.4 a	5.3 a	3.8 b	4.8 b	3.7 a	5.5 a
Zone 8-York	3.2 c	5.0 c	4.9 b	4.9 b	3.5 b	3.5 c	1.1 a	5.1 d	4.0 b	4.4 b
Zone 9-East York	3.7 b	4.7 b	4.2 b	5.0 a	2.9 a	4.4 a	3.0 a	3.8 a	3.6 a	4.7 a
Zone 10-Scarborough (Central)	4.0 b	5.8 b	5.2 a	5.7 a	4.5 a	5.1 b	3.0 b	4.1 b	4.7 a	5.3 a
Zone 11-Scarborough (North)	5.7 a	6.9 a	3.9 a	4.7 a	3.8 a	4.7 a	4.6 a	3.2 b	4.0 a	4.5 a
Zone 12-Scarborough (East)	**	1.7 c	4.0 a	3.6 a	4.0 a	3.6 a	3.3 b	2.9 a	3.9 a	3.4 a
Scarborough (Zones 10-12)	4.7 b	4.8 b	4.6 a	4.9 a	4.2 a	4.4 a	3.5 a	3.3 a	4.3 a	4.5 a
Zone 13-North York (Southeast)	5.6 c	1.1 a	4.7 a	5.0 a	3.5 b	4.3 c	3.8 a	4.9 b	4.0 a	4.6 b
Zone 14-North York (Northeast)	9.0 a	5.2 a	3.0 a	5.7 b	2.8 a	4.1 b	3.5 b	4.7 b	3.1 a	4.7 a
Zone 15-North York (Southwest)	3.3 d	**	5.1 b	5.6 b	3.8 b	4.8 b	2.1 b	3.9 d	4.1 b	5.1 b
Zone 16-North York (N. Central)	4.4 d	**	2.6 a	4.3 b	2.0 a	3.6 a	3.1 b	4.6 b	2.4 a	4.0 b
Zone 17-North York (Northwest)	11.5 c	12.3 c	4.9 a	7.0 a	4.8 a	6.0 a	5.9 a	4.7 a	5.2 a	6.4 a
North York (Zones 13-17)	7.7 b	7.3 c	4.2 a	5.5 a	3.5 a	4.6 a	4.0 a	4.7 a	3.9 a	5.0 a
Toronto (Zones 1-17)	3.8 a	6.8 a	3.7 a	5.1 a	3.4 a	4.5 a	3.7 a	4.4 a	3.6 a	5.0 a
Zone 18-Mississauga (South)	4.8 d	**	4.8 a	5.9 b	3.1 a	4.8 b	3.5 b	3.7 b	3.8 a	5.2 b
Zone 19-Mississauga (Northwest)	0.0 d	**	3.3 a	6.9 a	2.2 a	6.0 a	3.5 a	4.6 a	2.8 a	5.8 a
Zone 20-Mississauga (Northeast)	4.1 d	**	3.9 a	6.2 a	4.3 a	5.7 a	4.1 a	5.8 b	4.1 a	5.9 a
Mississauga City (Zones 18-20)	4.1 c	6.2 c	4.3 a	6.1 a	3.5 a	5.3 a	3.8 a	5.0 a	3.8 a	5.6 a
Zone 21-Brampton (West)	5.1 d	7.6 c	6.3 b	4.1 b	4.5 a	5.9 a	9.4 b	10.3 d	5.9 b	5.9 a
Zone 22-Brampton (East)	5.2 a	14.5 a	5.9 a	7.4 b	3.5 a	7.1 b	4.2 a	5.1 a	4.3 a	6.9 a
Brampton City (Zones 21-22)	5.1 d	10.1 c	6.1 a	5.3 a	4.0 a	6.5 a	6.9 a	7.6 b	5.2 a	6.4 a
Zone 23-Oakville	**	**	2.2 a	4.5 c	3.0 b	4.8 a	1.0 a	4.2 b	2.7 a	4.7 a
Zone 24-Caledon	**	**	**	**	**	2.7 a	**	**	**	3.4 a
Zone 25-R. Hill, Vaughan, King	6.0 a	2.4 c	3.1 b	5.0 b	2.5 a	3.4 b	3.6 c	5.1 d	3.0 a	4.0 a
Zone 26-Aurora, Newmkt, Whit-St.	**	**	3.6 c	2.5 b	3.7 b	3.1 c	2.1 c	3.4 c	3.4 b	2.9 a
Zone 27-Markham	**	**	2.9 b	3.9 d	3.4 c	2.0 c	2.6 c	1.2 d	3.1 b	2.8 b
York Region (Zones 25-27)	4.6 c	2.7 c	3.3 b	3.7 b	3.2 b	2.9 a	2.5 b	3.3 c	3.2 a	3.2 b
Zone 28-Pickering/Ajax/Uxbridge	**	9.1 a	1.9 c	1.8 b	3.7 b	2.2 a	4.1 b	6.0 b	3.7 b	3.7 b
Zone 29-Milton, Halton Hills	13.5 d	5.5 d	4.6 c	6.5 c	3.6 b	3.7 b	0.0 c	**	4.1 b	4.6 b
Zone 30-Orangeville	0.0 c	4.7 d	5.6 c	6.5 b	2.2 c	7.6 b	**	1.9 a	3.2 b	6.3 a
Zone 31-Bradford, W. Gwillimbury	5.1 b	**	4.2 b	6.4 b	5.9 b	8.3 b	0.0 d	14.8 c	4.8 b	8.0 a
Remaining CMA (Zones 18-31)	5.2 b	6.4 b	4.4 a	5.5 a	3.6 a	5.2 a	4.1 a	5.4 a	3.9 a	5.4 a

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continued

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Durham Region	5.9 c	9.5 c	5.5 a	5.4 a	5.2 a	5.4 a	6.3 b	6.2 a	5.5 a	5.6 a
York Region	4.6 c	2.7 c	3.3 b	3.7 b	3.2 b	2.9 a	2.5 b	3.3 c	3.2 a	3.2 b
Peel Region	4.4 c	7.4 b	4.8 a	5.9 a	3.6 a	5.6 a	4.6 a	5.7 a	4.2 a	5.8 a
Halton Region	5.0 c	5.1 c	2.5 a	5.4 a	3.3 a	5.0 a	2.1 b	3.8 b	3.0 a	4.9 a
Toronto GTA	3.8 a	6.8 a	3.9 a	5.2 a	3.6 a	4.7 a	3.9 a	4.7 a	3.7 a	5.1 a
Toronto CMA	3.8 a	6.8 a	3.8 a	5.2 a	3.5 a	4.7 a	3.8 a	4.7 a	3.7 a	5.1 a

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Oshawa (North)	4.9 d	**	4.1 b	5.3 b	2.2 a	3.3 b	3.4 c	4.8 b	3.0 a	4.1 a
Zone 2 - Oshawa (S./Central)	6.0 c	10.7 d	7.9 b	6.3 b	7.2 b	8.8 b	13.1 c	8.2 b	8.1 b	8.1 b
Oshawa City (Zones 1-2)	5.7 c	9.9 c	6.5 a	5.9 b	5.1 a	6.5 a	8.2 b	6.5 a	6.0 a	6.4 a
Zone 3 - Whitby	**	**	3.8 b	5.5 c	6.7 a	3.9 b	3.9 b	6.3 c	5.3 a	4.9 b
Zone 4 - Clarington	**	**	4.3 d	3.9 b	6.1 a	4.4 a	**	7.4 b	5.2 b	4.3 a
Oshawa CMA	6.0 c	9.7 c	5.7 a	5.7 a	5.5 a	5.9 a	7.3 b	6.5 a	5.8 a	6.0 a

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
	to	to	to	to	to	to	to	to	to	to
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1-Toronto (Central)	1.8 b	1.4 d	1.7 c	2.8 c	++	**	++	++	2.4 b	2.4 c
Zone 2-Toronto (East)	++	++	1.4 a	1.2 a	1.3 a	2.3 b	**	**	1.3 a	1.4 a
Zone 3-Toronto (North)	2.2 b	2.7 b	2.7 b	2.3 b	2.2 c	2.5 c	++	4.6 d	2.0 c	2.5 b
Zone 4-Toronto (West)	2.3 c	++	2.8 b	++	3.1 d	**	++	**	2.4 c	++
Toronto-Former City (Zones 1-4)	2.0 a	1.3 a	2.2 a	1.8 c	2.0 c	2.9 c	++	**	2.2 a	2.1 b
Zone 5-Etobicoke (South)	++	**	++	2.4 c	**	2.3 c	**	**	++	1.9 c
Zone 6-Etobicoke (Central)	++	++	++	5.9 d	**	**	++	**	-1.4 a	6.0 d
Zone 7-Etobicoke (North)	1.6 c	1.2 d	0.7 a	2.3 c	1.1 a	++	++	1.5 d	0.8 a	1.6 c
Etobicoke (Zones 5-7)	++	**	++	4.2 d	++	4.6 c	++	**	++	3.9 d
Zone 8-York	**	++	1.6 c	2.1 b	1.1 d	1.8 c	3.8 d	**	1.5 c	2.7 c
Zone 9-East York	++	2.3 c	1.8 a	1.8 a	2.7 a	1.9 a	3.6 a	1.2 a	1.9 b	1.6 a
Zone 10-Scarborough (Central)	2.0 c	1.4 d	1.4 a	1.9 c	1.1 a	1.5 a	2.1 b	1.5 c	1.1 a	1.4 a
Zone 11-Scarborough (North)	**	**	++	1.8 b	++	1.8 a	++	++	++	1.2 a
Zone 12-Scarborough (East)	++	2.9 b	0.7 a	1.4 a	0.6 a	1.5 a	1.0 a	++	0.7 a	1.7 b
Scarborough (Zones 10-12)	**	1.9 b	0.8 a	1.7 b	0.5 a	1.5 b	1.0 a	0.8 d	0.7 a	1.5 a
Zone 13-North York (Southeast)	4.1 c	++	3.1 b	1.1 d	2.2 b	1.7 c	2.0 c	1.7 c	2.2 c	1.1 a
Zone 14-North York (Northeast)	**	**	1.3 a	3.7 c	1.4 a	2.8 a	1.2 d	3.0 c	3.1 d	2.8 b
Zone 15-North York (Southwest)	**	**	2.0 c	1.7 c	2.5 b	1.2 d	++	**	1.4 d	3.1 d
Zone 16-North York (N.Central)	4.8 d	**	1.7 c	1.8 c	2.7 b	++	2.4 b	1.4 a	1.6 c	1.1 d
Zone 17-North York (Northwest)	1.7 c	0.7 a	0.9 a	++	1.6 c	1.1 a	2.1 b	0.6 b	1.3 a	0.8 a
North York (Zones 13-17)	4.7 c	2.0 c	1.9 a	1.6 b	2.1 a	1.4 a	1.9 b	1.6 b	1.9 b	1.6 b
Toronto (Zones 1-17)	2.1 b	1.6 b	1.6 a	2.0 a	1.5 a	2.4 a	1.5 a	2.6 b	1.5 a	2.1 a
Zone 18-Mississauga (South)	++	++	1.0 a	++	2.3 a	++	2.7 b	++	1.9 b	1.1 d
Zone 19-Mississauga (Northwest)	**	**	++	1.8 a	3.3 b	1.9 a	4.6 b	++	2.3 a	1.3 a
Zone 20-Mississauga (Northeast)	**	**	2.1 a	1.0 a	2.2 c	1.4 a	1.8 b	1.4 a	1.9 c	1.9 b
Mississauga City (Zones 18-20)	++	++	1.3 a	1.1 a	2.4 a	1.2 a	2.4 a	1.1 a	2.0 a	1.5 a
Zone 21-Brampton (West)	++	++	1.3 a	++	1.6 a	1.4 a	1.8 b	**	1.5 a	1.8 c
Zone 22-Brampton (East)	4.4 a	**	2.7 a	**	2.3 a	**	1.3 a	**	2.1 a	**
Brampton City (Zones 21-22)	++	**	1.9 a	1.3 a	1.9 a	1.2 a	1.5 a	++	1.8 a	1.4 a
Zone 23-Oakville	**	**	1.5 a	2.2 c	2.1 c	1.7 c	**	**	1.7 b	1.9 c
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	4.1 d	3.2 c	4.5 b	2.6 c	2.4 c	4.5 c	**	**	3.8 c	**
Zone 26-Aurora, Newmkt, Whit-St.	**	**	1.5 a	3.3 d	++	++	**	**	1.6 c	1.7 c
Zone 27-Markham	**	**	**	**	**	**	**	**	**	**
York Region (Zones 25-27)	**	2.5 c	4.2 d	2.0 c	3.5 d	1.3 d	4.6 d	++	4.3 c	++

continued

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

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
	to	to	to	to	to	to	to	to	to	to
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 28-Pickering/Ajax/Uxbridge	**	**	**	**	**	**	0.2 b	**	2.0 a	0.4 a
Zone 29-Milton, Halton Hills	**	**	2.4 c	1.0 d	1.7 c	2.7 b	**	**	1.7 c	2.0 b
Zone 30-Orangeville	**	**	1.3 a	3.9 b	**	2.5 b	**	**	++	3.0 b
Zone 31-Bradford, W. Gwillimbury	0.9 d	**	++	++	2.2 b	1.0 a	**	**	1.1 a	++
Remaining CMA (Zones 18-31)	1.4 a	**	1.8 a	1.4 a	2.3 a	1.3 a	2.3 a	0.6 b	2.1 a	1.4 a
Durham Region	2.9 c	++	1.5 a	1.1 a	1.2 a	1.3 a	1.1 a	2.0 a	1.4 a	1.2 a
York Region	**	2.5 c	4.2 d	2.0 c	3.5 d	1.3 d	4.6 d	++	4.3 c	++
Peel Region	++	**	1.5 a	1.2 a	2.3 a	1.2 a	2.1 a	1.0 a	1.9 a	1.4 a
Halton Region	2.7 c	++	2.1 a	2.1 a	2.1 a	1.6 b	2.9 a	++	2.2 a	1.7 b
Toronto GTA	2.0 b	1.7 b	1.7 a	1.9 a	1.7 a	2.1 a	1.7 a	2.2 b	1.7 a	2.0 a
Toronto CMA	2.0 b	1.7 b	1.6 a	1.9 a	1.7 a	2.2 a	1.6 a	2.2 b	1.6 a	2.0 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.

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
	to	to	to	to	to	to	to	to	to	to
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Oshawa (North)	**	**	1.6 c	++	0.9 a	1.3 a	1.4 a	2.3 a	1.0 a	1.3 a
Zone 2 - Oshawa (S./Central)	3.1 d	++	2.0 c	1.9 c	1.2 d	1.3 a	1.4 a	**	1.4 a	**
Oshawa City (Zones 1-2)	3.6 c	++	1.8 c	1.2 a	1.1 a	1.3 a	1.4 a	1.9 b	1.3 a	1.5 c
Zone 3 - Whitby	**	**	++	1.7 b	1.2 a	1.1 d	**	**	1.4 a	1.3 a
Zone 4 - Clarington	**	**	**	-3.4 d	**	++	**	**	1.8 a	**
Oshawa CMA	2.9 c	++	1.4 a	1.1 a	1.2 a	1.2 a	1.3 a	2.1 a	1.3 a	1.3 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.

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

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

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

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

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Toronto CMA - October 2009

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-08	Oct-09	Oct-08	Oct-09
Centre	0.4 a	1.3 a	1.7 a	3.0 a
West	0.5 a	0.5 a	2.4 a	4.2 a
East	0.6 a	1.3 a	2.3 a	2.3 a
North	0.3 a	0.5 a	2.2 a	3.2 a
Toronto	0.4 a	1.0 a	2.0 a	3.1 a
Peel	0.4 a	0.3 a	2.4 a	3.1 a
Halton	0.2 b	0.9 a	1.4 a	2.4 a
York	0.2 a	0.1 a	1.5 a	1.8 a
Durham	1.0 a	0.0 a	3.8 a	3.7 a
Toronto GTA(2)	0.4 a	0.8 a	2.1 a	3.1 a
Toronto CMA	0.4 a	0.9 a	2.0 a	3.1 a

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

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

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

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

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

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

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

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Toronto CMA - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Centre	**	769 a	1,296 c	965 a	1,789 b	1,250 a	**	1,717 b
West	n/u	691 a	**	873 a	1,368 c	1,047 a	1,258 c	1,222 a
East	n/u	738 a	979 b	849 a	1,249 b	967 a	1,360 c	1,090 a
North	n/u	694 a	**	883 a	1,406 b	1,044 a	1,226 d	1,253 a
Toronto	**	759 a	1,293 b	927 a	1,530 b	1,106 a	1,545 c	1,311 a
Peel	n/u	723 a	1,091 c	929 a	1,416 c	1,068 a	1,270 d	1,220 a
Halton	n/u	731 a	1,173 c	906 a	1,347 c	1,029 a	**	1,268 a
York	n/u	760 a	1,092 c	912 a	1,446 c	1,044 a	**	1,230 a
Durham	n/u	639 a	**	788 a	**	908 a	**	1,086 a
Toronto GTA(2)	**	756 a	1,270 b	922 a	1,487 a	1,082 a	1,490 c	1,281 a
Toronto CMA	**	758 a	1,270 b	926 a	1,487 a	1,096 a	1,490 c	1,290 a

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

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

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

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

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

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

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Toronto CMA - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Centre	**	**	1,426 ^b	1,296 ^c	1,901 ^c	1,789 ^b	**	**	1,551 ^b	1,501 ^b
West	**	n/u	1,420 ^b	**	**	1,368 ^c	**	1,258 ^c	**	1,308 ^c
East	**	n/u	**	979 ^b	1,331 ^b	1,249 ^b	1,435 ^c	1,360 ^c	1,252 ^b	1,194 ^b
North	**	n/u	1,236 ^b	**	**	1,406 ^b	1,463 ^d	1,226 ^d	1,485 ^c	1,385 ^b
Toronto	**	**	1,372 ^a	1,293 ^b	1,694 ^c	1,530 ^b	**	1,545 ^c	1,507 ^b	1,419 ^a
Peel	**	n/u	1,241 ^b	1,091 ^c	1,379 ^a	1,416 ^c	1,428 ^c	1,270 ^d	1,336 ^b	1,343 ^c
Halton	**	n/u	**	1,173 ^c	**	1,347 ^c	n/u	**	1,395 ^d	1,294 ^c
York	n/u	n/u	**	1,092 ^c	1,604 ^b	1,446 ^c	**	**	1,508 ^c	1,365 ^c
Durham	n/u	n/u	**	**	**	**	**	**	**	1,207 ^d
Toronto GTA(2)	**	**	1,353^a	1,270^b	1,615^b	1,487^a	1,501^d	1,490^c	1,478^a	1,399^a
Toronto CMA	**	**	1,356^a	1,270^b	1,625^b	1,487^a	1,502^d	1,490^c	1,483^b	1,399^a

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

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4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹

Total Vacancy Rates (%)

By Building Size

Toronto CMA - October 2009

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-08	Oct-09	Oct-08	Oct-09
Toronto				
3 to 19 Units	**	**	3.3 b	4.6 b
20 to 49 Units	2.1 c	2.7 c	2.7 a	3.8 a
50 to 99 Units	1.6 b	1.8 b	1.8 a	2.9 a
100 to 199 Units	0.7 a	1.0 a	1.6 a	2.2 a
200 to 299 Units	0.5 a	0.7 a	1.6 a	2.6 a
300+ Units	0.1 a	1.0 a	1.8 a	3.9 a
Total	0.4 a	1.0 a	2.0 a	3.1 a
Toronto GTA(2)				
3 to 19 Units	5.5 d	6.0 d	3.6 b	4.6 b
20 to 49 Units	1.3 a	1.6 c	2.9 a	3.6 a
50 to 99 Units	1.4 a	1.3 a	1.7 a	2.7 a
100 to 199 Units	0.6 a	0.8 a	1.7 a	2.3 a
200 to 299 Units	0.4 a	0.6 a	1.7 a	2.6 a
300+ Units	0.1 a	0.9 a	1.9 a	4.1 a
Total	0.4 a	0.8 a	2.1 a	3.1 a
Toronto CMA				
3 to 19 Units	5.7 d	**	3.5 b	4.6 b
20 to 49 Units	1.6 c	1.9 c	2.8 a	3.5 a
50 to 99 Units	1.5 b	1.4 a	1.7 a	2.7 a
100 to 199 Units	0.6 a	0.9 a	1.6 a	2.3 a
200 to 299 Units	0.4 a	0.6 a	1.8 a	2.6 a
300+ Units	0.1 a	0.9 a	1.9 a	4.1 a
Total	0.4 a	0.9 a	2.0 a	3.1 a

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

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

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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Toronto CMA - October 2009

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Centre	69,166	79,300	16,171 a	20,826 a	23.4 a	26.3 a	0.4 a	1.3 a
West	21,096	23,627	2,988 c	3,853 d	14.2 c	16.3 d	0.5 a	0.5 a
East	28,657	29,026	4,628 a	4,587 a	16.2 a	15.8 a	0.6 a	1.3 a
North	47,319	49,656	9,381 a	9,977 a	19.8 a	20.1 a	0.3 a	0.5 a
Toronto	166,238	181,609	33,333 a	39,179 a	20.1 a	21.6 a	0.4 a	1.0 a
Peel	32,129	34,220	5,721 a	6,208 a	17.8 a	18.1 a	0.4 a	0.3 a
Halton	10,355	10,909	1,161 a	1,153 a	11.2 a	10.6 a	0.2 b	0.9 a
York	19,918	22,298	3,167 a	3,693 a	15.9 a	16.6 a	0.2 a	0.1 a
Durham	5,517	5,593	625 c	734 a	11.3 c	13.1 a	1.0 a	0.0 a
Toronto GTA(2)	234,303	254,807	44,051 a	50,984 a	18.8 a	20.0 a	0.4 a	0.8 a
Toronto CMA	225,538	245,990	42,972 a	49,946 a	19.1 a	20.3 a	0.4 a	0.9 a

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

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

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

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

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

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

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate

Condominium Apartments By Building Size

Toronto CMA - October 2009

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Toronto								
3 to 19 Units	1,044	1,072	108 c	107 b	10.4 c	10.0 b	**	**
20 to 49 Units	4,001	4,356	355 b	480 c	8.9 b	11.0 c	2.1 c	2.7 c
50 to 99 Units	11,535	12,277	1,317 a	1,718 a	11.4 a	14.0 a	1.6 b	1.8 b
100 to 199 Units	42,107	44,924	6,697 a	7,378 a	15.9 a	16.4 a	0.7 a	1.0 a
200 to 299 Units	47,940	50,645	8,005 a	9,532 a	16.7 a	18.8 a	0.5 a	0.7 a
300+ Units	59,611	68,335	16,828 a	19,735 a	28.2 a	28.9 a	0.1 a	1.0 a
Total	166,238	181,609	33,333 a	39,179 a	20.1 a	21.6 a	0.4 a	1.0 a
Toronto GTA(2)								
3 to 19 Units	1,225	1,290	124 c	147 c	10.1 c	11.4 c	5.5 d	6.0 d
20 to 49 Units	6,650	7,121	588 a	781 a	8.8 a	11.0 a	1.3 a	1.6 c
50 to 99 Units	18,437	19,766	2,038 a	2,499 a	11.1 a	12.6 a	1.4 a	1.3 a
100 to 199 Units	67,914	71,673	10,061 a	10,587 a	14.8 a	14.8 a	0.6 a	0.8 a
200 to 299 Units	67,772	72,009	11,177 a	12,958 a	16.5 a	18.0 a	0.4 a	0.6 a
300+ Units	72,305	82,948	20,083 a	23,515 a	27.8 a	28.3 a	0.1 a	0.9 a
Total	234,303	254,807	44,051 a	50,984 a	18.8 a	20.0 a	0.4 a	0.8 a
Toronto CMA								
3 to 19 Units	1,172	1,255	121 c	143 c	10.3 c	11.4 c	5.7 d	**
20 to 49 Units	5,373	5,901	474 a	663 c	8.8 a	11.2 c	1.6 c	1.9 c
50 to 99 Units	16,115	17,317	1,794 a	2,241 a	11.1 a	12.9 a	1.5 b	1.4 a
100 to 199 Units	64,266	68,023	9,668 a	10,219 a	15.0 a	15.0 a	0.6 a	0.9 a
200 to 299 Units	66,307	70,546	10,902 a	12,703 a	16.4 a	18.0 a	0.4 a	0.6 a
300+ Units	72,305	82,948	20,083 a	23,515 a	27.8 a	28.3 a	0.1 a	0.9 a
Total	225,538	245,990	42,972 a	49,946 a	19.1 a	20.3 a	0.4 a	0.9 a

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

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

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

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

5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Toronto CMA - October 2009

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Toronto CMA										
Single Detached	n/s	n/s	**	**	**	935 c	1,435 d	1,359 b	1,258 d	1,229 b
Semi detached, Row and Duplex	n/s	n/s	**	**	1,081 b	1,053 b	1,254 b	1,135 b	1,090 c	1,062 b
Other-Primarily Accessory Suites	**	n/s	775 d	**	1,087 d	1,129 c	**	1,243 d	1,013 c	1,132 d
Total	**	n/s	**	**	1,083 b	1,055 b	1,330 b	1,239 b	1,109 b	1,130 b

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

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

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

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

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

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

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

5.2 Estimated Number of Households in Other Secondary Rented Units¹ by Dwelling Type Toronto CMA - October 2009

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-08	Oct-09
Toronto CMA		
Single Detached	35,818 c	39,965 d
Semi detached, Row and Duplex	75,277 d	55,366 b
Other-Primarily Accessory Suites	41,958 b	32,142 d
Total	153,053 b	127,473 b

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

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

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

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

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

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

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 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

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

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

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2009, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

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

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

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

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

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

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

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

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

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

Acknowledgement

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

Rental Affordability Indicator

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

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007, 2008 and 2009.

CMHC—HOME TO CANADIANS

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Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

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