

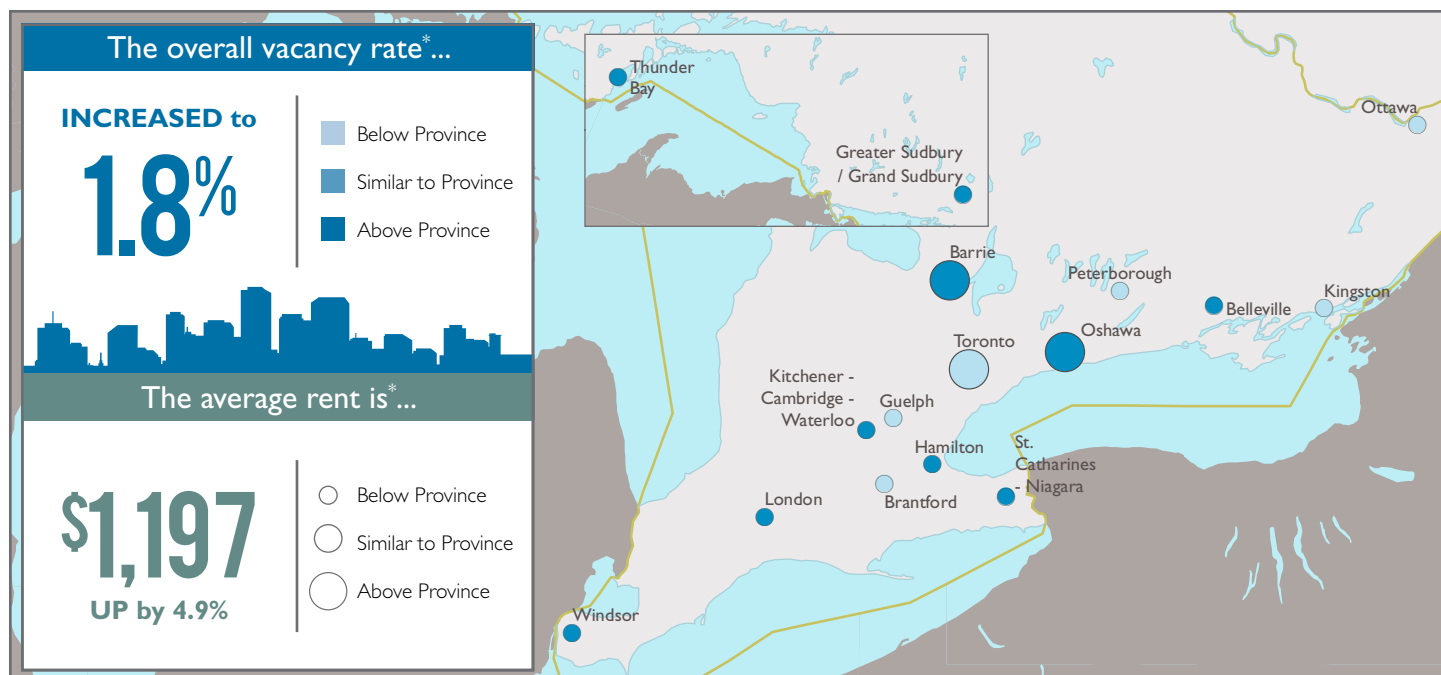
# RENTAL MARKET REPORT

## Ontario Highlights<sup>1</sup>



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
2.2%	1.8%	1.8%	1.5%
<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>
\$959 Avg. Rent	\$1,105 Avg. Rent	\$1,266 Avg. Rent	\$1,500 Avg. Rent

“An improving job market, eroding ownership affordability and high levels of international migration kept the Ontario vacancy rate near historic lows in 2018.”

**Ted Tsiakopoulos**  
Regional Economist

\*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

<sup>1</sup> Urban centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

## Key Analysis Findings

- Ontario rental demand continues to grow but fails to match increases in supply
- Low vacancy rates pushed rents higher and above provincial guideline increases
- Low vacancy rates and high asking rents resulted in lower turnover rates, particularly in Toronto

## Almost half of Ontario centres posted stable vacancy rates

According to Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey, Ontario vacancy<sup>2</sup> rates stood at 1.8% in the fall of 2018, up slightly since 2017. The increase in the primary rental universe was stronger than the increase in the occupied stock - resulting in slightly higher apartment vacancy rates.

Most urban centres posted stable vacancy rates. Greater Sudbury and Kingston bucked the provincial trend by being the only markets posting a significant drop in rental vacancy rates while Thunder Bay, Kitchener and St. Catharines-Niagara posted the biggest increase in vacancy rates. Kingston, Toronto and Guelph registered the lowest vacancy rates across the province.

## Growth in rental supply outpaces strong rental demand

Several factors added to rental demand and exerted downward pressure on vacancy rates. Less accommodating mortgage market conditions faced by prospective first time buyers was a factor supporting rental demand. Despite softening single detached home prices since this time last year, the rise in condominium unit prices which is a relatively affordable option for first time buyers exerted upward pressure on the cost gap between owning and renting. Rising home prices combined with an increase in mortgage qualification rates, pushed the share of first time buyers in Ontario close to a decade low<sup>3</sup>.

Ontario's job market is still feeling the positive effects of an economic expansion which is maturing and into its eighth year<sup>4</sup>. Ontario employment levels are on track to grow at one of

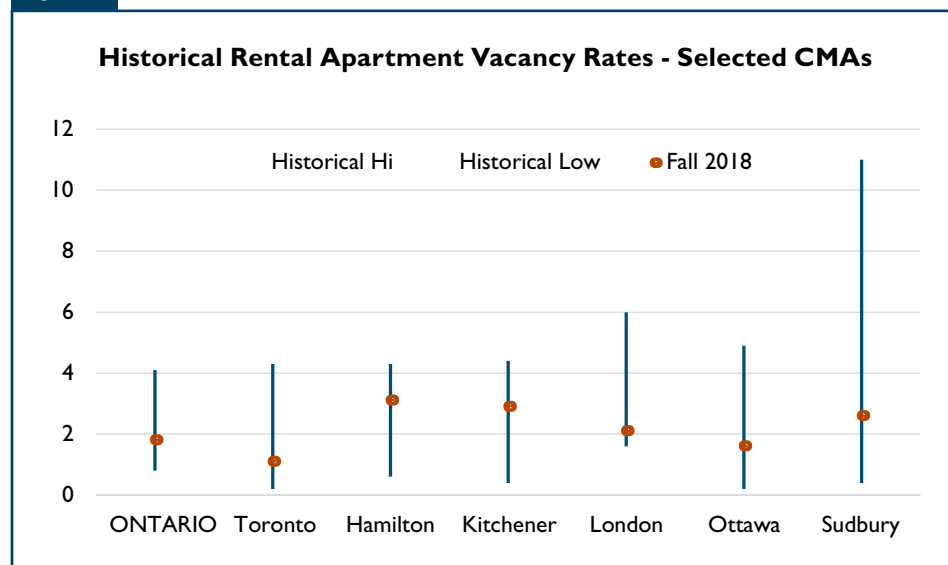
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the strongest rates during the post-recession period. Given the Ontario rental market is pro-cyclical, a four decade low unemployment rate has boosted rental demand and exerted downward pressure on rental vacancy rates. Since last fall, job creation was exceptionally strong particularly for households aged 25 to 44. The largest pool of Ontario renter households fall in this age category. Consequently, when job markets improve this helps landlords retain existing tenants in the face of rising ownership costs and contributes to additional renter household formation by those able to decouple from the family home.

Figure 1



Source: CMHC Fall Rental Market Survey

<sup>2</sup> Based on privately-initiated rental apartments structures of three or more units.

<sup>3</sup> Data based on CMHC high and low ratio ever approved and received loans, CREA, Bank of Canada

<sup>4</sup> Statistics Canada economic accounts, Ontario Ministry of Finance

Ontario's population continued to grow above historical averages – further supporting rental demand in 2018. Roughly three quarters of growth in Ontario's population is driven by migration. Federal international migration targets have been raised in recent years. Ontario captured a growing share of immigrants with levels hitting highs not seen since early 2000s. Immigrants lack the savings, job and credit history required for mortgage financing. As such, about two thirds move into rental accommodation immediately upon arrival in Canada. Besides permanent immigrants, Ontario also registered strong growth in non-permanent residents which includes international students and temporary workers. Due to the temporary nature of their status, non-permanent residents typically live in rental accommodation.

Other factors exerted upward pressure on vacancy rates. Young adults aged 15 to 24 have a higher propensity to rent. Economic and demographic factors have created headwinds for this age cohort in recent years. A combination of higher debt service costs, rising inflation adjusted rents and modest job growth have prevented some young adults from leaving their parental home. In fact, the occupied stock for primary rental units charging the least expensive rents, grew modestly this year in relation to recent years. Furthermore, population levels among young adults have hit a plateau<sup>5</sup> during this post 2015 period – further restraining household formation rates.

Declining rental vacancy rates in recent years, encouraged more investment activity in the new construction market - resulting in more primary and secondary rental completions during the current year. Oshawa, Kitchener and Guelph registered the strongest increases in the primary rental universe - growing well above the provincial rate. In addition, condominium apartment completions, some of which are owned by investors, rose from this time last year, exerting upward pressure on the condo rental universe. This increase was more pronounced in Toronto resulting in declining competing demand for more expensive primary units<sup>6</sup>. Historically, both new primary and secondary rental units added to the rental stock compete with newer existing units in the primary market that charge comparable average rents.

### Turnover rates trend lower

The Ontario turnover rate continued to trend lower reaching 14.9% in the fall of 2018, down from 18.3% in 2017. The turnover rate measures the share of units changing occupancy in the past 12 months. The majority of Ontario markets saw turnover rates decline. Turnover rates remained above provincial averages in Kingston, London, and Kitchener – home to university students who are more mobile. Meanwhile, the GTA and Thunder Bay posted turnover rates well below provincial averages. Lower first time buyer activity and less choice restrained mobility

among existing tenants in the more expensive Toronto and neighbouring markets as did an aging population, particularly in Thunder Bay. With asking rents on vacant units trading at a significant premium above occupied unit rents – few tenants were encouraged to vacate their existing unit.

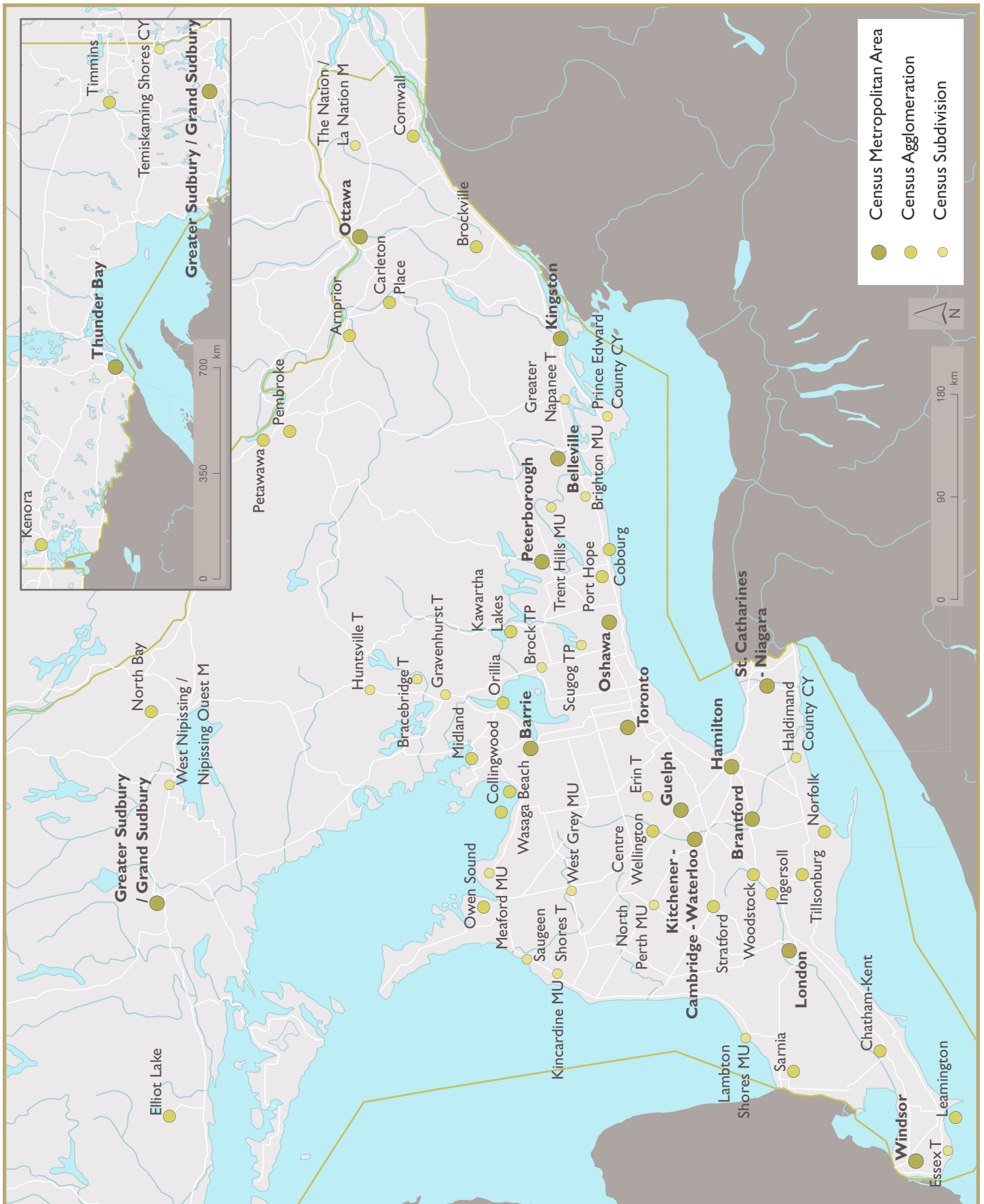
### Ontario common sample rents grew by 4.9% in 2018

Apartment rents for all structures that were common to both 2017 and 2018 fall surveys<sup>7</sup> rose by 4.9%, up from 3.8% in 2017. This rate of growth far outpaced the provincial rent review guideline amount and the cost of living index. Historically low vacancy rates and stronger income growth exerted upward pressures on rents. Fixed sample apartment 2-bedroom rents grew above provincial averages in select eastern Ontario markets while growing below average in northern Ontario communities that posted more modest economic growth in recent years. In Toronto, apartment rents grew above provincial guideline amounts despite turnover rates remaining below provincial averages. Toronto continues to post vacancy rates that are near historic lows – providing greater pricing power for units that are vacated as evidenced by high asking rents.

<sup>5</sup> Based on Statistics Canada census data, CMHC population and household projections

<sup>6</sup> Based on occupied units charging rents above 80<sup>th</sup> percentile, CMHC RMS Survey

<sup>7</sup> When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2017 and 2018 fall rental market surveys, we can get a better indication of actual rent increases paid by most tenants.



## 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 in the Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 1.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in SELECTED Rental Market Reports

### 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 in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 2.1.6 Turnover Rates (%) by Zone and Bedroom Type

### Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, 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 (\$) by Bedroom Type
- 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate

<b>1.1.1 Private Apartment Vacancy Rates (%)</b> <b>by Bedroom Type</b> <b>Ontario – CMAs</b>										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Barrie CMA	**	**	1.8 b	2.8 b ↑	3.4 c	2.8 a -	0.5 b	**	2.7 a	2.9 a -
Belleville CMA	**	2.5 c	2.6 b	2.6 a -	2.1 b	2.4 a -	**	0.5 b	2.2 a	2.4 a -
Brantford CMA	0.0 c	**	1.2 a	1.2 a -	1.3 a	1.5 c -	**	1.9 c	1.3 a	1.5 a -
Greater Sudbury/Grand Sudbury CMA	5.7 d	**	4.6 c	2.4 c ↓	4.3 b	2.8 b ↓	6.0 d	**	4.5 b	2.6 b ↓
Guelph CMA	**	5.6 d	1.3 a	1.6 a -	1.0 a	1.2 a -	3.0 d	0.5 b ↓	1.2 a	1.4 a -
Hamilton CMA	**	7.8 c	2.2 a	2.5 a -	1.7 a	3.0 b ↑	**	5.6 d	2.4 a	3.1 a ↑
Kingston CMA	1.0 a	1.2 d -	0.6 a	0.5 a -	0.9 a	0.6 a ↓	0.3 b	0.1 b -	0.7 a	0.6 a ↓
Kitchener-Cambridge-Waterloo CMA	3.2 c	2.5 c -	1.7 a	2.9 c ↑	1.8 a	3.1 b ↑	3.2 d	1.7 b ↓	1.9 a	2.9 b ↑
London CMA	3.3 d	2.7 c -	1.7 a	2.1 a ↑	1.9 a	2.1 a -	1.8 b	2.1 b -	1.8 a	2.1 a ↑
Oshawa CMA	0.4 b	0.0 c -	3.0 b	3.9 d	1.9 a	2.3 a -	1.1 a	1.5 c -	2.2 a	2.7 b -
Ottawa-Gatineau CMA (Ont. part)	1.6 a	1.3 a ↓	1.4 a	1.5 a -	2.1 a	1.8 a ↓	2.4 b	1.5 a ↓	1.7 a	1.6 a -
Peterborough CMA	0.8 d	1.4 d -	1.2 a	1.3 a -	1.1 a	1.5 a -	0.4 b	2.8 c ↑	1.1 a	1.5 a ↑
St. Catharines-Niagara CMA	**	**	1.4 a	2.9 c ↑	1.6 b	2.1 a ↑	0.9 a	2.2 b ↑	1.5 a	2.5 a ↑
Thunder Bay CMA	5.9 d	7.7 c -	4.3 b	5.1 b -	2.4 a	4.4 a ↑	0.0 c	6.0 c ↑	3.2 b	4.9 a ↑
Toronto CMA	1.2 a	1.6 a ↑	1.1 a	1.2 a -	0.9 a	1.0 a -	1.0 a	0.8 a -	1.0 a	1.1 a -
Windsor CMA	3.3 d	6.0 c ↑	2.4 a	3.4 b ↑	2.0 b	1.9 b -	4.9 d	1.5 a ↓	2.4 a	3.0 a ↑
<b>Ontario 10,000+</b>	<b>1.9 a</b>	<b>2.2 a ↑</b>	<b>1.6 a</b>	<b>1.8 a ↑</b>	<b>1.6 a</b>	<b>1.8 a ↑</b>	<b>1.8 a</b>	<b>1.5 a ↓</b>	<b>1.6 a</b>	<b>1.8 a ↑</b>

<b>1.1.2 Private Apartment Average Rents (\$)</b> <b>by Bedroom Type</b> <b>Ontario – CMAs</b>										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Barrie CMA	766 b	848 b	1,035 a	1,141 b	1,205 a	1,331 b	1,415 b	1,472 b	1,155 a	1,270 a
Belleville CMA	697 b	722 b	875 a	918 a	1,005 a	1,027 a	1,236 a	1,272 b	969 a	997 a
Brantford CMA	636 a	677 b	867 a	900 a	955 a	1,002 a	1,135 b	1,070 a	938 a	971 a
Greater Sudbury/Grand Sudbury CMA	659 a	641 a	848 a	855 a	1,048 a	1,052 a	1,195 a	1,204 a	970 a	970 a
Guelph CMA	751 a	775 a	980 a	1,034 a	1,124 a	1,157 a	1,200 a	1,264 a	1,066 a	1,109 a
Hamilton CMA	650 b	806 b	905 a	970 a	1,103 a	1,158 a	1,345 a	1,373 a	1,020 a	1,077 a
Kingston CMA	730 a	745 a	975 a	1,008 a	1,157 a	1,200 a	1,715 c	1,998 b	1,109 a	1,181 a
Kitchener-Cambridge-Waterloo CMA	736 a	796 b	917 a	1,021 a	1,093 a	1,210 a	1,291 a	1,254 b	1,040 a	1,138 a
London CMA	655 a	669 a	840 a	877 a	1,041 a	1,087 a	1,190 b	1,240 a	952 a	995 a
Oshawa CMA	817 b	845 a	1,038 a	1,168 b	1,179 a	1,246 a	1,282 a	1,352 a	1,134 a	1,220 a
Ottawa-Gatineau CMA (Ont. part)	836 a	881 a	1,023 a	1,088 a	1,232 a	1,301 a	1,568 a	1,584 a	1,113 a	1,174 a
Peterborough CMA	705 a	734 a	850 a	916 a	988 a	1,077 a	1,190 a	1,322 a	944 a	1,027 a
St. Catharines-Niagara CMA	642 a	659 b	822 a	871 a	993 a	1,036 a	1,141 a	1,159 a	931 a	979 a
Thunder Bay CMA	622 a	666 a	778 a	831 a	959 a	1,037 a	1,194 b	1,296 b	886 a	953 a
Toronto CMA	1,013 a	1,080 a	1,194 a	1,261 a	1,404 a	1,467 a	1,569 a	1,633 a	1,300 a	1,363 a
Windsor CMA	557 a	600 a	720 a	772 a	868 a	915 a	1,035 b	1,090 b	772 a	818 a
<b>Ontario 10,000+</b>	<b>897 a</b>	<b>959 a</b>	<b>1,044 a</b>	<b>1,105 a</b>	<b>1,208 a</b>	<b>1,266 a</b>	<b>1,450 a</b>	<b>1,500 a</b>	<b>1,140 a</b>	<b>1,197 a</b>

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.



### 1.1.3\_1 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Barrie CMA	112	112	1,162	1,169	2,120	2,132	311	320	3,705	3,733
Belleville CMA	122	121	1,724	1,728	3,638	3,629	246	239	5,730	5,717
Brantford CMA	89	89	1,567	1,556	2,665	2,738	478	455	4,799	4,838
Greater Sudbury/Grand Sudbury CMA	757	755	3,856	3,867	6,394	6,406	631	635	11,638	11,663
Guelph CMA	203	199	2,349	2,345	3,949	4,239	277	281	6,778	7,064
Hamilton CMA	1,772	1,774	18,811	19,068	20,303	20,709	2,363	2,527	43,249	44,078
Kingston CMA	678	683	4,576	4,586	7,712	7,733	810	848	13,776	13,850
Kitchener-Cambridge-Waterloo CMA	849	838	10,317	10,734	19,966	21,068	1,819	1,977	32,951	34,617
London CMA	1,212	1,176	17,586	17,897	24,034	24,427	1,638	1,693	44,470	45,193
Oshawa CMA	359	361	3,524	3,817	6,745	6,913	961	966	11,589	12,057
Ottawa-Gatineau CMA (Ont. part)	5,228	5,240	29,139	29,324	24,793	25,116	2,851	2,858	62,011	62,538
Peterborough CMA	172	174	2,065	2,125	3,280	3,359	402	415	5,919	6,073
St. Catharines-Niagara CMA	492	499	5,709	5,743	8,498	8,579	1,316	1,317	16,015	16,138
Thunder Bay CMA	305	302	2,010	2,025	2,846	2,861	165	170	5,326	5,358
Toronto CMA	24,351	24,458	129,984	130,110	130,440	131,800	26,821	26,751	311,596	313,119
Windsor CMA	1,212	1,203	7,816	7,839	5,824	5,886	350	346	15,202	15,274
<b>Ontario 10,000+</b>	<b>39,757</b>	<b>39,819</b>	<b>260,056</b>	<b>261,709</b>	<b>301,839</b>	<b>306,510</b>	<b>44,668</b>	<b>45,060</b>	<b>646,320</b>	<b>653,098</b>

### 1.1.4\_1 Private Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Barrie CMA	**	n/a	4.0 c	n/a	5.5 b	n/a	1.5 c	n/a	4.6 b	n/a
Belleville CMA	**	n/a	3.7 c	n/a	2.5 a	n/a	**	n/a	2.9 a	n/a
Brantford CMA	0.8 a	n/a	2.4 a	n/a	2.5 b	n/a	2.1 c	n/a	2.4 a	n/a
Greater Sudbury/Grand Sudbury CMA	**	n/a	4.9 c	n/a	4.6 b	n/a	6.0 d	n/a	4.9 b	n/a
Guelph CMA	**	n/a	2.8 a	n/a	2.0 a	n/a	3.4 c	n/a	2.3 a	n/a
Hamilton CMA	9.9 c	n/a	3.4 b	n/a	2.8 a	n/a	**	n/a	3.6 b	n/a
Kingston CMA	3.4 d	n/a	2.0 b	n/a	1.7 a	n/a	0.4 b	n/a	1.8 a	n/a
Kitchener-Cambridge-Waterloo CMA	4.8 c	n/a	3.1 b	n/a	3.7 a	n/a	4.2 d	n/a	3.6 a	n/a
London CMA	5.1 c	n/a	3.3 a	n/a	3.6 a	n/a	2.5 b	n/a	3.5 a	n/a
Oshawa CMA	1.5 c	n/a	3.4 b	n/a	2.4 a	n/a	2.2 a	n/a	2.7 a	n/a
Ottawa-Gatineau CMA (Ont. part)	2.9 a	n/a	2.9 a	n/a	3.8 a	n/a	3.8 b	n/a	3.3 a	n/a
Peterborough CMA	1.3 a	n/a	3.4 b	n/a	1.4 a	n/a	0.4 b	n/a	2.0 a	n/a
St. Catharines-Niagara CMA	4.6 d	n/a	2.7 a	n/a	2.6 a	n/a	2.2 c	n/a	2.7 a	n/a
Thunder Bay CMA	5.9 d	n/a	5.0 b	n/a	2.7 a	n/a	**	n/a	3.7 b	n/a
Toronto CMA	2.7 a	n/a	2.5 a	n/a	2.0 a	n/a	1.9 a	n/a	2.3 a	n/a
Windsor CMA	4.8 c	n/a	4.2 b	n/a	3.4 b	n/a	4.9 d	n/a	3.9 b	n/a
<b>Ontario 10,000+</b>	<b>3.5 a</b>	<b>n/a</b>	<b>2.9 a</b>	<b>n/a</b>	<b>2.8 a</b>	<b>n/a</b>	<b>2.8 a</b>	<b>n/a</b>	<b>2.9 a</b>	<b>n/a</b>

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### I.1.5\_I Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Barrie CMA	**	**	5.8 c	5.2 c	4.6 b	5.2 d	4.5 c	++	4.8 b	4.7 c
Belleville CMA	**	**	4.8 d	5.9 c	5.9 c	4.6 c	6.0 d	**	5.0 c	4.9 c
Brantford CMA	**	3.2 d	3.5 c	4.7 c	2.4 c	5.0 b	**	4.8 b	3.1 c	4.8 b
Greater Sudbury/Grand Sudbury CMA	5.3 d	++	3.4 d	0.8 d	2.9 c	1.2 a	**	**	3.2 d	++
Guelph CMA	**	3.9 d	3.8 c	4.8 b	3.4 b	3.9 b	2.1 c	++	3.4 b	4.1 b
Hamilton CMA	++	5.3 d	5.2 b	4.9 b	5.1 c	3.7 b	5.2 c	4.6 c	5.1 b	4.0 b
Kingston CMA	4.2 d	++	3.1 b	3.3 b	3.3 b	2.0 b	2.6 c	**	3.1 b	2.7 a
Kitchener-Cambridge-Waterloo CMA	2.6 c	4.9 c	3.0 a	**	3.4 b	5.5 c	2.4 c	**	3.3 a	5.7 c
London CMA	4.4 b	6.1 c	3.3 b	4.5 a	2.9 b	4.2 a	3.2 b	5.9 b	3.0 c	4.4 a
Oshawa CMA	**	++	8.4 c	4.8 c	5.2 c	6.1 b	5.8 d	++	6.5 c	4.5 c
Ottawa-Gatineau CMA (Ont. part)	3.5 c	5.2 b	2.0 a	5.9 a	2.0 b	5.8 b	2.3 c	**	2.1 a	5.6 a
Peterborough CMA	2.7 b	**	2.6 b	7.4 c	3.0 b	7.6 b	++	6.4 b	2.8 b	7.1 b
St. Catharines-Niagara CMA	++	5.3 d	2.7 b	4.1 b	2.5 b	4.7 b	2.4 c	5.6 d	2.5 b	4.3 b
Thunder Bay CMA	5.5 d	3.6 d	3.3 d	6.1 c	3.4 d	6.0 b	**	++	3.8 c	5.3 c
Toronto CMA	4.7 b	6.8 b	4.4 a	6.0 a	4.2 a	5.2 a	4.7 c	5.0 b	4.4 a	5.5 a
Windsor CMA	4.3 d	3.8 d	3.3 b	5.0 c	3.7 b	4.3 d	++	3.5 c	3.2 b	4.5 c
<b>Ontario 10,000+</b>	<b>4.2 a</b>	<b>5.9 a</b>	<b>3.9 a</b>	<b>5.4 a</b>	<b>3.7 a</b>	<b>4.8 a</b>	<b>4.1 b</b>	<b>5.0 b</b>	<b>3.8 a</b>	<b>4.9 a</b>

<sup>1</sup>The 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.

### I.1.6\_I Private Apartment Turnover Rates (%) by Zone and Bedroom Type Ontario - CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Barrie CMA	**	**	**	17.8 d	**	**	**	**	38.4 a	17.4 d ↓
Belleville CMA	**	**	**	17.0 d	17.4 d	15.1 d -	**	**	**	15.6 a
Brantford CMA	10.2 d	**	**	**	19.8 d	11.0 c ↓	20.6 d	**	21.2 d	13.0 c ↓
Greater Sudbury/Grand Sudbury CMA	**	**	15.8 d	17.7 d -	17.3 d	18.6 d -	**	10.0 d	16.5 d	17.5 a -
Guelph CMA	**	**	**	20.7 d	19.2 d	15.1 d ↓	13.9 d	**	23.4 d	17.5 a ↓
Hamilton CMA	**	**	17.8 d	16.6 a -	16.4 d	15.5 a -	**	15.9 d	17.1 d	15.9 a -
Kingston CMA	**	**	26.0 d	21.8 a ↓	22.0 d	20.4 a -	**	**	25.6 d	23.1 a -
Kitchener-Cambridge-Waterloo CMA	**	**	19.1 a	20.0 a -	21.5 d	18.8 a ↓	**	14.6 d	20.6 a	18.8 a -
London CMA	26.0 d	18.4 d ↓	25.7 a	22.6 a ↓	24.2 a	20.3 a ↓	25.5 d	21.3 d -	24.9 a	21.1 a ↓
Oshawa CMA	**	**	14.3 a	18.1 a ↑	14.9 a	13.2 a ↓	**	**	14.7 a	14.7 a -
Ottawa-Gatineau CMA (Ont. part)	25.8 d	24.0 d -	22.7 a	20.3 a ↓	23.8 a	18.8 a ↓	**	26.4 d	23.5 a	20.3 a ↓
Peterborough CMA	**	**	18.7 d	20.3 d -	14.0 a	17.0 d ↑	11.5 d	11.5 d -	15.5 d	17.8 d -
St. Catharines-Niagara CMA	**	**	20.4 d	17.2 a ↓	21.9 d	17.4 a ↓	25.5 d	14.4 c ↓	21.6 a	16.9 a ↓
Thunder Bay CMA	**	15.1 d	**	12.6 a	23.7 d	11.5 a ↓	**	13.8 d	25.1 d	12.2 a ↓
Toronto CMA	20.7 d	14.3 c ↓	15.4 a	11.9 a ↓	13.0 a	10.3 a ↓	11.8 a	8.7 a ↓	14.5 a	11.2 a ↓
Windsor CMA	29.0 d	**	27.1 a	18.2 a ↓	26.1 a	16.6 d ↓	**	**	26.7 a	18.0 a ↓
<b>Ontario 10,000+</b>	<b>21.8 a</b>	<b>16.7 a ↓</b>	<b>18.9 a</b>	<b>15.5 a ↓</b>	<b>17.7 a</b>	<b>14.5 a ↓</b>	<b>16.2 a</b>	<b>12.7 a ↓</b>	<b>18.3 a</b>	<b>14.9 a ↓</b>

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.



### 2.1.1\_1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Barrie CMA	-	-	**	**	**	1.0 a	4.8 c	7.1 c ↑	4.1 d	5.3 c -
Belleville CMA	-	-	**	**	**	**	2.9 c	1.0 a ↓	2.2 c	1.1 d -
Brantford CMA	-	-	-	-	0.6 b	0.5 b -	1.8 b	0.4 a ↓	1.5 a	0.4 a ↓
Greater Sudbury/Grand Sudbury CMA	-	-	**	**	2.5 a	0.8 a ↓	2.6 b	4.8 d ↑	2.5 a	2.7 b -
Guelph CMA	**	**	**	**	0.8 a	1.1 a -	1.7 a	1.1 a ↓	1.5 a	1.1 a -
Hamilton CMA	**	**	**	**	2.1 b	3.2 d -	0.9 a	1.8 b ↑	1.3 a	2.3 b ↑
Kingston CMA	**	**	**	**	0.0 d	0.0 d -	1.0 a	3.1 d ↑	0.7 b	2.3 c ↑
Kitchener-Cambridge-Waterloo CMA	**	**	0.7 a	5.6 c ↑	2.8 b	3.4 d -	1.6 c	3.3 d ↑	2.1 b	3.6 c ↑
London CMA	**	**	**	**	1.2 a	2.2 c ↑	1.8 a	5.1 d ↑	1.6 a	4.2 d ↑
Oshawa CMA	-	-	**	**	1.7 b	**	0.8 a	2.4 a ↑	0.8 a	2.1 a ↑
Ottawa-Gatineau CMA (Ont. part)	**	**	0.0 d	0.0 d -	1.8 b	2.3 a -	1.5 a	1.2 a ↓	1.6 a	1.5 a -
Peterborough CMA	**	**	**	**	0.0 d	**	0.7 a	**	**	1.6 c
St. Catharines-Niagara CMA	**	**	**	**	0.0 d	1.2 a ↑	0.4 b	2.8 b ↑	0.3 b	2.4 b ↑
Thunder Bay CMA	-	-	**	**	**	1.8 a	**	9.0 b	4.3 d	8.1 b ↑
Toronto CMA	**	**	1.1 a	**	1.0 a	**	1.7 b	**	1.6 b	**
Windsor CMA	**	**	**	**	1.3 a	0.0 d ↓	1.4 a	0.5 b -	1.3 a	0.3 b ↓
<b>Ontario 10,000+</b>	<b>0.0 d</b>	<b>0.0 c -</b>	<b>1.8 c</b>	<b>3.3 d -</b>	<b>2.0 a</b>	<b>2.3 a -</b>	<b>1.9 a</b>	<b>2.4 c -</b>	<b>1.9 a</b>	<b>2.4 b -</b>

### 2.1.2\_1 Private Row (Townhouse) Average Rents (\$) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Barrie CMA	-	-	**	**	968 d	1,284 b	1,420 b	1,460 a	1,356 b	1,407 a
Belleville CMA	-	-	**	**	792 b	879 c	943 a	986 a	845 a	944 c
Brantford CMA	-	-	-	-	1,055 b	1,041 b	1,262 a	1,277 a	1,196 a	1,198 a
Greater Sudbury/Grand Sudbury CMA	-	-	**	901 c	1,173 a	1,218 a	1,031 b	1,068 a	1,095 a	1,141 a
Guelph CMA	**	**	**	**	1,210 a	1,284 a	1,365 a	1,375 a	1,328 a	1,351 a
Hamilton CMA	**	**	1,041 a	1,076 b	1,236 a	1,246 b	1,252 a	1,374 a	1,241 a	1,319 a
Kingston CMA	**	**	**	**	927 c	1,042 d	1,241 a	1,308 a	1,143 a	1,218 b
Kitchener-Cambridge-Waterloo CMA	**	**	891 a	978 a	1,004 a	1,079 a	1,200 b	1,245 a	1,065 a	1,135 a
London CMA	-	**	**	1,034 b	944 a	1,112 a	1,169 a	1,209 a	1,100 a	1,179 a
Oshawa CMA	-	-	**	**	1,442 a	1,497 b	1,369 a	1,475 a	1,359 a	1,461 a
Ottawa-Gatineau CMA (Ont. part)	**	**	910 b	906 b	1,209 a	1,250 a	1,366 a	1,414 a	1,319 a	1,366 a
Peterborough CMA	**	**	738 b	736 c	952 d	944 c	1,105 a	1,175 a	1,013 b	1,056 b
St. Catharines-Niagara CMA	**	**	**	**	970 b	967 b	1,142 a	1,082 b	1,093 a	1,043 b
Thunder Bay CMA	-	-	**	**	**	1,059 a	1,108 b	1,191 a	1,012 b	1,172 a
Toronto CMA	**	**	1,272 b	**	1,342 a	1,513 c	1,674 a	1,703 c	1,613 a	1,668 c
Windsor CMA	**	**	**	**	866 b	920 b	1,050 b	1,156 b	968 b	1,046 b
<b>Ontario 10,000+</b>	<b>728 d</b>	<b>683 c</b>	<b>864 a</b>	<b>854 a</b>	<b>1,089 a</b>	<b>1,169 a</b>	<b>1,353 a</b>	<b>1,392 a</b>	<b>1,255 a</b>	<b>1,303 a</b>

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 2.1.3\_1 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Barrie CMA	0	0	6	6	136	136	290	290	432	432
Belleville CMA	0	0	37	40	163	167	77	77	277	284
Brantford CMA	0	0	0	0	249	249	502	499	751	748
Greater Sudbury/Grand Sudbury CMA	0	0	17	17	590	621	661	658	1,268	1,296
Guelph CMA	1	1	1	1	178	178	566	566	746	746
Hamilton CMA	3	3	60	61	878	886	1,835	1,719	2,776	2,669
Kingston CMA	2	2	19	19	55	55	204	204	280	280
Kitchener-Cambridge-Waterloo CMA	14	14	200	250	1,308	1,351	1,463	1,432	2,985	3,047
London CMA	1	1	34	33	1,107	1,140	2,513	2,706	3,655	3,880
Oshawa CMA	0	0	33	32	57	57	895	896	985	985
Ottawa-Gatineau CMA (Ont. part)	5	5	66	69	1,831	1,867	5,660	5,525	7,562	7,466
Peterborough CMA	2	2	63	63	100	98	310	312	475	475
St. Catharines-Niagara CMA	1	1	18	18	199	199	519	518	737	736
Thunder Bay CMA	0	0	6	6	49	53	375	379	430	438
Toronto CMA	2	2	101	70	1,491	1,583	6,092	6,124	7,686	7,779
Windsor CMA	2	3	33	33	209	212	357	359	601	607
<b>Ontario 10,000+</b>	<b>55</b>	<b>55</b>	<b>1,037</b>	<b>1,059</b>	<b>10,569</b>	<b>11,018</b>	<b>24,072</b>	<b>24,090</b>	<b>35,733</b>	<b>36,222</b>

### 2.1.4\_1 Private Row (Townhouse) Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Barrie CMA	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Belleville CMA	-	n/a	**	n/a	**	n/a	4.8 c	n/a	3.3 d	n/a
Brantford CMA	-	n/a	-	n/a	0.6 b	n/a	1.8 b	n/a	1.5 a	n/a
Greater Sudbury/Grand Sudbury CMA	-	n/a	**	n/a	2.5 a	n/a	2.6 b	n/a	2.5 a	n/a
Guelph CMA	**	n/a	**	n/a	**	n/a	2.7 a	n/a	2.9 b	n/a
Hamilton CMA	**	n/a	**	n/a	2.5 b	n/a	1.7 c	n/a	2.0 b	n/a
Kingston CMA	**	n/a	**	n/a	0.0 d	n/a	2.0 b	n/a	3.0 d	n/a
Kitchener-Cambridge-Waterloo CMA	**	n/a	0.7 a	n/a	4.2 c	n/a	2.0 c	n/a	3.1 c	n/a
London CMA	**	n/a	**	n/a	1.7 b	n/a	2.7 a	n/a	2.4 a	n/a
Oshawa CMA	-	n/a	**	n/a	3.4 b	n/a	1.3 a	n/a	1.3 a	n/a
Ottawa-Gatineau CMA (Ont. part)	**	n/a	0.0 d	n/a	3.2 b	n/a	3.1 a	n/a	3.1 a	n/a
Peterborough CMA	**	n/a	**	n/a	0.0 d	n/a	**	n/a	2.4 c	n/a
St. Catharines-Niagara CMA	**	n/a	**	n/a	2.5 c	n/a	0.9 d	n/a	1.3 a	n/a
Thunder Bay CMA	-	n/a	**	n/a	**	n/a	**	n/a	4.3 d	n/a
Toronto CMA	**	n/a	1.1 a	n/a	1.3 a	n/a	2.7 b	n/a	2.4 b	n/a
Windsor CMA	**	n/a	**	n/a	1.3 a	n/a	1.8 c	n/a	1.5 a	n/a
<b>Ontario 10,000+</b>	<b>**</b>	<b>n/a</b>	<b>2.7 c</b>	<b>n/a</b>	<b>2.9 a</b>	<b>n/a</b>	<b>2.9 a</b>	<b>n/a</b>	<b>2.9 a</b>	<b>n/a</b>

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 2.1.5\_I Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Barrie CMA	-	-	**	**	**	**	**	++	5.0 d	++
Belleville CMA	-	-	**	**	**	**	**	0.9 d	1.2 a	++
Brantford CMA	-	-	-	-	2.5 a	3.3 c	**	**	3.8 d	3.7 d
Greater Sudbury/Grand Sudbury CMA	-	-	++	1.5 c	2.6 c	++	2.9 c	++	3.3 d	**
Guelph CMA	**	**	**	**	8.1 c	5.3 b	**	2.3 a	**	3.5 b
Hamilton CMA	**	**	**	++	++	++	**	3.9 c	**	++
Kingston CMA	**	**	**	**	**	**	1.7 a	2.3 a	1.4 a	2.1 b
Kitchener-Cambridge-Waterloo CMA	**	**	++	**	3.6 c	4.0 c	3.5 d	3.8 d	3.3 c	3.0 d
London CMA	-	**	**	**	4.9 c	3.5 d	5.8 c	3.2 d	5.9 c	3.8 c
Oshawa CMA	-	-	**	**	6.9 c	**	++	**	++	**
Ottawa-Gatineau CMA (Ont. part)	**	**	**	++	3.6 c	3.4 b	5.3 d	2.9 c	3.2 c	4.0 b
Peterborough CMA	**	**	**	3.4 d	**	++	4.8 d	4.8 d	4.7 d	4.8 d
St. Catharines-Niagara CMA	**	**	**	**	3.3 d	2.1 c	2.3 c	++	2.5 c	++
Thunder Bay CMA	-	-	**	**	**	**	++	**	++	**
Toronto CMA	**	**	**	**	5.2 c	3.5 d	4.9 c	2.7 c	4.2 d	2.8 c
Windsor CMA	**	**	++	**	**	6.5 c	++	**	++	5.5 d
<b>Ontario 10,000+</b>	<b>++</b>	<b>**</b>	<b>++</b>	<b>**</b>	<b>5.3 d</b>	<b>2.4 b</b>	<b>4.2 b</b>	<b>3.4 b</b>	<b>3.8 b</b>	<b>3.2 b</b>

<sup>1</sup>The 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.

### 2.1.6\_I Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Ontario - CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Barrie CMA	-	-	**	**	**	**	**	20.9 d	**	20.2 d
Belleville CMA	-	-	**	**	**	**	**	12.4 c	**	**
Brantford CMA	-	-	-	-	14.0 d	8.8 b ↓	15.2 d	11.2 a ↓	14.9 c	10.5 a ↓
Greater Sudbury/Grand Sudbury CMA	-	-	**	**	11.1 d	**	14.2 d	**	12.7 c	**
Guelph CMA	**	**	**	**	12.8 c	18.7 d ↑	10.9 a	11.6 c -	11.3 a	13.3 c ↑
Hamilton CMA	**	**	**	**	13.8 d	**	**	10.7 d	13.2 d	12.1 d -
Kingston CMA	**	**	**	**	**	**	**	**	**	**
Kitchener-Cambridge-Waterloo CMA	**	**	23.3 d	**	21.2 d	12.6 d ↓	**	13.4 d	20.5 d	14.0 c ↓
London CMA	**	**	**	**	17.4 a	12.2 c ↓	15.0 a	12.1 c ↓	15.8 a	12.1 c ↓
Oshawa CMA	-	-	**	**	13.9 a	9.8 c ↓	14.4 d	11.7 a -	13.7 d	11.4 a -
Ottawa-Gatineau CMA (Ont. part)	**	**	**	**	**	14.9 d	**	**	16.3 d	12.7 d -
Peterborough CMA	**	**	**	**	**	**	**	**	**	10.9 d
St. Catharines-Niagara CMA	**	**	**	**	6.0 d	17.6 d ↑	12.5 c	13.9 d -	11.2 c	14.8 c ↑
Thunder Bay CMA	-	-	**	**	**	**	**	**	**	**
Toronto CMA	**	**	11.3 d	**	11.7 a	7.5 c ↓	9.7 b	5.6 c ↓	10.1 a	5.9 c ↓
Windsor CMA	**	**	**	**	**	7.2 c	**	**	**	**
<b>Ontario 10,000+</b>	<b>**</b>	<b>**</b>	<b>16.6 d</b>	<b>16.5 d -</b>	<b>16.7 a</b>	<b>12.5 c ↓</b>	<b>14.4 a</b>	<b>11.2 c ↓</b>	<b>15.2 a</b>	<b>11.8 a ↓</b>

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres															
Centre	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18	
Arnprior CA	**	**		**	**		0.0 d	**		**	**		**	2.8	
Brockville CA	**	3.7 d		3.5 d	3.3 c	-	2.2 c	2.4 b	-	**	**		3.2 c	3.0 c	-
Carleton Place CA	**	**		**	0.0 d		**	**		**	**		**	**	
Cornwall CA	**	**		4.8 c	3.9 c	-	3.1 c	4.6 c	-	**	**		3.6 c	4.2 b	-
Zone 1 - City Centre	**	0.0 d		6.8 c	4.8 d	-	4.3 d	2.7 c	-	**	0.0 d		5.0 c	3.2 c	↓
Zone 2 - City North	**	**		**	3.0 d		2.4 c	**		**	**		2.5 c	5.0 c	↑
Zone 3 - Outlying Areas	-	-		**	**		2.2 a	**		**	**		5.0 a	**	
Greater Napanee T	**	**		**	0.0 c		2.4 c	0.3 b	↓	**	0.0 d		2.5 c	0.2 b	↓
Hawkesbury CA	**	0.0 d		**	**		3.3 d	4.7 d	-	**	0.0 d		5.4 d	4.8 d	
Mississippi Mills T	-	-		-	-		-	-		-	-		-	-	
Pembroke CA	3.5 d	2.9 c	-	**	2.6 c		3.0 c	3.5 d	-	0.0 d	**		2.8 c	3.1 d	-
Petawawa CA	-	-		**	**		**	5.9 c		**	**		**	8.2 c	
Prince Edward CY	7.4 a	7.6 a	↑	6.9 c	7.3 c	-	3.8 b	3.7 b	-	**	**		4.8 b	4.9 b	-
South Dundas MU	-	**		-	**		-	1.8 b		-	**		-	2.7 c	
South Huron MU	-	**		-	**		-	0.0 d		-	**		-	**	
The Nation M	**	**		0.0 d	0.0 d	-	**	0.0 d		**	0.0 d		**	0.0 d	

I.1.2_2 Private Apartment Average Rents (\$) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres											
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Arnprior CA	**	**	804 a	744 a	938 a	867 a	**	**	876 a	817 a	
Brockville CA	608 a	620 a	744 a	761 a	854 a	879 a	921 b	886 b	814 a	833 a	
Carleton Place CA	**	**	798 b	796 a	857 b	880 a	**	**	823 b	835 a	
Cornwall CA	615 a	610 a	691 a	684 a	835 a	818 a	890 a	886 a	787 a	769 a	
Zone 1 - City Centre	580 a	591 a	689 a	677 a	787 a	800 a	879 b	866 b	746 a	744 a	
Zone 2 - City North	647 a	629 b	684 a	672 a	867 a	817 a	894 a	893 b	814 a	774 a	
Zone 3 - Outlying Areas	-	-	**	**	821 a	**	**	**	857 a	**	
Greater Napanee T	572 b	628 b	719 a	732 a	863 a	876 a	984 b	1,017 c	826 a	839 a	
Hawkesbury CA	523 b	571 b	600 a	605 a	700 a	726 a	817 a	835 a	668 a	684 a	
Mississippi Mills T	-	-	-	-	-	-	-	-	-	-	
Pembroke CA	572 a	598 b	658 a	662 a	811 a	847 a	996 d	**	747 a	818 b	
Petawawa CA	-	-	653 b	755 b	777 a	808 a	**	864 a	763 a	807 a	
Prince Edward CY	577 b	593 a	715 a	729 a	842 a	875 a	**	**	794 a	822 a	
South Dundas MU	-	**	-	531 c	-	602 a	-	**	-	605 a	
South Huron MU	-	**	-	607 a	-	680 a	-	**	-	640 a	
The Nation M	**	**	611 b	**	699 c	**	779 c	**	666 b	**	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 1.1.3\_2 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Arnprior CA	12	13	217	214	276	273	6	7	511	507
Brockville CA	87	87	576	574	1,337	1,342	93	94	2,093	2,097
Carleton Place CA	5	5	97	95	159	162	12	12	273	274
Cornwall CA	189	187	1,286	1,148	2,063	2,175	327	327	3,865	3,837
Zone 1 - City Centre	94	94	559	563	818	820	104	105	1,575	1,582
Zone 2 - City North	95	93	716	574	1,157	1,267	222	221	2,190	2,155
Zone 3 - Outlying Areas	0	0	11	11	88	88	1	1	100	100
Greater Napanee T	12	12	128	128	397	397	28	33	565	570
Hawkesbury CA	55	53	155	157	422	424	36	34	668	668
Mississippi Mills T	-	-	-	-	-	-	-	-	-	-
Pembroke CA	39	39	280	281	571	567	35	50	925	937
Petawawa CA	0	0	80	80	238	241	33	33	351	354
Prince Edward CY	16	16	101	101	229	229	7	7	353	353
South Dundas MU	-	3	-	34	-	116	-	35	-	188
South Huron MU	-	6	-	71	-	195	-	13	-	285
The Nation M	1	1	27	28	35	37	14	14	77	80

### 1.1.4\_2 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Arnprior CA	**	n/a	4.8 d	n/a	0.0 d	n/a	**	n/a	2.1 c	n/a
Brockville CA	**	n/a	4.3 c	n/a	3.2 c	n/a	**	n/a	4.5 c	n/a
Carleton Place CA	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Cornwall CA	3.0 c	n/a	5.2 c	n/a	3.7 c	n/a	4.8 d	n/a	4.2 c	n/a
Zone 1 - City Centre	2.7 c	n/a	6.8 c	n/a	4.5 d	n/a	**	n/a	5.2 c	n/a
Zone 2 - City North	**	n/a	3.2 d	n/a	3.3 d	n/a	**	n/a	3.4 c	n/a
Zone 3 - Outlying Areas	-	n/a	**	n/a	2.2 a	n/a	**	n/a	5.0 a	n/a
Greater Napanee T	**	n/a	**	n/a	2.8 c	n/a	**	n/a	3.3 c	n/a
Hawkesbury CA	**	n/a	**	n/a	3.3 d	n/a	**	n/a	5.4 d	n/a
Mississippi Mills T	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Pembroke CA	3.5 d	n/a	3.3 d	n/a	4.0 d	n/a	0.0 d	n/a	3.6 c	n/a
Petawawa CA	-	n/a	**	n/a	**	n/a	**	n/a	1.9 c	n/a
Prince Edward CY	7.4 a	n/a	6.9 c	n/a	5.2 b	n/a	**	n/a	5.7 b	n/a
South Dundas MU	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
South Huron MU	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
The Nation M	**	n/a	0.0 d	n/a	**	n/a	**	n/a	**	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 1.1.5\_2 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Arnprior CA	-	**	-	++	-	++	-	**	-	++
Brockville CA	1.3 a	5.2 d	3.2 d	1.7 c	1.8 c	**	1.3 a	++	1.8 c	2.0 c
Carleton Place CA	-	**	-	++	-	**	-	**	-	**
Cornwall CA	2.3 b	3.0 b	2.5 b	2.2 b	2.4 a	2.6 a	4.0 c	4.0 d	2.6 a	2.5 a
Zone 1 - City Centre	++	2.2 b	3.5 d	1.3 a	2.3 a	1.6 c	++	++	2.5 b	1.6 b
Zone 2 - City North	3.5 b	3.7 b	1.7 b	3.1 c	2.4 a	3.3 b	4.1 b	4.6 d	2.6 a	3.2 b
Zone 3 - Outlying Areas	-	-	**	**	**	**	**	**	**	**
Greater Napanee T	++	**	**	**	++	3.7 c	++	++	1.9 c	3.4 c
Hawkesbury CA	**	12.6 c	++	++	++	2.1 c	**	-1.1 a	++	3.6 d
Mississippi Mills T	-	-	-	-	-	-	-	-	-	-
Pembroke CA	**	6.7 b	**	**	++	5.2 c	**	++	**	3.6 d
Petawawa CA	-	-	++	**	**	5.6 c	**	**	++	5.0 d
Prince Edward CY	2.6 c	**	3.9 c	-2.2 c	1.7 c	4.2 b	**	**	2.2 c	2.9 b
South Dundas MU	-	-	-	-	-	-	-	-	-	-
South Huron MU	-	-	-	-	-	-	-	-	-	-
The Nation M	**	**	-1.1 d	**	0.8 d	**	**	**	++	**

<sup>1</sup>The 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.

### 1.1.6\_2 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Ontario - Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Arnprior CA	**	**	**	**	**	**	**	**	**	**
Brockville CA	**	**	**	**	**	21.5 d	**	**	**	21.3 d
Carleton Place CA	**	**	**	**	**	**	**	**	**	**
Cornwall CA	**	20.2 d	28.2 d	19.2 d ↓	22.0 d	21.3 d -	**	**	24.0 d	20.1 a ↓
Zone 1 - City Centre	**	**	29.9 d	21.6 d ↓	23.2 d	19.1 d -	**	**	25.8 d	19.7 d ↓
Zone 2 - City North	**	**	**	**	**	23.4 d	**	**	23.3 d	20.7 d -
Zone 3 - Outlying Areas	-	-	-	**	**	**	**	**	**	**
Greater Napanee T	**	**	**	14.0 d	9.4 c	11.0 d -	0.0 d	0.0 d -	10.6 c	11.9 c -
Hawkesbury CA	**	**	**	**	**	**	**	**	14.3 d	10.9 d -
Mississippi Mills T	-	-	-	-	-	-	-	-	-	-
Pembroke CA	**	**	**	9.8 c	19.0 d	19.6 d -	**	**	19.3 d	16.8 d -
Petawawa CA	-	-	**	**	**	5.3 c	**	**	**	**
Prince Edward (CY)	**	**	8.5 c	8.5 c -	**	**	**	**	13.8 d	13.8 d -
La Nation (M)	**	**	**	**	5.6 d	5.6 d -	0.0 d	0.0 d -	**	**
Prince Edward (CY)	**	**	8.5 c	8.5 c -	**	**	**	**	13.8 d	13.8 d -
La Nation (M)	**	**	**	**	5.6 d	5.6 d -	0.0 d	0.0 d -	**	**
Prince Edward CY	**	**	11.8 d	**	13.7 c	12.7 c -	**	**	12.8 c	13.7 c -
South Dundas MU	-	**	-	**	-	5.7 d	-	**	-	5.9 d
South Huron MU	-	**	-	15.7 a	-	0.0 d	-	**	-	8.4 c
The Nation M	**	**	**	0.0 d	**	**	0.0 d	**	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.



2.1.1_2 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres														
Centre	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total	
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18
Arnprior CA	-	-		**	**		**	**		**	**		**	**
Brockville CA	**	**		**	**		**	**		**	**		**	0.0 d
Carleton Place CA	**	**		**	0.0 d		**	0.0 d		**	**		**	0.0 d
Cornwall CA	-	-		**	**		**	0.0 d		3.7 d	**		5.2 d	**
Zone 1 - City Centre	-	-		**	**		**	**		3.7 d	**		4.9 d	**
Zone 2 - City North	-	-		**	**		7.7 a	0.0 a ↓		**	**		**	**
Zone 3 - Outlying Areas	-	-		-	-		**	**		-	-		**	**
Greater Napanee T	-	-		-	-		**	**		-	-		**	**
Hawkesbury CA	-	-		0.0 a	**		0.0 a	**		0.0 a	**		0.0 a	**
Mississippi Mills T	-	-		-	-		-	-		-	-		-	-
Pembroke CA	-	-		**	**		3.4 d	**		**	**		**	**
Petawawa CA	-	-		-	-		**	**		**	**		**	**
Prince Edward CY	-	-		**	**		**	3.0 c		**	**		**	4.2 c
South Dundas MU	-	-		-	-		-	**		-	2.7 c		-	**
South Huron MU	-	-		-	**		-	**		-	**		-	**
The Nation M	-	-		-	-		**	**		-	-		**	**

2.1.2_2 Private Row (Townhouse) Average Rents (\$) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres																
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total							
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18						
Arnprior CA	-	-	-	**	-	**	-	**	-	**						
Brockville CA	**	**	**	**	931	b	**	**	874	c	874	d				
Carleton Place CA	**	**	**	727	c	**	874	b	**	766	c	819	b			
Cornwall CA	-	-	**	**	680	b	995	b	989	b	1,030	b	896	b	1,001	b
Zone 1 - City Centre	-	-	**	**	**	**	989	b	1,030	b	956	b	996	b		
Zone 2 - City North	-	-	**	**	657	a	684	a	**	**	634	a	672	a		
Zone 3 - Outlying Areas	-	-	-	-	-	**	-	-	-	-	-	**				
Greater Napanee T	-	-	-	-	-	-	-	-	-	-	-	-				
Hawkesbury CA	-	-	634	a	**	800	a	745	a	799	a	**	753	a	704	a
Mississippi Mills T	-	-	-	-	-	-	-	-	-	-	-	-				
Pembroke CA	-	-	**	**	828	a	**	**	**	**	821	b	**			
Petawawa CA	-	-	-	-	**	**	**	**	**	**	**	**				
Prince Edward CY	-	-	**	**	1,081	a	990	b	**	**	1,051	a	964	a		
South Dundas MU	-	-	-	-	-	**	-	523	b	-	523	c				
South Huron MU	-	-	-	**	-	**	-	**	-	**	-	**				
The Nation M	-	-	-	-	**	-	-	-	-	**	-	-				

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 2.1.3\_2 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Arnprior CA	0	0	1	1	49	49	5	5	55	55
Brockville CA	1	1	26	26	29	32	13	13	69	72
Carleton Place CA	10	10	56	50	81	81	1	2	148	143
Cornwall CA	0	0	4	4	39	43	78	78	121	125
Zone 1 - City Centre	0	0	1	1	11	11	75	75	87	87
Zone 2 - City North	0	0	3	3	13	13	3	3	19	19
Zone 3 - Outlying Areas	0	0	0	0	15	19	0	0	15	19
Greater Napanee T	0	0	0	0	30	30	0	0	30	30
Hawkesbury CA	0	0	11	11	14	14	14	14	39	39
Mississippi Mills T	-	-	-	-	-	-	-	-	-	-
Pembroke CA	0	0	7	4	32	32	1	1	40	37
Petawawa CA	0	0	0	0	7	7	5	5	12	12
Prince Edward CY	0	0	21	21	59	71	66	54	146	146
South Dundas MU	-	0	-	0	-	36	-	101	-	137
South Huron MU	-	0	-	18	-	134	-	16	-	168
The Nation M	0	0	0	0	4	4	0	0	4	4

### 2.1.4\_2 Private Row (Townhouse) Availability Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Arnprior CA	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Brockville CA	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Carleton Place CA	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Cornwall CA	-	n/a	**	n/a	**	n/a	3.7 <sup>d</sup>	n/a	5.2 <sup>d</sup>	n/a
Zone 1 - City Centre	-	n/a	**	n/a	**	n/a	3.7 <sup>d</sup>	n/a	4.9 <sup>d</sup>	n/a
Zone 2 - City North	-	n/a	**	n/a	7.7 <sup>a</sup>	n/a	**	n/a	**	n/a
Zone 3 - Outlying Areas	-	n/a	-	n/a	**	n/a	-	n/a	**	n/a
Greater Napanee T	-	n/a	-	n/a	**	n/a	-	n/a	**	n/a
Hawkesbury CA	-	n/a	0.0 <sup>a</sup>	n/a	0.0 <sup>a</sup>	n/a	0.0 <sup>a</sup>	n/a	0.0 <sup>a</sup>	n/a
Mississippi Mills T	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Pembroke CA	-	n/a	**	n/a	3.4 <sup>d</sup>	n/a	**	n/a	**	n/a
Petawawa CA	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Prince Edward CY	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
South Dundas MU	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
South Huron MU	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
The Nation M	-	n/a	-	n/a	**	n/a	-	n/a	**	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 2.1.5\_2 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Arnprior CA	-	-	-	-	-	-	-	-	-	-
Brockville CA	**	**	**	**	++	**	**	**	++	**
Carleton Place CA	**	**	**	**	**	**	**	**	**	**
Cornwall CA	-	-	**	**	++	3.1 d	3.1 d	**	2.1 c	4.7 d
Zone 1 - City Centre	-	-	**	**	**	**	3.1 d	**	3.1 d	4.1 d
Zone 2 - City North	-	-	**	**	0.8 a	3.8 a	**	**	++	6.3 c
Zone 3 - Outlying Areas	-	-	-	-	-	-	-	-	-	-
Greater Napanee T	-	-	-	-	-	-	-	-	-	-
Hawkesbury CA	-	-	**	**	**	++	**	**	++	++
Mississippi Mills T	-	-	-	-	-	-	-	-	-	-
Pembroke CA	-	-	**	**	**	**	**	**	**	**
Petawawa CA	-	-	-	-	**	**	**	**	**	**
Prince Edward CY	-	-	**	**	**	**	**	**	-3.3 d	-8.5 c
South Dundas MU	-	-	-	-	-	-	-	-	-	-
South Huron MU	-	-	-	-	-	-	-	-	-	-
The Nation M	-	-	-	-	**	-	-	-	**	-

<sup>1</sup>The 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.

### 2.1.6\_2 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Ontario - Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Arnprior CA	-	-	**	**	**	**	**	**	**	**
Brockville CA	**	**	**	**	**	**	**	**	**	**
Carleton Place CA	**	**	**	**	**	**	**	**	**	**
Cornwall CA	-	-	**	**	**	**	**	**	**	**
Zone 1 - City Centre	-	-	**	**	**	**	**	**	19.7 d	**
Zone 2 - City North	-	-	**	**	7.7 a	30.8 a ↑	**	**	**	**
Zone 3 - Outlying Areas	-	-	-	-	**	**	-	-	**	**
Greater Napanee T	-	-	-	-	**	**	-	-	**	**
Hawkesbury CA	-	-	9.1 a	**	14.3 a	**	28.6 a	**	17.9 a	**
Mississippi Mills T	-	-	-	-	-	-	-	-	-	-
Pembroke CA	-	-	**	**	3.4 d	**	**	**	**	**
Petawawa CA	-	-	-	-	**	**	**	**	**	**
Prince Edward (CY)	-	-	**	**	**	**	**	**	**	**
La Nation (M)	-	-	-	-	**	**	-	-	**	**
Prince Edward (CY)	-	-	**	**	**	**	**	**	**	**
La Nation (M)	-	-	-	-	**	**	-	-	**	**
Prince Edward CY	-	-	**	**	**	**	**	**	8.7 c	4.9 b ↓
South Dundas MU	-	-	-	-	-	**	-	2.7 c	-	**
South Huron MU	-	-	-	**	-	**	-	**	-	**
The Nation M	-	-	-	-	**	**	-	-	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres														
Centre	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total	
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18
Brighton MU	**	**		0.0 c	0.0 c	-	0.6 a	1.2 d	-	**	**		0.5 a	1.1 d
Brock TP	**	**		0.0 d	0.0 d	-	**	0.0 d		**	**		**	0.0 d
Cobourg CA	0.0 d	0.0 d	-	**	**		1.3 a	0.2 b	↓	3.3 d	0.0 d	↓	1.3 a	0.4 b
Collingwood CA	**	**		0.4 b	0.9 a	↑	1.2 a	0.5 b	-	**	**		1.1 a	0.7 a
Erin T	-	-		**	**		**	**		-	-		**	**
Haldimand County CY	**	**		0.0 d	0.0 d	-	0.0 d	0.0 d	-	**	**		0.0 d	0.0 d
Kawartha Lakes CA	**	0.0 d		0.6 a	1.4 a	↑	0.9 a	1.9 c	-	0.0 d	0.0 d	-	0.8 a	1.5 a
Midland CA	0.0 d	0.0 d	-	0.6 b	1.3 a	-	1.4 a	1.3 a	-	0.0 d	0.0 d	-	1.0 a	1.3 a
Orillia CA	0.0 c	**		**	2.2 c		1.5 c	2.1 c	-	0.0 d	0.0 d	-	1.4 a	2.3 c
Port Hope CA	**	**		2.3 c	0.0 d	↓	1.4 a	2.3 c	-	0.0 a	0.0 a	-	1.6 b	1.7 c
Scugog TP	**	**		0.0 d	0.0 d	-	8.8 b	**		**	**		5.8 a	**
West Grey MU	**	**		**	**		**	**		**	**		**	2.5 c

1.1.2_3 Private Apartment Average Rents (\$) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres											
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Brighton MU	**	**	659 b	752 a	846 a	861 a	**	**	835 a	852 a	
Brock TP	**	**	823 a	862 a	930 a	927 a	**	**	900 a	908 a	
Cobourg CA	690 a	**	868 a	865 a	1,063 a	1,111 a	1,402 a	1,341 a	1,012 a	1,051 a	
Collingwood CA	**	**	898 a	918 a	1,063 a	1,082 a	1,024 c	**	975 a	999 a	
Erin T	-	-	**	**	**	**	-	-	**	**	
Haldimand County CY	**	**	755 a	778 a	748 a	781 a	**	**	755 a	781 a	
Kawartha Lakes CA	700 b	718 b	871 a	865 a	1,075 a	1,054 a	1,246 a	1,177 c	996 a	959 a	
Midland CA	555 c	613 b	779 a	860 a	928 a	1,013 a	880 c	1,045 b	863 a	939 a	
Orillia CA	706 b	669 b	863 a	894 a	1,009 a	1,053 a	1,152 d	1,322 b	942 a	993 a	
Port Hope CA	**	**	1,000 a	1,100 a	1,109 a	1,271 a	1,315 a	1,384 a	1,076 a	1,213 a	
Scugog TP	**	**	853 b	841 b	871 a	876 b	**	**	865 a	858 b	
West Grey MU	**	**	629 a	632 a	750 a	706 a	949 a	**	735 b	699 b	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 1.1.3\_3 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Brighton MU	1	1	17	16	160	158	4	4	182	179
Brock TP	2	2	28	28	67	67	5	5	102	102
Cobourg CA	31	37	250	248	589	567	61	59	931	911
Collingwood CA	45	45	221	225	260	260	12	12	538	542
Erin T	0	0	2	7	9	8	0	0	11	15
Haldimand County CY	9	9	170	170	182	182	25	25	386	386
Kawartha Lakes CA	69	70	589	588	712	714	70	73	1,440	1,445
Midland CA	28	28	393	415	642	614	22	23	1,085	1,080
Orillia CA	102	102	572	571	899	897	55	55	1,628	1,625
Port Hope CA	28	28	218	218	303	320	23	23	572	589
Scugog TP	1	1	38	39	51	51	50	50	140	141
West Grey MU	5	5	30	30	98	98	16	16	149	149

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Brighton MU	**	n/a	0.0 c	n/a	1.2 a	n/a	**	n/a	1.1 a	n/a
Brock TP	**	n/a	0.0 d	n/a	**	n/a	**	n/a	**	n/a
Cobourg CA	0.0 d	n/a	**	n/a	2.3 c	n/a	3.3 d	n/a	2.1 c	n/a
Collingwood CA	**	n/a	1.3 a	n/a	3.5 d	n/a	**	n/a	2.6 b	n/a
Erin T	-	n/a	**	n/a	**	n/a	-	n/a	**	n/a
Haldimand County CY	**	n/a	0.0 d	n/a	0.0 d	n/a	**	n/a	0.5 b	n/a
Kawartha Lakes CA	**	n/a	0.8 d	n/a	1.5 c	n/a	0.0 d	n/a	1.2 a	n/a
Midland CA	0.0 d	n/a	1.0 d	n/a	2.4 c	n/a	0.0 d	n/a	1.8 c	n/a
Orillia CA	**	n/a	**	n/a	1.7 c	n/a	0.0 d	n/a	2.3 c	n/a
Port Hope CA	**	n/a	2.8 c	n/a	1.7 b	n/a	3.9 a	n/a	2.2 b	n/a
Scugog TP	**	n/a	0.0 d	n/a	8.8 b	n/a	**	n/a	5.8 a	n/a
West Grey MU	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 1.1.5\_3 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Brighton MU	**	**	**	5.0 d	9.6 b	8.7 c	**	**	9.9 c	7.7 c
Brock TP	**	**	2.2 c	4.8 a	5.1 a	++	**	**	4.5 a	++
Cobourg CA	**	**	5.5 d	++	5.1 d	++	**	**	4.6 d	**
Collingwood CA	**	**	5.5 c	3.4 d	6.2 c	4.0 c	**	**	6.0 c	3.2 d
Erin T	-	-	**	-	**	-	-	-	**	-
Haldimand County CY	**	**	++	4.6 c	**	1.2 d	**	**	1.1 a	3.7 c
Kawartha Lakes CA	++	++	++	++	++	++	-5.1 b	++	++	++
Midland CA	**	4.8 d	3.7 d	3.6 d	4.1 d	**	**	**	4.0 d	3.2 d
Orillia CA	++	++	3.0 d	4.1 d	4.2 c	++	++	++	4.0 c	**
Port Hope CA	**	**	2.8 c	9.4 b	++	14.7 d	**	8.9 a	2.8 c	12.2 c
Scugog TP	**	**	++	++	++	1.0 a	**	**	++	**
West Grey MU	**	**	3.1 d	-2.6 c	++	**	++	**	++	-5.6 d

<sup>1</sup>The 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.

### 1.1.6\_3 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Ontario - Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Brighton MU	**	**	24.8 d	**	**	17.0 d	**	**	11.1 d	15.9 a ↑
Brock TP	**	**	7.7 c	**	**	**	**	**	5.6 d	**
Cobourg CA	**	**	**	**	12.5 c	8.5 c ↓	**	**	11.7 c	8.9 b ↓
Collingwood CA	**	**	**	**	**	**	**	**	21.8 d	**
Erin T	-	-	**	**	**	**	-	-	**	**
Haldimand County CY	**	**	1.9 c	8.7 b ↑	**	**	**	**	4.6 d	9.7 c ↑
Kawartha Lakes CA	**	**	13.3 d	11.5 d -	**	10.3 d	**	**	11.6 d	11.0 d -
Midland CA	0.0 d	**	**	14.8 c	**	11.4 c	**	**	**	12.8 c
Orillia CA	**	**	**	**	**	14.5 c	0.0 d	**	**	16.0 d
Port Hope CA	**	**	11.8 d	**	8.3 c	10.0 d -	**	11.4 a	9.3 b	10.2 d -
Scugog TP	**	**	**	**	**	**	**	**	**	**
West Grey MU	**	**	21.4 d	22.4 d -	**	**	**	**	**	13.5 d

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.



**2.1.1\_3 Private Row (Townhouse) Vacancy Rates (%)**  
by Bedroom Type  
**Ontario – Greater Golden Horseshoe - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Brighton MU	-	-	-	-	-	-	**	**	**	**
Brock TP	-	-	-	-	-	-	-	-	-	-
Cobourg CA	-	-	**	**	**	**	**	**	**	**
Collingwood CA	-	-	-	-	-	-	**	**	**	**
Erin T	-	-	-	-	-	-	-	-	-	-
Haldimand County CY	-	-	-	-	**	**	**	**	**	**
Kawartha Lakes CA	-	-	-	-	**	**	**	**	**	**
Midland CA	-	-	-	-	**	**	**	**	**	**
Orillia CA	-	-	-	-	**	**	**	**	**	**
Port Hope CA	-	-	-	-	-	-	-	-	-	-
Scugog TP	-	-	-	-	**	**	-	-	**	**
West Grey MU	-	-	-	-	-	-	-	-	-	-

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Brighton MU	-	-	-	-	-	-	**	**	**	**
Brock TP	-	-	-	-	-	-	-	-	-	-
Cobourg CA	-	-	**	**	**	**	**	**	**	**
Collingwood CA	-	-	-	-	-	-	-	**	-	**
Erin T	-	-	-	-	-	-	-	-	-	-
Haldimand County CY	-	-	-	-	**	**	**	**	**	**
Kawartha Lakes CA	-	-	-	-	**	**	**	**	1,310 <sup>a</sup>	**
Midland CA	-	-	-	-	-	-	-	-	-	-
Orillia CA	-	-	-	-	**	**	**	**	**	**
Port Hope CA	-	-	-	-	-	-	-	-	-	-
Scugog TP	-	-	-	-	-	-	-	-	-	-
West Grey MU	-	-	-	-	-	-	-	-	-	-

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 2.1.3\_3 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Brighton MU	0	0	0	0	0	0	5	5	5	5
Brock TP	-	-	-	-	-	-	-	-	-	-
Cobourg CA	0	0	6	6	29	29	122	122	157	157
Collingwood CA	0	0	0	0	0	0	11	11	11	11
Erin T	-	-	-	-	-	-	-	-	-	-
Haldimand County CY	0	0	0	0	26	26	50	50	76	76
Kawartha Lakes CA	0	0	0	0	27	27	22	22	49	49
Midland CA	0	0	0	0	25	25	25	25	50	50
Orillia CA	0	0	0	0	8	8	151	130	159	138
Port Hope CA	-	-	-	-	-	-	-	-	-	-
Scugog TP	0	0	0	0	3	3	0	0	3	3
West Grey MU	-	-	-	-	-	-	-	-	-	-

### 2.1.4\_3 Private Row (Townhouse) Availability Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Brighton MU	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Brock TP	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Cobourg CA	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Collingwood CA	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Erin T	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Haldimand County CY	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Kawartha Lakes CA	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Midland CA	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Orillia CA	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Port Hope CA	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Scugog TP	-	n/a	-	n/a	**	n/a	-	n/a	**	n/a
West Grey MU	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 2.1.5\_3 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type

#### Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
	to	to	to	to	to	to	to	to	to	to
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Brighton MU	-	-	-	-	-	-	**	**	**	**
Brock TP	-	-	-	-	-	-	-	-	-	-
Cobourg CA	-	-	**	**	**	**	**	**	**	**
Collingwood CA	-	-	-	-	-	-	-	-	-	-
Erin T	-	-	-	-	-	-	-	-	-	-
Haldimand County CY	-	-	-	-	**	**	**	**	**	**
Kawartha Lakes CA	-	-	-	-	**	**	**	**	**	**
Midland CA	-	-	-	-	-	-	-	-	-	-
Orillia CA	-	-	-	-	**	-	**	-	**	-
Port Hope CA	-	-	-	-	-	-	-	-	-	-
Scugog TP	-	-	-	-	-	-	-	-	-	-
West Grey MU	-	-	-	-	-	-	-	-	-	-

<sup>1</sup>The 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.

### 2.1.6\_3 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type

#### Ontario - Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Brighton MU	-	-	-	-	-	-	**	**	**	**
Brock TP	-	-	-	-	-	-	-	-	-	-
Cobourg CA	-	-	**	**	**	**	**	**	**	**
Collingwood CA	-	-	-	-	-	-	**	**	**	**
Erin T	-	-	-	-	-	-	-	-	-	-
Haldimand County CY	-	-	-	-	**	**	**	**	**	**
Kawartha Lakes CA	-	-	-	-	**	**	**	**	**	**
Midland CA	-	-	-	-	**	**	**	**	**	**
Orillia CA	-	-	-	-	**	**	**	**	**	**
Port Hope CA	-	-	-	-	-	-	-	-	-	-
Scugog TP	-	-	-	-	**	**	-	-	**	**
West Grey MU	-	-	-	-	-	-	-	-	-	-

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres																						
Centre	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total									
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18								
Bracebridge T	**	**		**	0.0	b	1.6	b	2.0	c	-		2.0	c	1.2	a	-					
Elliot Lake CA	**	**		8.4	a	3.3	a	↓	10.3	a	4.9	a	↓	9.6	a	4.5	a	↓				
Gravenhurst T	**	**		3.6	d	0.0	d	↓	0.0	d	0.0	d	-	1.0	a	0.0	d	↓				
Huntsville T	**	**		3.3	d	0.0	d	↓	0.8	d	0.5	a	-	1.9	c	0.7	a	↓				
Kenora CA	**	**		2.8	c	**			1.9	c	**			2.1	c	3.1	d	-				
North Bay CA	**	0.0	d	3.8	d	2.9	c	-	1.8	c	0.9	d	-	2.7	c	1.6	c	-				
Sault Ste. Marie CA	**	4.3	d	3.9	c	5.4	b	↑	6.2	b	6.6	b	-	5.3	b	5.8	b	-				
East End, Rural Sault Ste. Marie	4.3	d	2.2	c	-	2.8	b	4.5	b	↑	7.8	b	7.7	b	-	5.9	b	6.3	b	-		
Central	**	5.0	d	4.9	d	5.2	c	-	6.3	b	6.7	c	-	5.8	b	5.9	b	-				
West End, Prince	**	**		0.0	d	**			**		3.5	d		**		4.1	c					
Temiskaming Shores CY	4.0	b	-	**		-			6.8	c	-			8.1	c	-						
Timmins CA	**	**		**	**		4.9	d	5.7	c	-			6.1	c	6.4	c	-				
West Nipissing M	0.0	d	**	**	**		**		1.1	d			0.0	d	0.0	d	-	1.5	d	2.5	c	-

I.1.2_4 Private Apartment Average Rents (\$) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres																				
Centre	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total							
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18						
Bracebridge T	650	a	**	799	a	857	a	987	a	954	b	1,229	a	**	941	a	927	b		
Elliot Lake CA	520	a	**	550	a	500	a	616	a	584	a	772	b	646	b	607	a	572	a	
Gravenhurst T	**		**	807	a	832	a	929	a	980	a	**		**	901	a	931	a		
Huntsville T	**		**	923	b	912	a	1,022	a	1,050	a	**		**	985	a	1,001	a		
Kenora CA	510	c	519	b	718	a	696	a	875	b	857	b	**		**	792	b	779	b	
North Bay CA	578	a	600	a	759	a	773	a	919	a	964	a	1,134	c	1,177	b	868	a	897	a
Sault Ste. Marie CA	558	a	603	a	736	a	772	a	901	a	968	a	872	a	929	a	827	a	886	a
East End, Rural Sault Ste. Marie	559	b	557	a	768	a	777	a	867	a	928	a	844	a	991	b	822	a	870	a
Central	557	b	622	b	733	a	773	a	932	a	1,012	a	913	a	1,052	b	835	a	903	a
West End, Prince	**		**	634	a	736	a	837	b	857	a	847	b	837	a	800	b	833	a	
Temiskaming Shores CY	553	a	-	643	a	-		733	a	-		**		-		694	a	-		
Timmins CA	551	b	572	b	774	a	769	b	921	a	928	a	1,042	a	1,089	a	860	a	872	a
West Nipissing M	502	a	531	a	634	a	647	a	792	a	802	a	947	c	998	c	727	a	743	a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 1.1.3\_4 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Bracebridge T	15	15	87	87	186	189	12	12	300	303
Elliot Lake CA	24	20	308	308	832	825	89	88	1,253	1,241
Gravenhurst T	16	16	75	75	145	146	6	6	242	243
Huntsville T	10	10	112	115	192	200	16	16	330	341
Kenora CA	13	13	147	147	179	180	12	11	351	351
North Bay CA	165	162	972	988	1,679	1,683	222	219	3,038	3,052
Sault Ste. Marie CA	191	186	1,678	1,690	2,584	2,589	294	294	4,747	4,759
East End, Rural Sault Ste. Marie	41	41	480	480	736	735	65	64	1,322	1,320
Central	137	132	1,066	1,077	1,492	1,496	147	148	2,842	2,853
West End, Prince	13	13	132	133	356	358	82	82	583	586
Temiskaming Shores CY	21	-	101	-	165	-	30	-	317	-
Timmins CA	67	67	583	592	801	801	111	110	1,562	1,570
West Nipissing M	20	20	144	146	208	209	24	25	396	400

### 1.1.4\_4 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Bracebridge T	**	n/a	**	n/a	2.1 b	n/a	6.8 a	n/a	2.3 b	n/a
Elliot Lake CA	**	n/a	11.0 a	n/a	13.1 a	n/a	**	n/a	12.4 a	n/a
Gravenhurst T	**	n/a	**	n/a	1.7 c	n/a	**	n/a	3.0 c	n/a
Huntsville T	**	n/a	3.3 d	n/a	0.8 d	n/a	**	n/a	1.9 c	n/a
Kenora CA	**	n/a	2.8 c	n/a	1.9 c	n/a	**	n/a	2.1 c	n/a
North Bay CA	**	n/a	4.9 d	n/a	2.8 c	n/a	**	n/a	3.7 c	n/a
Sault Ste. Marie CA	**	n/a	7.8 b	n/a	9.1 b	n/a	**	n/a	8.3 b	n/a
East End, Rural Sault Ste. Marie	4.3 d	n/a	4.4 c	n/a	10.2 c	n/a	**	n/a	7.8 b	n/a
Central	**	n/a	9.8 c	n/a	10.0 b	n/a	**	n/a	9.8 b	n/a
West End, Prince	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Temiskaming Shores CY	4.0 b	n/a	12.8 d	n/a	9.1 c	n/a	**	n/a	9.9 b	n/a
Timmins CA	**	n/a	**	n/a	7.1 c	n/a	4.5 d	n/a	8.7 c	n/a
West Nipissing M	0.0 d	n/a	**	n/a	3.2 d	n/a	0.0 d	n/a	3.1 d	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 1.1.5\_4 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Bracebridge T	**	**	4.1 d	**	3.2 d	3.6 d	**	**	3.3 d	4.2 d
Elliot Lake CA	0.8 a	**	1.7 a	9.6 c	2.4 a	10.1 c	1.5 a	**	2.1 a	9.1 c
Gravenhurst T	**	**	4.0 b	3.2 b	3.0 b	2.7 a	**	**	3.5 b	2.2 a
Huntsville T	**	**	4.4 d	3.7 d	2.1 c	4.7 c	**	**	2.8 b	4.0 c
Kenora CA	**	1.1 d	**	++	**	**	**	**	9.0 b	**
North Bay CA	**	**	++	++	2.7 c	2.7 c	**	++	2.6 c	2.3 c
Sault Ste. Marie CA	**	++	3.6 c	4.6 c	3.1 d	7.1 b	++	**	3.5 c	6.0 b
East End, Rural Sault Ste. Marie	2.0 b	++	3.5 d	1.6 c	1.9 b	4.1 c	++	4.6 d	3.2 c	2.8 b
Central	++	++	4.2 c	5.1 c	2.9 c	8.4 b	++	**	3.2 d	7.1 b
West End, Prince	**	**	++	**	++	**	++	**	++	**
Temiskaming Shores CY	0.7 a	-	**	-	1.3 a	-	**	-	1.0 a	-
Timmins CA	++	**	++	++	**	2.7 c	**	**	**	3.2 c
West Nipissing M	++	**	5.3 d	**	**	++	**	++	3.0 c	1.3 d

<sup>1</sup>The 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.

### 1.1.6\_4 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Ontario - Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Bracebridge T	**	**	**	19.5 d	21.6 d	**	20.3 a	**	18.0 d	**
Elliot Lake CA	**	**	9.7 a	12.3 a ↑	16.4 a	12.7 c ↓	5.0 d	**	13.7 a	12.5 c -
Gravenhurst T	**	**	**	**	8.4 b	22.3 a ↑	**	**	13.8 d	18.5 a ↑
Huntsville T	**	**	**	**	23.6 d	**	**	**	22.7 d	**
Kenora CA	**	**	**	**	**	**	**	**	**	**
North Bay CA	**	**	**	27.3 d	**	20.6 d	**	**	**	23.8 d
Sault Ste. Marie CA	**	9.0 c	28.1 d	14.2 c ↓	28.5 d	11.8 c ↓	**	9.4 c	27.4 d	12.3 a ↓
East End, Rural Sault Ste. Marie	**	9.3 c	**	14.7 c	**	13.9 c	**	**	**	14.3 c
Central	**	**	**	14.6 c	**	11.8 c	**	**	**	12.6 c
West End, Prince	**	**	**	**	**	6.7 c	**	3.3 d	24.4 d	6.4 b ↓
Temiskaming Shores CY	**	-	**	-	26.5 d	-	**	-	26.5 d	-
Timmins CA	**	**	**	29.5 d	**	25.1 d	**	**	**	25.2 d
West Nipissing M	**	**	**	**	**	13.5 d	**	**	18.9 d	13.0 d ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.



### 2.1.1\_4 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Bracebridge T	-	-	**	**	**	**	**	**	**	**
Elliot Lake CA	-	-	-	-	**	**	**	**	**	**
Gravenhurst T	-	-	-	-	**	**	-	-	**	**
Huntsville T	-	-	**	**	**	**	**	**	**	**
Kenora CA	-	-	-	-	-	-	**	**	**	**
North Bay CA	-	-	**	**	**	0.0 d	**	**	**	**
Sault Ste. Marie CA	**	**	**	**	0.0 d	5.6 d ↑	**	7.3 b	**	7.3 b
East End, Rural Sault Ste. Marie	**	**	-	-	**	**	**	9.5 a	**	8.6 a
Central	**	**	**	**	**	**	**	**	0.0 d	7.3 c ↑
West End, Prince	-	-	-	-	**	0.0 a	**	-	**	0.0 a
Temiskaming Shores CY	-	-	-	-	-	-	-	-	-	-
Timmins CA	-	-	**	**	3.4 d	**	**	**	**	**
West Nipissing M	-	-	**	**	**	**	**	**	**	**

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Bracebridge T	-	-	**	**	**	**	**	**	**	**
Elliot Lake CA	-	-	-	-	**	**	**	**	**	**
Gravenhurst T	-	-	-	-	-	**	-	-	-	**
Huntsville T	-	-	**	**	**	**	**	**	**	**
Kenora CA	-	-	-	-	-	-	**	**	**	**
North Bay CA	-	-	**	**	**	962 c	1,003 b	1,008 b	987 b	987 b
Sault Ste. Marie CA	**	**	**	**	1,089 c	1,165 a	922 a	931 a	1,011 b	995 a
East End, Rural Sault Ste. Marie	**	**	-	-	**	**	**	935 a	**	960 a
Central	**	**	**	**	1,089 b	1,037 b	**	**	1,086 c	959 b
West End, Prince	-	-	-	-	-	1,450 a	-	-	-	1,450 a
Temiskaming Shores CY	-	-	-	-	-	-	-	-	-	-
Timmins CA	-	-	**	**	1,013 a	1,020 a	**	**	1,013 a	1,020 a
West Nipissing M	-	-	**	**	**	**	**	**	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 2.1.3\_4 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Bracebridge T	0	0	2	2	1	1	4	4	7	7
Elliot Lake CA	0	0	0	0	34	34	79	79	113	113
Gravenhurst T	0	0	0	0	18	18	0	0	18	18
Huntsville T	0	0	6	6	20	20	18	18	44	44
Kenora CA	0	0	0	0	0	0	24	24	24	24
North Bay CA	0	0	8	10	172	169	270	272	450	451
Sault Ste. Marie CA	3	2	11	12	61	74	186	176	261	264
East End, Rural Sault Ste. Marie	1	1	0	0	3	12	90	84	94	97
Central	2	1	11	12	43	43	92	92	148	148
West End, Prince	0	0	0	0	15	19	4	0	19	19
Temiskaming Shores CY	-	-	-	-	-	-	-	-	-	-
Timmins CA	0	0	14	14	110	110	54	54	178	178
West Nipissing M	0	0	3	3	25	25	5	5	33	33

### 2.1.4\_4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Bracebridge T	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Elliot Lake CA	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Gravenhurst T	-	n/a	-	n/a	**	n/a	-	n/a	**	n/a
Huntsville T	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Kenora CA	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
North Bay CA	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Sault Ste. Marie CA	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
East End, Rural Sault Ste. Marie	**	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Central	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
West End, Prince	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Temiskaming Shores CY	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Timmins CA	-	n/a	**	n/a	9.1	n/a	**	n/a	9.5	n/a
West Nipissing M	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 2.1.5\_4 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Bracebridge T	-	-	**	**	**	**	**	**	**	**
Elliot Lake CA	-	-	-	-	**	**	**	**	**	**
Gravenhurst T	-	-	-	-	-	-	-	-	-	-
Huntsville T	-	-	**	**	**	**	**	**	**	**
Kenora CA	-	-	-	-	-	-	**	**	**	**
North Bay CA	-	-	**	**	**	**	++	++	++	++
Sault Ste. Marie CA	**	**	**	**	**	++	**	**	++	**
East End, Rural Sault Ste. Marie	**	**	-	-	**	**	**	**	**	**
Central	**	**	**	**	**	++	**	**	**	++
West End, Prince	-	-	-	-	-	-	-	-	-	-
Temiskaming Shores CY	-	-	-	-	-	-	-	-	-	-
Timmins CA	-	-	**	**	**	1.3 d	**	**	**	1.3 d
West Nipissing M	-	-	**	**	**	**	**	**	**	**

<sup>1</sup>The 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.

### 2.1.6\_4 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Ontario - Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Bracebridge T	-	-	**	**	**	**	**	**	**	**
Elliot Lake CA	-	-	-	-	**	**	**	**	**	**
Gravenhurst T	-	-	-	-	**	**	-	-	**	**
Huntsville T	-	-	**	**	**	**	**	**	**	**
Kenora CA	-	-	-	-	-	-	**	**	**	**
North Bay CA	-	-	**	**	**	**	**	**	**	**
Sault Ste. Marie CA	**	**	**	**	**	6.0 d	**	23.0 d	**	18.3 d
East End, Rural Sault Ste. Marie	**	**	-	-	**	**	**	36.9 a	**	**
Central	**	**	**	**	**	**	**	**	**	10.1 c
West End, Prince	-	-	-	-	**	0.0 a	**	-	**	0.0 a
Temiskaming Shores CY	-	-	-	-	-	-	-	-	-	-
Timmins CA	-	-	**	**	**	**	**	**	**	**
West Nipissing M	-	-	**	**	**	**	**	**	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

<b>1.1.1_5 Private Apartment Vacancy Rates (%)</b> <b>by Bedroom Type</b> <b>Ontario – Southwestern Ontario - Non-CMA Centres</b>										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Centre Wellington CA	**	**	0.9 a	2.4 c ↑	2.4 c	1.0 a ↓	6.1 c	**	2.2 b	1.6 b -
Chatham-Kent CA	**	**	3.2 c	1.7 b ↓	2.5 b	2.8 a -	1.1 d	1.1 d -	2.7 a	2.3 a -
Zone 1 - Chatham City	**	**	2.8 b	1.4 a ↓	2.4 b	2.6 b -	0.7 b	**	2.5 a	2.0 a -
Zone 2 - Wallaceburg	**	**	**	**	4.4 c	3.0 b ↓	3.5 d	3.1 d -	5.6 c	3.0 c ↓
Zone 3 - Rest of Kent	**	**	2.1 c	2.7 c -	1.7 c	3.4 d ↑	**	0.0 d	1.9 c	2.9 c -
Essex T	**	**	**	0.0 d	0.0 d	0.0 d -	**	**	**	0.0 d
Ingersoll CA	-	-	**	**	**	2.9 a	**	**	**	2.0 a
Kincardine MU	**	**	0.0 d	0.0 d -	0.0 d	1.9 c ↑	**	**	0.0 d	1.4 d ↑
Lambton Shores MU	-	-	**	**	4.2 c	**	**	**	3.6 c	0.0 d ↓
Leamington CA	**	**	1.8 c	1.6 c -	3.7 d	0.9 d ↓	**	**	2.8 b	1.2 a ↓
Meaford MU	**	**	0.0 d	0.0 d -	0.0 d	1.9 a ↑	**	**	0.0 d	1.1 a ↑
Norfolk CA	**	**	**	2.5 c	2.2 c	2.5 c -	**	**	2.1 c	2.4 c -
North Perth MU	**	16.7 a	**	13.2 d	**	6.2 c	**	27.3 d	**	10.6 d
Owen Sound CA	**	**	1.5 a	3.7 d ↑	1.9 b	1.4 a -	3.3 d	0.9 a ↓	2.0 b	2.3 b -
Sarnia CA	3.5 d	**	2.1 b	4.1 b ↑	2.3 b	3.5 c ↑	2.4 c	**	2.3 a	3.9 b ↑
Saugeen Shores T	**	**	**	**	**	**	0.0 c	**	2.0 c	2.7 c -
Stratford CA	**	0.0 d	1.7 b	1.6 b -	1.7 b	2.1 b -	3.6 c	2.2 c -	1.8 a	1.8 b -
Tillsonburg CA	**	**	1.6 c	2.0 c -	1.0 a	1.1 a -	**	**	1.3 a	1.3 a -
Woodstock CA	0.0 d	0.0 d -	3.3 d	**	1.3 a	**	5.3 d	**	2.2 c	1.5 d -

<b>1.1.2_5 Private Apartment Average Rents (\$)</b> <b>by Bedroom Type</b> <b>Ontario – Southwestern Ontario - Non-CMA Centres</b>										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Centre Wellington CA	**	**	814 a	852 a	1,004 a	1,047 a	1,162 a	1,183 a	948 a	985 a
Chatham-Kent CA	556 a	579 a	680 a	705 a	777 a	809 a	752 b	766 b	735 a	763 a
Zone 1 - Chatham City	557 a	579 a	699 a	723 a	811 a	842 a	759 b	777 b	756 a	784 a
Zone 2 - Wallaceburg	**	**	619 a	660 a	693 a	749 a	**	806 a	667 a	729 a
Zone 3 - Rest of Kent	**	**	606 a	624 a	698 a	713 a	740 b	620 b	674 a	679 a
Essex T	**	**	659 a	**	754 b	769 a	**	**	734 a	755 a
Ingersoll CA	-	-	795 a	816 a	819 a	848 a	**	**	816 a	844 a
Kincardine MU	**	**	940 a	861 b	1,062 a	988 a	**	**	1,026 a	949 a
Lambton Shores MU	-	-	**	**	873 a	801 a	**	**	857 a	780 a
Leamington CA	520 c	**	719 a	770 a	884 a	910 a	1,082 b	1,165 a	817 a	858 a
Meaford MU	**	**	708 a	689 b	855 a	901 b	**	**	808 a	826 b
Norfolk CA	546 a	565 a	674 a	736 a	749 a	733 a	**	912 b	731 a	736 a
North Perth MU	**	619 a	640 a	723 a	746 a	821 a	**	972 a	698 a	804 a
Owen Sound CA	599 a	644 a	733 a	786 a	883 a	926 a	941 a	1,000 a	825 a	869 a
Sarnia CA	662 a	689 a	805 a	840 a	1,010 b	1,017 b	1,320 c	1,372 c	923 a	942 a
Saugeen Shores T	**	**	684 b	735 b	852 a	921 a	948 a	1,053 a	817 a	882 a
Stratford CA	594 a	622 a	749 a	787 a	905 a	946 a	1,069 a	1,097 a	847 a	888 a
Tillsonburg CA	592 b	652 a	731 a	750 a	880 a	877 a	**	939 c	826 a	831 a
Woodstock CA	606 c	747 c	969 a	830 a	1,259 a	1,011 a	925 a	945 b	1,142 a	935 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 1.1.3\_5 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Centre Wellington CA	22	27	216	206	500	501	35	34	773	768
Chatham-Kent CA	118	113	1,642	1,637	2,380	2,376	535	525	4,675	4,651
Zone 1 - Chatham City	108	105	1,268	1,256	1,696	1,707	445	442	3,517	3,510
Zone 2 - Wallaceburg	7	5	143	143	290	282	32	29	472	459
Zone 3 - Rest of Kent	3	3	231	238	394	387	58	54	686	682
Essex T	5	5	57	59	99	101	7	7	168	172
Ingersoll CA	0	0	39	39	106	106	5	5	150	150
Kincardine MU	13	13	63	63	137	137	7	6	220	219
Lambton Shores MU	0	0	36	36	88	88	12	12	136	136
Leamington CA	30	25	482	487	615	619	53	54	1,180	1,185
Meaford MU	7	7	60	60	133	133	15	15	215	215
Norfolk CA	13	13	241	245	615	617	30	30	899	905
North Perth MU	24	24	104	103	236	241	45	45	409	413
Owen Sound CA	68	70	674	687	827	817	217	226	1,786	1,800
Sarnia CA	186	183	2,379	2,359	2,906	2,898	188	190	5,659	5,630
Saugeen Shores T	13	13	123	118	244	251	53	52	433	434
Stratford CA	33	33	783	782	1,031	1,052	145	142	1,992	2,009
Tillsonburg CA	10	12	283	282	562	564	27	27	882	885
Woodstock CA	23	38	989	991	1,474	1,489	105	107	2,591	2,625

### 1.1.4\_5 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Centre Wellington CA	**	n/a	1.8 c	n/a	2.8 b	n/a	6.1 c	n/a	2.7 b	n/a
Chatham-Kent CA	**	n/a	4.0 b	n/a	4.0 b	n/a	3.0 c	n/a	4.0 b	n/a
Zone 1 - Chatham City	**	n/a	3.5 c	n/a	4.2 b	n/a	**	n/a	3.9 b	n/a
Zone 2 - Wallaceburg	**	n/a	**	n/a	4.7 b	n/a	3.5 d	n/a	5.8 c	n/a
Zone 3 - Rest of Kent	**	n/a	4.1 d	n/a	2.5 b	n/a	**	n/a	3.0 c	n/a
Essex T	**	n/a	**	n/a	3.9 d	n/a	**	n/a	3.2 d	n/a
Ingersoll CA	-	n/a	**	n/a	3.4 a	n/a	**	n/a	2.3 a	n/a
Kincardine MU	**	n/a	**	n/a	**	n/a	**	n/a	3.8 d	n/a
Lambton Shores MU	-	n/a	**	n/a	4.2 c	n/a	**	n/a	3.6 c	n/a
Leamington CA	**	n/a	2.7 b	n/a	4.5 c	n/a	**	n/a	3.7 c	n/a
Meaford MU	**	n/a	0.0 d	n/a	**	n/a	**	n/a	0.9 d	n/a
Norfolk CA	**	n/a	5.6 c	n/a	3.9 d	n/a	**	n/a	4.3 c	n/a
North Perth MU	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Owen Sound CA	**	n/a	3.5 c	n/a	4.3 c	n/a	5.2 c	n/a	4.2 b	n/a
Sarnia CA	5.2 c	n/a	4.7 b	n/a	3.9 c	n/a	5.4 d	n/a	4.3 b	n/a
Saugeen Shores T	**	n/a	**	n/a	4.5 d	n/a	1.4 a	n/a	3.8 d	n/a
Stratford CA	9.2 c	n/a	5.0 c	n/a	5.7 b	n/a	11.0 c	n/a	5.8 b	n/a
Tillsonburg CA	**	n/a	3.3 d	n/a	2.0 c	n/a	**	n/a	2.7 c	n/a
Woodstock CA	**	n/a	4.5 d	n/a	1.5 a	n/a	**	n/a	2.8 b	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

**1.1.5\_5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup>  
by Bedroom Type  
Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Centre Wellington CA	**	**	**	2.3 b	2.3 b	3.9 b	3.3 c	1.3 a	2.5 a	3.6 b
Chatham-Kent CA	5.8 d	3.6 d	2.3 a	3.6 b	2.2 b	4.7 b	3.8 d	4.2 d	2.3 a	4.1 b
Zone 1 - Chatham City	4.2 d	3.8 d	2.3 a	3.7 b	2.3 b	4.4 c	3.3 d	2.4 b	2.3 a	3.9 b
Zone 2 - Wallaceburg	**	**	++	**	++	**	**	**	1.4 d	5.8 d
Zone 3 - Rest of Kent	**	**	3.0 c	4.2 d	2.2 a	5.5 c	4.0 d	**	2.8 b	4.1 c
Essex T	**	**	**	**	**	++	**	**	++	**
Ingersoll CA	-	-	4.8 a	6.3 a	3.1 a	5.6 a	**	**	3.3 a	5.7 a
Kincardine MU	**	**	11.5 d	-0.7 a	**	++	**	**	**	++
Lambton Shores MU	-	-	**	**	3.0 d	**	**	**	2.6 c	**
Leamington CA	**	**	3.7 c	4.3 d	4.8 b	3.6 d	4.2 d	4.9 b	4.0 b	4.6 d
Meaford MU	**	**	++	++	**	++	**	**	2.7 c	++
Norfolk CA	2.3 b	++	**	**	**	++	**	**	**	++
North Perth MU	**	**	-6.0 d	5.9 d	-5.0 d	**	**	**	-4.5 d	7.3 c
Owen Sound CA	++	3.6 d	2.5 b	3.6 d	++	3.1 b	1.6 b	3.8 a	1.6 c	3.3 b
Sarnia CA	3.4 c	4.0 d	2.6 b	4.2 c	2.2 c	3.1 c	2.8 c	**	2.1 c	3.8 b
Saugeen Shores T	**	**	3.4 c	5.4 d	3.8 c	6.1 b	3.4 b	**	3.2 c	6.6 a
Stratford CA	++	5.1 c	2.3 c	2.6 c	2.1 b	3.4 b	4.2 d	5.1 a	2.3 b	3.8 b
Tillsonburg CA	5.2 c	2.4 c	**	++	**	++	**	**	**	++
Woodstock CA	++	**	5.5 c	2.5 c	3.6 d	**	4.2 d	++	4.4 c	1.5 d

<sup>1</sup>The 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.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.



**1.1.6\_5 Private Apartment Turnover Rates (%)**  
**by Zone and Bedroom Type**  
**Ontario - Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Centre Wellington CA	**	**	**	12.9 c	22.6 d	18.0 d -	**	18.2 d	22.8 d	16.5 a ↓
Chatham-Kent CA	**	**	**	21.4 a	28.1 d	20.2 a ↓	**	**	31.5 a	20.2 a ↓
Zone 1 - Chatham City	**	**	**	20.4 a	**	19.7 a	**	**	**	19.7 a
Zone 2 - Wallaceburg	**	**	**	21.9 d	11.9 d	**	**	**	14.2 d	18.0 d -
Zone 3 - Rest of Kent	**	**	**	**	**	24.9 d	**	**	**	24.5 d
Essex T	**	**	19.8 d	**	**	**	**	**	18.7 d	14.3 a ↓
Ingersoll CA	-	-	74.2 a	23.7 a ↓	61.8 a	25.5 a ↓	**	**	63.1 a	23.3 a ↓
Kincardine MU	**	**	10.7 d	**	20.6 d	18.9 d -	**	**	18.8 d	17.2 d -
Lambton Shores MU	-	-	**	**	10.8 c	**	**	**	10.0 a	**
Leamington CA	**	**	**	16.7 d	21.6 d	17.0 a ↓	**	**	19.7 d	16.7 a ↓
Meaford MU	**	**	10.4 d	**	13.6 c	**	**	**	13.6 c	14.5 c -
Norfolk CA	**	**	14.4 d	**	**	8.5 c	**	12.2 d	15.1 d	9.5 c ↓
North Perth MU	**	4.2 a	13.1 d	5.2 d ↓	**	13.4 d	**	**	**	9.7 c
Owen Sound CA	**	**	26.1 d	**	20.9 d	18.8 d -	35.9 a	14.4 c ↓	25.0 d	17.7 a ↓
Sarnia CA	**	**	**	24.0 a	**	22.7 d	**	**	**	23.4 a
Saugeen Shores T	**	**	**	**	**	**	47.0 a	20.7 d ↓	**	19.5 d
Stratford CA	**	**	**	14.4 c	**	24.0 d	**	**	28.1 d	18.6 d ↓
Tillsonburg CA	**	**	**	**	**	11.6 d	**	**	**	14.0 c
Woodstock CA	**	0.0 d	**	13.6 d	23.7 d	11.3 c ↓	**	**	21.9 d	12.0 c ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.1_5 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres															
Centre	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18	
Centre Wellington CA	-	-		-	-		-	-		-	-		-	-	
Chatham-Kent CA	**	**		**	**		0.0 <sup>d</sup>	0.0 <sup>c</sup>	-	2.4 <sup>c</sup>	**		1.3 <sup>a</sup>	0.4 <sup>b</sup>	↓
Zone 1 - Chatham City	**	**		**	**		**	**		0.0 <sup>a</sup>	0.0 <sup>a</sup>	-	**	**	
Zone 2 - Wallaceburg	**	**		**	**		**	**		**	**		**	1.4 <sup>d</sup>	
Zone 3 - Rest of Kent	-	-		**	**		0.0 <sup>d</sup>	0.0 <sup>d</sup>	-	**	**		3.1 <sup>d</sup>	0.0 <sup>d</sup>	↓
Essex T	-	-		**	**		**	**		**	**		**	**	
Ingersoll CA	-	**		**	**		0.0 <sup>a</sup>	1.2 <sup>a</sup>	↑	**	**		**	1.7 <sup>a</sup>	
Kincardine MU	-	-		-	-		**	**		-	-		**	**	
Lambton Shores MU	-	-		-	-		-	-		-	-		-	-	
Leamington CA	-	-		**	**		**	**		**	**		**	**	
Meaford MU	-	-		**	**		**	**		**	**		**	**	
Norfolk CA	-	-		-	-		**	**		-	-		**	**	
North Perth MU	-	-		**	**		**	**		**	**		**	**	
Owen Sound CA	**	**		**	-		**	**		**	**		**	**	
Sarnia CA	**	**		**	**		**	**		0.0 <sup>d</sup>	0.0 <sup>d</sup>	-	**	**	
Saugeen Shores T	-	-		-	-		**	**		**	**		**	**	
Stratford CA	-	-		**	**		**	**		**	**		**	**	
Tillsonburg CA	-	-		**	**		**	**		-	-		**	**	
Woodstock CA	-	-		-	-		**	**		0.9 <sup>d</sup>	0.0 <sup>d</sup>	↓	1.3 <sup>d</sup>	**	

2.1.2_5 Private Row (Townhouse) Average Rents (\$) by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres											
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Centre Wellington CA	-	-	-	-	-	-	-	-	-	-	
Chatham-Kent CA	**	**	572 c	612 c	681 b	736 b	758 c	816 b	671 b	728 b	
Zone 1 - Chatham City	**	**	**	**	**	**	887 a	913 a	708 b	740 b	
Zone 2 - Wallaceburg	**	**	**	**	628 b	682 a	**	**	611 b	682 b	
Zone 3 - Rest of Kent	-	-	**	**	751 b	**	**	**	696 b	756 c	
Essex T	-	-	**	**	694 a	694 a	**	**	688 a	679 a	
Ingersoll CA	-	**	**	**	**	848 a	**	**	**	833 a	
Kincardine MU	-	-	-	-	-	-	-	-	-	-	
Lambton Shores MU	-	-	-	-	-	-	-	-	-	-	
Leamington CA	-	-	**	**	**	**	**	**	**	**	
Meaford MU	-	-	**	**	**	**	**	**	**	**	
Norfolk CA	-	-	-	-	**	**	-	-	**	**	
North Perth MU	-	-	**	**	**	**	**	**	**	**	
Owen Sound CA	-	-	-	-	-	-	-	-	-	-	
Sarnia CA	**	**	694 b	**	884 a	910 b	892 b	974 c	854 b	914 b	
Saugeen Shores T	-	-	-	-	-	**	-	**	-	**	
Stratford CA	-	-	**	**	**	**	**	**	**	**	
Tillsonburg CA	-	-	-	**	-	**	-	-	-	**	
Woodstock CA	-	-	-	-	773 b	867 b	949 a	851 b	899 b	860 b	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 2.1.3\_5 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Centre Wellington CA	-	-	-	-	-	-	-	-	-	-
Chatham-Kent CA	3	3	37	37	184	184	60	61	284	285
Zone 1 - Chatham City	2	2	2	2	52	52	18	18	74	74
Zone 2 - Wallaceburg	1	1	14	14	64	64	14	14	93	93
Zone 3 - Rest of Kent	0	0	21	21	68	68	28	29	117	118
Essex T	0	0	16	10	43	43	40	40	99	93
Ingersoll CA	0	1	19	18	80	83	13	13	112	115
Kincardine MU	0	0	0	0	12	12	0	0	12	12
Lambton Shores MU	-	-	-	-	-	-	-	-	-	-
Leamington CA	0	0	2	2	40	52	3	3	45	57
Meaford MU	0	0	2	2	36	37	2	2	40	41
Norfolk CA	0	0	0	0	8	8	0	0	8	8
North Perth MU	0	0	5	5	12	12	5	5	22	22
Owen Sound CA	2	1	7	0	12	11	1	1	22	13
Sarnia CA	3	3	74	74	475	446	265	260	817	783
Saugeen Shores T	0	0	0	0	36	36	25	25	61	61
Stratford CA	0	0	4	4	12	12	4	4	20	20
Tillsonburg CA	0	0	1	1	13	13	0	0	14	14
Woodstock CA	0	0	0	0	103	115	121	121	224	236

### 2.1.4\_5 Private Row (Townhouse) Availability Rates (%) by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Centre Wellington CA	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Chatham-Kent CA	**	n/a	**	n/a	0.0 d	n/a	2.4 c	n/a	1.3 a	n/a
Zone 1 - Chatham City	**	n/a	**	n/a	**	n/a	0.0 a	n/a	**	n/a
Zone 2 - Wallaceburg	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Zone 3 - Rest of Kent	-	n/a	**	n/a	0.0 d	n/a	**	n/a	3.1 d	n/a
Essex T	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Ingersoll CA	-	n/a	**	n/a	2.5 a	n/a	**	n/a	1.8 a	n/a
Kincardine MU	-	n/a	-	n/a	**	n/a	-	n/a	**	n/a
Lambton Shores MU	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Leamington CA	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Meaford MU	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Norfolk CA	-	n/a	-	n/a	**	n/a	-	n/a	**	n/a
North Perth MU	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Owen Sound CA	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Sarnia CA	**	n/a	**	n/a	**	n/a	**	n/a	4.6 d	n/a
Saugeen Shores T	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Stratford CA	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Tillsonburg CA	-	n/a	**	n/a	**	n/a	-	n/a	**	n/a
Woodstock CA	-	n/a	-	n/a	**	n/a	0.9 d	n/a	1.3 d	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 2.1.5\_5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Centre Wellington CA	-	-	-	-	-	-	-	-	-	-
Chatham-Kent CA	**	**	**	5.5 d	2.4 c	3.2 c	++	**	2.0 c	4.4 c
Zone 1 - Chatham City	**	**	**	**	**	**	2.4 a	1.4 a	3.8 b	4.6 a
Zone 2 - Wallaceburg	**	**	**	**	**	0.8 a	**	**	**	1.6 a
Zone 3 - Rest of Kent	-	-	**	**	++	**	**	**	++	**
Essex T	-	-	**	**	1.8 c	++	**	**	1.8 c	++
Ingersoll CA	-	**	**	**	**	**	**	**	**	**
Kincardine MU	-	-	-	-	-	-	-	-	-	-
Lambton Shores MU	-	-	-	-	-	-	-	-	-	-
Leamington CA	-	-	**	**	**	**	**	**	**	**
Meaford MU	-	-	**	**	**	**	**	**	**	**
Norfolk CA	-	-	-	-	**	**	-	-	**	**
North Perth MU	-	-	**	**	**	**	**	**	**	**
Owen Sound CA	-	-	-	-	-	-	-	-	-	-
Sarnia CA	**	**	**	**	++	**	1.2 d	++	++	**
Saugeen Shores T	-	-	-	-	-	-	-	-	-	-
Stratford CA	-	-	**	**	**	**	**	**	**	**
Tillsonburg CA	-	-	-	-	-	-	-	-	-	-
Woodstock CA	-	-	-	-	**	1.7 c	2.6 c	**	4.4 d	**

<sup>1</sup>The 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.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 2.1.6\_5 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Ontario - Southwestern Ontario - Non-CMA Centres

Centre	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18	
Centre Wellington CA	-	-		-	-		-	-		-	-		-	-	
Chatham-Kent CA	**	**		**	**		**	**		**	**		**	12.8	d
Zone 1 - Chatham City	**	**		**	**		**	**		44.4	a	27.8	a	↓	c
Zone 2 - Wallaceburg	**	**		**	**		**	**		**	**		**	**	
Zone 3 - Rest of Kent	-	-		**	**		**	**		**	**		**	**	
Essex T	-	-		**	**		**	**		**	**		**	**	
Ingersoll CA	-	**		**	**		32.5	a	19.3	a	↓		**	19.1	a
Kincardine MU	-	-		-	-		**	**		-	-		**	**	
Lambton Shores MU	-	-		-	-		-	-		-	-		-	-	
Leamington CA	-	-		**	**		**	**		**	**		**	**	
Meaford MU	-	-		**	**		**	**		**	**		**	**	
Norfolk CA	-	-		-	-		**	**		-	-		**	**	
North Perth MU	-	-		**	**		**	**		**	**		**	**	
Owen Sound CA	**	**		**	-		**	**		**	**		**	**	
Sarnia CA	**	**		**	**		**	**		**	**		**	**	
Saugeen Shores T	-	-		-	-		**	**		**	**		**	**	
Stratford CA	-	-		**	**		**	**		**	**		**	**	
Tillsonburg CA	-	-		**	**		**	**		-	-		**	**	
Woodstock CA	-	-		-	-		**	**		18.5	d	0.0	d	↓	

### 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Vacancy Rates (%) Ontario - October 2018

Condo Sub Area	Rental Condominium Apartments			Apartments in the RMS <sup>1</sup>		
	Oct-17	Oct-18		Oct-17	Oct-18	
Hamilton CMA	0.6	0.9	a -	2.4	3.1	a ↑
Kitchener-Cambridge-Waterloo CMA	0.7	1.8	a ↑	1.9	2.9	b ↑
London CMA	3.6	1.8	c ↓	1.8	2.1	a ↑
Ottawa-Gatineau CMA (Ont. Part)	2.9	3.4	d -	1.7	1.6	a -
Toronto CMA	0.7	0.7	a -	1.0	1.1	a -

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

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

#### 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Average Rents (\$) by Bedroom Type Ontario - October 2018

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>
Hamilton CMA	**	806 b	**	970 a	1,358 d	1,158 a Δ	**	1,373 a
Kitchener-Cambridge-Waterloo CMA	**	796 b	1,382 c	1,021 a Δ	1,614 c	1,210 a Δ	1,594 d	1,254 b Δ
London CMA	**	669 a	**	877 a	1,200 b	1,087 a Δ	**	1,240 a
Ottawa-Gatineau CMA (Ont. Part)	**	881 a	1,247 b	1,088 a Δ	1,579 b	1,301 a Δ	**	1,584 a
Toronto CMA	1,520 c	1,080 a Δ	1,910 a	1,261 a Δ	2,393 a	1,467 a Δ	2,982 b	1,633 a Δ

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

#### 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Ontario - October 2018

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Hamilton CMA	**	**	1,279 d	**	1,493 c	1,358 d -	**	**	1,535 b	1,408 c -
Kitchener-Cambridge-Waterloo CMA	**	**	1,065 b	1,382 c ↑	1,284 b	1,614 c ↑	1,496 d	1,594 d -	1,269 b	1,542 c ↑
London CMA	**	**	870 d	**	996 d	1,200 b -	**	**	1,180 c	1,178 b -
Ottawa-Gatineau CMA (Ont. Part)	**	**	1,290 b	1,247 b -	1,566 b	1,579 b -	**	**	1,564 b	1,601 b -
Toronto CMA	1,528 b	1,520 c -	1,803 a	1,910 a ↑	2,301 a	2,393 a ↑	2,607 b	2,982 b ↑	2,124 a	2,235 a ↑

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

### 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Ontario - October 2018

Condo Sub Area	Condominium Universe		Rental Units <sup>1</sup>				Percentage of Units in Rental				Vacancy Rate			
	Oct-17	Oct-18	Oct-17		Oct-18		Oct-17		Oct-18		Oct-17		Oct-18	
Hamilton CMA	16,057	15,867	2,918	a	2,925	a	18.2	a	18.4	a	0.6	a	0.9	a
Kitchener-Cambridge-Waterloo CMA	10,200	10,582	3,092	a	3,101	a	30.3	a	29.3	a	0.7	a	1.8	c
London CMA	7,403	7,370	2,296	a	2,090	a	31.0	a	28.4	a	3.6	c	1.8	c
Ottawa-Gatineau CMA (Ont. Part)	34,034	34,867	10,316	a	10,250	a	30.3	a	29.4	a	2.9	c	3.4	d
Toronto CMA	373,463	389,871	123,855	a	129,547	a	33.2	a	33.2	a	0.7	a	0.7	a

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

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

## 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 the previous year vs. \$550 in current survey 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 previous year and the current 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 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 levels, availability (outside Quebec), turnover and vacancy unit data for all sampled 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 October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent 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 CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market. The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

## RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be  $\bar{x}$  and its standard deviation be  $\sigma_{\bar{x}}$ . Then the Coefficient of Variation is given by  $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$ .

### Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a — Excellent

b — Very good

c — Good

d — Fair (Use with Caution)

\*\* — Poor — Suppressed

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

- — No units exist in the universe for this category

n/a — Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

#### Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

\*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

#### Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

## Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

- a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
- b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
- c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
- d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
- \*\* — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

## Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

- ↑ indicates the year-over-year change is a statistically significant increase.
- ↓ indicates the year-over-year change is a statistically significant decrease.
- indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
- △ indicates that the change is statistically significant

## DEFINITIONS

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

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

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

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

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

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

**Turnover:** A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

## 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 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2017 and October 2018 data is based on Statistics Canada's 2016 Census area definitions.

## Acknowledgement

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

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