

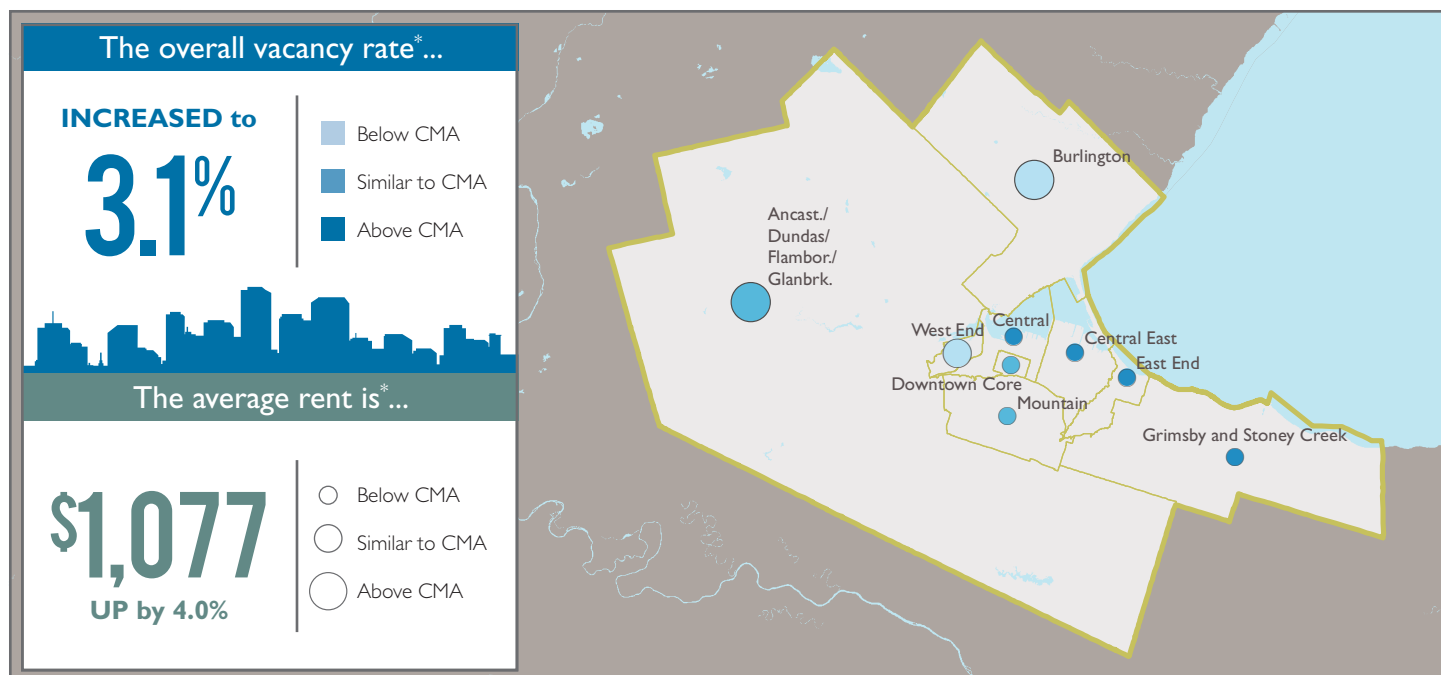
# RENTAL MARKET REPORT

## Hamilton CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
7.8%	2.5%	3.0%	5.6%
<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>
\$806 Avg. Rent	\$907 Avg. Rent	\$1,158 Avg. Rent	\$1,373 Avg. Rent

“The vacancy rate in Hamilton remained low this year despite rental supply increasing more than demand.”

**Anthony Passarelli**  
Senior Analyst

\*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.

## Key Findings

- The overall vacancy rate<sup>1</sup> increased to 3.1% but remained below the ten-year average for Hamilton.
- Rental supply increased more than demand.
- Factors contributing to greater rental demand were fewer renters transitioning into homeownership, higher immigration and a greater number of student renters.
- Rent growth was strong as renters had few alternatives to choose from.

## Fewer Renters Transitioned into Homeownership

Fewer renters transitioned into homeownership this year as affordability continued to erode. The average qualifying payment<sup>2</sup> on a conventional mortgage increased more than the average household income. Mortgage regulatory changes and higher mortgage rates both contributed to higher qualifying payments. The average MLS<sup>®3</sup> price was relatively steady year-over-year. The group of renters most likely to transition into homeownership reside in units in the highest rent quintile, as their current housing expenses are the closest substitute to homeownership costs in Hamilton. A greater number of units in the highest rent quintile were occupied this year, suggesting that fewer of those renters opted to buy a home. Households living in condominium rental apartments are also likely candidates to exit the rental market to buy a home and demand for those units remained very strong. MLS<sup>®</sup>

sales in entry-level price categories that renters are more likely to afford, such as \$299,999 or less, \$300,000-\$399,999 and \$400,000-\$499,999, were all down this year.

## Higher Immigration

Data from Immigration, Refugees and Citizenship Canada (IRCC) show that immigration to Hamilton in the first eight months of 2018 exceeded the high levels reached during the same period last year. Immigration was on pace to easily surpass the 2,900 average annual number of immigrants to Hamilton in the most recent census period 2011-2016. Immigration is a key factor affecting rental demand in Hamilton as censuses consistently show that the vast majority of new immigrants live in rental housing.

## Greater Number of Student Renters

Vacancy rates in the City of Hamilton's West End and Downtown Core zones, where the largest concentration of McMaster University student renters

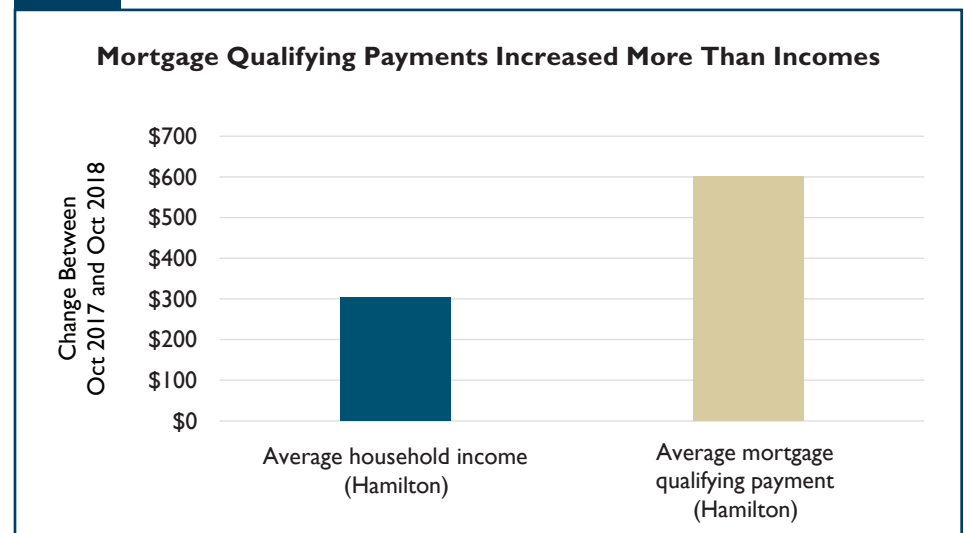
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live, were below average at 2.5% and 2.9% respectively. The number of student renters in Hamilton likely increased this year, as data from IRCC show that the average number of non-permanent residents in Hamilton with study permits was up significantly. More international students probably led to steady or higher overall enrolment for the fall 2018 semester, however McMaster University has yet to release that data. Greater student rental demand contributed to more occupied units in the Downtown Core and kept the number of occupied units in the West End steady. Additional supply in the Downtown Core mostly offset the increase in demand there.

Figure 1



Source: CMHC, adapted from CREA, Ratehub, Statistics Canada

<sup>1</sup> Based on privately initiated rental apartment structures of three or more units.

<sup>2</sup> Conventional mortgage payment was calculated using the average MLS<sup>®</sup> price, a 20% down payment, the qualifying rate for a five-year mortgage and a 25 year amortization.

<sup>3</sup> Multiple Listing Service<sup>®</sup> (MLS<sup>®</sup>) is a registered trademark of the Canadian Real Estate Association (CREA).

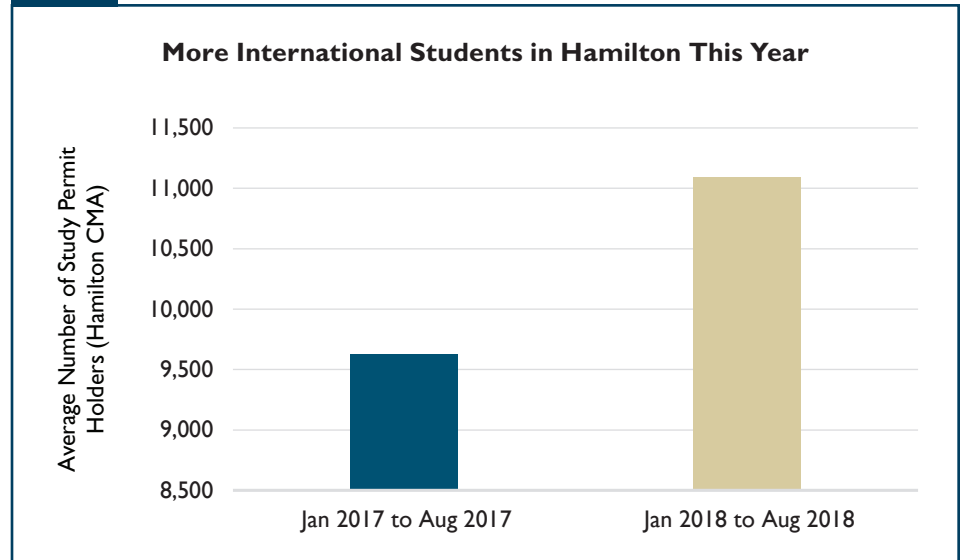
## Steady Number of Rental Households Formed by 25 to 44 Year Olds

The number of renter households formed by Hamiltonians 25 to 44 years of age was likely similar to last year. The echo boom generation (children of baby boomers) were 25-44 years old in 2018, resulting in strong population growth for this age group in the past 12 months. However, 25-44 year olds were less likely to separate from their parents or co-habitants to form their own household because a smaller percentage of them had a job compared to a year ago. Fewer rental households were likely formed by people 15 to 24 years of age, as their population was relatively unchanged and a smaller percentage of them also had a job compared to October 2017. Census data show that most people in this age group rent if they move out of their parent's home.

## Supply Increases More Than Demand

The rental apartment universe increased by 829 units since the 2017 survey, an increase of about 1.9% compared to an increase in demand of nearly 1.2%. Supply growth was stronger than in 2017 and mostly occurred in the City of Hamilton's Downtown Core and Central East zones.

Figure 2



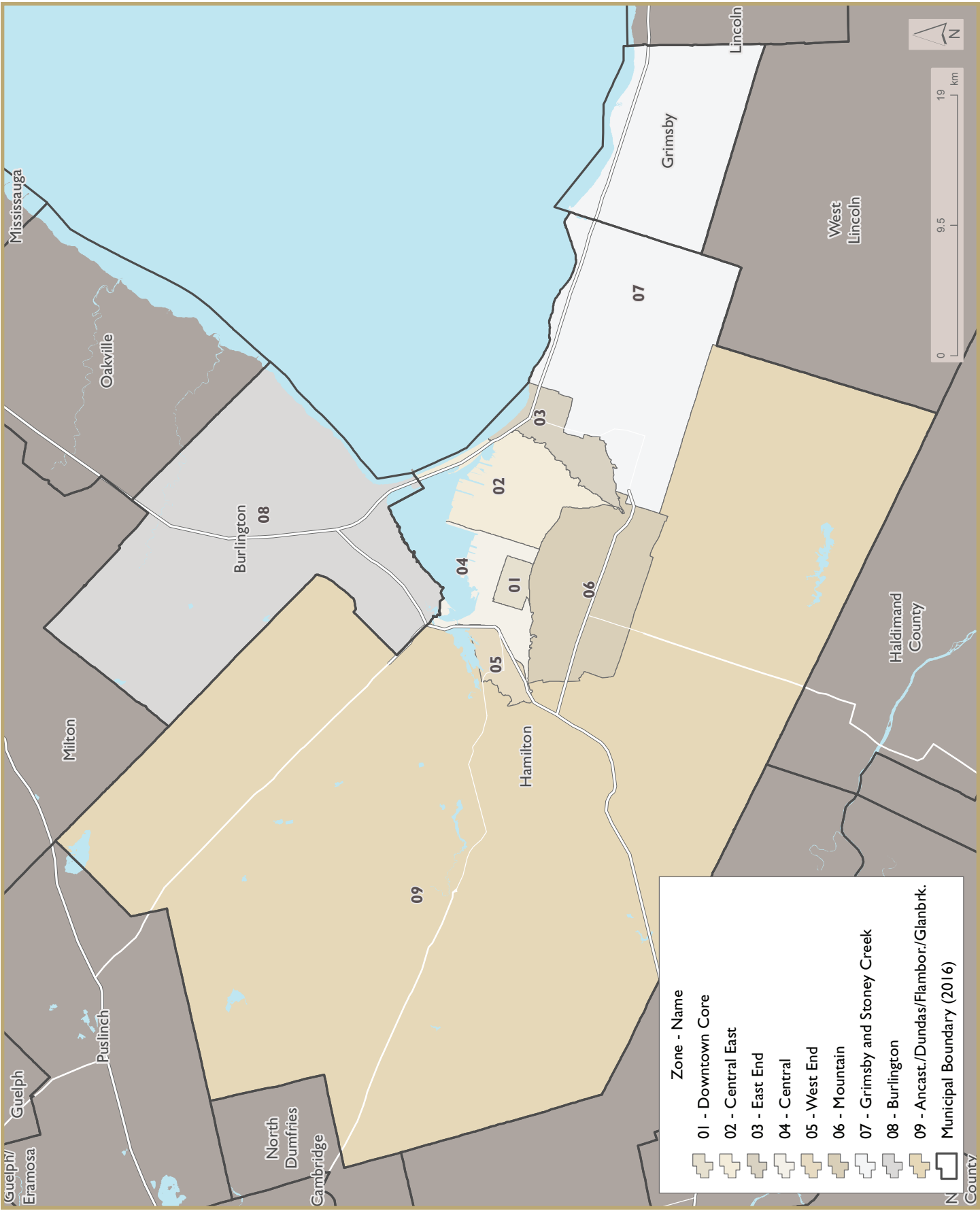
Source: CMHC, adapted from Immigration, Refugees and Citizenship Canada

## Strong Rent Growth

The average rent increase in apartment structures surveyed in both 2017 and 2018 was 4.0%. Strong rent growth was due to renters having few options. The below average vacancy rate allowed landlords to increase rents well above the Ontario Guideline of 1.8% on many apartments that turned over to a new tenant and right up to the Ontario Guideline on many apartments which had the same tenant as last year. Asking rents on vacant units were significantly higher than actual rents on occupied units, which kept the turnover rate low.

## Condominium Rental Apartment Vacancy Rate Remains Very Low

The vacancy rate for condominium rental apartments in Hamilton remained below 1%. Of the 17 major centres in Canada where the Condominium Apartment Survey was conducted, only the vacancy rates in Vancouver, Victoria, Kelowna and Toronto were lower than in Hamilton. The supply of condominium rental apartments was low relative to other centres in Canada. Just under 1 of every 5 condominium apartments in Hamilton were rented out, the third lowest ratio in Canada ahead of only Montreal and Quebec City.



RMS ZONE DESCRIPTIONS - HAMILTON CMA	
Zone 1	<b>Downtown Core</b> (census tracts 0034, 0035, 0036, 0037, 0038, 0039, 0048, 0049 and 0050).
Zone 2	<b>Central East</b> (census tracts 0025, 0027, 0028, 0029, 0030, 0031, 0032, 0052, 0053, 0054, 0055, 0056, 0057, 0058, 0059, 0060, 0068, 0069, 0070, 0071 and 0073).
Zone 3	<b>East End</b> (census tracts 0026.01, 0026.02, 0026.03, 0026.04, 0026.05, 0026.06, 0072.01, 0072.02, 0072.03 and 0072.04).
Zone 4	<b>Central</b> (census tracts 0017, 0033, 0040, 0041, 0042, 0047, 0051, 0061, 0062, 0063, 0064, 0065, 0066 and 0067).
Zone 5	<b>West End</b> (census tracts 0043, 0044, 0045 and 0046).
Zone 6	<b>Mountain</b> (census tracts 0001.01, 0001.02, 0001.04, 0001.05, 0001.06, 0001.07, 0001.08, 0001.09, 0002.01, 0002.03, 0002.04, 0002.05, 0002.06, 0003.01, 0003.02, 0003.03, 0003.04, 0004.01, 0004.02, 0005.01, 0005.02, 0005.03, 0006, 0007, 0008, 0009, 0010, 0011, 0012, 0013, 0014, 0015, 0016, 0018, 0019, 0020, 0021, 0022, 0023 and 0024).
<b>Zones 1-6</b>	<b>Former City of Hamilton</b>
Zone 7	<b>Grimsby and Stoney Creek</b> (census tracts 0080.01, 0080.03, 0080.05, 0080.06, 0080.07, 0081, 0082, 0083, 0084.01, 0084.02, 0084.03, 0084.04, 0084.05, 0085.01, 0085.02, 0085.03, 0086, 0300, 0301, 0302, 0303.01 and 0303.02).
Zone 8	<b>Burlington</b> (census tracts 0200, 0201, 0202, 0203, 0204, 0205.01, 0205.02, 0206, 0207.01, 0207.02, 0207.03, 0207.04, 0208, 0209, 0210, 0211, 0212, 0213, 0214, 0215, 0216, 0217.01, 0217.02, 0218, 0219, 0220, 0221, 0222.01, 0222.02, 0222.03, 0223.01, 0223.02, 0223.05, 0223.06, 0223.07, 0223.09, 0223.10, 0223.12, 0223.13, 0223.14, 0223.15, 0223.16, 0224.01 and 0224.02).
Zone 9	<b>Ancaster, Dundas, Flamborough, Glanbrook</b> (census tracts 0100.01, 0100.02, 0101.01, 0101.02, 0120.02, 0120.03, 0120.04, 0121, 0122.01, 0122.02, 0123, 0124, 0130.02, 0130.03, 0131, 0132, 0133.01, 0133.02, 0140.02, 0140.03, 0140.04, 0141, 0142.01, 0142.02, 0143, 0144.01 and 0144.02).
<b>Zones 1-9</b>	<b>Hamilton CMA</b>

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Available in SELECTED Rental Market Reports

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Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

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### I.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	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
Downtown Core	**	**	2.0 c	2.4 a -	2.0 c	2.7 b -	**	**	2.4 b	2.9 a -
Central East	**	**	4.9 d	2.5 c ↓	1.8 c	**	**	**	4.2 c	4.0 d -
East End	0.0 d	**	0.8 a	5.0 c ↑	1.2 a	3.7 c ↑	**	5.5 c	1.0 a	4.2 c ↑
Central	**	**	**	2.7 c	3.6 d	3.5 d -	**	**	**	5.2 d
West End	0.0 d	**	1.8 b	2.1 a -	0.9 a	2.3 a ↑	1.5 a	3.4 b ↑	1.4 a	2.5 a ↑
Mountain	**	6.3 c	0.9 a	2.7 a ↑	2.2 c	3.2 b -	0.0 d	4.2 c ↑	1.7 c	3.1 b ↑
Hamilton City (Zones 1-6)	**	8.6 c	2.4 b	2.7 a -	1.9 a	3.2 b ↑	**	**	2.8 a	3.5 a ↑
Grimsby and Stoney Creek	0.0 d	**	**	3.8 b	0.8 a	3.9 c ↑	**	**	**	4.1 b
Burlington	3.1 d	**	1.4 a	1.0 a -	1.3 a	2.2 b ↑	1.3 a	1.8 c -	1.4 a	1.8 b -
Ancast./Dundas/Flambor./Glanbrk.	**	**	2.6 c	2.9 b -	1.3 a	3.2 d ↑	**	**	1.9 c	3.0 c -
<b>Hamilton CMA</b>	**	7.8 c	2.2 a	2.5 a -	1.7 a	3.0 b ↑	**	5.6 d	2.4 a	3.1 a ↑

### I.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Hamilton CMA

Zone	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
Downtown Core	699 c	772 a	859 b	927 a	1,075 a	1,091 a	1,305 b	1,490 c	937 a	987 a
Central East	536 b	565 b	733 a	787 a	869 a	966 a	958 a	1,022 a	793 a	877 a
East End	693 b	885 b	877 b	923 a	1,078 a	1,054 a	1,216 b	1,249 a	1,009 a	1,023 a
Central	579 b	629 b	809 b	864 a	1,059 b	1,071 a	1,232 a	1,274 a	919 a	962 a
West End	671 c	858 a	897 a	965 a	1,095 a	1,152 a	1,287 a	1,376 a	1,003 a	1,069 a
Mountain	637 b	761 a	841 a	947 a	978 a	1,122 a	1,039 a	1,217 a	930 a	1,042 a
Hamilton City (Zones 1-6)	632 b	745 a	843 a	913 a	1,026 a	1,080 a	1,155 a	1,270 a	934 a	997 a
Grimsby and Stoney Creek	**	771 c	763 a	865 a	911 a	1,044 a	1,172 b	1,179 a	874 a	975 a
Burlington	893 b	**	1,244 a	1,285 a	1,366 a	1,403 a	1,633 a	1,572 a	1,351 a	1,383 a
Ancast./Dundas/Flambor./Glanbrk.	666 b	692 a	985 a	1,039 a	1,101 a	1,203 a	**	**	1,055 a	1,134 a
<b>Hamilton CMA</b>	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

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

### 1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Hamilton CMA

Zone	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
Downtown Core	793	794	5,780	6,071	3,646	3,758	182	217	10,401	10,840
Central East	196	196	1,722	1,726	1,410	1,624	164	163	3,492	3,709
East End	58	62	1,676	1,675	2,689	2,686	267	267	4,690	4,690
Central	217	216	1,315	1,319	1,152	1,154	276	276	2,960	2,965
West End	96	95	1,260	1,262	1,126	1,130	207	205	2,689	2,692
Mountain	219	218	3,157	3,149	3,757	3,832	420	412	7,553	7,611
Hamilton City (Zones 1-6)	1,579	1,581	14,910	15,202	13,780	14,184	1,516	1,540	31,785	32,507
Grimsby and Stoney Creek	68	68	535	535	742	742	77	77	1,422	1,422
Burlington	107	108	2,822	2,822	5,097	5,099	695	698	8,721	8,727
Ancast./Dundas/Flambor./Glanbrk.	18	17	544	509	684	684	75	212	1,321	1,422
<b>Hamilton CMA</b>	<b>1,772</b>	<b>1,774</b>	<b>18,811</b>	<b>19,068</b>	<b>20,303</b>	<b>20,709</b>	<b>2,363</b>	<b>2,527</b>	<b>43,249</b>	<b>44,078</b>

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

Zone	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
Downtown Core	**	n/a	3.1 c	n/a	2.9 b	n/a	**	n/a	3.4 c	n/a
Central East	**	n/a	5.3 d	n/a	1.9 c	n/a	**	n/a	4.6 c	n/a
East End	0.0 d	n/a	1.9 c	n/a	1.5 c	n/a	**	n/a	1.6 c	n/a
Central	**	n/a	**	n/a	3.7 d	n/a	**	n/a	**	n/a
West End	0.0 d	n/a	3.4 c	n/a	1.9 c	n/a	**	n/a	2.9 b	n/a
Mountain	**	n/a	1.0 a	n/a	3.1 c	n/a	0.0 d	n/a	2.3 b	n/a
Hamilton City (Zones 1-6)	**	n/a	3.3 b	n/a	2.6 a	n/a	**	n/a	3.6 b	n/a
Grimsby and Stoney Creek	0.0 d	n/a	**	n/a	0.8 a	n/a	**	n/a	**	n/a
Burlington	**	n/a	4.1 c	n/a	3.9 c	n/a	2.8 a	n/a	4.0 c	n/a
Ancast./Dundas/Flambor./Glanbrk.	**	n/a	3.2 d	n/a	1.3 a	n/a	**	n/a	2.1 c	n/a
<b>Hamilton CMA</b>	<b>9.9 c</b>	<b>n/a</b>	<b>3.4 b</b>	<b>n/a</b>	<b>2.8 a</b>	<b>n/a</b>	<b>**</b>	<b>n/a</b>	<b>3.6 b</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.



### 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Zone and Bedroom Type Hamilton CMA

Zone	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
Downtown Core	++	++	4.9 d	4.2 c	**	2.7 c	++	++	**	3.3 c
Central East	++	++	2.7 c	5.6 c	2.3 c	3.6 c	3.8 d	**	2.8 c	4.6 c
East End	**	++	4.2 b	++	5.5 b	**	**	1.6 c	5.5 b	**
Central	++	++	3.6 d	3.4 d	3.0 c	3.0 b	4.0 b	++	3.0 c	3.1 c
West End	**	**	**	10.7 a	**	11.7 c	++	14.6 c	**	10.6 a
Mountain	++	**	7.5 c	**	**	**	++	2.8 c	7.2 c	**
Hamilton City (Zones 1-6)	++	**	5.0 c	5.1 c	5.3 c	3.4 c	4.2 d	5.0 c	5.2 c	3.9 c
Grimsby and Stoney Creek	**	++	**	**	++	5.9 c	**	++	++	4.4 c
Burlington	**	**	6.2 c	4.2 c	5.0 c	4.0 c	6.6 b	4.5 b	5.5 c	3.9 c
Ancast./Dundas/Flambor./Glanbrk.	-1.1 d	6.0 a	3.9 b	3.9 b	3.1 b	6.0 b	**	**	3.2 b	5.5 b
<b>Hamilton CMA</b>	<b>++</b>	<b>5.3 d</b>	<b>5.2 b</b>	<b>4.9 b</b>	<b>5.1 c</b>	<b>3.7 b</b>	<b>5.2 c</b>	<b>4.6 c</b>	<b>5.1 b</b>	<b>4.0 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.

### 1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	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
Downtown Core	**	**	**	20.3 d	**	12.3 d	**	**	**	17.1 d
Central East	**	**	**	13.2 d	14.7 d	14.9 d	**	**	**	14.1 c
East End	**	**	**	**	**	23.0 a	**	**	**	21.4 d
Central	**	**	**	**	**	**	**	**	**	14.2 c
West End	**	**	27.5 a	23.1 d	**	27.9 d	**	26.4 d	29.7 d	25.4 d
Mountain	**	**	6.9 c	5.2 c	11.0 a	9.4 c	12.5 a	**	9.7 b	7.7 b
Hamilton City (Zones 1-6)	**	**	17.8 d	15.6 d	17.1 d	15.6 a	**	19.0 d	17.6 d	15.6 a
Grimsby and Stoney Creek	**	0.0 d	**	12.7 d	**	10.8 d	**	**	**	11.9 d
Burlington	**	**	**	**	**	16.1 d	13.3 d	**	**	17.4 d
Ancast./Dundas/Flambor./Glanbrk.	**	24.7 d	**	**	10.6 d	14.5 d	**	**	14.0 d	**
<b>Hamilton CMA</b>	<b>**</b>	<b>**</b>	<b>17.8 d</b>	<b>16.6 a</b>	<b>16.4 d</b>	<b>15.5 a</b>	<b>**</b>	<b>15.9 d</b>	<b>17.1 d</b>	<b>15.9 a</b>

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

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

Year of Construction	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
<b>Hamilton CMA</b>										
Pre 1960	**	**	3.7 d	1.9 c ↓	2.5 c	4.7 d -	**	**	3.8 c	3.8 d -
1960 - 1974	4.7 d	6.0 b -	1.6 b	2.8 a ↑	1.4 a	2.8 a ↑	1.6 c	3.0 b ↑	1.5 a	2.9 a ↑
1975 - 1989	**	**	2.3 b	2.0 b -	0.9 a	1.8 b ↑	**	**	3.0 b	3.2 d -
1990 - 2004	**	**	**	**	**	**	**	**	**	0.0 d
2005+	**	**	3.6 d	**	**	**	**	**	**	**
Total	**	7.8 c	2.2 a	2.5 a -	1.7 a	3.0 b ↑	**	5.6 d	2.4 a	3.1 a ↑

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

Year of Construction	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
<b>Hamilton CMA</b>										
Pre 1960	599 b	674 b	772 a	820 a	971 a	1,032 a	1,096 b	1,121 c	840 a	898 a
1960 - 1974	740 b	821 a	931 a	990 a	1,131 a	1,164 a	1,400 a	1,401 a	1,059 a	1,098 a
1975 - 1989	670 c	**	930 a	983 a	1,081 a	1,186 a	1,281 b	1,238 a	1,037 a	1,103 a
1990 - 2004	**	**	**	**	1,055 b	1,240 b	**	**	950 d	1,208 c
2005+	**	**	**	1,445 d	**	**	**	**	**	**
Total	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

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

### 1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Hamilton CMA

Year of Construction	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	
<b>Hamilton CMA</b>															
Pre 1960	**	**		14.6 <sub>d</sub>	15.7 <sub>d</sub>	-	13.3 <sub>d</sub>	**		**	**		15.7 <sub>d</sub>	16.9 <sub>d</sub>	-
1960 - 1974	**	**		17.8 <sub>d</sub>	12.8 <sub>c</sub>	↓	16.2 <sub>d</sub>	15.8 <sub>d</sub>	-	**	14.6 <sub>d</sub>		16.7 <sub>d</sub>	14.5 <sub>c</sub>	-
1975 - 1989	**	**		20.5 <sub>d</sub>	**		19.9 <sub>a</sub>	11.4 <sub>d</sub>	↓	13.5 <sub>c</sub>	**		19.7 <sub>a</sub>	14.0 <sub>d</sub>	↓
1990 - 2004	**	**		**	**		14.1 <sub>c</sub>	**		**	**		14.0 <sub>d</sub>	**	
2005+	**	**		**	**		**	13.9 <sub>d</sub>		**	**		**	24.1 <sub>d</sub>	
Total	**	**		17.8 <sub>d</sub>	16.6 <sub>a</sub>	-	16.4 <sub>d</sub>	15.5 <sub>a</sub>	-	**	15.9 <sub>d</sub>		17.1 <sub>d</sub>	15.9 <sub>a</sub>	-

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

Size	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	
<b>Hamilton CMA</b>															
3 to 5 Units	**	**		**	**		**	**		**	**		**	**	
6 to 19 Units	**	**		4.7 <sub>d</sub>	2.4 <sub>c</sub>	↓	5.7 <sub>c</sub>	5.1 <sub>c</sub>	-	**	**		5.7 <sub>c</sub>	4.3 <sub>c</sub>	-
20 to 49 Units	**	5.6 <sub>d</sub>		2.1 <sub>c</sub>	2.6 <sub>a</sub>	-	0.8 <sub>a</sub>	3.1 <sub>b</sub>	↑	**	**		1.9 <sub>b</sub>	3.0 <sub>a</sub>	↑
50 to 99 Units	0.0 <sub>d</sub>	5.1 <sub>d</sub>	↑	1.6 <sub>c</sub>	3.2 <sub>b</sub>	↑	1.5 <sub>a</sub>	2.7 <sub>a</sub>	↑	**	2.9 <sub>b</sub>		1.6 <sub>b</sub>	3.0 <sub>b</sub>	↑
100 to 199 Units	5.8 <sub>d</sub>	5.2 <sub>b</sub>	-	1.9 <sub>a</sub>	2.3 <sub>a</sub>	↑	1.1 <sub>a</sub>	2.6 <sub>a</sub>	↑	**	**		2.3 <sub>b</sub>	2.9 <sub>a</sub>	-
200+ Units	**	4.7 <sub>b</sub>		0.7 <sub>a</sub>	2.7 <sub>a</sub>	↑	1.1 <sub>a</sub>	1.6 <sub>a</sub>	↑	1.3 <sub>a</sub>	4.6 <sub>c</sub>	↑	0.9 <sub>a</sub>	2.4 <sub>a</sub>	↑
Total	**	7.8 <sub>c</sub>		2.2 <sub>a</sub>	2.5 <sub>a</sub>	-	1.7 <sub>a</sub>	3.0 <sub>b</sub>	↑	**	5.6 <sub>d</sub>		2.4 <sub>a</sub>	3.1 <sub>a</sub>	↑

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

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

Size	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
<b>Hamilton CMA</b>										
3 to 5 Units	584 b	617 b	788 b	831 c	991 b	1,116 b	1,181 a	1,232 b	868 b	956 b
6 to 19 Units	619 b	657 b	727 a	765 a	990 a	1,049 a	1,109 c	1,054 c	837 a	896 a
20 to 49 Units	626 b	734 a	800 a	903 a	943 a	1,050 a	1,205 b	1,292 b	860 a	966 a
50 to 99 Units	664 b	835 a	870 a	963 a	1,029 a	1,105 a	1,194 a	1,239 a	961 a	1,041 a
100 to 199 Units	834 b	825 a	1,077 a	1,044 a	1,197 a	1,232 a	1,361 a	1,406 a	1,166 a	1,163 a
200+ Units	**	1,185 b	944 a	1,097 b	1,226 a	1,223 a	1,637 a	1,548 b	1,116 a	1,191 a
Total	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

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

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown Core	**	**	**	**	**	3.2 c	**	4.0 b	1.8 b	2.0 b	1.3 a	2.2 a
Central East	**	**	**	3.7 d	3.7 d	3.9 d	1.3 a	0.9 a	**	**	**	**
East End	**	**	**	**	0.6 b	2.0 c	0.0 d	5.6 d	2.0 c	5.3 c	**	3.3 b
Central	**	**	**	5.0 d	**	4.4 c	**	3.9 c	**	**	-	-
West End	**	**	**	**	**	1.5 d	1.5 d	1.5 a	**	3.1 a	**	**
Mountain	**	**	**	4.4 d	0.6 b	3.1 c	2.4 c	3.7 c	**	2.8 a	**	**
Hamilton City (Zones 1-6)	**	**	6.7 c	4.6 d	2.0 c	3.2 b	1.4 a	3.6 b	2.8 c	3.2 b	0.9 a	2.6 a
Grimsby and Stoney Creek	0.0 d	**	**	**	**	2.6 b	2.7 c	3.8 b	**	**	-	-
Burlington	**	0.0 d	2.4 c	2.6 c	1.5 a	1.9 c	1.6 c	0.7 a	1.2 a	2.1 b	**	**
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	4.3 d	**	**	**	**	**	**	-	-
<b>Hamilton CMA</b>	**	**	5.7 c	4.3 c	1.9 b	3.0 a	1.6 b	3.0 b	2.3 b	2.9 a	0.9 a	2.4 a

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

### 1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Hamilton CMA

Size	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
<b>Hamilton CMA</b>										
3 to 5 Units	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	**	14.4 c	14.4 d	**	**	**	16.9 d	15.2 d -
20 to 49 Units	**	**	14.3 d	12.0 d -	13.2 d	12.2 d -	**	**	14.8 c	12.6 c -
50 to 99 Units	**	**	12.8 c	13.0 d -	12.2 c	11.7 d -	14.8 d	**	12.5 c	12.3 d -
100 to 199 Units	**	**	**	**	20.3 d	13.5 c ↓	**	**	**	14.1 c
200+ Units	**	**	15.7 a	27.4 a ↑	**	27.1 a	**	**	15.9 d	27.6 a ↑
Total	**	**	17.8 d	16.6 a -	16.4 d	15.5 a -	**	15.9 d	17.1 d	15.9 a -

### 1.4 Private Apartment Vacancy Rates (%)<sup>1</sup> by Rent Range and Bedroom Type Hamilton CMA

Rent Range	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
<b>Hamilton CMA</b>										
LT \$800	**	4.0 d	1.6 c	1.0 a -	0.1 b	0.0 d -	**	**	2.0 c	1.2 a -
\$800 - \$899	4.6 d	**	2.7 c	3.4 b -	1.0 a	0.5 a ↓	**	**	1.8 b	3.1 c ↑
\$900 - \$999	0.0 d	8.3 c ↑	2.3 c	3.6 a ↑	1.0 a	3.6 d ↑	**	0.0 d	1.6 b	3.6 b ↑
\$1000 - \$1199	**	**	2.0 c	2.1 a -	0.6 a	2.7 a ↑	**	4.0 c	1.3 a	2.6 a ↑
\$1200+	**	**	2.6 b	2.6 b -	3.2 b	4.5 b ↑	**	**	4.1 b	4.4 b -
Total	**	7.8 c	2.2 a	2.5 a -	1.7 a	3.0 b ↑	**	5.6 d	2.4 a	3.1 a ↑

<sup>1</sup>Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

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

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA															
Zone	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	
Downtown Core	-	-		-	-		-	**		-	-		-	**	
Central East	-	-		-	-		**	**		-	-		**	**	
East End	**	**		**	**		**	**		0.8 d	1.7 c	-	1.5 c	2.5 b ↑	
Central	-	-		**	**		**	**		**	**		**	**	
West End	-	-		-	-		-	-		-	-		-	-	
Mountain	-	-		-	-		**	**		**	2.6 c		**	**	
Hamilton City (Zones 1-6)	**	**		**	**		**	**		1.4 d	2.3 c	-	1.9 c	2.9 c -	
Grimsby and Stoney Creek	-	-		-	-		**	-		**	**		**	**	
Burlington	**	**		**	**		1.5 b	2.3 b ↑		0.4 a	1.4 a ↑		0.8 a	1.6 b ↑	
Ancast./Dundas/Flambor./Glanbrk.	-	-		**	**		**	**		-	-		**	**	
Hamilton CMA	**	**		**	**		2.1 b	3.2 d		0.9 a	1.8 b ↑		1.3 a	2.3 b ↑	

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Hamilton CMA											
Zone	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	
Downtown Core	-	-	-	-	-	**	-	-	-	**	
Central East	-	-	-	-	**	**	-	-	**	**	
East End	**	**	**	**	**	**	1,073	b 1,205	a 1,136	a 1,142	
Central	-	-	**	**	**	**	**	**	**	**	
West End	-	-	-	-	-	-	-	-	-	-	
Mountain	-	-	-	-	**	**	1,088	c 1,253	b 1,074	d 1,195	
Hamilton City (Zones 1-6)	**	**	**	**	1,133	c 1,070	c 1,082	b 1,235	b 1,102	b 1,171	
Grimsby and Stoney Creek	-	-	-	-	**	-	**	**	**	**	
Burlington	**	**	1,051	a **	1,347	a 1,431	a 1,455	a 1,517	a 1,396	a 1,467	
Ancast./Dundas/Flambor./Glanbrk.	-	-	**	**	**	**	-	-	**	**	
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	

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

### 2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Hamilton CMA

Zone	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
Downtown Core	n/a	0	n/a	0	n/a	32	n/a	0	n/a	32
Central East	0	0	0	0	4	4	0	0	4	4
East End	1	1	3	4	212	212	360	360	576	577
Central	0	0	6	6	2	2	3	3	11	11
West End	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Mountain	0	0	0	0	204	204	504	503	708	707
Hamilton City (Zones 1-6)	1	1	9	10	422	454	867	866	1,299	1,331
Grimsby and Stoney Creek	0	0	0	0	4	0	132	16	136	16
Burlington	2	2	49	49	446	430	836	837	1,333	1,318
Ancast./Dundas/Flambor./Glanbrk.	0	0	2	2	6	2	0	0	8	4
<b>Hamilton CMA</b>	<b>3</b>	<b>3</b>	<b>60</b>	<b>61</b>	<b>878</b>	<b>886</b>	<b>1,835</b>	<b>1,719</b>	<b>2,776</b>	<b>2,669</b>

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

Zone	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
Downtown Core	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Central East	-	n/a	-	n/a	**	n/a	-	n/a	**	n/a
East End	**	n/a	**	n/a	**	n/a	**	n/a	2.6 c	n/a
Central	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
West End	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Mountain	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Hamilton City (Zones 1-6)	**	n/a	**	n/a	**	n/a	2.3 c	n/a	2.5 c	n/a
Grimsby and Stoney Creek	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Burlington	**	n/a	**	n/a	2.3 a	n/a	1.2 a	n/a	1.6 b	n/a
Ancast./Dundas/Flambor./Glanbrk.	-	n/a	**	n/a	**	n/a	-	n/a	**	n/a
<b>Hamilton CMA</b>	<b>**</b>	<b>n/a</b>	<b>**</b>	<b>n/a</b>	<b>2.5 b</b>	<b>n/a</b>	<b>1.7 c</b>	<b>n/a</b>	<b>2.0 b</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 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Zone and Bedroom Type Hamilton CMA

Zone	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
Downtown Core	-	-	-	-	-	-	-	-	-	-
Central East	-	-	-	-	-	-	-	-	-	-
East End	**	**	**	**	**	**	**	**	**	++
Central	-	-	-	-	-	-	-	-	-	-
West End	-	-	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	**	**	++	3.8 d	++	3.9 d
Hamilton City (Zones 1-6)	**	**	**	**	++	**	++	3.9 d	++	++
Grimsby and Stoney Creek	-	-	-	-	**	-	**	**	**	**
Burlington	**	**	**	**	**	2.7 c	3.8 c	3.6 d	**	3.3 c
Ancast./Dundas/Flambor./Glanbrk.	-	-	**	**	**	**	-	-	**	**
<b>Hamilton CMA</b>	**	**	**	++	++	++	**	3.9 c	**	++

<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 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	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
Downtown Core	-	-	-	-	-	-	-	-	-	-
Central East	-	-	-	-	**	**	-	-	**	**
East End	**	**	**	**	**	**	**	**	**	**
Central	-	-	**	**	**	**	**	**	**	**
West End	-	-	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	**	0.0 d	**	**	**	**
Hamilton City (Zones 1-6)	**	**	**	**	**	**	**	**	**	**
Grimsby and Stoney Creek	-	-	-	-	**	-	**	**	**	**
Burlington	**	**	**	**	9.2 b	**	**	**	**	11.7 d
Ancast./Dundas/Flambor./Glanbrk.	-	-	**	**	**	**	-	-	**	**
<b>Hamilton CMA</b>	**	**	**	**	13.8 d	**	**	10.7 d	13.2 d	12.1 d -

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



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

Zone	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
Downtown Core	**	**	2.0 c	2.4 a -	2.0 c	2.7 b -	**	**	2.4 b	2.9 a -
Central East	**	**	4.9 d	2.5 c ↓	1.8 c	**	**	**	4.2 c	4.0 d -
East End	0.0 d	**	0.8 a	5.0 c ↑	1.3 a	3.7 b ↑	0.5 b	3.4 c ↑	1.0 a	4.0 b ↑
Central	**	**	**	2.7 c	3.6 d	3.5 d -	**	**	**	5.2 d
West End	0.0 d	**	1.8 b	2.1 a -	0.9 a	2.3 a ↑	1.5 a	3.4 b ↑	1.4 a	2.5 a ↑
Mountain	**	6.3 c	0.9 a	2.7 a ↑	2.3 c	3.3 b ↑	**	3.3 c	1.7 c	3.1 b ↑
Hamilton City (Zones 1-6)	**	8.6 c	2.4 b	2.7 a -	1.9 a	3.3 b ↑	**	5.8 d	2.7 a	3.4 a ↑
Grimsby and Stoney Creek	0.0 d	**	**	3.8 b	0.7 a	3.9 c ↑	1.6 c	**	1.6 c	4.0 b ↑
Burlington	3.0 d	**	1.3 a	1.0 a -	1.4 a	2.2 b ↑	0.9 a	1.6 b ↑	1.3 a	1.7 b ↑
Ancast./Dundas/Flambor./Glanbrk.	**	**	2.6 c	2.8 b -	1.3 a	3.2 d ↑	**	**	1.9 c	3.0 c -
<b>Hamilton CMA</b>	**	<b>7.8 c</b>	<b>2.2 a</b>	<b>2.5 a -</b>	<b>1.7 a</b>	<b>3.0 b ↑</b>	<b>4.6 d</b>	<b>4.1 d -</b>	<b>2.3 a</b>	<b>3.1 a ↑</b>

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

Zone	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
Downtown Core	699 c	772 a	859 b	927 a	1,075 a	1,091 a	1,305 b	1,490 c	937 a	987 a
Central East	536 b	565 b	733 a	787 a	869 a	966 a	958 a	1,022 a	793 a	877 a
East End	700 b	900 b	877 b	923 a	1,090 a	1,056 a	1,118 b	1,224 a	1,023 a	1,037 a
Central	579 b	629 b	809 b	864 a	1,059 b	1,071 a	1,232 a	1,274 a	919 a	962 a
West End	671 c	858 a	897 a	965 a	1,095 a	1,152 a	1,287 a	1,376 a	1,003 a	1,069 a
Mountain	637 b	761 a	841 a	947 a	981 a	1,119 a	1,067 b	1,238 a	942 a	1,055 a
Hamilton City (Zones 1-6)	632 b	746 a	843 a	913 a	1,029 a	1,080 a	1,127 a	1,257 a	941 a	1,004 a
Grimsby and Stoney Creek	**	771 c	763 a	865 a	911 a	1,044 a	1,112 a	1,179 a	891 a	978 a
Burlington	897 b	1,456 d	1,240 a	1,282 a	1,365 a	1,405 a	1,552 a	1,545 a	1,357 a	1,394 a
Ancast./Dundas/Flambor./Glanbrk.	666 b	692 a	984 a	1,038 a	1,099 a	1,202 a	**	**	1,054 a	1,133 a
<b>Hamilton CMA</b>	<b>651 b</b>	<b>807 b</b>	<b>905 a</b>	<b>970 a</b>	<b>1,109 a</b>	<b>1,162 a</b>	<b>1,306 a</b>	<b>1,373 a</b>	<b>1,033 a</b>	<b>1,090 a</b>

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

### 3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Hamilton CMA

Zone	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
Downtown Core	793	794	5,780	6,071	3,646	3,790	182	217	10,401	10,872
Central East	196	196	1,722	1,726	1,414	1,628	164	163	3,496	3,713
East End	59	63	1,679	1,679	2,901	2,898	627	627	5,266	5,267
Central	217	216	1,321	1,325	1,154	1,156	279	279	2,971	2,976
West End	96	95	1,260	1,262	1,126	1,130	207	205	2,689	2,692
Mountain	219	218	3,157	3,149	3,961	4,036	924	915	8,261	8,318
Hamilton City (Zones 1-6)	1,580	1,582	14,919	15,212	14,202	14,638	2,383	2,406	33,084	33,838
Grimsby and Stoney Creek	68	68	535	535	746	742	209	93	1,558	1,438
Burlington	109	110	2,871	2,871	5,543	5,529	1,531	1,535	10,054	10,045
Ancast./Dundas/Flambor./Glanbrk.	18	17	546	511	690	686	75	212	1,329	1,426
<b>Hamilton CMA</b>	<b>1,775</b>	<b>1,777</b>	<b>18,871</b>	<b>19,129</b>	<b>21,181</b>	<b>21,595</b>	<b>4,198</b>	<b>4,246</b>	<b>46,025</b>	<b>46,747</b>

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

Zone	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
Downtown Core	**	n/a	3.1 c	n/a	2.9 b	n/a	**	n/a	3.4 c	n/a
Central East	**	n/a	5.3 d	n/a	1.9 c	n/a	**	n/a	4.6 c	n/a
East End	0.0 d	n/a	1.9 c	n/a	1.6 c	n/a	**	n/a	1.7 b	n/a
Central	**	n/a	**	n/a	3.7 d	n/a	**	n/a	**	n/a
West End	0.0 d	n/a	3.4 c	n/a	1.9 c	n/a	**	n/a	2.9 b	n/a
Mountain	**	n/a	1.0 a	n/a	3.1 c	n/a	1.3 d	n/a	2.4 b	n/a
Hamilton City (Zones 1-6)	**	n/a	3.3 b	n/a	2.6 a	n/a	**	n/a	3.5 b	n/a
Grimsby and Stoney Creek	0.0 d	n/a	**	n/a	0.7 a	n/a	2.0 c	n/a	1.6 c	n/a
Burlington	**	n/a	4.0 c	n/a	3.7 c	n/a	2.0 a	n/a	3.7 c	n/a
Ancast./Dundas/Flambor./Glanbrk.	**	n/a	3.2 d	n/a	1.3 a	n/a	**	n/a	2.1 c	n/a
<b>Hamilton CMA</b>	<b>9.9 c</b>	<b>n/a</b>	<b>3.4 b</b>	<b>n/a</b>	<b>2.8 a</b>	<b>n/a</b>	<b>5.5 c</b>	<b>n/a</b>	<b>3.5 b</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.

### 3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Zone and Bedroom Type Hamilton CMA

Zone	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
Downtown Core	++	++	4.9 d	4.2 c	**	2.7 c	++	++	**	3.3 c
Central East	++	++	2.7 c	5.6 c	2.3 c	3.6 c	3.8 d	**	2.8 c	4.6 c
East End	**	**	4.2 b	++	5.4 c	**	**	2.9 c	5.8 c	**
Central	++	++	3.6 d	3.4 d	3.0 c	3.0 b	4.0 b	++	3.0 c	3.1 c
West End	**	**	**	10.7 a	**	11.7 c	++	14.6 c	**	10.6 a
Mountain	++	**	7.5 c	**	**	**	++	3.0 d	**	**
Hamilton City (Zones 1-6)	++	**	5.0 c	4.9 c	5.2 c	3.0 b	4.2 d	4.8 c	5.1 c	3.6 c
Grimsby and Stoney Creek	**	++	**	**	++	5.9 c	9.7 c	++	**	4.7 c
Burlington	**	**	6.2 c	4.2 c	**	3.8 c	6.1 b	4.4 b	6.1 c	3.8 c
Ancast./Dundas/Flambor./Glanbrk.	-1.1 d	6.0 a	3.7 b	4.0 b	3.2 b	6.0 b	**	**	3.1 b	5.5 b
<b>Hamilton CMA</b>	++	**	5.2 b	4.7 b	5.6 c	3.3 c	5.1 c	4.5 c	5.2 b	3.7 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.

### 3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	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
Downtown Core	**	**	**	20.3 d	**	12.3 d	**	**	**	17.1 d
Central East	**	**	**	13.2 d	14.7 d	14.9 d	**	**	**	14.1 c
East End	0.0 d	**	**	**	**	23.3 a	**	**	**	21.3 d
Central	**	**	**	**	**	**	**	**	**	14.2 c
West End	**	**	27.5 a	23.1 d	**	27.9 d	**	26.4 d	29.7 d	25.4 d
Mountain	**	**	6.9 c	5.2 c	11.1 a	8.9 c	9.1 c	**	9.6 b	7.6 b
Hamilton City (Zones 1-6)	**	**	17.8 d	15.6 d	17.2 d	15.6 a	**	15.8 d	17.4 d	15.5 a
Grimsby and Stoney Creek	**	0.0 d	**	12.7 d	**	10.8 d	15.6 d	**	**	11.8 d
Burlington	**	**	**	**	14.9 d	15.7 d	**	10.3 d	**	16.7 d
Ancast./Dundas/Flambor./Glanbrk.	**	24.7 d	**	**	10.5 d	14.5 d	**	**	13.9 d	**
<b>Hamilton CMA</b>	**	**	17.8 d	16.6 a	16.3 d	15.4 a	14.9 c	13.7 c	16.9 a	15.7 a

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

#### 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Vacancy Rates (%) Hamilton CMA - 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 a	0.9 a -	2.4 a	3.1 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.

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

<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 Hamilton CMA - 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 -

#### 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Total Vacancy Rates (%) by Building Size Hamilton CMA - October 2018

Size	Rental Condominium Apartments		Apartments in the RMS <sup>1</sup>	
	Oct-17	Oct-18	Oct-17	Oct-18
Hamilton CMA				
3 to 19 Units	**	**	5.2 c	4.4 c -
20 to 49 Units	0.3 b	0.0 b -	1.9 b	3.0 a ↑
50 to 99 Units	0.5 a	1.3 d -	1.6 b	3.0 b ↑
100+ Units	0.6 b	1.0 a -	2.0 b	2.8 a ↑
Total	0.6 a	0.9 a -	2.4 a	3.1 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.

### 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Hamilton CMA - 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

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

### 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments by Project Size Hamilton CMA - October 2018

Size (number of units)	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								
3 to 19 Units	410	401	55 d	53 d	13.4 d	13.3 d	**	**
20 to 49 Units	2,721	2,828	450 a	438 a	16.5 a	15.5 a	0.3 b	0.0 b
50 to 99 Units	4,354	4,152	693 a	691 a	15.9 a	16.6 a	0.5 a	1.3 d
100+ Units	8,572	8,486	1,722 d	1,755 d	20.1 d	20.7 d	0.6 b	1.0 a
Total	16,057	15,867	2,918 a	2,925 a	18.2 a	18.4 a	0.6 a	0.9 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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