

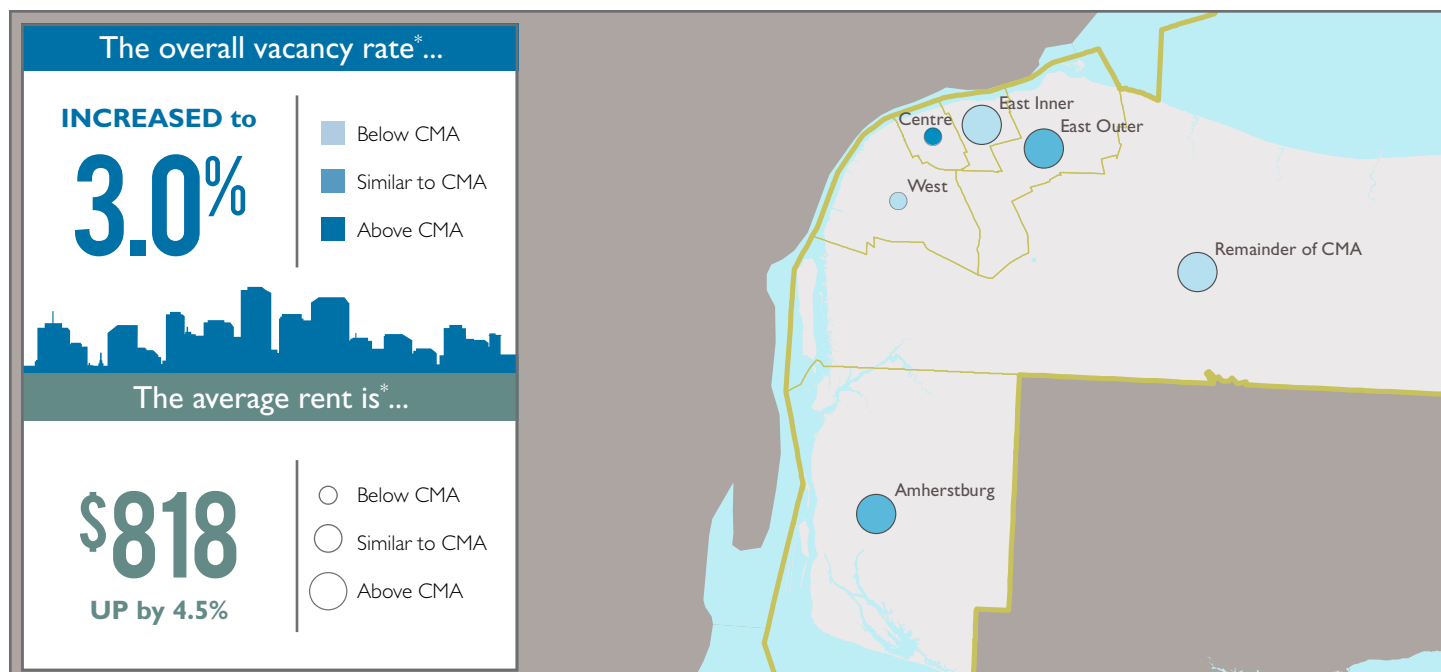
# RENTAL MARKET REPORT

## Windsor CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
6.0%	3.4%	1.9%	1.5%
<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>
\$600 Avg. Rent	\$772 Avg. Rent	\$915 Avg. Rent	\$1,090 Avg. Rent

“The vacancy rate remained historically low, while rent growth accelerated owing to strong but stable rental demand.”

**Andrew Scott**  
Senior Analyst, Economics

\*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 analysis findings

- The purpose-built apartment vacancy rate increased slightly to 3.0%.
- Demand was sturdy because of increased population growth, led by migration.
- The average fixed sample rent for two-bedroom apartments increased by 4.3%.

## Vacancy rate increased from a year ago

According to Canada Mortgage and Housing Corporation's Rental Market Survey (RMS) conducted in October 2018, the purpose-built apartment vacancy rate<sup>1</sup> in the Windsor Census Metropolitan Area (CMA) was 3.0%, which was higher than the vacancy rate in October 2017. The vacancy rate remained historically low because of strong but steady demand.

## Demand grew on strengthening fundamentals

Although the vacancy rate increased slightly, strong rent growth suggests demand was there for units that turned over in the last 12 months. Increased population growth due to elevated net migration supported rental demand this year. Recent population estimates indicated an influx of migration to Windsor CMA, driven by greater numbers of migrants from other provinces, as well as non-permanent residents, such as international students and work permit holders<sup>2</sup>. Additionally, the number of immigrants remained elevated and above its five-year average.

Since immigrant households tend to be larger than non-immigrant households, the recent strong levels of immigration into Windsor may partially explain why three-bedroom units were the only bedroom type to have a lower vacancy rate this year.

Significant improvements in Windsor's economy have kept the vacancy rate near historic lows. The employment rate among core working age adults aged 25-54 has returned to its pre-recession levels in conjunction with a low unemployment rate. Those aged 25-44, who make up a large share of renter households,

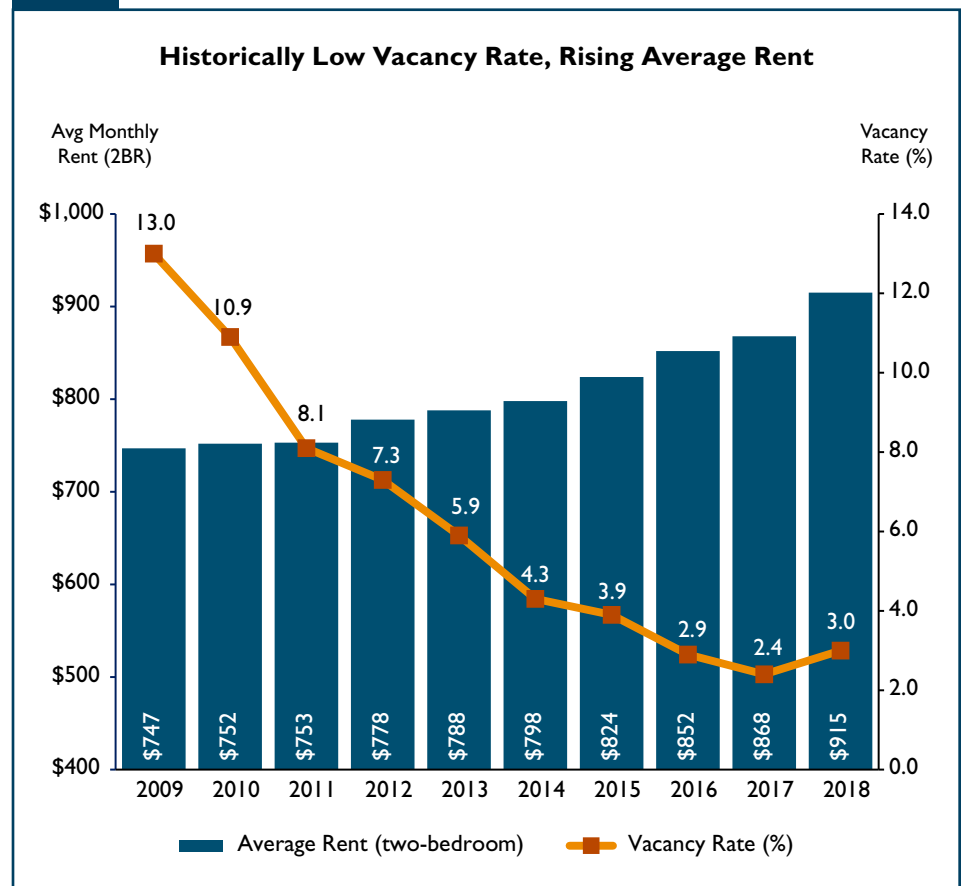
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had a year-to-date increase in full time employment by 15.4%<sup>3</sup> compared to the same period last year. This improvement in stable employment tenure resulted in opportunities to form households, whether it be renting or owning.

Figure 1



Source: CMHC Rental Market Survey

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

<sup>2</sup> Statistics Canada. Table 17-10-0084-01 Annual demographic estimates by census division, age and sex, based on the Standard Geographical Classification (SGC) 2011.

<sup>3</sup> Statistics Canada, Labour Force Survey. Year-to-date refers to the period of January to September.

Within the city of Windsor, Zone 2 – East Inner had the lowest vacancy rate this year. Apartments in this area were in close proximity to industries that have benefited from greater demand from solid U.S. economic growth, in particular exporters of motor vehicles and parts. Year-to-date, U.S. sales of the Chrysler Pacifica, assembled in East Windsor, had grown by 6.1%, following a strong performance in 2017<sup>4</sup>. Additionally, new investments made to the Ford

Essex Engine Plant are starting to contribute to employment growth as production capacity grows.

Despite higher mortgage carrying costs in 2018, homeownership in Windsor CMA remains affordable, and a tight existing home market among lower priced market segments points to many first-time homebuyers. This relative affordability likely kept the vacancy rate from moving lower, as many renters were able to transition to ownership.

## Average rent grew at faster rate

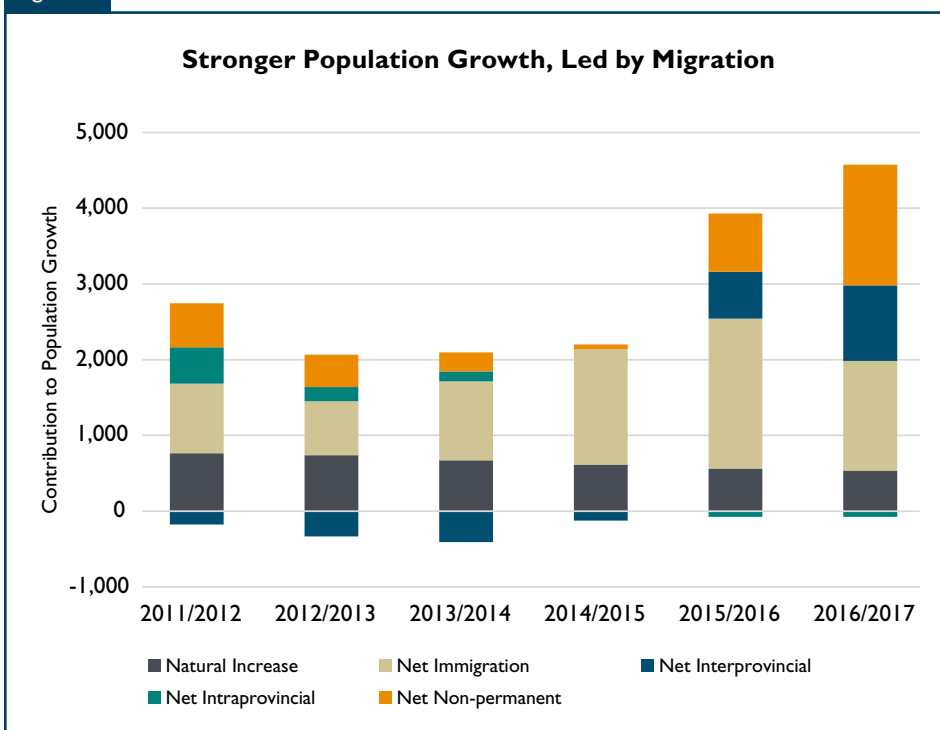
The fixed sample percentage increase in the average rent for two-bedroom units in structures common to both the 2017 and 2018 RMS was 4.3%, compared to 3.7% last year<sup>5</sup>. Driven by continued robust demand and the strongest labour income growth in the last decade, the change in rent was more than double the 2018 Ontario rent increase guideline of 1.8%.

The turnover rate in Windsor declined to 18.0% in October 2018. With less movement among occupied units, there were fewer available apartments this year. As demand remained strong, the competition for those units that did become available resulted in further rent increases this year.

## Supply growth slowed

The universe of purpose-built rental apartments registered slower growth this year. In fact, 72 additional units were added to the primary rental survey universe in October 2018, compared to 89 over the same period last year. Moreover, 26 newly completed<sup>6</sup> apartments were included in the RMS, with the rest of the increase in the survey universe coming from the reinstatement of units that were temporarily removed last year due to renovations or conversions.

Figure 2

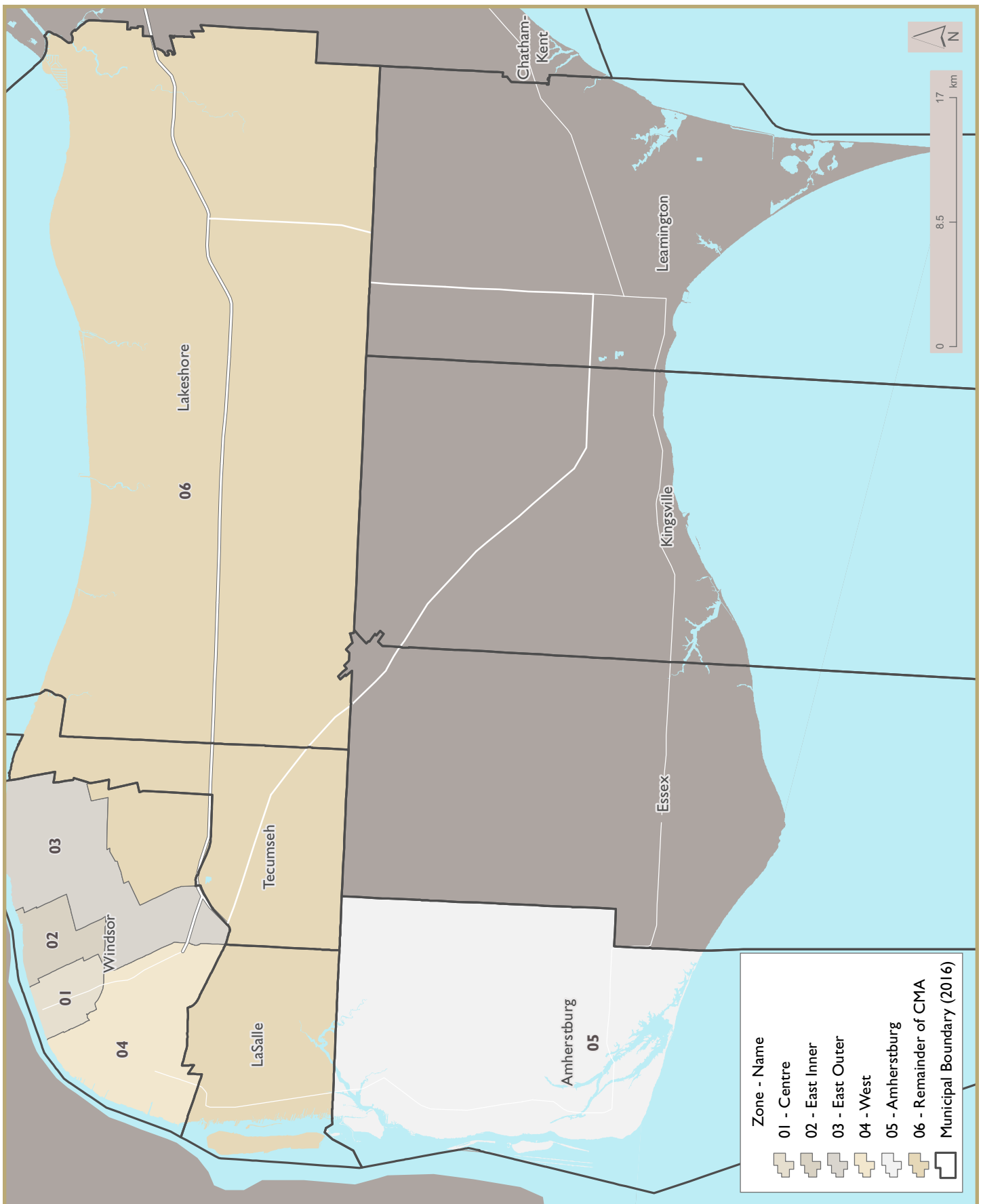


Source: Statistics Canada and CMHC Calculations

<sup>4</sup> Fiat Chrysler Automobiles. Year-to-date refers to the period of January to September.

<sup>5</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 structures that are common to both the 2017 and 2018 fall rental market surveys, we can get a better indication of actual rent increases.

<sup>6</sup> Total completions were tallied over the 12 months ending in June 2018, which marks the cut-off point for the RMS.



RMS ZONE DESCRIPTIONS - WINDSOR CMA	
Zone 1	<b>Centre</b> - North: Detroit River; East: Pierre, Moy Parkwood; South: C.P. Rail, Ypres Blvd.; West: Conrail.
Zone 2	<b>East Inner</b> - North: Detroit River; East: Buckingham, Raymo, Norman, Chrysler; South: C.P. Rail, Tecumseh Rd; West: Zone 1.
Zone 3	<b>East Outer</b> - North: Detroit River; East: City Limit; South: City Limit; West: Zone 2.
Zone 4	<b>West</b> - North: Conrail; East: Howard Avenue; South: City Limit; West: Zone 3.
<b>Zones 1-4</b>	<b>Windsor City</b>
Zone 5	<b>Amherstburg Twp</b>
Zone 6	<b>Rest of CMA</b> - Includes: Essex T., LaSalle T., Lakeshore Twp., St. Clair Beach V./ Sandwich South Twp./Tecumseh T.
<b>Zones 1-6</b>	<b>Windsor CMA</b>

# 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
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.2.3 Turnover Rates (%) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.3.3 Vacancy Rates (%) by Structure Size and Zone
- 1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range 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
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

### 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Windsor 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
Zone 1 - Centre	4.9 d	**	3.1 c	4.7 d -	2.9 c	2.5 c -	**	**	3.2 b	4.3 c -
Zone 2 - East Inner	**	**	1.5 d	1.4 d -	1.3 d	**	**	1.6 b	2.3 c	1.6 c -
Zone 3 - East Outer	0.4 b	5.9 c ↑	1.9 c	3.0 a ↑	1.5 a	1.6 c -	0.0 d	0.0 d -	1.5 b	2.8 a ↑
Zone 4 - West	**	**	2.7 c	3.0 d -	2.7 c	1.7 c -	0.0 d	0.0 d -	2.6 c	2.5 b -
Windsor City (Zones 1-4)	3.3 d	6.0 c ↑	2.5 a	3.4 b ↑	2.2 b	1.9 b -	5.4 d	1.6 c ↓	2.5 a	3.1 b -
Zone 5 - Amherstburg Township	**	**	2.0 b	2.6 a ↑	1.3 d	**	**	**	1.6 c	3.0 c -
Zone 6 - Remainder of CMA	**	**	0.0 d	**	0.4 a	0.6 b -	**	0.0 d	0.2 a	0.9 d ↑
<b>Windsor CMA</b>	<b>3.3 d</b>	<b>6.0 c ↑</b>	<b>2.4 a</b>	<b>3.4 b ↑</b>	<b>2.0 b</b>	<b>1.9 b -</b>	<b>4.9 d</b>	<b>1.5 a ↓</b>	<b>2.4 a</b>	<b>3.0 a ↑</b>

### 1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Windsor 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
Zone 1 - Centre	517 b	550 b	699 a	745 a	858 a	889 a	999 d	1,023 d	736 a	776 a
Zone 2 - East Inner	545 b	566 c	704 a	749 a	870 b	936 b	**	1,229 b	770 b	851 b
Zone 3 - East Outer	617 b	660 a	783 a	837 a	879 a	920 a	986 b	1,129 c	825 a	851 a
Zone 4 - West	583 a	615 a	692 a	744 a	831 a	894 a	1,077 c	1,049 d	743 a	800 a
Windsor City (Zones 1-4)	557 a	599 a	715 a	768 a	860 a	906 a	1,030 b	1,117 b	765 a	811 a
Zone 5 - Amherstburg Township	**	**	876 a	904 a	1,264 c	1,070 b	**	**	1,000 a	965 a
Zone 6 - Remainder of CMA	**	**	755 a	801 a	897 a	1,004 a	**	819 c	843 a	915 a
<b>Windsor CMA</b>	<b>557 a</b>	<b>600 a</b>	<b>720 a</b>	<b>772 a</b>	<b>868 a</b>	<b>915 a</b>	<b>1,035 b</b>	<b>1,090 b</b>	<b>772 a</b>	<b>818 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 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Windsor 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
Zone 1 - Centre	539	530	2,961	2,965	1,638	1,658	88	86	5,226	5,239
Zone 2 - East Inner	105	103	951	954	891	907	88	88	2,035	2,052
Zone 3 - East Outer	352	352	1,727	1,733	1,528	1,537	78	76	3,685	3,698
Zone 4 - West	204	206	1,817	1,828	1,314	1,325	63	63	3,398	3,422
Windsor City (Zones 1-4)	1,200	1,191	7,456	7,480	5,371	5,427	317	313	14,344	14,411
Zone 5 - Amherstburg Township	7	7	164	164	112	113	10	10	293	294
Zone 6 - Remainder of CMA	5	5	196	195	341	346	23	23	565	569
<b>Windsor CMA</b>	<b>1,212</b>	<b>1,203</b>	<b>7,816</b>	<b>7,839</b>	<b>5,824</b>	<b>5,886</b>	<b>350</b>	<b>346</b>	<b>15,202</b>	<b>15,274</b>

### 1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Windsor 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
Zone 1 - Centre	6.5 c	n/a	4.6 b	n/a	3.5 c	n/a	**	n/a	4.4 b	n/a
Zone 2 - East Inner	**	n/a	5.6 d	n/a	3.2 d	n/a	**	n/a	5.4 c	n/a
Zone 3 - East Outer	**	n/a	3.1 c	n/a	2.1 b	n/a	0.0 d	n/a	2.4 a	n/a
Zone 4 - West	2.9 c	n/a	4.0 c	n/a	5.5 d	n/a	0.0 d	n/a	4.4 c	n/a
Windsor City (Zones 1-4)	4.8 c	n/a	4.3 b	n/a	3.5 b	n/a	5.4 d	n/a	4.1 b	n/a
Zone 5 - Amherstburg Township	**	n/a	5.2 d	n/a	3.8 d	n/a	**	n/a	4.5 d	n/a
Zone 6 - Remainder of CMA	**	n/a	1.2 a	n/a	1.2 a	n/a	**	n/a	1.1 a	n/a
<b>Windsor CMA</b>	<b>4.8 c</b>	<b>n/a</b>	<b>4.2 b</b>	<b>n/a</b>	<b>3.4 b</b>	<b>n/a</b>	<b>4.9 d</b>	<b>n/a</b>	<b>3.9 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.



### I.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Zone and Bedroom Type Windsor 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
Zone 1 - Centre	4.3 d	**	3.5 d	**	3.7 d	**	++	3.6 d	3.4 d	**
Zone 2 - East Inner	3.2 d	8.6 c	3.1 d	6.8 c	4.6 d	4.4 c	**	3.6 d	2.4 c	5.1 b
Zone 3 - East Outer	4.6 d	3.3 d	3.5 c	2.6 c	3.4 c	3.2 c	++	**	3.5 c	2.9 b
Zone 4 - West	4.3 d	2.1 c	2.9 b	3.9 b	2.3 b	2.5 c	**	++	2.8 b	3.2 c
Windsor City (Zones 1-4)	4.3 d	3.8 d	3.3 b	5.2 c	3.4 b	4.4 d	++	3.7 c	3.2 b	4.6 c
Zone 5 - Amherstburg Township	**	**	5.3 a	2.7 a	19.3 a	2.2 a	**	**	6.9 a	3.2 c
Zone 6 - Remainder of CMA	**	**	2.1 a	2.8 a	1.9 a	2.1 a	**	**	1.8 a	2.4 a
<b>Windsor CMA</b>	<b>4.3 d</b>	<b>3.8 d</b>	<b>3.3 b</b>	<b>5.0 c</b>	<b>3.7 b</b>	<b>4.3 d</b>	<b>++</b>	<b>3.5 c</b>	<b>3.2 b</b>	<b>4.5 c</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 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Windsor 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
Zone 1 - Centre	**	**	20.3 d	19.2 d -	23.3 d	**	**	**	21.5 d	19.1 d -
Zone 2 - East Inner	**	**	26.7 d	17.7 d ↓	**	16.9 d	6.9 c	**	25.2 d	16.8 d ↓
Zone 3 - East Outer	**	**	**	16.2 d	**	13.7 d	**	**	25.3 d	15.2 a ↓
Zone 4 - West	**	**	**	19.8 d	**	**	**	**	**	21.3 d
Windsor City (Zones 1-4)	28.7 d	**	27.4 a	18.4 a ↓	27.4 d	17.0 d ↓	**	**	27.4 a	18.3 a ↓
Zone 5 - Amherstburg Township	**	**	**	**	**	**	**	**	10.6 d	**
Zone 6 - Remainder of CMA	**	**	27.7 d	**	**	12.9 a	**	**	**	13.8 a
<b>Windsor CMA</b>	<b>29.0 d</b>	<b>**</b>	<b>27.1 a</b>	<b>18.2 a ↓</b>	<b>26.1 a</b>	<b>16.6 d ↓</b>	<b>**</b>	<b>**</b>	<b>26.7 a</b>	<b>18.0 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 Windsor 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		
Windsor CMA																					
Pre 1960	4.8	d	**		4.0	d	**		4.7	d	**		**		**		4.4	d	6.5	c	-
1960 - 1974	1.5	c	5.5	c ↑	1.8	b	2.1	b -	1.7	c	1.3	a -	0.0	d	1.6	b ↑	1.7	b	2.2	a	-
1975 - 1989	**		0.0	d	2.1	b	1.2	a ↓	1.3	a	1.5	b -	**		**		1.8	b	1.4	a	-
1990+	**		**		**		0.0	d	**		**		**		**		2.3	c	**		
Total	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	↑

### 1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Windsor 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>Windsor CMA</b>																				
Pre 1960	474	b	513	b	596	a	645	a	715	a	748	a	852	c	863	b	618	a	656	a
1960 - 1974	625	a	679	a	746	a	808	a	872	a	920	a	1,125	b	1,360	a	785	a	841	a
1975 - 1989	660	b	684	b	785	a	825	a	930	a	974	a	1,325	b	1,137	d	860	a	894	a
1990+	**		**		663	c	717	a	842	b	920	b	**		**		807	b	867	b
Total	557	a	600	a	720	a	772	a	868	a	915	a	1,035	b	1,090	b	772	a	818	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 Windsor 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>Windsor CMA</b>										
Pre 1960	**	**	22.4 d	24.8 d -	**	**	**	**	22.4 d	24.0 d -
1960 - 1974	**	**	**	20.2 d	29.5 d	**	**	8.1 b	30.5 a	18.8 d ↓
1975 - 1989	**	**	25.4 d	13.7 c ↓	27.0 d	14.2 c ↓	**	**	26.2 d	13.9 c ↓
1990+	**	**	**	4.9 d	**	**	**	**	**	14.4 d
Total	29.0 d	**	27.1 a	18.2 a ↓	26.1 a	16.6 d ↓	**	**	26.7 a	18.0 a ↓

### 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Windsor 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>Windsor CMA</b>										
3 to 5 Units	**	**	**	**	2.9 c	**	**	0.0 c	3.9 d	6.0 d -
6 to 19 Units	**	**	3.6 c	4.8 c -	**	**	**	0.0 d	3.7 c	4.0 c -
20 to 49 Units	2.1 c	2.4 c -	2.6 b	2.2 c -	1.7 b	1.5 a -	**	**	2.2 a	2.0 b -
50 to 99 Units	0.0 c	**	1.9 c	1.7 c -	1.1 a	0.8 d -	**	**	1.6 c	1.4 a -
100+ Units	**	7.8 c	0.6 a	1.9 a ↑	1.2 a	2.0 a ↑	1.3 d	3.7 c ↑	1.0 a	2.6 a ↑
Total	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 ↑

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 Windsor 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>Windsor CMA</b>										
3 to 5 Units	444 b	465 b	577 a	618 a	747 b	778 b	874 c	871 c	688 a	719 b
6 to 19 Units	509 a	540 b	638 a	675 a	786 a	836 a	**	882 c	676 a	721 a
20 to 49 Units	561 b	581 b	725 a	772 a	891 a	936 a	1,016 b	1,104 c	774 a	806 a
50 to 99 Units	607 a	671 b	792 a	832 a	939 a	992 a	**	**	846 a	902 a
100+ Units	604 c	681 a	823 a	892 a	962 a	1,053 a	1,183 b	1,295 a	869 a	930 a
Total	557 a	600 a	720 a	772 a	868 a	915 a	1,035 b	1,090 b	772 a	818 a

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

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Centre	**	**	4.6 d	5.1 d -	4.8 d	5.4 d -	2.0 c	**	1.3 a	1.5 a ↑
Zone 2 - East Inner	**	**	**	**	2.2 c	1.6 c -	0.6 b	1.0 d -	**	**
Zone 3 - East Outer	**	**	2.8 c	5.8 a ↑	1.5 a	0.4 a ↓	0.8 a	**	0.8 d	4.4 b ↑
Zone 4 - West	**	**	**	2.9 c	1.3 a	1.7 c -	2.5 c	2.0 c -	-	-
Windsor City (Zones 1-4)	4.3 d	**	3.9 c	4.2 c -	2.2 a	1.9 c -	1.7 c	1.5 c -	1.0 a	2.8 a ↑
Zone 5 - Amherstburg Township	0.0 d	**	**	**	**	**	**	**	-	-
Zone 6 - Remainder of CMA	0.0 d	0.0 d -	**	**	**	**	**	**	**	**
<b>Windsor CMA</b>	3.9 d	6.0 d -	3.7 c	4.0 c -	2.2 a	2.0 b -	1.6 c	1.4 a -	1.0 a	2.6 a ↑

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

I.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Windsor 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	
Windsor CMA															
3 to 5 Units	**	**		**	**		**	**		**	**		19.6	d	**
6 to 19 Units	**	**		25.2	d	18.7	d	**	**	**	0.0	d	24.4	d	18.8
20 to 49 Units	**	**		28.6	d	19.7	d	**	**	**	**		30.0	d	18.2
50 to 99 Units	**	**		**	**		**	**		**	**		**	**	
100+ Units	**	**		**	18.4	d	24.8	d	15.8	d	12.5	d	24.3	d	18.4
Total	29.0	d	**	27.1	a	18.2	a	26.1	a	16.6	d	**	26.7	a	18.0

I.4 Private Apartment Vacancy Rates (%) <sup>1</sup> by Rent Range and Bedroom Type Windsor 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		
Windsor CMA																					
LT \$600	4.0	d			5.5	d	-		2.2	c		**		0.0	d		**		**		**
\$600 - \$699	0.7	b			5.1	d	↑		1.8	c		4.7	d	↑		**		0.0	d		**
\$700 - \$799	0.0	d			5.6	d	↑		3.1	d		4.8	c	-		1.0	d		**		**
\$800 - \$899	**				**				0.9	a		2.8	b	↑		2.5	c	-	**		**
\$900 - \$999	**				**				1.4	a		3.1	d	↑		1.2	a	-	1.7	c	-
\$1000+	**				**				2.8	c		3.1	d	-		1.3	a	-	2.0	c	-
Total	3.3	d			6.0	c	↑		2.4	a		3.4	b	↑		2.0	b		1.9	b	

<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 Windsor 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		
Zone 1 - Centre	**	**		**	**		**	**		**	**		0.0	d	0.0	d
Zone 2 - East Inner	-	-		-	-		-	-		-	-		-	-		-
Zone 3 - East Outer	-	-		**	**		**	**		0.4	b	0.0	d	-	0.3	b
Zone 4 - West	**	**		**	**		**	**		**	**		**	**		**
Windsor City (Zones 1-4)	**	**		**	**		1.4	a	0.0	c	↓	1.4	a	0.5	b	-
Zone 5 - Amherstburg Township	-	-		-	-		-	-		-	-		-	-		-
Zone 6 - Remainder of CMA	-	-		**	**		**	**		**	**		**	**		**
Windsor CMA	**	**		**	**		1.3	a	0.0	d	↓	1.4	a	0.5	b	-

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Windsor 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	
Zone 1 - Centre	-	-	**	**	756 <sup>b</sup>	792 <sup>b</sup>	**	**	696 <sup>d</sup>	726 <sup>d</sup>	
Zone 2 - East Inner	-	-	-	-	-	-	-	-	-	-	
Zone 3 - East Outer	-	-	**	**	**	**	1,040 <sup>b</sup>	1,137 <sup>b</sup>	1,023 <sup>b</sup>	1,113 <sup>b</sup>	
Zone 4 - West	**	**	**	**	789 <sup>b</sup>	850 <sup>b</sup>	**	**	**	**	
Windsor City (Zones 1-4)	**	**	**	**	869 <sup>b</sup>	930 <sup>b</sup>	1,049 <sup>b</sup>	1,156 <sup>b</sup>	973 <sup>b</sup>	1,055 <sup>b</sup>	
Zone 5 - Amherstburg Township	-	-	-	-	-	-	-	-	-	-	
Zone 6 - Remainder of CMA	-	-	**	**	**	**	**	**	**	**	
Windsor CMA	**	**	**	**	866 <sup>b</sup>	920 <sup>b</sup>	1,050 <sup>b</sup>	1,156 <sup>b</sup>	968 <sup>b</sup>	1,046 <sup>b</sup>	

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 Windsor 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
Zone 1 - Centre	1	1	15	15	28	28	17	17	61	61
Zone 2 - East Inner	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 3 - East Outer	0	0	2	2	117	116	327	329	446	447
Zone 4 - West	1	2	15	15	39	39	12	12	67	68
Windsor City (Zones 1-4)	2	3	32	32	184	183	356	358	574	576
Zone 5 - Amherstburg Township	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 6 - Remainder of CMA	0	0	1	1	25	29	1	1	27	31
<b>Windsor CMA</b>	<b>2</b>	<b>3</b>	<b>33</b>	<b>33</b>	<b>209</b>	<b>212</b>	<b>357</b>	<b>359</b>	<b>601</b>	<b>607</b>

### 2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Windsor 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
Zone 1 - Centre	**	n/a	**	n/a	**	n/a	**	n/a	0.0 <sup>d</sup>	n/a
Zone 2 - East Inner	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Zone 3 - East Outer	-	n/a	**	n/a	**	n/a	0.9 <sup>d</sup>	n/a	0.6 <sup>b</sup>	n/a
Zone 4 - West	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Windsor City (Zones 1-4)	**	n/a	**	n/a	1.4 <sup>a</sup>	n/a	1.8 <sup>c</sup>	n/a	1.6 <sup>c</sup>	n/a
Zone 5 - Amherstburg Township	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Zone 6 - Remainder of CMA	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
<b>Windsor CMA</b>	<b>**</b>	<b>n/a</b>	<b>**</b>	<b>n/a</b>	<b>1.3<sup>a</sup></b>	<b>n/a</b>	<b>1.8<sup>c</sup></b>	<b>n/a</b>	<b>1.5<sup>a</sup></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 Windsor 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
Zone 1 - Centre	-	-	**	**	**	4.7 <sup>d</sup>	**	**	**	4.1 <sup>d</sup>
Zone 2 - East Inner	-	-	-	-	-	-	-	-	-	-
Zone 3 - East Outer	-	-	**	**	**	**	++	**	++	5.9 <sup>d</sup>
Zone 4 - West	**	**	**	**	**	**	**	**	++	**
Windsor City (Zones 1-4)	**	**	**	**	**	7.1 <sup>c</sup>	++	**	++	5.9 <sup>d</sup>
Zone 5 - Amherstburg Township	-	-	-	-	-	-	-	-	-	-
Zone 6 - Remainder of CMA	-	-	**	**	**	**	**	**	**	**
<b>Windsor CMA</b>	**	**	++	**	**	6.5 <sup>c</sup>	++	**	++	5.5 <sup>d</sup>

<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 Windsor 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
Zone 1 - Centre	**	**	**	**	**	**	**	**	**	**
Zone 2 - East Inner	-	-	-	-	-	-	-	-	-	-
Zone 3 - East Outer	-	-	**	**	**	**	**	**	**	**
Zone 4 - West	**	**	**	**	**	**	**	**	**	**
Windsor City (Zones 1-4)	**	**	**	**	**	8.0 <sup>c</sup>	**	**	**	**
Zone 5 - Amherstburg Township	-	-	-	-	-	-	-	-	-	-
Zone 6 - Remainder of CMA	-	-	**	**	**	**	**	**	**	**
<b>Windsor CMA</b>	**	**	**	**	**	7.2 <sup>c</sup>	**	**	**	**

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 Windsor 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
Zone 1 - Centre	4.9 d	**	3.1 c	4.7 d -	2.8 c	2.4 c -	**	**	3.2 b	4.2 c -
Zone 2 - East Inner	**	**	1.5 d	1.4 d -	1.3 d	**	**	1.6 b	2.3 c	1.6 c -
Zone 3 - East Outer	0.4 b	5.9 c ↑	1.9 c	3.0 a ↑	1.3 a	1.5 a -	0.3 b	0.0 d -	1.4 a	2.5 a ↑
Zone 4 - West	**	**	2.6 c	3.0 d -	2.8 c	1.6 c -	**	**	2.7 c	2.5 b -
Windsor City (Zones 1-4)	3.3 d	6.0 c ↑	2.5 a	3.4 b ↑	2.1 b	1.8 b -	3.5 d	1.1 a ↓	2.5 a	3.0 a -
Zone 5 - Amherstburg Township	**	**	2.0 b	2.6 a ↑	1.3 d	**	**	**	1.6 c	3.0 c -
Zone 6 - Remainder of CMA	**	**	0.0 d	**	0.4 a	0.5 b -	0.0 d	0.0 d -	0.2 a	0.9 d ↑
<b>Windsor CMA</b>	<b>3.2 d</b>	<b>5.9 c ↑</b>	<b>2.4 a</b>	<b>3.4 b ↑</b>	<b>2.0 b</b>	<b>1.8 b -</b>	<b>3.3 d</b>	<b>1.0 a ↓</b>	<b>2.4 a</b>	<b>2.9 a -</b>

### 3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Windsor 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
Zone 1 - Centre	517 b	550 b	698 a	744 a	855 a	887 a	999 d	1,023 d	736 a	776 a
Zone 2 - East Inner	545 b	566 c	704 a	749 a	870 b	936 b	**	1,229 b	770 b	851 b
Zone 3 - East Outer	617 b	660 a	783 a	837 a	883 a	928 a	1,030 b	1,136 b	846 a	879 a
Zone 4 - West	583 a	615 a	691 a	743 a	829 a	893 a	**	**	745 a	803 a
Windsor City (Zones 1-4)	557 a	599 a	714 a	767 a	860 a	907 a	1,041 b	1,138 b	773 a	821 a
Zone 5 - Amherstburg Township	**	**	876 a	904 a	1,264 c	1,070 b	**	**	1,000 a	965 a
Zone 6 - Remainder of CMA	**	**	754 a	801 a	893 a	992 a	921 c	819 c	843 a	912 a
<b>Windsor CMA</b>	<b>557 a</b>	<b>600 a</b>	<b>719 a</b>	<b>771 a</b>	<b>868 a</b>	<b>915 a</b>	<b>1,043 b</b>	<b>1,124 b</b>	<b>780 a</b>	<b>827 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 Windsor 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
Zone 1 - Centre	540	531	2,976	2,980	1,666	1,686	105	103	5,287	5,300
Zone 2 - East Inner	105	103	951	954	891	907	88	88	2,035	2,052
Zone 3 - East Outer	352	352	1,729	1,735	1,645	1,653	405	405	4,131	4,145
Zone 4 - West	205	208	1,832	1,843	1,353	1,364	75	75	3,465	3,490
Windsor City (Zones 1-4)	1,202	1,194	7,488	7,512	5,555	5,610	673	671	14,918	14,987
Zone 5 - Amherstburg Township	7	7	164	164	112	113	10	10	293	294
Zone 6 - Remainder of CMA	5	5	197	196	366	375	24	24	592	600
<b>Windsor CMA</b>	<b>1,214</b>	<b>1,206</b>	<b>7,849</b>	<b>7,872</b>	<b>6,033</b>	<b>6,098</b>	<b>707</b>	<b>705</b>	<b>15,803</b>	<b>15,881</b>

### 3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Windsor 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
Zone 1 - Centre	6.4 c	n/a	4.6 b	n/a	3.4 c	n/a	**	n/a	4.4 b	n/a
Zone 2 - East Inner	**	n/a	5.6 d	n/a	3.2 d	n/a	**	n/a	5.4 c	n/a
Zone 3 - East Outer	**	n/a	3.1 c	n/a	2.0 b	n/a	0.7 b	n/a	2.2 a	n/a
Zone 4 - West	2.9 c	n/a	3.9 c	n/a	5.6 d	n/a	**	n/a	4.5 c	n/a
Windsor City (Zones 1-4)	4.8 c	n/a	4.3 b	n/a	3.4 b	n/a	3.7 d	n/a	4.0 b	n/a
Zone 5 - Amherstburg Township	**	n/a	5.2 d	n/a	3.8 d	n/a	**	n/a	4.5 d	n/a
Zone 6 - Remainder of CMA	**	n/a	1.1 a	n/a	1.1 a	n/a	0.0 d	n/a	1.1 a	n/a
<b>Windsor CMA</b>	<b>4.8 c</b>	<b>n/a</b>	<b>4.2 b</b>	<b>n/a</b>	<b>3.3 b</b>	<b>n/a</b>	<b>3.5 d</b>	<b>n/a</b>	<b>3.9 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 Windsor 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
Zone 1 - Centre	4.3 d	**		3.5 d	**		3.7 d	**		++	3.6 d		3.4 d	**
Zone 2 - East Inner	3.2 d	8.6 c		3.1 d	6.8 c		4.6 d	4.4 c		**	3.6 d		2.4 c	5.1 b
Zone 3 - East Outer	4.6 d	3.3 d		3.5 c	2.6 c		3.5 c	3.4 c		++	4.9 d		3.4 c	3.1 c
Zone 4 - West	4.3 d	2.1 c		2.9 b	3.9 b		2.4 b	2.6 c		++	++		2.8 b	3.3 c
Windsor City (Zones 1-4)	4.3 d	3.8 d		3.3 b	5.2 c		3.5 b	4.4 d		++	4.1 c		3.1 b	4.7 c
Zone 5 - Amherstburg Township	**	**		5.3 a	2.7 a		19.3 a	2.2 a		**	**		6.9 a	3.2 c
Zone 6 - Remainder of CMA	**	**		2.1 a	2.8 a		1.8 a	2.0 a		0.8 a	**		1.8 a	2.3 a
<b>Windsor CMA</b>	<b>4.3 d</b>	<b>3.8 d</b>		<b>3.3 b</b>	<b>5.0 c</b>		<b>3.7 b</b>	<b>4.3 d</b>		<b>++</b>	<b>3.8 c</b>		<b>3.1 b</b>	<b>4.6 c</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 Windsor 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
Zone 1 - Centre	**	**	20.3 d	19.2 d -	23.4 d	**	**	**	21.4 d	19.0 d -
Zone 2 - East Inner	**	**	26.7 d	17.7 d ↓	**	16.9 d	6.9 c	**	25.2 d	16.8 d ↓
Zone 3 - East Outer	**	**	**	16.2 d	22.9 d	13.2 d ↓	**	**	24.5 d	14.9 c ↓
Zone 4 - West	**	**	**	19.7 d	**	**	**	**	**	21.1 d
Windsor City (Zones 1-4)	28.6 d	**	27.4 a	18.4 a ↓	26.9 d	16.6 d ↓	**	**	27.0 a	18.0 a ↓
Zone 5 - Amherstburg Township	**	**	**	**	**	**	**	**	10.6 d	**
Zone 6 - Remainder of CMA	**	**	27.5 d	**	**	12.0 a	**	**	**	13.1 a
<b>Windsor CMA</b>	<b>28.9 d</b>	<b>**</b>	<b>27.1 a</b>	<b>18.2 a ↓</b>	<b>25.7 a</b>	<b>16.2 d ↓</b>	<b>**</b>	<b>**</b>	<b>26.4 a</b>	<b>17.7 a ↓</b>

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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