

# RENTAL MARKET REPORT

## Greater Toronto Area



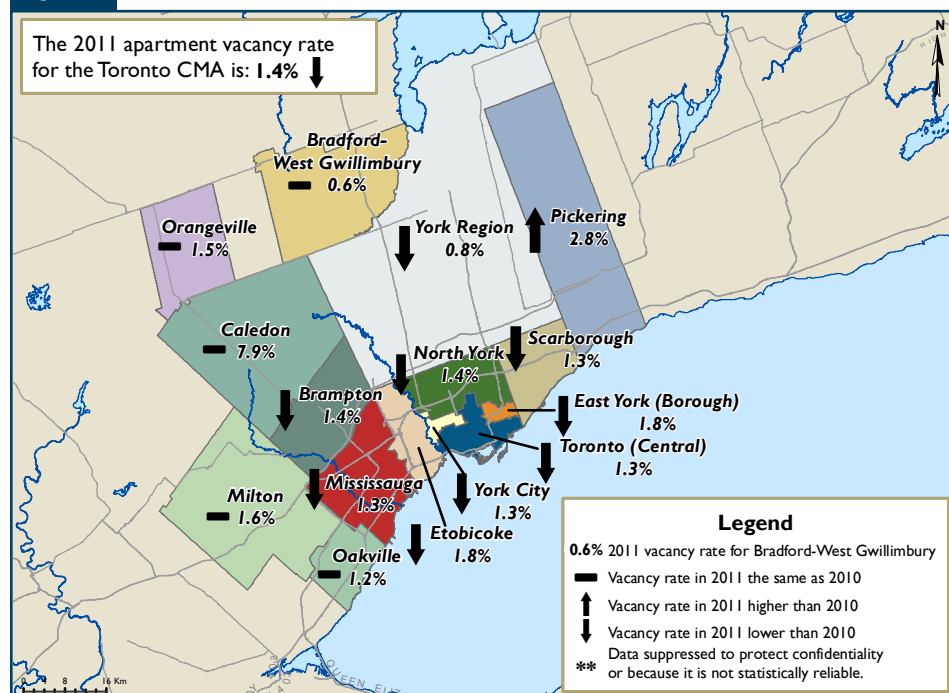
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2011

### Highlights

- The average vacancy rate for purpose-built rental apartments in the GTA declined to 1.4 per cent in October 2011 from 2.1 per cent in October 2010.
- The average rent for apartments common to last year's survey increased by 1.8 per cent
- Vacancies declined due to a rising population of younger households, improved employment conditions and a slower outflow of renters into homeownership.
- Rental market conditions will remain tight next year, with the average vacancy rate holding steady at 1.3 per cent.

Figure 1



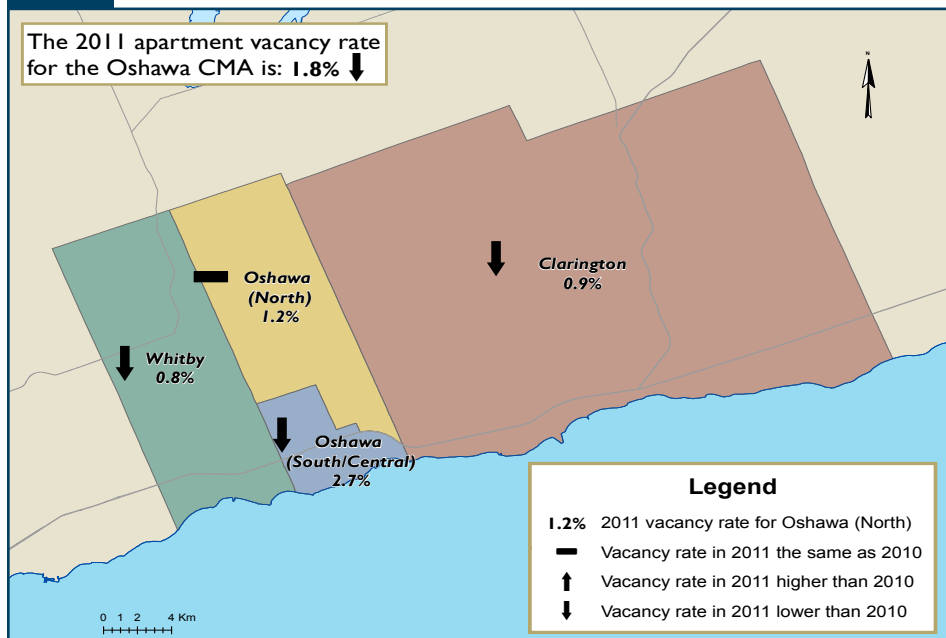
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Figure 2



## 25-34 population gaining speed

Young adults in their 20s and early 30s are re-emerging as a source of strength in the rental market. After stagnating in number over much of the past decade, the population aged 25-34 has recently gained speed and is growing at its fastest rate in more than 20 years. This is an important development because according to the 2006 Census, over half of households in the 25-34 age group rent and they represent nearly one quarter of all renter households. Over the past three years more than 50,000 new people have populated this cohort in the GTA, thanks to steady levels of immigration and the aging of baby boomers' children.

Close to half of all new immigrants over the age of 25 that come to the GTA each year are under the age of 35. Although immigration has been lower than normal this year, it is still adding a sizeable number of renters to the market. Also, with the highest

## Rental Demand Strengthens

Demand for rental accommodations in the Greater Toronto Area (GTA) was very strong in 2011. The number of vacant units declined by a third, which in the absence of any material change in new supply, tightened rental market conditions across the region. The average vacancy rate in the GTA fell from 2.1 per cent in 2010 to 1.4 per cent — the lowest rate in 10 years. The average increase in rents from a fixed sample of units was 1.8 per cent, maintaining the same growth as the previous year and exceeding the guideline amount for 2011. Since units that turn over aren't held to the guideline increase, market conditions can lead to relatively higher overall rent growth.

A confluence of forces presented themselves this year to raise demand for renting and put further downward pressure on vacancies. The creation of new renter households was aided by a quickly rising population cohort entering their household formation

years combined with the addition of higher paying jobs to the labour market. Meanwhile, rising costs in the ownership market and scarce listings of entry-level homes increased the appeal of renting and slowed the outflow of households from rental units.

Figure 3

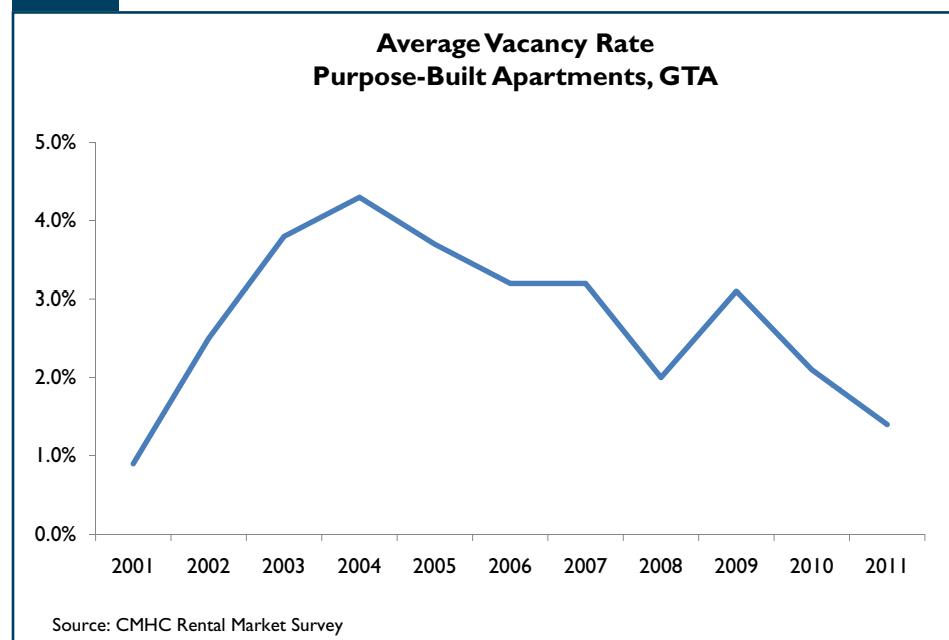
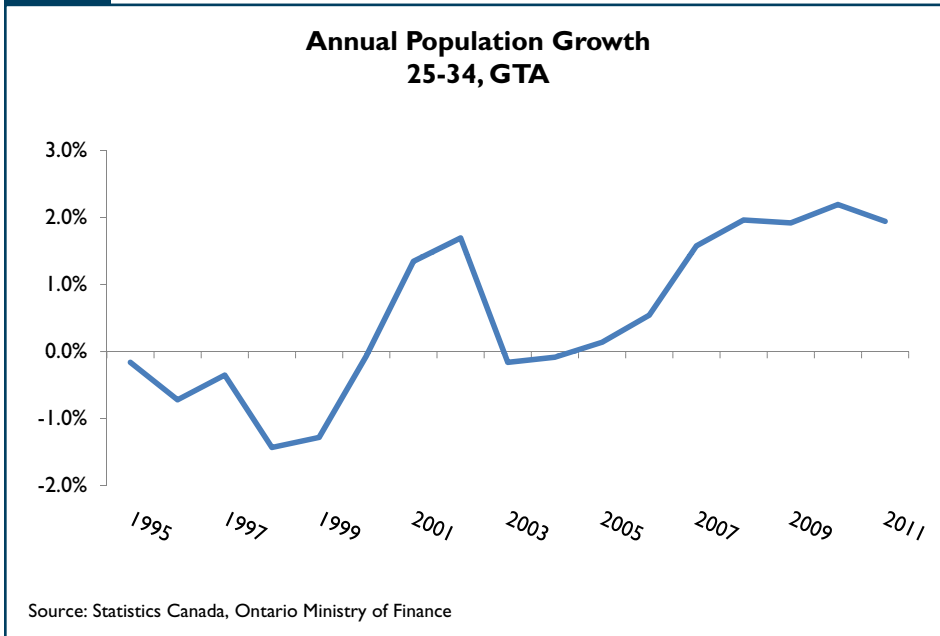


Figure 4



concentration of boomers born in the period around 1960, there is a multiplier effect as some of their offspring are beginning to emerge from school and form their own households. The size and growth in this segment of the market, along with some pent-up demand caused by weakened labour market conditions over the past few years, has created a strong inflow of new renters.

### Improved employment picture

Not until this year did the recovery in economic and employment conditions appear to have a meaningful impact on rental demand. Real GDP in Ontario didn't return to pre-recession levels until early 2011 — meaning most businesses weren't producing at normal volumes until recently. As a result, the recovery of underlying labour market conditions took longer than suggested by the quick turnaround in headline employment numbers. Only recently have such variables as the number of hours worked and initial unemployment insurance claims returned to pre-

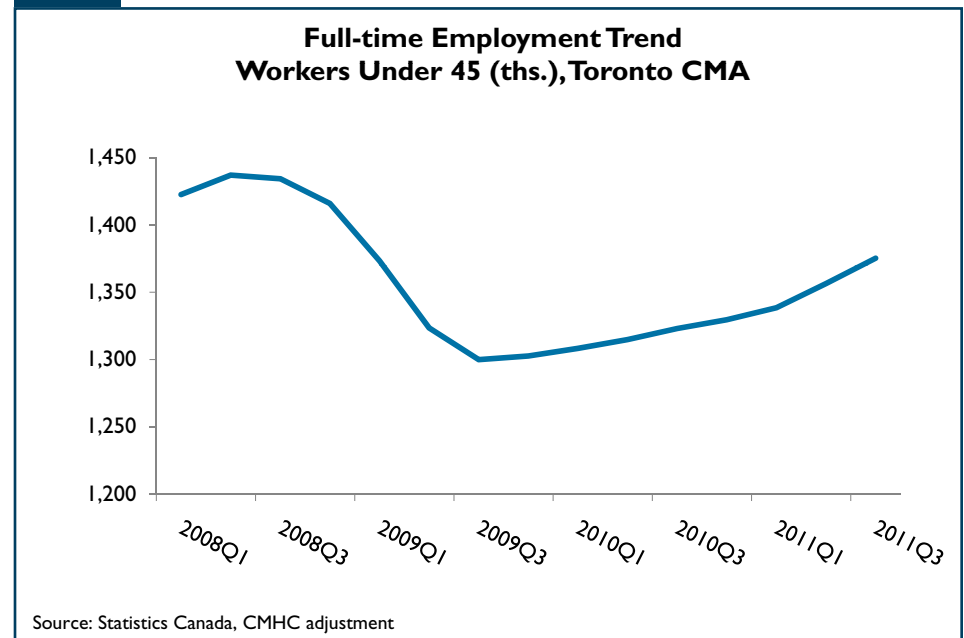
recession levels. The number of higher-paying full-time positions also appears to be improving, further reducing the need for cohabitation and encouraging the formation of more renter households.

The level of employment for those most likely to rent (under the age of

45) still remains well below previous peaks. However, the presence of full-time positions amongst this group has become more pronounced, which initially benefits rental demand. As of the end of Q3 2011, an additional 35,000 workers aged between 25 and 44 were employed in full-time positions compared to a year prior, while part-time work remained unchanged. Even the challenging youth (15-24) labour market has made some progress by adding more than 11,000 full-time jobs. Although the still weak job market for this segment helps explain relatively higher vacancy rates for bachelor units. It also mixes with the slowdown in immigration this year to produce higher vacancies for lower-priced rentals — units with rents below \$900 a month had an average vacancy rate a full percentage point higher than most other units. That means most areas in the west-end of Toronto saw relatively higher vacancy rates.

On the other hand, the strength in employment within high-income

Figure 5



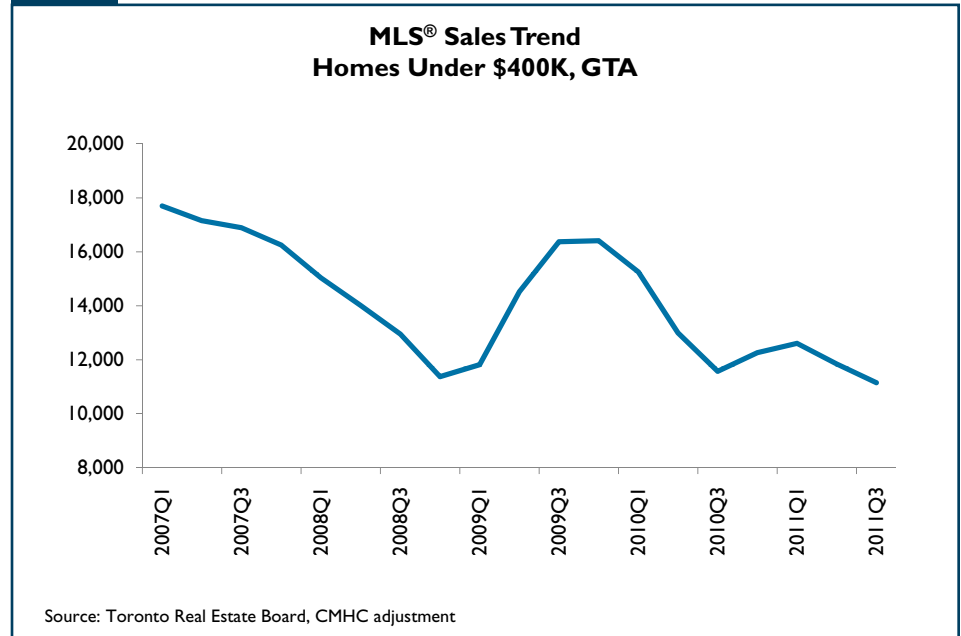
earning sectors (those which pay over \$50,000 a year) led to relatively lower vacancy rates for more expensive sub-markets. These industries have collectively managed to add 70,000 employees to their payrolls since the eve of the recession three years ago. And since most of these positions are within the financial and professional services sectors, the desire of many to live close to work has kept vacancy rates lower in more central areas of the city.

### Slower outflow of first-time buyers

Improvements in the labour market and continued low borrowing costs maintained the lure of home buying in 2011, but less so for first-timers. While MLS® sales will likely record one of their best years on record, as a share of the population — particularly those aged 25-34 — activity has actually declined. Although expectations for continued low borrowing costs have increased throughout the year, a more uncertain economic outlook combined with a scarcity of entry-level-priced home listings and a rise in the financial requirements for ownership have led fewer households to vacate their rental units.

Low levels of new listings have created more competition amongst buyers and pushed prices up quickly in 2011. The average selling price in the GTA will reach \$465,000 this year, up eight per cent from last year. Whereas the average household in their first-time buying years can afford a maximum house price of roughly \$400,000, which hasn't grown from a year ago due to a reduction in the maximum amortization to 30 years. This had

Figure 6



made it harder for first-time buyers to find suitable ownership alternatives in their price range. Last year, 60 per cent of all home sales in the GTA came in below the \$400,000 mark — by the third quarter of this year that share had fallen to 50 per cent. Furthermore, the areas and housing types offering homes within the reach of first-time buyers have become more limited. As a result, resale transaction volumes valued below \$400,000<sup>1</sup> have recently trended down to their lowest point since the recessionary period in Q4 2008.

### Rental Market Outlook for 2012

Rental market conditions will remain supportive of low vacancy rates in 2012, holding the average for the GTA to 1.3 percent. The key factors that have been impacting rental demand — increased formation of younger households and a slower outflow of renters into ownership — should remain largely in place

next year. Demographic trends will continue to support strong growth in the population aged 25 to 34 as we near the point where the largest concentration of echo boomers (those born around 1990) begin to age into their household formation years. Household formation will, however, be modest in 2012 as businesses take a cautious stance with new hiring, which will limit further downward pressure on vacancies. The impact of first-time buying activity on vacancy rates should also be mostly neutral compared to this year. Renters will be enticed by continued low borrowing costs and less competition and price pressures as more listings come on the market, but will feel restrained by a lack of growth in real incomes and persistent challenges associated with ownership affordability.

As usual, there appears to be a negligible amount of supply pressure on vacancy rates from new purpose-built units next year. Although rental

<sup>1</sup> Estimated using CMHC's Maximum Affordability Calculator. Assumes average household income of those aged between 25 and 44 in the GTA (roughly \$80,000), a \$20,000 down payment, interest rate of 3.7%, and a 30-year amortization.

apartment construction has trended higher, the roughly 3,500 units under construction represent only one per cent of the existing stock. The supply of condo rentals will continue to expand quickly as approximately 18,000 new units complete over the next year. While in the past, rising condo supply hasn't had much effect on purpose-built vacancies, a rising share of investors choosing to list their units for rent rather than for sale could create competition for higher-priced purpose-built units.

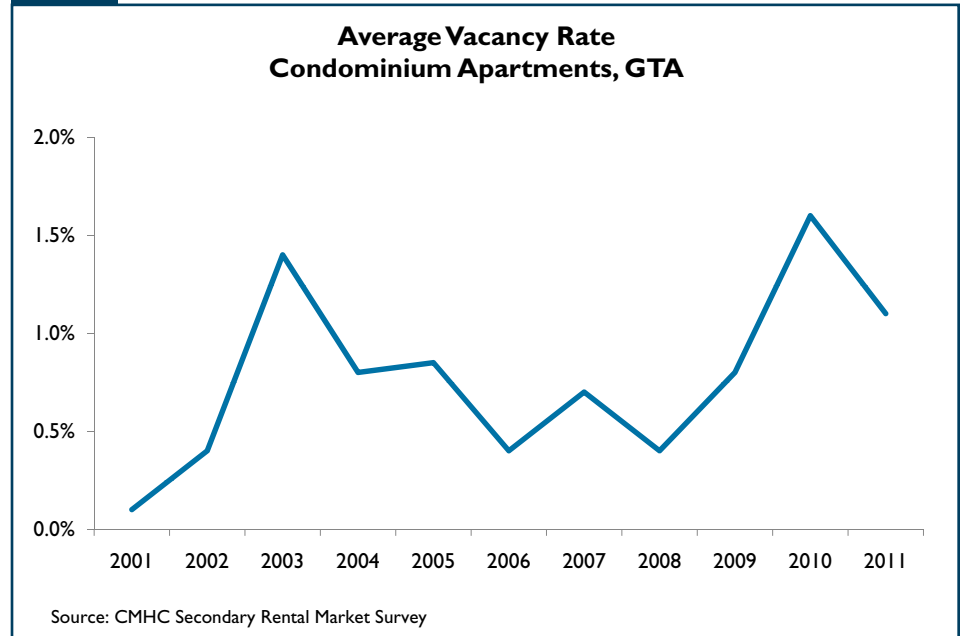
Continued strong demand will push average rents up by a somewhat higher amount than the Ontario Rent Review Guideline of 3.1 per cent. As units that turn over aren't held to the guideline increase, tight market conditions will lead to relatively higher overall rent growth. However, overall rent increases will face limitations due to a low share of tenants looking to vacate their units.

## Secondary Rental Market

### Vacancy rates for condo rentals decline

The average vacancy rate for condominium apartment rentals was even lower than in the purpose-built market, falling to 1.1 per cent in 2011. Market conditions tightened despite a large expansion to the stock of condo rentals. The 19 per cent increase in the number of rental units was matched by an equivalent decline in vacancies. Units identified as being used for rental purposes now make up 22 per cent of all condos, up from 19.5 per cent last year. Average rents for one-bedroom (\$1,376) and two-bedroom (\$1,589) condos were 40

Figure 7



per cent higher than the same unit types in the purpose-built market.

### Cost advantage for renting

Renting a condo is still more attractive from a cost perspective than owning a unit with a minimum down payment. Using data supplied by Urbanation Inc., the average 600 square foot resale unit comes with monthly mortgage and maintenance costs of about \$1,400 — roughly \$50 more than the cost of renting the same sized unit<sup>2</sup>.

It is important to note, however, that by next year ownership costs are likely to fall below rent levels in the condo market. Rents are rising quickly — the average for units rented through the MLS system in Q3 2011 was up seven per cent year-over-year. Meanwhile, borrowing costs are expected to remain low and condo prices should stay fairly flat. This will increase the appeal of owning and may

draw some households away from condo rentals.

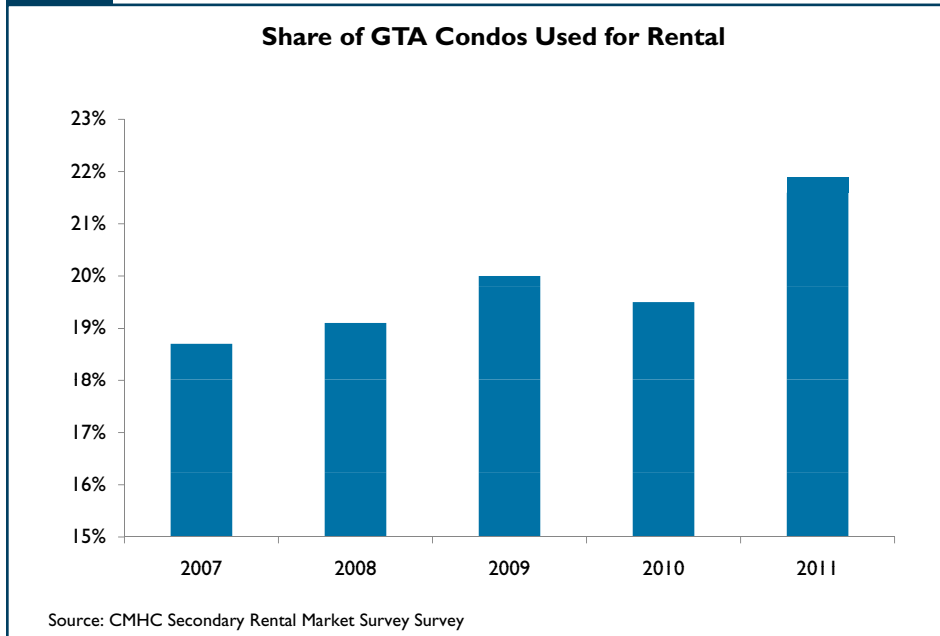
### Strong demand for central locations

Declining vacancy rates in the condo market in spite of rising rents are in keeping with the finding that employment conditions have been stronger for higher-paying sectors, often located in central locations (see earlier section on employment). Close to half of all condo rentals are in the central part of Toronto, representing 21 per cent of the entire pool of apartment rentals in the area.

Furthermore, the stock of total condos grew fastest in the central part of Toronto. And since newer buildings tend to be taller, more rental units have been added due to the higher share of investor-owned units in larger projects (34 per cent of units are rented out in buildings with 300+ units).

<sup>2</sup> Ownership costs assume a 5 per cent down payment, 30-year amortization and a five-year discounted fixed mortgage rate of 3.75 per cent. According to Q3 data provided by Urbanation Inc., the average resale price per square foot was \$400, the average maintenance fee was \$0.57 per square foot and the average rent per square was \$2.24 in the Toronto CMA.

Figure 8



More condo owners are also hanging on to their properties after moving. For the same sample of units, the rental rate in the city centre moved up from 25 per cent in 2010 to 29 per cent in 2011.

### More investors choosing to hold

As the size of the condo market continues to expand quickly — 15,000 units were added this year— more investor-held units are entering the market. The data is showing that

investor activity has tilted in favour of holding units for rental purposes, as opposed to selling at completion. Last year's survey revealed that 26 per cent of units in newly registered condos were added to the rental pool. This year's survey shows that the share has risen to 34 per cent, which is consistent with the relatively tame number of new units selling on the MLS® system.

More investors are choosing to hold in light of low yields in other investment classes and the perception of condos as a safe place to preserve capital. Furthermore, the units that are owned by investors were most likely purchased at pre-construction several years ago at much lower prices than those offered today. An average-priced 600 square foot unit completed over the past year would require monthly mortgage and maintenance fee payments of roughly \$1,200, generating positive cash flow of around \$150 a month<sup>3</sup>.

<sup>3</sup> Assumes a 20 per cent down payment, which is the minimum required for small rental properties.



## National Vacancy Rate Decreased in October 2011

The average rental apartment vacancy rate in Canada's 35 major centres<sup>1</sup> decreased to 2.2 per cent in October 2011 from 2.6 in October 2010. Immigration and increased employment in the under 25 years age group have been factors supporting demand for rental units.

The major centres with the lowest vacancy rates in October 2011 were Regina, (0.6 per cent), Winnipeg, Kingston and Guelph (1.1 per cent), and St. John's (1.3 per cent). The major centres with the highest vacancy rates were Windsor (8.1 per cent), Abbotsford (6.7 per cent), Saint John (5.9 per cent), Sherbrooke (4.7 per cent), and Moncton (4.3 per cent).

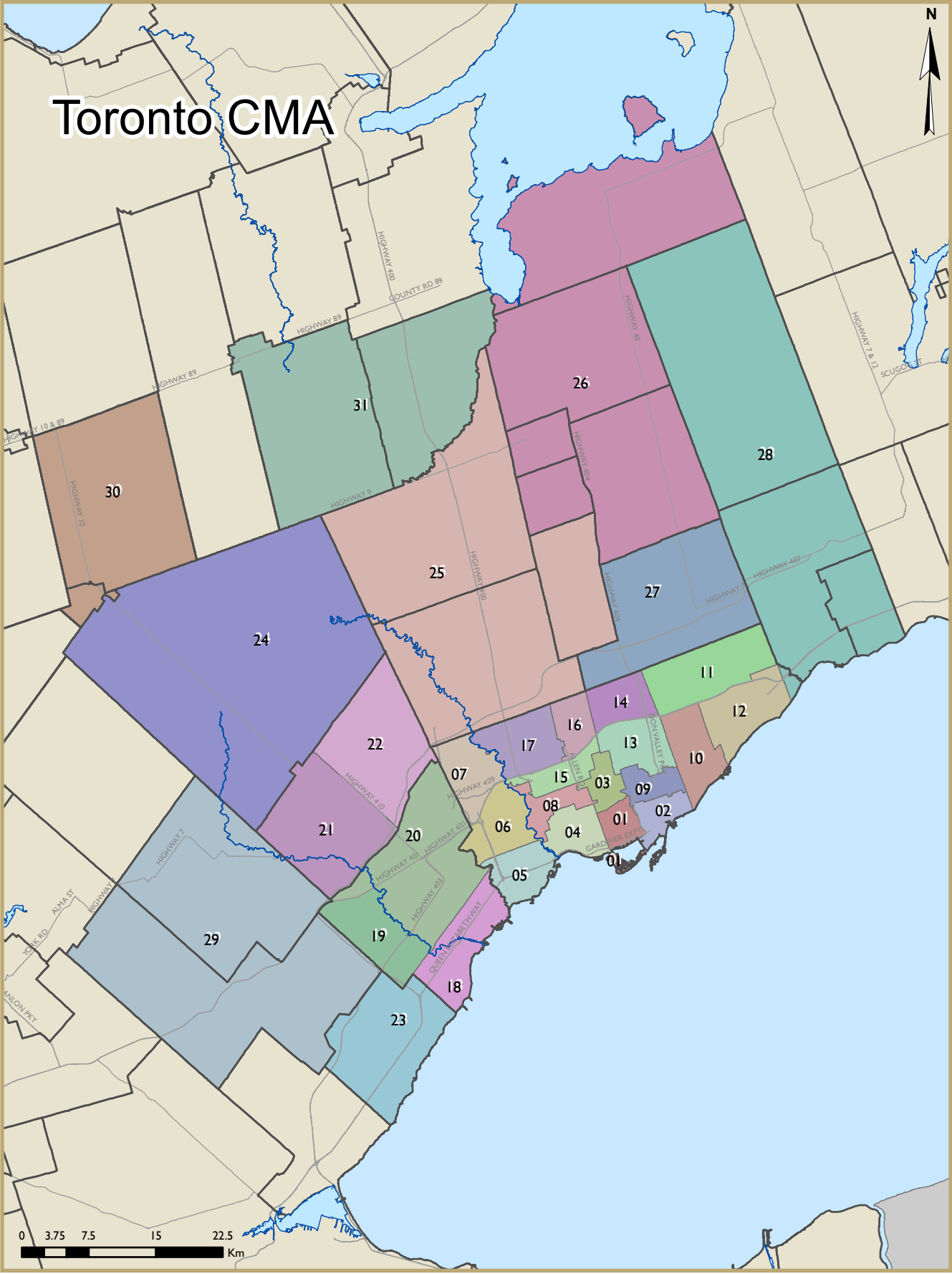
The Canadian average two-bedroom rent was up from \$860 in October 2010 to \$883 in October 2011. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver (\$1,237), Toronto (\$1,149), Ottawa (\$1,086), Calgary (\$1,084), Victoria (\$1,045), Edmonton (\$1,034) and Barrie (\$1,001). The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières (\$547), Saguenay (\$557), and Sherbrooke (\$577).

Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.2 per cent between October 2010 and October 2011, a similar pace of rent increase to what was observed between October 2009 and October 2010 (2.4 per cent) and roughly in line with inflation (2.9 per cent).

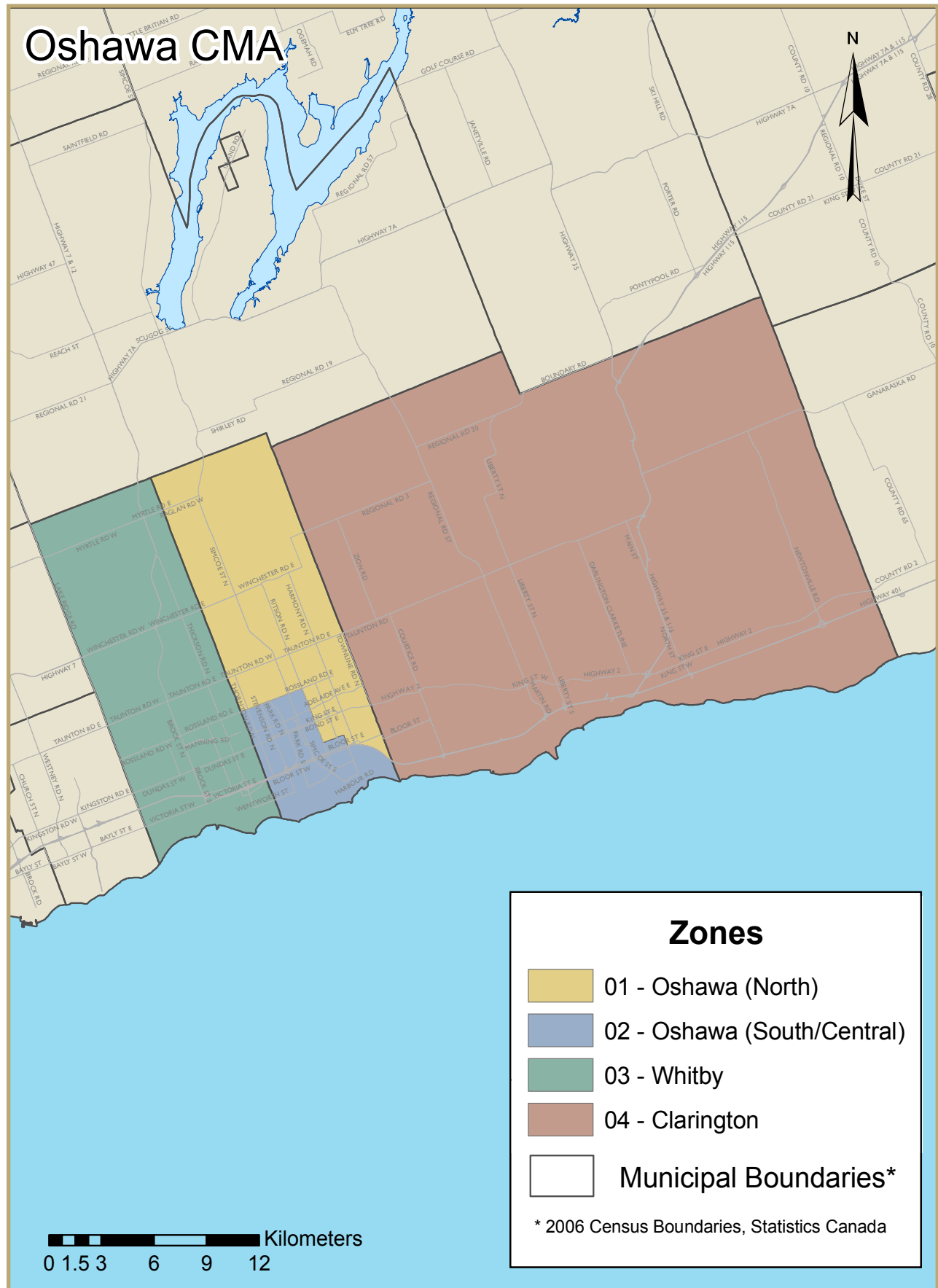
CMHC's October 2011 Rental Market Survey also covers condominium apartments offered for rent in Victoria, Vancouver, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal, and Québec. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 7 of the 11 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.4 per cent), Regina (0.6 per cent), and Vancouver (0.9 per cent). The highest vacancy rates for rental condominium apartments occurred in Calgary (5.7 per cent), Edmonton (3.7 per cent), and Montréal (2.8 per cent).

Apartment Vacancy Rates (%) by Major Centres		
	Oct. 2010	Oct. 2011
Abbotsford	6.5	6.7
Barrie	3.4	1.7
Brantford	3.7	1.8
Calgary	3.6	1.9
Edmonton	4.2	3.3
Gatineau	2.5	2.2
Greater Sudbury	3.0	2.8
Guelph	3.4	1.1
Halifax	2.6	2.4
Hamilton	3.7	3.4
Kelowna	3.5	3.0
Kingston	1.0	1.1
Kitchener-Cambridge-Waterloo	2.6	1.7
London	5.0	3.8
Moncton	4.2	4.3
Montréal	2.7	2.5
Oshawa	3.0	1.8
Ottawa	1.6	1.4
Peterborough	4.1	3.5
Québec	1.0	1.6
Regina	1.0	0.6
Saguenay	1.8	1.4
Saint John	5.1	5.9
Saskatoon	2.6	2.6
Sherbrooke	4.6	4.7
St. Catharines-Niagara	4.4	3.2
St. John's	1.1	1.3
Thunder Bay	2.2	1.7
Toronto	2.1	1.4
Trois-Rivières	3.9	3.9
Vancouver	1.9	1.4
Victoria	1.5	2.1
Windsor	10.9	8.1
Winnipeg	0.8	1.1
<b>Total</b>	<b>2.6</b>	<b>2.2</b>

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







RMS ZONE DESCRIPTIONS - TORONTO CMA	
Zone 1	<b>Former City of Toronto (Central)</b> - North: C.P.R. Line; East: City Limit & Don River; South: Lake Ontario; West: Bathurst St. (East Side); Census tracts - 2, 11-17, 30-39, 59-68, 86-92.
Zone 2	<b>Former City of Toronto (East)</b> - North: City Limit; East: City Limit; South: Lake Ontario; West: Don River; Census tracts - 1, 18-29, 69-85.
Zone 3	<b>Former City of Toronto (North)</b> - North: City Limit; East: City Limit; South: C.P.R. Line; West: City Limit (Bathurst St. East Side); Census tracts - 117-142
Zone 4	<b>Former City of Toronto (West)</b> - North: City Limit; East: Bathurst St. (West Side); South: Lake Ontario; West: City Limit; Census tracts 3-10, 40-58, 93-116.
<b>Zones 1-4</b>	<b>Former City of Toronto</b>
Zone 5	<b>Etobicoke (South)</b> - North: Bloor St. West; East: Humber River; South: Lake Ontario; West: Etobicoke Creek; Census tracts 200-220.
Zone 6	<b>Etobicoke (Central)</b> - North: Highway 401; East: Humber River; South: Bloor St. West; West: Etobicoke Creek; Census tracts - 221-243.
Zone 7	<b>Etobicoke (North)</b> - North: Steeles Ave.; East: Humber River; South: Highway 401; West: Etobicoke Creek; Census tracts - 244-250.
<b>Zones 5-7</b>	<b>Etobicoke</b>
Zone 8	<b>York City</b> - Census Tracts 150-176.
Zone 9	<b>East York (Borough)</b> - Census tracts - 180-196.
Zone 10	<b>Scarborough (Central)</b> - North: Highway 401; East: Brimley Rd. & McCowan Rd.; South: Lake Ontario; West: City Limit; Census tracts - 334-353, 369-373.
Zone 11	<b>Scarborough (North)</b> - North: Steeles Ave.; East: City Limit; South: Highway 401 & Twyn River Dr.; West: City Limit; Census Tracts: 374-378.
Zone 12	<b>Scarborough (East)</b> - North: Highway 401 & Twyn River Dr.; East: City Limit; South: Lake Ontario; West: Brimley Rd. & McCowan Rd.; Census tracts - 330-333, 354-368, 802.
<b>Zones 10-12</b>	<b>Scarborough</b>
Zone 13	<b>North York (Southeast)</b> - North: Highway 401; East: City Limit; South: City Limit; West: Yonge St.; Census tracts - 260-274.
Zone 14	<b>North York (Northeast)</b> - North: Steeles Ave.; East: City Limit; South: Highway 401; West: Yonge St.; Census tracts - 300-307, 321-324.
Zone 15	<b>North York (Southwest)</b> - North: Highway 401; East: Yonge St. & City Limit; South: City Limit; West: City Limit; Census tracts - 275-287.
Zone 16	<b>North York (North Central)</b> - North: Steeles Ave.; East: Yonge St.; South: Highway 401; West: Dufferin St. & Sunnyview Rd.; Census tracts - 288, 297-299, 308-310, 317-320.
Zone 17	<b>North York (Northwest)</b> - North: Steeles Ave.; East: Dufferin St. & Sunnyview Rd.; South: Highway 401; West: Humber River; Census tracts - 289-296, 311-316.
<b>Zones 13-17</b>	<b>North York</b>
<b>Zones 1-17</b>	<b>Toronto</b>
Zone 18	<b>Mississauga (South)</b> - North: Dundas St.; East: Etobicoke Creek; South: Lake Ontario; West: City Limit; Census tracts - 500-515, 540.
Zone 19	<b>Mississauga (Northwest)</b> - North: Highway 401; East: Credit River; South: Dundas St.; West: City Limit; Census tracts - 516, 550.
Zone 20	<b>Mississauga (Northeast)</b> - North: Steeles Ave.; East: City Limit; South: Dundas St.; West: Credit River; Census tracts - 517-532.
<b>Zones 18-20</b>	<b>Mississauga City</b>
Zone 21	<b>Brampton (West)</b> - North: #10 Side Road; East: Heart Lake Rd.; South: Steeles Ave.; West: Second Line; Census tracts 528.36-528.37, 570-576.
Zone 22	<b>Brampton (East)</b> - North: Highway 7; East: Torbram Rd.; South: Steeles Ave.; West: Heart Lake Rd.; Census tracts - 560-564, 576.03, 576.16-576.24.
<b>Zones 21-22</b>	<b>Brampton City</b>
Zone 23	<b>Oakville Town</b> - Census tracts - 600-615.
Zone 24	<b>Caledon</b> - Census tracts - 585-587.
Zone 25	<b>Richmond Hill</b> - Census tracts - 420-424; <b>Vaughan</b> - Census tracts 410-413; <b>King</b> - Census tracts 460-461.
Zone 26	<b>Aurora</b> - Census tracts - 440-442; <b>Newmarket</b> - Census tracts - 450-452, <b>Whitchurch-Stouffville</b> - Census tracts - 430-431; <b>East Gwillimbury</b> - Census tracts - 455-456; <b>Georgina Township</b> - Census tracts - 470-475; <b>Georgina Island</b> - Census tract - 476.
Zone 27	<b>Markham Town</b> - Census tracts - 400-403.
<b>Zones 25-27</b>	<b>York Region</b>
Zone 28	<b>Pickering</b> - Census tracts - 800-801, 803-804, 807, 805, 806, 820; <b>Ajax</b> - Census tracts - 810-812, 805, 806, 820; <b>Uxbridge</b> - Census tracts - 830-832.
Zone 29	<b>Milton</b> - Census tracts - 620-626; <b>Halton Hills</b> - Census tracts - 630-639.
Zone 30	<b>Orangeville</b> - Census tracts 590-592; <b>Mono</b> - Census tract 593.
Zone 31	<b>Bradford-West Gwillimbury</b> - Census tracts - 480-482; <b>New Tecumseth</b> - Census tracts - 483-485.
<b>Zones 18-31</b>	<b>Remaining CMA</b>
<b>Durham Region</b>	Includes Ajax, Pickering and Uxbridge (RMS Zone 28); Clarington (Oshawa RMS Zone 4); Oshawa (Oshawa Zones 1 and 2); Whitby (Oshawa RMS Zone 3); Brock and Scugog.
<b>York Region</b>	Includes Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffville (RMS Zone 26); King, Richmond Hill and Vaughan (RMS Zone 25); Markham (RMS Zone 27).
<b>Peel Region</b>	Includes Caledon (RMS Zone 24); Brampton (RMS Zones 21-22); Mississauga (RMS Zones 18-20).
<b>Halton</b>	Includes Halton Hills and Milton (RMS Zone 29); Burlington (Hamilton CMA Zone 8); Oakville (RMS Zone 23).
	<b>Toronto GTA</b>
<b>Zones 1-31</b>	<b>Toronto CMA</b>

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

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

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

# RENTAL MARKET REPORT TABLES

## Available in ALL Rental Market Reports

### Private Apartment Data:

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

## Available in SELECTED Rental Market Reports

### Private Apartment Data:

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

### Private Row (Townhouse) Data:

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

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

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

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

### Rental Condominium Apartment Data

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

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

### Secondary Rented Unit Data

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1-Toronto (Central)	1.6 b	0.8 a	1.1 a	1.0 a	1.0 a	1.0 a	1.6 c	**	1.2 a	1.0 a
Zone 2-Toronto (East)	2.3 c	1.7 c	3.0 c	1.5 b	1.1 a	0.5 a	0.0 d	**	2.3 b	1.2 a
Zone 3-Toronto (North)	1.4 a	0.9 a	1.8 a	0.9 a	1.8 a	1.1 a	2.0 c	2.8 c	1.7 a	1.0 a
Zone 4-Toronto (West)	3.8 c	2.3 c	2.5 b	2.4 c	2.1 c	1.7 c	0.4 b	0.2 b	2.6 a	2.1 b
Toronto-Former City (Zones 1-4)	2.2 a	1.3 a	1.8 a	1.4 a	1.6 a	1.2 a	1.4 a	1.8 c	1.8 a	1.3 a
Zone 5-Etobicoke (South)	3.6 d	2.0 c	3.6 b	2.9 b	2.9 b	2.4 b	0.5 b	0.0 c	3.2 b	2.5 b
Zone 6-Etobicoke (Central)	0.0 c	1.0 a	2.2 b	1.3 a	1.9 b	1.2 a	1.3 a	1.1 a	1.8 b	1.2 a
Zone 7-Etobicoke (North)	**	0.0 d	0.8 a	0.2 b	1.6 c	0.2 b	2.0 c	**	1.6 c	2.1 c
Etobicoke (Zones 5-7)	2.9 c	1.6 c	2.7 a	1.9 a	2.1 a	1.4 a	1.4 a	3.1 d	2.2 a	1.8 a
Zone 8-York	2.4 b	1.3 a	4.3 a	1.5 a	3.1 b	1.2 a	2.6 c	0.5 a	3.6 a	1.3 a
Zone 9-East York	3.3 c	2.1 b	2.9 a	1.9 a	1.7 a	1.6 a	2.2 b	1.8 a	2.4 a	1.8 a
Zone 10-Scarborough (Central)	3.3 d	3.1 d	3.3 a	1.9 a	2.5 a	1.3 a	2.9 a	1.0 a	2.9 a	1.6 a
Zone 11-Scarborough (North)	1.2 a	4.5 a	1.3 a	1.5 a	2.2 a	1.0 a	2.1 b	1.8 c	1.9 a	1.3 a
Zone 12-Scarborough (East)	3.2 d	2.0 c	1.7 a	0.7 a	1.9 a	1.2 a	1.8 a	0.5 a	1.8 a	1.0 a
Scarborough (Zones 10-12)	2.9 b	3.0 c	2.5 a	1.5 a	2.2 a	1.2 a	2.1 a	0.9 a	2.3 a	1.3 a
Zone 13-North York (Southeast)	2.0 c	0.0 c	2.7 a	0.9 a	1.7 a	1.2 a	1.6 b	1.6 b	2.1 a	1.1 a
Zone 14-North York (Northeast)	0.9 a	1.0 a	1.8 a	0.3 a	1.5 a	0.9 a	0.9 a	1.4 a	1.5 a	0.8 a
Zone 15-North York (Southwest)	1.8 c	3.8 d	3.5 b	1.4 a	2.1 a	1.7 b	1.1 a	0.1 b	2.6 a	1.5 a
Zone 16-North York (N.Central)	0.8 d	**	1.4 a	1.0 a	1.7 a	0.4 a	1.9 c	0.3 a	1.6 a	0.7 a
Zone 17-North York (Northwest)	0.7 a	3.1 b	3.4 a	3.0 a	2.3 a	2.0 a	2.4 a	2.2 a	2.7 a	2.4 a
North York (Zones 13-17)	1.2 a	3.0 c	2.6 a	1.4 a	1.9 a	1.3 a	1.7 a	1.3 a	2.1 a	1.4 a
Toronto (Zones 1-17)	2.3 a	1.5 a	2.4 a	1.5 a	2.0 a	1.3 a	1.7 a	1.6 a	2.2 a	1.4 a
Zone 18-Mississauga (South)	2.3 c	4.4 c	2.1 a	1.0 a	1.3 a	1.1 a	1.3 a	1.5 c	1.6 a	1.2 a
Zone 19-Mississauga (Northwest)	1.6 c	0.0 d	1.5 b	0.8 a	0.9 a	1.2 a	1.0 a	0.0 a	1.1 a	0.9 a
Zone 20-Mississauga (Northeast)	0.5 b	4.0 d	2.3 a	1.1 a	2.2 a	1.7 a	1.4 a	1.8 b	2.1 a	1.6 a
Mississauga City (Zones 18-20)	1.6 c	3.9 c	2.1 a	1.0 a	1.6 a	1.4 a	1.3 a	1.4 a	1.8 a	1.3 a
Zone 21-Brampton (West)	5.6 c	4.6 d	2.4 a	2.0 b	1.3 a	1.0 a	4.1 a	3.2 c	2.0 a	1.6 a
Zone 22-Brampton (East)	2.2 a	0.0 a	1.9 a	1.8 a	1.9 a	0.8 a	1.6 a	1.1 a	1.8 a	1.1 a
Brampton City (Zones 21-22)	4.3 c	3.0 d	2.2 a	1.9 a	1.6 a	0.9 a	2.4 a	1.8 a	1.9 a	1.4 a
Zone 23-Oakville	**	**	0.6 a	1.0 a	1.8 a	1.4 a	0.0 c	0.5 a	1.3 a	1.2 a
Zone 24-Caledon	**	**	**	21.9 a	**	**	**	**	**	7.9 b
Zone 25-R. Hill, Vaughan, King	6.2 b	2.7 c	2.4 a	1.0 a	1.1 a	0.5 a	1.3 d	**	1.9 a	0.9 a
Zone 26-Aurora, Newmkt, Whit-St.	**	**	1.8 b	0.9 a	2.3 a	1.0 a	0.0 c	0.0 d	2.1 a	1.0 a
Zone 27-Markham	**	**	1.5 a	0.3 a	1.4 a	0.3 b	0.0 c	0.0 d	1.3 a	0.3 a
York Region (Zones 25-27)	4.6 c	2.9 c	1.9 a	0.7 a	1.6 a	0.6 a	0.5 b	0.7 b	1.8 a	0.8 a
Zone 28-Pickering/Ajax/Uxbridge	0.0 a	**	1.0 a	**	0.4 a	3.3 c	1.0 a	2.2 c	0.6 a	2.8 b
Zone 29-Milton, Halton Hills	3.5 d	**	2.9 b	2.0 c	1.3 a	0.8 a	1.5 c	**	1.9 a	1.6 b
Zone 30-Orangeville	**	2.3 c	2.4 c	1.3 a	2.4 b	1.8 c	**	0.0 a	2.3 c	1.5 b
Zone 31-Bradford, W. Gwillimbury	0.0 c	0.0 d	1.0 a	0.8 d	0.6 b	0.6 a	0.0 c	0.0 d	0.7 a	0.6 a
Remaining CMA (Zones 18-31)	2.8 b	3.5 b	2.0 a	1.2 a	1.6 a	1.3 a	1.3 a	1.5 a	1.7 a	1.3 a

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

(continued)

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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



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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Durham Region	1.9 c	1.8 c	3.5 a	2.5 a	2.5 a	1.8 a	1.8 a	1.6 c	2.7 a	2.0 a
York Region	4.6 c	2.9 c	1.9 a	0.7 a	1.6 a	0.6 a	0.5 b	0.7 b	1.8 a	0.8 a
Peel Region	2.4 b	3.6 c	2.1 a	1.3 a	1.6 a	1.3 a	1.6 a	1.5 a	1.8 a	1.4 a
Halton Region	2.5 c	3.0 c	1.0 a	0.9 a	1.6 a	1.3 a	0.9 a	0.5 a	1.4 a	1.1 a
<b>Toronto GTA</b>	<b>2.3 a</b>	<b>1.6 a</b>	<b>2.4 a</b>	<b>1.5 a</b>	<b>1.9 a</b>	<b>1.3 a</b>	<b>1.7 a</b>	<b>1.5 a</b>	<b>2.1 a</b>	<b>1.4 a</b>
<b>Toronto CMA</b>	<b>2.3 a</b>	<b>1.6 a</b>	<b>2.4 a</b>	<b>1.5 a</b>	<b>1.9 a</b>	<b>1.3 a</b>	<b>1.6 a</b>	<b>1.6 a</b>	<b>2.1 a</b>	<b>1.4 a</b>

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

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Oshawa (North)	2.0 c	0.0 b	1.5 a	2.0 a	1.3 a	0.8 a	0.9 a	1.5 a	1.3 a	1.2 a
Zone 2 - Oshawa (S./Central)	4.0 d	**	5.1 b	3.8 c	4.6 b	2.4 b	4.9 b	1.4 a	4.7 a	2.7 a
Oshawa City (Zones 1-2)	3.5 d	1.8 c	3.6 a	3.1 b	3.3 a	1.7 a	3.2 b	1.5 a	3.4 a	2.1 a
Zone 3 - Whitby	0.0 c	0.0 d	3.1 c	0.7 b	0.6 a	1.0 a	1.2 a	0.7 a	1.5 a	0.8 a
Zone 4 - Clarington	**	**	5.2 c	0.5 b	2.8 b	1.2 a	**	**	3.4 b	0.9 a
<b>Oshawa CMA</b>	<b>2.0 c</b>	<b>1.2 d</b>	<b>3.6 a</b>	<b>2.4 a</b>	<b>2.8 a</b>	<b>1.6 a</b>	<b>2.6 a</b>	<b>1.2 a</b>	<b>3.0 a</b>	<b>1.8 a</b>

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1-Toronto (Central)	884 a	928 a	1,105 a	1,188 a	1,554 b	1,614 a	2,496 d	**	1,208 a	1,252 a
Zone 2-Toronto (East)	723 a	755 a	934 a	911 a	1,156 a	1,158 a	1,340 c	1,559 b	964 a	978 a
Zone 3-Toronto (North)	853 a	866 a	1,088 a	1,108 a	1,456 a	1,432 a	2,043 b	2,088 b	1,196 a	1,202 a
Zone 4-Toronto (West)	679 a	720 a	945 a	957 a	1,203 a	1,233 a	1,450 b	1,716 c	983 a	985 a
Toronto-Former City (Zones 1-4)	804 a	843 a	1,047 a	1,081 a	1,395 a	1,417 a	1,931 b	2,136 b	1,126 a	1,147 a
Zone 5-Etobicoke (South)	678 a	701 a	811 a	835 a	972 a	1,009 a	1,233 a	1,292 b	882 a	916 a
Zone 6-Etobicoke (Central)	846 b	**	944 a	1,120 c	1,114 a	1,277 b	1,267 a	1,388 a	1,090 a	1,244 b
Zone 7-Etobicoke (North)	781 a	933 a	877 a	929 a	998 a	1,048 a	1,078 a	1,117 a	995 a	1,045 a
Etobicoke (Zones 5-7)	706 a	825 c	876 a	970 b	1,049 a	1,146 a	1,206 a	1,278 a	1,003 a	1,093 a
Zone 8-York	675 a	729 a	873 a	895 a	1,073 a	1,087 a	1,569 d	1,437 b	955 a	973 a
Zone 9-East York	726 a	750 a	899 a	906 a	1,138 a	1,137 a	1,451 b	1,444 a	1,003 a	1,017 a
Zone 10-Scarborough (Central)	734 a	736 a	850 a	866 a	968 a	989 a	1,105 a	1,120 a	919 a	935 a
Zone 11-Scarborough (North)	824 a	831 a	919 a	935 a	1,057 a	1,079 a	1,231 a	1,223 a	1,021 a	1,040 a
Zone 12-Scarborough (East)	757 a	730 a	849 a	863 a	953 a	979 a	1,088 a	1,105 a	943 a	963 a
Scarborough (Zones 10-12)	756 a	749 a	862 a	878 a	980 a	1,004 a	1,114 a	1,130 a	948 a	967 a
Zone 13-North York (Southeast)	735 a	753 a	896 a	917 a	1,056 a	1,080 a	1,287 a	1,295 a	1,016 a	1,036 a
Zone 14-North York (Northeast)	791 c	1,023 b	987 a	1,051 a	1,248 b	1,258 a	1,377 b	1,426 b	1,196 a	1,218 a
Zone 15-North York (Southwest)	720 a	737 a	871 a	859 a	1,022 a	1,031 a	1,224 a	1,301 a	962 a	974 a
Zone 16-North York (N.Central)	754 a	717 a	972 a	964 a	1,139 a	1,170 a	1,312 a	1,334 a	1,094 a	1,109 a
Zone 17-North York (Northwest)	644 a	659 a	811 a	820 a	953 a	966 a	1,109 a	1,147 a	911 a	928 a
North York (Zones 13-17)	694 a	743 a	893 a	907 a	1,070 a	1,085 a	1,254 a	1,284 a	1,020 a	1,037 a
Toronto (Zones 1-17)	778 a	822 a	950 a	979 a	1,135 a	1,161 a	1,346 a	1,374 a	1,041 a	1,067 a
Zone 18-Mississauga (South)	729 a	775 a	911 a	944 a	1,055 a	1,099 a	1,170 a	1,267 a	998 a	1,036 a
Zone 19-Mississauga (Northwest)	711 a	783 a	1,025 a	1,049 a	1,163 a	1,176 a	1,275 a	1,331 a	1,126 a	1,151 a
Zone 20-Mississauga (Northeast)	718 a	715 a	979 a	1,000 a	1,105 a	1,115 a	1,282 a	1,280 a	1,074 a	1,091 a
Mississauga City (Zones 18-20)	723 a	757 a	949 a	975 a	1,090 a	1,115 a	1,237 a	1,285 a	1,045 a	1,073 a
Zone 21-Brampton (West)	688 a	703 a	900 a	915 a	1,044 a	1,054 a	1,110 a	1,165 a	981 a	996 a
Zone 22-Brampton (East)	801 a	833 a	1,002 a	1,019 a	1,132 a	1,144 a	1,260 a	1,267 a	1,106 a	1,122 a
Brampton City (Zones 21-22)	737 a	748 a	937 a	953 a	1,085 a	1,095 a	1,210 a	1,232 a	1,037 a	1,052 a
Zone 23-Oakville	790 a	775 a	980 a	997 a	1,149 a	1,179 a	1,333 a	1,367 a	1,102 a	1,129 a
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	829 a	842 a	971 a	1,014 a	1,144 a	1,208 a	1,405 a	1,476 a	1,071 a	1,132 a
Zone 26-Aurora, Newmkt, Whit-St.	636 a	676 a	875 a	916 a	1,002 a	987 a	1,203 a	932 a	946 a	945 a
Zone 27-Markham	701 a	**	934 a	985 a	1,059 a	1,124 a	1,159 a	1,349 a	1,010 a	1,067 a
York Region (Zones 25-27)	764 a	770 a	925 a	971 a	1,068 a	1,108 a	1,276 a	1,233 a	1,009 a	1,048 a
Zone 28-Pickering/Ajax/Uxbridge	697 a	**	832 a	968 c	1,002 a	1,063 b	1,169 a	1,180 a	1,038 a	1,109 a
Zone 29-Milton, Halton Hills	671 a	699 a	892 a	909 a	1,033 a	1,049 a	1,246 a	1,285 a	981 a	1,003 a
Zone 30-Orangeville	768 b	736 a	837 a	861 a	970 a	983 a	1,078 a	1,125 a	915 a	925 a
Zone 31-Bradford, W. Gwillimbury	676 b	673 a	821 a	838 a	944 a	977 a	975 b	1,102 a	890 a	929 a
Remaining CMA (Zones 18-31)	740 a	755 a	939 a	966 a	1,083 a	1,108 a	1,229 a	1,258 a	1,038 a	1,066 a

(continued)

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Durham Region	661 a	671 a	803 a	822 a	916 a	953 a	1,092 a	1,129 a	899 a	935 a
York Region	764 a	770 a	925 a	971 a	1,068 a	1,108 a	1,276 a	1,233 a	1,009 a	1,048 a
Peel Region	727 a	754 a	946 a	969 a	1,088 a	1,109 a	1,229 a	1,269 a	1,043 a	1,067 a
Halton Region	798 a	802 a	940 a	971 a	1,078 a	1,113 a	1,302 a	1,334 a	1,048 a	1,083 a
<b>Toronto GTA</b>	<b>775 a</b>	<b>818 a</b>	<b>945 a</b>	<b>973 a</b>	<b>1,111 a</b>	<b>1,137 a</b>	<b>1,312 a</b>	<b>1,340 a</b>	<b>1,035 a</b>	<b>1,061 a</b>
<b>Toronto CMA</b>	<b>777 a</b>	<b>819 a</b>	<b>949 a</b>	<b>977 a</b>	<b>1,123 a</b>	<b>1,149 a</b>	<b>1,322 a</b>	<b>1,349 a</b>	<b>1,040 a</b>	<b>1,066 a</b>

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Oshawa (North)	667 a	668 a	832 a	845 a	931 a	951 a	1,091 a	1,092 a	908 a	927 a
Zone 2 - Oshawa (S./Central)	632 a	648 a	756 a	773 a	864 a	904 a	971 a	1,057 b	832 a	865 a
Oshawa City (Zones 1-2)	641 a	653 a	787 a	802 a	891 a	923 a	1,022 a	1,075 a	863 a	890 a
Zone 3 - Whitby	717 b	710 b	869 a	892 a	962 a	1,023 a	1,049 a	1,068 a	932 a	975 a
Zone 4 - Clarington	**	673 a	742 a	744 a	881 a	902 a	1,113 b	1,144 a	836 a	849 a
<b>Oshawa CMA</b>	<b>659 a</b>	<b>669 a</b>	<b>804 a</b>	<b>819 a</b>	<b>903 a</b>	<b>941 a</b>	<b>1,032 a</b>	<b>1,075 a</b>	<b>875 a</b>	<b>906 a</b>

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1-Toronto (Central)	6,539	6,616	14,839	14,755	6,451	6,448	696	750	28,525	28,569
Zone 2-Toronto (East)	1,149	1,167	3,505	3,510	1,752	1,786	205	216	6,611	6,679
Zone 3-Toronto (North)	4,767	4,778	15,403	15,444	8,236	8,334	1,099	1,086	29,505	29,642
Zone 4-Toronto (West)	4,810	4,844	11,348	11,646	5,602	5,747	657	661	22,417	22,898
Toronto-Former City (Zones 1-4)	17,265	17,405	45,095	45,355	22,041	22,315	2,657	2,713	87,058	87,788
Zone 5-Etobicoke (South)	860	862	4,565	4,543	4,545	4,536	378	379	10,348	10,320
Zone 6-Etobicoke (Central)	243	245	4,764	4,766	8,122	8,098	2,462	2,459	15,591	15,568
Zone 7-Etobicoke (North)	30	29	925	928	2,916	2,920	1,371	1,370	5,242	5,247
Etobicoke (Zones 5-7)	1,133	1,136	10,254	10,237	15,583	15,554	4,211	4,208	31,181	31,135
Zone 8-York	1,438	1,442	8,323	8,337	6,200	6,263	842	850	16,803	16,892
Zone 9-East York	997	1,005	9,975	9,978	6,601	6,607	1,046	1,073	18,619	18,663
Zone 10-Scarborough (Central)	333	336	6,538	6,515	6,639	6,687	1,011	1,030	14,521	14,568
Zone 11-Scarborough (North)	87	85	2,243	2,243	3,750	3,746	710	713	6,790	6,787
Zone 12-Scarborough (East)	160	158	3,562	3,556	7,028	7,028	1,998	1,993	12,748	12,735
Scarborough (Zones 10-12)	580	579	12,343	12,314	17,417	17,461	3,719	3,736	34,059	34,090
Zone 13-North York (Southeast)	247	230	6,111	6,225	8,576	8,620	1,924	1,924	16,858	16,999
Zone 14-North York (Northeast)	207	207	3,394	3,604	5,478	5,595	2,061	2,065	11,140	11,471
Zone 15-North York (Southwest)	280	283	3,748	3,734	4,393	4,389	830	829	9,251	9,235
Zone 16-North York (N.Central)	196	195	4,584	4,585	5,899	5,896	1,781	1,784	12,460	12,460
Zone 17-North York (Northwest)	582	589	5,816	5,798	8,287	8,278	2,441	2,452	17,126	17,117
North York (Zones 13-17)	1,512	1,504	23,653	23,946	32,633	32,778	9,037	9,054	66,835	67,282
Toronto (Zones 1-17)	22,925	23,071	109,643	110,167	100,475	100,978	21,512	21,634	254,555	255,850
Zone 18-Mississauga (South)	336	319	5,092	5,093	5,963	5,979	1,034	1,044	12,425	12,435
Zone 19-Mississauga (Northwest)	53	53	1,080	1,063	1,667	1,682	434	434	3,234	3,232
Zone 20-Mississauga (Northeast)	273	272	3,943	3,774	5,919	5,906	1,203	1,202	11,338	11,154
Mississauga City (Zones 18-20)	662	644	10,115	9,930	13,549	13,567	2,671	2,680	26,997	26,821
Zone 21-Brampton (West)	141	141	2,127	2,105	2,891	2,866	316	326	5,475	5,438
Zone 22-Brampton (East)	77	77	1,282	1,281	2,385	2,387	730	733	4,474	4,478
Brampton City (Zones 21-22)	218	218	3,409	3,386	5,276	5,253	1,046	1,059	9,949	9,916
Zone 23-Oakville	154	154	1,428	1,418	2,450	2,462	390	392	4,422	4,426
Zone 24-Caledon	4	11	15	25	32	37	7	7	58	80
Zone 25-R. Hill, Vaughan, King	90	79	638	651	952	953	104	104	1,784	1,787
Zone 26-Aurora, Newmkt, Whit-St.	61	61	696	698	956	955	98	100	1,811	1,814
Zone 27-Markham	12	12	613	613	879	880	90	90	1,594	1,595
York Region (Zones 25-27)	163	152	1,947	1,962	2,787	2,788	292	294	5,189	5,196
Zone 28-Pickering/Ajax/Uxbridge	8	10	192	194	1,073	1,066	620	624	1,893	1,894
Zone 29-Milton, Halton Hills	35	31	549	541	815	792	64	57	1,463	1,421
Zone 30-Orangeville	48	48	328	326	344	359	48	37	768	770
Zone 31-Bradford, W. Gwillimbury	21	21	310	310	409	409	57	57	797	797
Remaining CMA (Zones 18-31)	1,313	1,289	18,293	18,092	26,735	26,733	5,195	5,207	51,536	51,321

(continued)

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

### I.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Durham Region	417	394	3,733	3,686	7,721	7,701	1,582	1,587	13,453	13,368
York Region	163	152	1,947	1,962	2,787	2,788	292	294	5,189	5,196
Peel Region	884	873	13,539	13,341	18,857	18,857	3,724	3,746	37,004	36,817
Halton Region	295	288	4,637	4,670	7,758	7,882	1,155	1,142	13,845	13,982
<b>Toronto GTA</b>	<b>24,684</b>	<b>24,778</b>	<b>133,499</b>	<b>133,826</b>	<b>137,598</b>	<b>138,206</b>	<b>28,265</b>	<b>28,403</b>	<b>324,046</b>	<b>325,213</b>
<b>Toronto CMA</b>	<b>24,238</b>	<b>24,360</b>	<b>127,936</b>	<b>128,259</b>	<b>127,210</b>	<b>127,711</b>	<b>26,707</b>	<b>26,841</b>	<b>306,091</b>	<b>307,171</b>

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### I.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Oshawa (North)	60	60	956	959	2,037	2,034	263	263	3,316	3,316
Zone 2 - Oshawa (S./Central)	187	161	1,443	1,419	2,930	2,925	366	367	4,926	4,872
Oshawa City (Zones 1-2)	247	221	2,399	2,378	4,967	4,959	629	630	8,242	8,188
Zone 3 - Whitby	147	148	844	848	1,206	1,201	256	256	2,453	2,453
Zone 4 - Clarington	12	12	196	198	348	351	22	22	578	583
<b>Oshawa CMA</b>	<b>406</b>	<b>381</b>	<b>3,439</b>	<b>3,424</b>	<b>6,521</b>	<b>6,511</b>	<b>907</b>	<b>908</b>	<b>11,273</b>	<b>11,224</b>

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Toronto CMA												
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total			
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11		
Zone 1-Toronto (Central)	2.8	a	2.3	a	2.6	a	2.5	a	2.3	a	2.2	a
Zone 2-Toronto (East)	6.1	c	2.9	b	5.2	b	2.9	a	2.7	b	0.9	a
Zone 3-Toronto (North)	4.1	b	2.5	a	4.0	a	2.4	a	3.3	b	2.4	b
Zone 4-Toronto (West)	5.8	c	3.6	c	5.0	b	3.8	c	5.7	c	2.8	b
Toronto-Former City (Zones 1-4)	4.3	b	2.8	a	3.9	a	2.8	a	3.6	b	2.3	a
Zone 5-Etobicoke (South)	5.0	c	3.9	d	4.8	b	5.0	c	3.8	c	4.2	c
Zone 6-Etobicoke (Central)	0.5	b	2.0	b	4.6	b	3.0	b	3.4	b	2.7	a
Zone 7-Etobicoke (North)	**		0.0	d	2.5	c	1.6	c	3.0	b	1.3	a
Etobicoke (Zones 5-7)	4.2	c	3.2	c	4.5	a	3.8	b	3.4	a	2.9	a
Zone 8-York	3.3	c	2.2	b	5.5	a	2.9	a	4.1	b	2.1	a
Zone 9-East York	4.2	c	3.9	b	4.4	a	3.1	b	2.8	a	2.8	a
Zone 10-Scarborough (Central)	4.9	c	4.5	d	5.0	a	3.5	a	3.5	a	2.2	a
Zone 11-Scarborough (North)	2.4	a	9.1	a	3.0	a	3.2	b	3.5	a	2.5	a
Zone 12-Scarborough (East)	3.9	d	2.6	c	3.1	a	1.5	a	3.3	a	2.0	a
Scarborough (Zones 10-12)	4.2	c	4.8	c	4.1	a	2.9	a	3.4	a	2.2	a
Zone 13-North York (Southeast)	4.1	c	**		6.0	a	2.7	a	3.7	a	2.7	a
Zone 14-North York (Northeast)	3.7	a	4.9	b	4.7	b	2.4	a	3.7	a	2.8	a
Zone 15-North York (Southwest)	2.5	c	5.6	d	5.1	a	3.3	b	3.8	b	2.5	b
Zone 16-North York (N.Central)	3.3	d	**		2.9	a	2.9	a	2.9	a	2.0	a
Zone 17-North York (Northwest)	1.1	a	4.1	b	5.1	a	4.7	a	3.5	a	3.5	a
North York (Zones 13-17)	2.5	a	4.7	b	4.9	a	3.3	a	3.5	a	2.8	a
Toronto (Zones 1-17)	4.1	a	3.0	a	4.4	a	3.1	a	3.5	a	2.5	a
Zone 18-Mississauga (South)	4.9	d	11.9	c	4.5	a	3.2	a	2.8	a	2.9	a
Zone 19-Mississauga (Northwest)	3.3	c	0.0	d	4.5	b	2.4	a	2.8	a	3.4	b
Zone 20-Mississauga (Northeast)	3.5	d	6.5	c	4.6	a	3.4	b	5.0	a	3.8	a
Mississauga City (Zones 18-20)	4.2	c	8.9	b	4.5	a	3.2	a	3.8	a	3.4	a
Zone 21-Brampton (West)	5.6	c	5.3	d	4.0	a	3.1	b	2.7	a	3.3	b
Zone 22-Brampton (East)	7.4	a	0.0	a	4.0	a	4.4	a	4.9	b	3.9	a
Brampton City (Zones 21-22)	6.3	b	3.5	d	4.0	a	3.6	a	3.7	a	3.6	a
Zone 23-Oakville	4.0	d	**		3.9	b	1.7	b	4.1	b	2.1	a
Zone 24-Caledon	**		**		**		21.9	a	**		**	
Zone 25-R. Hill, Vaughan, King	8.0	b	4.4	c	4.0	a	2.4	b	2.8	a	2.1	b
Zone 26-Aurora, Newmkt, Whit-St.	**		**		3.7	b	2.0	c	4.4	b	2.2	c
Zone 27-Markham	**		**		2.9	a	1.5	a	2.6	a	0.4	b
York Region (Zones 25-27)	5.8	c	4.6	d	3.6	a	1.9	b	3.3	a	1.7	b
Zone 28-Pickering/Ajax/Uxbridge	0.0	a	**		4.0	b	**		1.8	a	5.5	c
Zone 29-Milton, Halton Hills	3.5	d	**		5.8	b	4.7	c	2.9	a	2.4	a
Zone 30-Orangeville	**		2.3	c	2.4	c	1.6	b	3.8	c	2.9	b
Zone 31-Bradford, W. Gwillimbury	0.0	c	0.0	d	2.7	b	1.5	c	2.6	b	2.0	c
Remaining CMA (Zones 18-31)	4.8	b	6.3	b	4.2	a	3.0	a	3.6	a	3.1	a

(continued)

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Durham Region	2.4 c	2.6 c	5.4 a	3.5 b	4.2 a	3.5 a	3.4 a	8.1 c	4.4 a	4.1 b
York Region	5.8 c	4.6 d	3.6 a	1.9 b	3.3 a	1.7 b	2.3 c	1.8 c	3.4 a	1.9 a
Peel Region	4.9 b	7.4 b	4.4 a	3.3 a	3.7 a	3.4 a	3.3 a	3.6 a	4.0 a	3.5 a
Halton Region	3.4 d	3.4 d	4.0 a	2.3 a	3.6 a	2.5 a	3.3 b	1.4 a	3.7 a	2.4 a
<b>Toronto GTA</b>	<b>4.1 a</b>	<b>3.1 a</b>	<b>4.4 a</b>	<b>3.1 a</b>	<b>3.6 a</b>	<b>2.7 a</b>	<b>3.0 a</b>	<b>3.2 a</b>	<b>3.9 a</b>	<b>2.9 a</b>
<b>Toronto CMA</b>	<b>4.1 a</b>	<b>3.1 a</b>	<b>4.3 a</b>	<b>3.0 a</b>	<b>3.5 a</b>	<b>2.7 a</b>	<b>3.0 a</b>	<b>3.3 a</b>	<b>3.9 a</b>	<b>2.9 a</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Oshawa (North)	2.0 c	0.0 b	2.7 a	3.1 a	2.8 a	2.1 a	2.1 b	2.3 a	2.7 a	2.4 a
Zone 2 - Oshawa (S./Central)	4.0 d	3.4 d	6.8 a	4.9 b	6.1 a	3.1 b	4.9 b	1.4 a	6.2 a	3.6 b
Oshawa City (Zones 1-2)	3.5 d	2.5 c	5.1 a	4.2 b	4.8 a	2.7 a	3.8 b	1.8 b	4.8 a	3.1 a
Zone 3 - Whitby	**	**	5.9 b	1.7 c	4.3 b	5.1 b	2.3 b	2.6 b	4.4 a	3.5 b
Zone 4 - Clarington	**	**	5.2 c	1.5 c	3.1 b	3.0 a	**	5.2 d	3.6 b	2.5 a
<b>Oshawa CMA</b>	<b>2.5 c</b>	<b>2.1 c</b>	<b>5.3 a</b>	<b>3.4 b</b>	<b>4.6 a</b>	<b>3.2 a</b>	<b>3.3 b</b>	<b>2.2 a</b>	<b>4.6 a</b>	<b>3.2 a</b>

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1-Toronto (Central)	3.2 d	1.7 b	++	2.6 c	++	3.2 d	**	++	1.5 a	1.8 c
Zone 2-Toronto (East)	1.9 b	0.8 d	1.9 b	1.5 c	1.5 a	1.0 a	++	++	1.8 b	2.9 c
Zone 3-Toronto (North)	1.4 a	1.7 c	2.2 b	1.5 a	2.3 c	1.3 a	**	++	1.9 b	1.6 b
Zone 4-Toronto (West)	1.5 d	2.4 c	1.6 c	1.4 a	2.1 c	1.3 d	++	++	1.4 a	1.8 c
Toronto-Former City (Zones 1-4)	2.0 b	1.9 b	1.6 b	1.8 b	1.7 b	1.9 c	4.1 d	++	1.6 b	1.8 b
Zone 5-Etobicoke (South)	3.6 d	2.0 c	2.4 c	1.3 a	3.0 d	1.4 d	**	++	2.8 c	1.7 c
Zone 6-Etobicoke (Central)	++	++	++	2.5 b	1.1 d	3.7 c	++	3.1 c	**	2.9 c
Zone 7-Etobicoke (North)	**	**	6.6 b	5.6 d	**	++	7.8 c	++	7.7 c	**
Etobicoke (Zones 5-7)	3.6 d	2.8 c	2.0 b	2.6 b	2.5 b	2.8 b	2.2 c	2.0 c	3.0 c	2.6 b
Zone 8-York	1.6 c	3.8 d	1.3 a	3.6 c	2.0 c	4.5 c	2.2 c	++	++	4.7 c
Zone 9-East York	1.4 a	1.7 c	1.2 a	0.3 b	1.8 a	++	1.4 a	-1.2 d	1.5 a	0.4 b
Zone 10-Scarborough (Central)	2.1 c	++	1.6 b	0.9 d	1.8 b	1.2 a	3.5 c	++	2.1 b	1.2 a
Zone 11-Scarborough (North)	3.5 b	1.0 d	1.9 a	0.9 a	1.7 a	++	3.6 d	++	1.9 b	++
Zone 12-Scarborough (East)	++	**	2.4 c	2.1 b	2.6 b	2.4 b	4.1 c	0.6 b	2.6 b	2.1 b
Scarborough (Zones 10-12)	1.7 c	1.2 d	2.0 b	1.3 a	2.1 a	1.5 a	3.8 b	++	2.3 a	1.3 a
Zone 13-North York (Southeast)	++	++	++	1.6 c	1.2 d	2.1 c	1.0 d	**	1.0 d	2.2 c
Zone 14-North York (Northeast)	++	++	1.2 a	1.2 a	1.6 b	1.7 b	1.5 c	1.7 c	++	2.6 b
Zone 15-North York (Southwest)	3.1 d	++	1.9 b	0.9 a	1.7 c	1.6 c	2.6 c	**	1.3 a	1.3 a
Zone 16-North York (N.Central)	++	++	3.0 b	++	2.6 b	0.9 d	1.5 a	++	2.7 b	++
Zone 17-North York (Northwest)	-0.7 b	2.5 a	0.9 a	1.2 a	1.1 a	1.2 a	2.2 c	++	2.8 c	++
North York (Zones 13-17)	++	2.8 c	1.3 a	1.0 a	1.6 a	1.5 b	1.7 b	1.1 a	1.7 c	1.2 a
Toronto (Zones 1-17)	1.8 a	2.2 a	1.6 a	1.6 a	1.9 a	1.9 a	2.5 a	0.9 a	1.8 a	1.8 a
Zone 18-Mississauga (South)	++	++	3.2 d	1.9 c	3.0 d	2.5 b	**	3.8 d	3.0 c	2.2 b
Zone 19-Mississauga (Northwest)	++	++	0.7 a	3.5 c	0.7 a	2.7 b	++	3.2 b	0.5 a	3.4 b
Zone 20-Mississauga (Northeast)	++	**	1.0 a	2.5 b	0.8 a	2.5 b	1.1 a	1.8 b	0.8 a	2.5 b
Mississauga City (Zones 18-20)	++	2.9 c	2.0 b	2.3 a	1.8 c	2.5 a	1.4 a	2.6 a	1.7 b	2.5 a
Zone 21-Brampton (West)	++	1.8 c	0.9 a	2.7 a	1.9 c	1.4 a	0.9 d	0.9 a	1.3 a	1.8 a
Zone 22-Brampton (East)	**	4.0 a	2.0 b	1.3 a	2.3 a	0.9 a	2.6 b	0.4 a	2.3 a	1.0 a
Brampton City (Zones 21-22)	**	3.0 c	1.3 a	2.1 a	2.1 b	1.2 a	2.0 b	0.6 a	1.8 b	1.4 a
Zone 23-Oakville	++	1.2 a	1.4 a	2.4 c	1.6 c	2.1 b	**	++	1.6 b	2.0 b
Zone 24-Caledon	**	n/s	**	n/s	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	++	**	1.7 c	++	++	++	2.3 b	1.1 a	1.6 c	++
Zone 26-Aurora, Newmkt, Whit-St.	++	++	2.7 b	0.7 b	3.6 c	0.9 a	**	++	3.2 c	0.8 a
Zone 27-Markham	**	**	++	2.4 c	++	++	**	++	++	++
York Region (Zones 25-27)	++	**	1.5 c	1.0 a	2.1 c	0.4 b	5.2 d	++	1.6 c	0.6 b

(continued)

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 28-Pickering/Ajax/Uxbridge	**	**	4.2 d	++	2.0 c	1.1 a	0.9 a	-1.4 a	2.3 a	0.6 a
Zone 29-Milton, Halton Hills	++	**	2.1 b	1.4 a	2.1 b	2.0 b	2.5 a	2.1 c	2.2 b	1.9 b
Zone 30-Orangeville	3.4 d	++	1.4 a	2.1 c	3.0 d	2.2 a	5.7 b	4.4 b	2.2 c	2.2 b
Zone 31-Bradford, W. Gwillimbury	++	++	1.1 d	++	++	++	++	++	++	++
Remaining CMA (Zones 18-31)	++	2.5 c	1.8 a	2.1 a	1.9 a	1.9 a	1.9 b	1.7 b	1.8 a	1.9 a
Durham Region	2.7 c	++	1.4 a	1.4 a	1.0 a	1.9 b	1.5 a	0.8 a	1.3 a	1.4 a
York Region	++	**	1.5 c	1.0 a	2.1 c	0.4 b	5.2 d	++	1.6 c	0.6 b
Peel Region	++	3.0 c	1.8 b	2.3 a	1.9 b	2.2 a	1.5 b	2.1 a	1.7 b	2.2 a
Halton Region	**	1.9 c	2.4 b	3.0 a	2.2 a	2.7 a	2.7 c	3.2 d	2.0 a	2.8 a
<b>Toronto GTA</b>	<b>1.8 a</b>	<b>2.2 a</b>	<b>1.6 a</b>	<b>1.8 a</b>	<b>1.8 a</b>	<b>1.9 a</b>	<b>2.4 a</b>	<b>1.2 a</b>	<b>1.8 a</b>	<b>1.8 a</b>
<b>Toronto CMA</b>	<b>1.7 a</b>	<b>2.2 a</b>	<b>1.6 a</b>	<b>1.7 a</b>	<b>1.9 a</b>	<b>1.9 a</b>	<b>2.4 a</b>	<b>1.1 a</b>	<b>1.8 a</b>	<b>1.8 a</b>

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

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

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

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - Oshawa (North)	++	3.0 c	0.9 a	2.1 b	++	2.8 b	1.6 c	1.8 c	++	2.3 b
Zone 2 - Oshawa (S./Central)	2.9 c	++	1.9 b	0.7 b	1.4 a	1.7 c	2.0 c	2.0 c	1.8 c	1.4 a
Oshawa City (Zones 1-2)	3.0 c	++	1.5 b	1.3 a	0.9 a	2.2 b	1.8 c	1.9 c	1.3 a	1.7 b
Zone 3 - Whitby	++	++	++	1.6 c	0.8 a	1.4 a	1.2 a	0.7 a	1.0 a	1.2 a
Zone 4 - Clarington	**	**	0.7 a	1.4 a	0.5 a	1.4 a	**	**	0.7 a	1.6 b
<b>Oshawa CMA</b>	<b>2.8 c</b>	<b>++</b>	<b>1.2 a</b>	<b>1.4 a</b>	<b>0.8 a</b>	<b>2.0 b</b>	<b>1.6 b</b>	<b>1.7 c</b>	<b>1.2 a</b>	<b>1.6 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.

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

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

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

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

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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Toronto-Former City (Zones 1-4)										
Pre 1940	3.4 d	2.5 c	2.8 b	1.8 c	1.7 c	1.3 a	0.8 d	**	2.5 b	1.8 b
1940 - 1959	1.3 a	2.2 c	1.8 a	2.4 c	1.1 a	1.6 c	1.4 a	1.7 c	1.5 a	2.1 c
1960 - 1974	2.2 b	0.8 a	1.4 a	1.1 a	1.5 a	1.0 a	1.8 c	1.6 c	1.6 a	1.0 a
1975 - 1989	1.6 c	0.2 a	1.3 a	0.6 a	1.8 c	0.7 a	1.3 d	1.1 a	1.5 b	0.5 a
1990+	**	0.6 b	4.4 c	0.8 a	2.6 c	1.4 d	**	0.0 d	3.2 c	1.0 a
Total	2.2 a	1.3 a	1.8 a	1.4 a	1.6 a	1.2 a	1.4 a	1.8 c	1.8 a	1.3 a
Toronto (Zones 1-17)										
Pre 1940	3.2 d	2.3 c	3.0 b	1.6 b	1.6 c	1.3 a	0.8 d	**	2.5 a	1.7 b
1940 - 1959	2.0 a	2.2 b	2.6 a	2.3 a	2.5 a	1.4 a	1.3 a	1.0 a	2.5 a	1.9 a
1960 - 1974	2.3 a	1.2 a	2.3 a	1.3 a	1.8 a	1.3 a	1.6 a	1.1 a	2.0 a	1.3 a
1975 - 1989	1.2 a	0.5 a	2.1 a	0.8 a	2.3 a	1.3 a	2.7 b	4.0 c	2.2 a	1.4 a
1990+	0.8 a	**	3.5 c	0.9 a	2.1 b	1.1 a	**	2.1 c	2.5 b	1.0 a
Total	2.3 a	1.5 a	2.4 a	1.5 a	2.0 a	1.3 a	1.7 a	1.6 a	2.2 a	1.4 a
Remaining CMA (Zones 18-31)										
Pre 1940	2.9 c	**	4.5 c	6.9 c	4.1 d	**	**	**	4.0 c	7.5 c
1940 - 1959	**	**	3.3 c	2.3 c	3.2 c	1.9 c	**	**	3.2 c	2.2 c
1960 - 1974	2.7 b	3.0 c	2.1 a	1.1 a	1.6 a	1.0 a	1.3 a	1.3 a	1.8 a	1.1 a
1975 - 1989	3.2 c	0.7 a	1.2 a	0.8 a	1.4 a	1.4 a	1.3 a	1.6 a	1.3 a	1.3 a
1990+	n/u	n/u	4.8 a	7.4 b	1.4 a	1.2 a	2.2 a	1.5 a	2.6 a	3.3 b
Total	2.8 b	3.5 b	2.0 a	1.2 a	1.6 a	1.3 a	1.3 a	1.5 a	1.7 a	1.3 a
Durham Region										
Pre 1940	**	**	11.0 d	**	4.6 d	**	**	**	8.2 c	3.4 d
1940 - 1959	0.0 d	**	4.3 d	**	1.3 a	**	**	**	2.2 b	4.2 d
1960 - 1974	2.3 c	1.6 c	2.2 a	1.9 b	2.4 a	1.8 a	2.7 a	1.1 a	2.4 a	1.8 a
1975 - 1989	**	0.0 d	2.9 a	1.8 b	2.2 a	1.8 a	0.8 a	1.9 b	2.0 a	1.8 a
1990+	**	n/s	3.8 b	5.0 d	4.6 c	1.2 a	**	**	4.8 b	2.3 b
Total	1.9 c	1.8 c	3.5 a	2.5 a	2.5 a	1.8 a	1.8 a	1.6 c	2.7 a	2.0 a
York Region										
Pre 1940	4.8 d	**	4.6 d	**	5.3 d	**	**	**	4.7 d	**
1940 - 1959	**	**	1.0 d	0.0 d	4.3 d	0.0 d	**	**	1.9 c	0.0 d
1960 - 1974	7.6 c	2.4 c	2.1 a	0.7 a	1.4 a	0.4 a	0.8 d	**	1.8 a	0.6 a
1975 - 1989	**	**	1.0 a	0.3 b	1.4 a	1.1 a	0.0 c	0.0 d	1.1 a	0.7 a
1990+	n/u	n/u	**	**	**	**	**	**	**	**
Total	4.6 c	2.9 c	1.9 a	0.7 a	1.6 a	0.6 a	0.5 b	0.7 b	1.8 a	0.8 a

(continued)

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

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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
<b>Peel Region</b>										
Pre 1940	**	**	**	**	**	**	n/u	n/u	5.6 d	**
1940 - 1959	**	**	4.4 d	2.8 b	3.8 d	2.8 c	**	**	4.3 d	3.0 c
1960 - 1974	1.7 c	3.4 c	2.4 a	1.3 a	1.6 a	1.1 a	1.4 a	1.4 a	1.9 a	1.3 a
1975 - 1989	3.8 c	1.2 a	1.3 a	0.8 a	1.5 a	1.3 a	1.6 a	1.6 a	1.4 a	1.2 a
1990+	n/u	n/u	4.6 a	9.1 a	2.0 a	2.0 a	**	**	3.2 a	4.7 a
Total	2.4 b	3.6 c	2.1 a	1.3 a	1.6 a	1.3 a	1.6 a	1.5 a	1.8 a	1.4 a
<b>Halton Region</b>										
Pre 1940	**	**	**	**	**	**	**	**	4.2 d	**
1940 - 1959	0.0 d	0.0 d	**	0.9 d	3.2 d	2.6 c	**	**	2.9 c	2.1 c
1960 - 1974	3.0 d	**	0.8 a	0.6 a	1.7 a	1.1 a	1.3 a	0.4 a	1.4 a	0.9 a
1975 - 1989	**	**	0.6 a	1.2 a	1.0 a	1.4 a	0.3 b	0.0 b	0.8 a	1.1 a
1990+	n/u	n/u	5.2 d	**	0.6 a	0.6 a	0.0 a	0.0 a	1.2 a	0.5 a
Total	2.5 c	3.0 c	1.0 a	0.9 a	1.6 a	1.3 a	0.9 a	0.5 a	1.4 a	1.1 a
<b>Toronto GTA</b>										
Pre 1940	3.3 c	2.5 b	3.3 b	1.8 b	1.8 c	1.5 a	0.7 b	**	2.7 a	1.9 b
1940 - 1959	2.0 a	2.2 b	2.7 a	2.3 a	2.5 a	1.4 a	1.3 a	1.0 a	2.5 a	1.9 a
1960 - 1974	2.3 a	1.4 a	2.2 a	1.3 a	1.8 a	1.2 a	1.6 a	1.1 a	2.0 a	1.3 a
1975 - 1989	1.3 a	0.5 a	1.8 a	0.9 a	1.9 a	1.3 a	2.0 a	2.8 a	1.9 a	1.3 a
1990+	0.8 a	**	3.7 b	1.7 c	2.2 a	1.1 a	2.9 c	1.8 c	2.7 a	1.4 a
Total	2.3 a	1.6 a	2.4 a	1.5 a	1.9 a	1.3 a	1.7 a	1.5 a	2.1 a	1.4 a
<b>Toronto CMA</b>										
Pre 1940	3.2 c	2.5 b	3.0 c	1.8 b	1.7 c	1.4 a	0.8 d	**	2.6 a	1.9 b
1940 - 1959	2.0 a	2.2 b	2.6 a	2.3 a	2.5 a	1.4 a	1.3 a	1.0 a	2.5 a	1.9 a
1960 - 1974	2.3 a	1.3 a	2.3 a	1.3 a	1.7 a	1.2 a	1.6 a	1.1 a	2.0 a	1.2 a
1975 - 1989	1.3 a	0.5 a	1.8 a	0.8 a	1.9 a	1.4 a	2.1 a	2.9 b	1.8 a	1.3 a
1990+	0.8 a	**	3.7 b	1.6 c	2.0 b	1.1 a	2.0 c	1.9 c	2.5 a	1.4 a
Total	2.3 a	1.6 a	2.4 a	1.5 a	1.9 a	1.3 a	1.6 a	1.6 a	2.1 a	1.4 a

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
<b>Oshawa CMA</b>										
Pre 1960	**	**	9.3 c	4.6 d	2.6 c	2.0 c	**	**	5.4 c	3.1 d
1960 - 1974	2.3 c	1.7 c	2.2 a	2.0 b	2.6 a	1.8 a	2.9 b	1.2 a	2.5 a	1.8 a
1975 - 1989	**	0.0 d	2.8 a	1.8 b	2.4 a	0.8 a	0.9 a	1.2 a	2.3 a	1.2 a
1990+	**	n/s	4.2 c	5.0 d	4.7 c	1.2 a	**	**	5.1 b	2.3 b
Total	2.0 c	1.2 d	3.6 a	2.4 a	2.8 a	1.6 a	2.6 a	1.2 a	3.0 a	1.8 a

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

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

Year of Construction	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +				Total				
	Oct-10		Oct-11		Oct-10		Oct-11		Oct-10		Oct-11		Oct-10		Oct-11		Oct-10		Oct-11		
Toronto-Former City (Zones 1-4)																					
Pre 1940		726	a	718	a	934	a	986	a	1,329	a	1,305	b	1,608	d	**	1,037	a	1,044	a	
1940 - 1959		776	a	784	a	969	a	974	a	1,259	a	1,226	a	1,662	a	1,797	b	1,031	a	1,046	a
1960 - 1974		811	a	895	a	1,069	a	1,117	a	1,399	a	1,500	a	2,341	c	2,542	c	1,143	a	1,200	a
1975 - 1989		914	a	887	a	1,165	a	1,122	a	1,467	b	1,547	a	1,991	c	1,716	b	1,232	a	1,139	a
1990+		1,293	b	1,238	b	1,442	a	1,485	b	1,922	d	1,788	c	**		**		1,645	b	1,592	b
Total		804	a	843	a	1,047	a	1,081	a	1,395	a	1,417	a	1,931	b	2,136	b	1,126	a	1,147	a
Toronto (Zones 1-17)																					
Pre 1940		723	a	718	a	925	a	967	a	1,289	a	1,272	a	1,592	c	**	1,021	a	1,027	a	
1940 - 1959		733	a	749	a	879	a	883	a	1,034	a	1,046	a	1,298	b	1,317	b	935	a	948	a
1960 - 1974		797	a	868	a	961	a	989	a	1,116	a	1,154	a	1,344	a	1,379	a	1,052	a	1,086	a
1975 - 1989		855	b	863	a	1,032	a	1,021	a	1,212	a	1,212	a	1,300	a	1,300	a	1,124	a	1,104	a
1990+		1,245	c	**		1,372	a	1,677	d	1,673	c	**		1,694	d	1,620	d	1,527	b	1,726	d
Total		778	a	822	a	950	a	979	a	1,135	a	1,161	a	1,346	a	1,374	a	1,041	a	1,067	a
Remaining CMA (Zones 18-31)																					
Pre 1940		666	b	670	b	792	a	853	a	904	a	952	a	1,131	c	846	a	812	a	856	a
1940 - 1959		639	b	652	a	778	a	817	a	882	a	950	a	1,060	a	1,002	a	839	a	877	a
1960 - 1974		738	a	757	a	900	a	932	a	1,030	a	1,062	a	1,173	a	1,220	a	986	a	1,015	a
1975 - 1989		832	a	840	a	1,043	a	1,057	a	1,179	a	1,182	a	1,296	a	1,295	a	1,147	a	1,160	a
1990+		n/u		n/u		983	a	995	a	1,124	a	1,154	a	1,404	a	1,395	a	1,114	a	1,130	a
Total		740	a	755	a	939	a	966	a	1,083	a	1,108	a	1,229	a	1,258	a	1,038	a	1,066	a
Durham Region																					
Pre 1940		613	b	639	b	664	a	685	a	882	a	927	b	895	d	**	741	a	771	b	
1940 - 1959		612	b	629	b	715	a	692	b	853	a	887	a	**		**	806	a	815	a	
1960 - 1974		663	a	662	a	814	a	834	a	907	a	949	a	1,033	a	1,076	a	888	a	920	a
1975 - 1989		691	a	704	b	861	a	878	a	955	a	982	a	1,141	a	1,155	a	963	a	997	a
1990+		**		n/s		770	a	767	a	900	a	922	a	1,022	a	1,003	a	858	a	877	a
Total		661	a	671	a	803	a	822	a	916	a	953	a	1,092	a	1,129	a	899	a	935	a
York Region																					
Pre 1940		641	a	612	a	802	a	787	b	939	b	846	a	**		**	824	a	793	a	
1940 - 1959		682	b	598	c	782	a	841	b	931	a	987	b	**		**	842	a	894	b	
1960 - 1974		749	a	779	a	934	a	972	a	1,057	a	1,107	a	1,178	a	1,292	a	1,000	a	1,043	a
1975 - 1989		950	a	**		967	a	1,012	a	1,115	a	1,135	a	1,403	a	1,353	a	1,091	a	1,114	a
1990+		n/u		n/u		**		**		**		1,350	d	**		**	**		1,296	c	
Total		764	a	770	a	925	a	971	a	1,068	a	1,108	a	1,276	a	1,233	a	1,009	a	1,048	a

(continued)

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
<b>Peel Region</b>										
Pre 1940	565 b	598 c	786 b	792 a	842 b	859 b	n/u	n/u	754 b	764 a
1940 - 1959	607 a	628 b	777 a	812 a	897 a	961 a	1,133 a	**	837 a	863 a
1960 - 1974	729 a	755 a	888 a	920 a	1,014 a	1,047 a	1,158 a	1,202 a	973 a	1,003 a
1975 - 1989	796 b	851 b	1,054 a	1,071 a	1,195 a	1,192 a	1,329 a	1,336 a	1,157 a	1,169 a
1990+	n/u	n/u	1,002 a	1,008 a	1,180 a	1,188 a	**	**	1,151 a	1,152 a
Total	727 a	754 a	946 a	969 a	1,088 a	1,109 a	1,229 a	1,269 a	1,043 a	1,067 a
<b>Halton Region</b>										
Pre 1940	632 c	689 b	797 a	950 b	904 a	1,147 c	n/s	**	815 a	994 b
1940 - 1959	**	712 a	797 b	825 a	911 a	952 a	**	**	881 a	909 a
1960 - 1974	777 a	783 a	923 a	960 a	1,046 a	1,092 a	1,231 a	1,319 a	1,015 a	1,065 a
1975 - 1989	**	**	1,042 a	1,057 a	1,252 a	1,247 a	1,467 a	1,382 a	1,210 a	1,204 a
1990+	n/u	n/u	**	**	**	**	**	n/s	**	**
Total	798 a	802 a	940 a	971 a	1,078 a	1,113 a	1,302 a	1,334 a	1,048 a	1,083 a
<b>Toronto GTA</b>										
Pre 1940	720 a	716 a	914 a	955 a	1,268 a	1,251 a	1,584 c	**	1,009 a	1,016 a
1940 - 1959	731 a	747 a	874 a	880 a	1,022 a	1,039 a	1,292 a	1,311 b	930 a	944 a
1960 - 1974	790 a	857 a	947 a	976 a	1,086 a	1,124 a	1,302 a	1,346 a	1,034 a	1,068 a
1975 - 1989	850 a	860 a	1,026 a	1,026 a	1,178 a	1,181 a	1,296 a	1,288 a	1,123 a	1,118 a
1990+	1,241 c	**	1,263 a	1,542 d	1,506 c	1,596 d	1,528 b	1,512 c	1,401 b	1,566 d
Total	775 a	818 a	945 a	973 a	1,111 a	1,137 a	1,312 a	1,340 a	1,035 a	1,061 a
<b>Toronto CMA</b>										
Pre 1940	721 a	717 a	921 a	963 a	1,276 a	1,259 a	1,589 c	**	1,015 a	1,021 a
1940 - 1959	732 a	748 a	876 a	882 a	1,027 a	1,043 a	1,292 a	1,311 b	932 a	946 a
1960 - 1974	792 a	860 a	951 a	980 a	1,098 a	1,135 a	1,315 a	1,355 a	1,040 a	1,073 a
1975 - 1989	854 b	862 a	1,036 a	1,033 a	1,195 a	1,197 a	1,298 a	1,297 a	1,134 a	1,127 a
1990+	1,245 c	**	1,311 a	1,588 d	1,587 c	1,686 d	1,569 b	1,538 c	1,460 b	1,629 d
Total	777 a	819 a	949 a	977 a	1,123 a	1,149 a	1,322 a	1,349 a	1,040 a	1,066 a

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
<b>Oshawa CMA</b>										
Pre 1960	598 a	632 b	679 a	684 a	873 a	906 a	994 c	**	783 a	801 a
1960 - 1974	662 a	661 a	813 a	831 a	895 a	945 a	1,002 a	1,070 a	874 a	915 a
1975 - 1989	690 a	703 b	856 a	868 a	934 a	950 a	1,089 a	1,090 a	917 a	932 a
1990+	**	n/s	763 a	767 a	891 a	922 a	1,022 a	1,003 a	851 a	877 a
Total	659 a	669 a	804 a	819 a	903 a	941 a	1,032 a	1,075 a	875 a	906 a

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

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

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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Toronto-Former City (Zones 1-4)										
3 to 5 Units	**	**	**	**	**	0.6 b	**	**	2.2 c	0.9 d
6 to 19 Units	4.7 d	**	3.6 d	1.9 c	2.6 c	**	0.2 b	**	3.2 d	2.1 c
20 to 49 Units	2.5 a	3.5 c	2.9 a	1.2 a	0.9 a	1.5 a	4.6 c	0.8 a	2.5 a	1.9 a
50 to 99 Units	1.3 a	1.0 a	1.4 a	2.8 c	1.4 a	1.7 c	2.1 c	1.4 a	1.4 a	2.1 c
100 to 199 Units	2.3 b	1.4 a	2.3 a	0.9 a	1.8 b	0.9 a	2.4 c	4.7 c	2.1 a	1.1 a
200+ Units	1.8 b	0.6 a	1.1 a	0.9 a	1.3 a	0.9 a	1.7 c	0.8 a	1.3 a	0.9 a
Total	2.2 a	1.3 a	1.8 a	1.4 a	1.6 a	1.2 a	1.4 a	1.8 c	1.8 a	1.3 a
Toronto (Zones 1-17)										
3 to 5 Units	**	**	**	**	2.2 c	0.6 b	0.6 b	0.4 b	2.4 c	0.8 d
6 to 19 Units	4.2 d	2.4 c	4.5 c	2.3 b	2.9 b	2.4 c	1.1 a	**	3.5 b	2.3 b
20 to 49 Units	2.8 a	2.7 a	3.0 a	2.0 a	2.4 a	1.4 a	2.4 b	2.5 b	2.8 a	1.9 a
50 to 99 Units	1.5 a	1.6 a	2.3 a	2.3 a	2.1 a	1.4 a	2.0 a	0.7 a	2.2 a	1.8 a
100 to 199 Units	2.3 a	1.4 a	2.3 a	1.1 a	1.8 a	1.1 a	1.5 a	1.4 a	2.0 a	1.1 a
200+ Units	1.7 b	0.9 a	2.0 a	1.1 a	1.6 a	1.2 a	1.9 a	2.1 a	1.8 a	1.2 a
Total	2.3 a	1.5 a	2.4 a	1.5 a	2.0 a	1.3 a	1.7 a	1.6 a	2.2 a	1.4 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	**	0.0 d	3.0 c	3.4 d	2.0 c	1.4 d	0.0 c	**	2.1 b	2.2 c
6 to 19 Units	5.6 d	**	5.3 b	3.9 b	2.4 b	3.1 b	1.1 a	**	3.8 b	3.9 b
20 to 49 Units	3.7 d	1.3 d	2.0 a	1.3 a	2.7 a	1.7 b	3.3 b	3.1 d	2.5 a	1.6 a
50 to 99 Units	2.1 c	3.1 b	1.5 a	0.8 a	1.2 a	0.9 a	0.9 a	1.7 c	1.3 a	1.0 a
100 to 199 Units	1.8 c	0.8 d	1.9 a	0.8 a	1.4 a	1.3 a	1.1 a	0.8 a	1.5 a	1.0 a
200+ Units	2.8 b	6.4 b	1.7 a	1.5 a	1.6 a	1.1 a	1.6 a	1.8 b	1.6 a	1.3 a
Total	2.8 b	3.5 b	2.0 a	1.2 a	1.6 a	1.3 a	1.3 a	1.5 a	1.7 a	1.3 a
Durham Region										
3 to 5 Units	**	**	**	**	**	1.9 c	**	0.0 c	4.6 c	2.3 c
6 to 19 Units	**	**	6.5 c	5.7 c	5.5 b	3.5 c	0.0 d	0.0 d	5.7 b	4.0 b
20 to 49 Units	0.0 b	1.3 a	1.9 a	0.8 a	1.7 a	1.1 a	0.0 d	**	1.7 a	1.0 a
50 to 99 Units	0.5 b	**	2.0 a	1.3 a	1.8 a	1.2 a	1.0 a	2.2 b	1.6 a	1.5 b
100 to 199 Units	3.1 d	**	2.8 a	1.4 a	1.6 a	0.7 a	1.9 a	1.0 a	2.0 a	0.9 a
200+ Units	n/u	n/u	**	**	0.5 a	**	2.0 a	**	0.8 a	**
Total	1.9 c	1.8 c	3.5 a	2.5 a	2.5 a	1.8 a	1.8 a	1.6 c	2.7 a	2.0 a
York Region										
3 to 5 Units	**	**	**	0.0 c	3.5 d	**	0.0 d	0.0 d	2.3 c	**
6 to 19 Units	**	**	5.7 c	4.3 c	3.8 d	1.9 c	**	**	4.8 c	3.3 c
20 to 49 Units	**	**	3.0 b	0.5 b	3.0 b	1.3 a	4.6 d	**	3.4 b	1.1 a
50 to 99 Units	0.0 a	4.9 d	0.8 a	0.2 b	0.5 a	0.1 b	0.0 a	0.0 d	0.6 a	0.2 b
100 to 199 Units	**	**	1.1 a	0.0 d	1.3 a	0.2 b	**	**	1.1 a	0.1 b
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	4.6 c	2.9 c	1.9 a	0.7 a	1.6 a	0.6 a	0.5 b	0.7 b	1.8 a	0.8 a

(continued)

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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
<b>Peel Region</b>										
3 to 5 Units	**	0.0 d	**	**	**	**	0.0 d	**	2.4 c	3.5 d
6 to 19 Units	**	**	6.4 c	3.6 c	1.8 b	4.5 c	2.3 a	0.0 a	4.1 c	4.4 c
20 to 49 Units	**	1.2 d	2.2 b	1.6 c	2.0 b	1.9 c	3.6 b	3.3 d	2.3 a	1.9 b
50 to 99 Units	2.2 c	3.7 b	2.1 b	1.3 a	1.7 a	1.1 a	1.5 a	1.3 a	1.8 a	1.3 a
100 to 199 Units	2.1 c	1.0 d	2.1 a	0.9 a	1.5 a	1.5 a	1.2 a	0.9 a	1.7 a	1.2 a
200+ Units	2.2 c	7.2 b	1.6 a	1.4 a	1.6 a	0.7 a	1.5 b	2.0 a	1.6 a	1.1 a
Total	2.4 b	3.6 c	2.1 a	1.3 a	1.6 a	1.3 a	1.6 a	1.5 a	1.8 a	1.4 a
<b>Halton Region</b>										
3 to 5 Units	**	0.0 a	**	0.0 c	**	0.0 c	0.0 d	**	**	0.6 b
6 to 19 Units	**	**	3.2 d	3.1 d	2.0 c	2.6 c	**	0.0 d	2.4 b	3.0 b
20 to 49 Units	0.0 d	0.0 d	1.3 a	0.7 b	4.3 b	2.2 c	0.0 c	1.7 c	3.0 a	1.7 c
50 to 99 Units	**	0.0 b	1.1 a	0.4 a	0.9 a	0.6 a	0.0 c	0.3 a	1.0 a	0.5 a
100 to 199 Units	0.0 a	4.3 a	0.3 a	0.6 a	1.2 a	0.9 a	1.6 a	0.3 a	1.0 a	0.8 a
200+ Units	**	**	1.0 a	2.2 c	2.1 c	2.7 a	**	**	1.5 b	2.2 a
Total	2.5 c	3.0 c	1.0 a	0.9 a	1.6 a	1.3 a	0.9 a	0.5 a	1.4 a	1.1 a
<b>Toronto GTA</b>										
3 to 5 Units	**	0.2 b	3.4 d	**	2.2 c	0.7 a	1.1 a	0.7 b	2.6 b	0.9 a
6 to 19 Units	4.3 d	3.0 d	4.8 b	2.7 a	3.2 b	2.6 b	1.0 a	**	3.8 b	2.7 a
20 to 49 Units	2.8 a	2.7 a	2.8 a	1.9 a	2.5 a	1.4 a	2.6 a	2.6 b	2.7 a	1.8 a
50 to 99 Units	1.5 a	1.8 a	2.2 a	1.9 a	1.9 a	1.2 a	1.6 a	1.1 a	2.0 a	1.6 a
100 to 199 Units	2.2 a	1.4 a	2.1 a	1.0 a	1.7 a	1.1 a	1.5 a	1.2 a	1.9 a	1.1 a
200+ Units	1.7 b	0.9 a	2.0 a	1.1 a	1.6 a	1.2 a	1.9 a	2.1 a	1.8 a	1.2 a
Total	2.3 a	1.6 a	2.4 a	1.5 a	1.9 a	1.3 a	1.7 a	1.5 a	2.1 a	1.4 a
<b>Toronto CMA</b>										
3 to 5 Units	**	**	3.0 c	**	2.2 c	0.7 b	0.6 b	0.8 d	2.4 c	0.9 a
6 to 19 Units	4.3 d	3.2 d	4.7 b	2.5 b	2.8 a	2.5 b	1.1 a	**	3.6 b	2.5 a
20 to 49 Units	2.9 a	2.7 a	2.9 a	1.9 a	2.5 a	1.4 a	2.8 a	2.7 b	2.7 a	1.9 a
50 to 99 Units	1.6 a	1.8 a	2.2 a	2.0 a	1.9 a	1.3 a	1.6 a	1.1 a	2.0 a	1.6 a
100 to 199 Units	2.2 a	1.3 a	2.2 a	1.0 a	1.7 a	1.1 a	1.4 a	1.2 a	1.9 a	1.1 a
200+ Units	1.7 b	1.0 a	2.0 a	1.1 a	1.6 a	1.2 a	1.9 a	2.1 a	1.8 a	1.2 a
Total	2.3 a	1.6 a	2.4 a	1.5 a	1.9 a	1.3 a	1.6 a	1.6 a	2.1 a	1.4 a

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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
<b>Oshawa CMA</b>										
3 to 5 Units	**	**	**	**	**	2.0 c	**	0.0 c	5.1 c	2.3 c
6 to 19 Units	**	0.0 c	6.4 c	5.3 d	5.3 b	3.1 c	0.0 d	0.0 d	5.5 b	3.7 c
20 to 49 Units	0.0 b	1.3 a	2.1 a	0.8 a	2.1 a	1.1 a	0.0 d	**	2.0 a	1.0 a
50 to 99 Units	0.5 b	**	2.1 a	1.5 a	2.4 a	1.2 a	2.4 a	1.7 c	2.2 a	1.3 a
100+ Units	3.1 d	**	2.7 a	1.5 a	1.5 a	0.8 a	1.8 a	1.2 a	1.9 a	1.0 a
Total	2.0 c	1.2 d	3.6 a	2.4 a	2.8 a	1.6 a	2.6 a	1.2 a	3.0 a	1.8 a

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

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

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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Toronto-Former City (Zones 1-4)										
3 to 5 Units	720 b	768 c	840 b	960 c	1,335 b	1,266 b	1,645 c	**	1,170 b	1,125 b
6 to 19 Units	668 b	648 b	971 b	952 b	1,291 a	1,274 b	1,519 d	1,801 b	1,086 b	1,056 b
20 to 49 Units	728 a	734 a	946 a	965 a	1,256 a	1,238 a	2,187 c	1,984 b	955 a	980 a
50 to 99 Units	796 a	807 a	1,029 a	1,045 a	1,319 a	1,336 a	1,966 b	2,013 b	1,078 a	1,092 a
100 to 199 Units	850 a	878 a	1,131 a	1,123 a	1,514 a	1,517 a	2,621 c	2,571 c	1,253 a	1,235 a
200+ Units	856 a	924 a	1,088 a	1,157 a	1,466 b	1,574 a	2,121 c	**	1,154 a	1,215 a
Total	804 a	843 a	1,047 a	1,081 a	1,395 a	1,417 a	1,931 b	2,136 b	1,126 a	1,147 a
Toronto (Zones 1-17)										
3 to 5 Units	706 b	755 c	834 b	912 b	1,244 b	1,176 a	1,464 c	1,432 d	1,127 b	1,067 a
6 to 19 Units	670 a	659 a	896 a	883 a	1,085 a	1,097 a	1,414 c	1,541 b	994 a	993 a
20 to 49 Units	709 a	723 a	874 a	897 a	1,053 a	1,066 a	1,559 b	1,544 b	912 a	937 a
50 to 99 Units	780 a	789 a	922 a	930 a	1,060 a	1,075 a	1,224 a	1,268 a	982 a	995 a
100 to 199 Units	804 a	878 b	965 a	1,012 a	1,124 a	1,169 a	1,292 a	1,319 a	1,068 a	1,109 a
200+ Units	835 a	900 a	1,006 a	1,045 a	1,195 a	1,240 a	1,392 a	1,410 a	1,094 a	1,135 a
Total	778 a	822 a	950 a	979 a	1,135 a	1,161 a	1,346 a	1,374 a	1,041 a	1,067 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	631 b	597 a	786 a	787 a	922 a	923 a	1,083 b	962 a	889 a	873 a
6 to 19 Units	661 a	676 a	792 a	834 a	966 a	989 a	1,134 a	1,125 a	884 a	914 a
20 to 49 Units	719 a	755 a	880 a	888 a	1,000 a	1,026 a	1,159 a	1,253 a	959 a	983 a
50 to 99 Units	754 a	777 a	908 a	947 a	1,039 a	1,076 a	1,182 a	1,240 a	1,003 a	1,039 a
100 to 199 Units	774 a	773 a	953 a	987 a	1,112 a	1,133 a	1,218 a	1,244 a	1,057 a	1,091 a
200+ Units	771 a	780 a	1,031 a	1,037 a	1,154 a	1,159 a	1,357 a	1,370 a	1,129 a	1,134 a
Total	740 a	755 a	939 a	966 a	1,083 a	1,108 a	1,229 a	1,258 a	1,038 a	1,066 a
Durham Region										
3 to 5 Units	625 b	611 b	703 a	691 a	825 a	828 a	983 a	1,010 b	800 a	808 a
6 to 19 Units	608 a	622 a	716 a	728 a	852 a	898 a	1,011 a	1,026 a	805 a	842 a
20 to 49 Units	671 a	655 a	783 a	790 a	903 a	945 a	1,093 c	1,156 b	856 a	888 a
50 to 99 Units	699 a	742 b	836 a	870 a	962 a	1,013 a	1,141 a	1,159 a	967 a	1,021 a
100 to 199 Units	714 a	711 a	879 a	890 a	936 a	962 a	1,020 a	1,076 a	927 a	948 a
200+ Units	n/u	n/u	**	**	**	**	**	**	**	**
Total	661 a	671 a	803 a	822 a	916 a	953 a	1,092 a	1,129 a	899 a	935 a
York Region										
3 to 5 Units	693 c	575 b	805 a	806 b	950 a	943 a	1,214 c	810 a	898 a	874 a
6 to 19 Units	678 a	681 a	785 a	837 a	929 a	990 a	**	**	846 a	900 a
20 to 49 Units	778 a	828 a	883 a	902 a	1,039 a	1,047 a	1,267 a	1,220 a	982 a	995 a
50 to 99 Units	780 a	766 a	972 a	995 a	1,091 a	1,115 a	1,210 a	1,362 b	1,044 a	1,059 a
100 to 199 Units	**	**	974 a	1,052 a	1,152 a	1,220 a	1,379 a	1,357 a	1,090 a	1,167 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	764 a	770 a	925 a	971 a	1,068 a	1,108 a	1,276 a	1,233 a	1,009 a	1,048 a

(continued)

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### I.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Peel Region										
3 to 5 Units	601 b	**	797 c	782 a	1,039 d	942 b	1,090 c	1,065 b	975 c	903 b
6 to 19 Units	595 b	630 b	794 a	816 a	933 a	987 a	1,190 a	1,216 a	869 a	897 a
20 to 49 Units	703 a	745 a	869 a	870 a	1,006 a	1,025 a	1,167 a	1,281 a	966 a	989 a
50 to 99 Units	739 a	779 a	879 a	929 a	1,000 a	1,043 a	1,134 a	1,242 a	964 a	1,003 a
100 to 199 Units	748 a	749 a	945 a	974 a	1,098 a	1,112 a	1,203 a	1,222 a	1,045 a	1,072 a
200+ Units	760 a	769 a	1,030 a	1,035 a	1,165 a	1,166 a	1,384 a	1,378 a	1,133 a	1,134 a
Total	727 a	754 a	946 a	969 a	1,088 a	1,109 a	1,229 a	1,269 a	1,043 a	1,067 a
Halton Region										
3 to 5 Units	**	**	842 b	843 a	865 b	987 a	1,148 b	1,094 a	923 b	960 a
6 to 19 Units	692 b	723 b	796 a	853 a	971 b	961 a	**	934 c	928 b	928 a
20 to 49 Units	728 c	749 a	896 a	921 a	1,005 a	1,034 a	1,063 a	1,061 a	963 a	993 a
50 to 99 Units	775 a	761 a	920 a	940 a	1,051 a	1,086 a	1,350 b	1,353 a	1,019 a	1,053 a
100 to 199 Units	803 a	814 a	966 a	1,008 a	1,125 a	1,170 a	1,311 a	1,368 a	1,091 a	1,135 a
200+ Units	**	**	1,048 b	1,050 a	1,247 a	1,265 a	**	**	1,191 a	1,229 a
Total	798 a	802 a	940 a	971 a	1,078 a	1,113 a	1,302 a	1,334 a	1,048 a	1,083 a
Toronto GTA										
3 to 5 Units	698 b	746 c	823 b	894 b	1,197 b	1,139 a	1,381 b	1,298 c	1,091 b	1,040 a
6 to 19 Units	666 a	658 a	866 a	863 a	1,030 a	1,049 a	1,387 c	1,441 b	959 a	965 a
20 to 49 Units	709 a	723 a	870 a	893 a	1,030 a	1,050 a	1,345 a	1,422 a	916 a	941 a
50 to 99 Units	776 a	787 a	916 a	931 a	1,045 a	1,068 a	1,201 a	1,248 a	983 a	1,003 a
100 to 199 Units	800 a	866 a	958 a	1,002 a	1,109 a	1,147 a	1,267 a	1,296 a	1,059 a	1,098 a
200+ Units	835 a	899 a	1,008 a	1,043 a	1,188 a	1,224 a	1,387 a	1,407 a	1,098 a	1,135 a
Total	775 a	818 a	945 a	973 a	1,111 a	1,137 a	1,312 a	1,340 a	1,035 a	1,061 a
Toronto CMA										
3 to 5 Units	701 b	748 c	830 b	903 b	1,224 b	1,160 a	1,424 c	1,339 d	1,110 b	1,053 a
6 to 19 Units	669 a	660 a	882 a	877 a	1,068 a	1,083 a	1,399 c	1,495 b	980 a	983 a
20 to 49 Units	709 a	724 a	874 a	896 a	1,041 a	1,058 a	1,362 a	1,441 a	919 a	943 a
50 to 99 Units	778 a	787 a	919 a	933 a	1,054 a	1,075 a	1,208 a	1,257 a	987 a	1,005 a
100 to 199 Units	801 a	868 a	962 a	1,007 a	1,121 a	1,159 a	1,277 a	1,301 a	1,065 a	1,104 a
200+ Units	834 a	899 a	1,009 a	1,044 a	1,188 a	1,225 a	1,388 a	1,405 a	1,098 a	1,134 a
Total	777 a	819 a	949 a	977 a	1,123 a	1,149 a	1,322 a	1,349 a	1,040 a	1,066 a

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

### I.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Oshawa CMA

Size	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +				Total			
	Oct-10		Oct-11		Oct-10		Oct-11		Oct-10		Oct-11		Oct-10		Oct-11		Oct-10		Oct-11	
Oshawa CMA																				
3 to 5 Units	603	b	611	b	712	a	685	a	828	a	828	a	988	a	1,008	b	809	a	812	a
6 to 19 Units	607	a	620	a	717	a	730	a	855	a	907	a	988	a	996	a	805	a	845	a
20 to 49 Units	669	a	655	a	778	a	790	a	910	a	945	a	1,093	c	1,156	b	858	a	888	a
50 to 99 Units	699	a	740	b	823	a	843	a	918	a	967	a	1,051	a	1,086	a	893	a	935	a
100+ Units	714	a	711	a	878	a	890	a	938	a	967	a	1,029	a	1,083	a	930	a	952	a
Total	659	a	669	a	804	a	819	a	903	a	941	a	1,032	a	1,075	a	875	a	906	a

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

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

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

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

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Toronto CMA												
Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1-Toronto (Central)	**	**	1.0 d	1.1 d	1.6 b	1.3 a	1.0 a	1.1 a	1.2 a	1.5 a	1.1 a	0.8 a
Zone 2-Toronto (East)	**	0.3 b	**	1.7 c	3.0 d	2.6 b	2.6 b	3.2 d	**	**	0.3 a	0.5 a
Zone 3-Toronto (North)	**	**	3.5 d	**	2.2 a	1.5 a	1.8 b	1.0 a	2.6 b	0.9 a	0.7 a	0.3 a
Zone 4-Toronto (West)	**	**	3.4 d	1.6 c	3.6 c	2.6 c	1.1 a	4.8 d	2.0 b	1.3 a	2.8 b	1.7 a
Toronto-Former City (Zones 1-4)	2.2 c	0.9 d	3.2 d	2.1 c	2.5 a	1.9 a	1.4 a	2.1 c	2.1 a	1.1 a	1.3 a	0.9 a
Zone 5-Etobicoke (South)	**	0.4 b	5.4 d	4.9 d	3.1 b	2.5 b	2.8 c	1.8 c	1.4 a	0.9 a	n/u	n/u
Zone 6-Etobicoke (Central)	**	0.0 d	1.2 a	1.0 a	0.5 a	1.9 c	0.6 a	1.1 a	2.1 a	1.5 a	2.4 c	0.9 a
Zone 7-Etobicoke (North)	0.0 a	0.0 d	0.0 c	0.4 b	**	**	1.3 a	0.2 b	0.6 b	0.4 b	2.5 c	4.1 d
Etobicoke (Zones 5-7)	**	0.3 b	4.2 d	3.8 d	2.4 a	2.3 a	1.6 c	1.2 a	1.8 a	1.2 a	2.4 c	1.9 b
Zone 8-York	**	**	**	1.6 c	3.4 b	1.0 a	4.0 b	2.6 a	3.0 b	0.5 a	4.2 b	2.0 a
Zone 9-East York	**	0.0 d	3.9 c	2.6 c	2.2 a	1.7 c	2.3 b	2.1 b	1.3 a	1.2 a	2.7 b	1.9 a
Zone 10-Scarborough (Central)	**	**	7.8 c	0.8 d	2.8 a	3.2 c	2.2 a	1.6 a	3.6 b	1.5 c	1.5 a	0.6 a
Zone 11-Scarborough (North)	n/u	n/u	3.6 d	3.6 d	n/s	n/s	**	**	2.0 a	1.4 a	1.6 a	1.2 a
Zone 12-Scarborough (East)	0.0 d	**	**	**	4.1 d	**	4.0 b	1.4 a	1.5 a	0.9 a	1.4 a	1.0 a
Scarborough (Zones 10-12)	**	**	7.2 c	0.9 d	2.9 a	2.9 b	2.8 a	1.5 a	2.3 a	1.2 a	1.4 a	0.9 a
Zone 13-North York (Southeast)	11.8 a	**	3.9 b	3.9 b	2.8 b	0.4 b	1.9 a	0.9 a	3.1 a	1.3 a	1.5 a	1.1 a
Zone 14-North York (Northeast)	**	**	**	0.0 d	2.6 a	2.1 a	**	**	1.4 a	0.7 a	1.4 a	0.9 a
Zone 15-North York (Southwest)	0.6 b	0.0 d	**	1.2 d	3.7 b	2.2 b	3.4 a	1.4 a	1.6 b	0.6 a	2.2 b	1.9 c
Zone 16-North York (N.Central)	0.0 c	0.0 d	1.5 b	2.5 c	0.9 a	1.2 a	1.0 a	1.4 a	1.3 a	0.4 a	2.3 a	0.4 a
Zone 17-North York (Northwest)	**	**	4.3 c	3.3 d	5.2 b	3.2 c	4.0 b	2.7 a	1.5 a	2.1 a	2.3 a	2.2 a
North York (Zones 13-17)	1.6 c	**	2.8 b	2.0 b	3.4 b	2.0 a	2.5 a	1.6 a	1.7 a	1.2 a	1.9 a	1.3 a
Toronto (Zones 1-17)	2.4 c	0.8 d	3.5 b	2.3 b	2.8 a	1.9 a	2.2 a	1.8 a	2.0 a	1.1 a	1.8 a	1.2 a
Zone 18-Mississauga (South)	0.0 d	**	4.6 c	3.5 d	3.2 c	1.9 c	1.5 b	1.0 a	1.4 a	1.0 a	1.0 a	0.8 a
Zone 19-Mississauga (Northwest)	**	**	**	3.7 d	0.4 a	3.3 a	0.9 a	0.5 a	1.1 a	0.6 a	**	**
Zone 20-Mississauga (Northeast)	n/u	n/u	8.3 a	11.4 c	1.0 a	1.6 c	2.6 b	2.5 b	2.3 a	1.5 a	1.8 a	1.2 a
Mississauga City (Zones 18-20)	0.0 d	**	4.6 c	4.4 c	2.0 a	1.9 b	1.8 a	1.4 a	1.7 a	1.1 a	1.6 a	1.1 a
Zone 21-Brampton (West)	5.1 d	**	3.8 c	3.1 d	3.0 c	2.0 c	2.2 a	0.9 a	3.2 c	2.4 c	0.4 a	1.1 a
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	0.9 a	1.1 a	2.7 a	1.2 a
Brampton City (Zones 21-22)	5.1 d	**	3.8 c	3.1 d	3.0 c	2.0 c	2.1 a	0.9 a	1.7 b	1.6 a	1.7 a	1.2 a
Zone 23-Oakville	**	0.0 d	1.9 c	2.7 c	3.9 c	2.0 c	0.3 a	0.4 a	0.4 a	0.3 a	**	**
Zone 24-Caledon	n/u	n/u	**	10.9 c	n/u	**	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	**	0.0 d	**	**	5.0 b	1.7 c	0.9 a	0.3 a	**	**	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	2.5 c	**	4.9 c	2.8 b	1.7 c	0.4 b	0.6 a	0.2 b	**	**	n/u	n/u
Zone 27-Markham	n/u	n/u	**	**	**	**	0.3 a	**	1.8 b	0.2 b	n/u	n/u
York Region (Zones 25-27)	2.3 c	**	4.8 c	3.3 c	3.4 b	1.1 a	0.6 a	0.2 b	1.1 a	0.1 b	n/u	n/u
Zone 28-Pickering/Ajax/Uxbridge	**	**	2.7 c	**	0.0 a	n/s	0.2 a	2.0 c	n/u	n/u	**	**
Zone 29-Milton, Halton Hills	**	**	5.2 d	**	2.0 c	**	1.5 a	0.4 a	**	**	n/u	n/u
Zone 30-Orangeville	**	5.1 d	**	0.0 d	3.2 d	0.9 a	**	**	n/u	n/u	n/u	n/u
Zone 31-Bradford, W. Gwillimbury	0.0 b	**	1.4 a	**	1.3 a	0.5 b	**	**	n/s	**	n/u	n/u
Remaining CMA (Zones 18-31)	2.1 b	2.2 c	3.8 b	3.9 b	2.5 a	1.6 a	1.3 a	1.0 a	1.5 a	1.0 a	1.6 a	1.3 a

(continued)

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

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Durham Region	4.6 c	2.3 c	5.7 b	4.0 b	1.7 a	1.0 a	1.6 a	1.5 b	n/u	n/u	**	**
York Region	2.3 c	**	4.8 c	3.3 c	3.4 b	1.1 a	0.6 a	0.2 b	1.1 a	0.1 b	n/u	n/u
Peel Region	2.4 c	3.5 d	4.1 c	4.4 c	2.3 a	1.9 b	1.8 a	1.3 a	1.7 a	1.2 a	1.6 a	1.1 a
Halton Region	**	0.6 b	2.4 b	3.0 b	3.0 a	1.7 c	1.0 a	0.5 a	1.0 a	0.8 a	1.5 b	2.2 a
<b>Toronto GTA</b>	<b>2.6 b</b>	<b>0.9 a</b>	<b>3.8 b</b>	<b>2.7 a</b>	<b>2.7 a</b>	<b>1.8 a</b>	<b>2.0 a</b>	<b>1.6 a</b>	<b>1.8 a</b>	<b>1.1 a</b>	<b>1.8 a</b>	<b>1.2 a</b>
<b>Toronto CMA</b>	<b>2.4 c</b>	<b>0.9 a</b>	<b>3.6 b</b>	<b>2.5 a</b>	<b>2.7 a</b>	<b>1.9 a</b>	<b>2.0 a</b>	<b>1.6 a</b>	<b>1.9 a</b>	<b>1.1 a</b>	<b>1.8 a</b>	<b>1.2 a</b>

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

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Oshawa (North)	1.8 c	0.8 d	1.5 c	2.0 c	**	3.6 b	0.5 a	0.8 a	1.6 b	1.0 a
Zone 2 - Oshawa (S./Central)	5.4 d	3.7 d	8.6 b	5.5 c	2.3 a	1.0 a	4.1 a	1.9 a	2.6 a	1.4 a
Oshawa City (Zones 1-2)	4.4 d	2.8 c	7.2 b	4.8 c	2.3 a	1.4 a	2.5 a	1.4 a	1.9 a	1.1 a
Zone 3 - Whitby	**	0.0 d	1.1 a	1.3 d	1.0 a	0.0 c	**	**	1.9 a	0.8 a
Zone 4 - Clarington	**	**	4.0 d	0.9 d	**	**	**	**	**	**
<b>Oshawa CMA</b>	<b>5.1 c</b>	<b>2.3 c</b>	<b>5.5 b</b>	<b>3.7 c</b>	<b>2.0 a</b>	<b>1.0 a</b>	<b>2.2 a</b>	<b>1.3 a</b>	<b>1.9 a</b>	<b>1.0 a</b>

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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Toronto-Former City (Zones 1-4)										
LT \$800	4.2 c	2.1 b	2.9 c	3.3 d	0.0 d	0.0 d	**	**	3.7 c	2.5 b
\$800 - \$899	1.4 a	0.5 a	2.1 b	2.6 c	**	**	**	**	1.8 b	1.7 c
\$900 - \$999	0.9 a	0.8 a	2.2 b	1.3 a	0.6 b	0.2 b	**	**	1.7 a	1.1 a
\$1000 - \$1099	0.8 a	0.4 a	1.4 a	0.6 a	1.3 d	2.1 c	**	**	1.3 a	0.8 a
\$1100 - \$1199	0.0 d	0.1 b	1.1 a	0.8 a	**	1.1 d	**	**	1.8 c	0.7 a
\$1200+	2.0 c	1.4 a	2.3 a	1.1 a	1.7 a	1.2 a	1.3 a	1.4 a	1.9 a	1.2 a
Total	2.2 a	1.3 a	1.8 a	1.4 a	1.6 a	1.2 a	1.4 a	1.8 c	1.8 a	1.3 a
Toronto (Zones 1-17)										
LT \$800	3.6 c	2.1 a	3.9 b	2.7 b	5.0 d	1.4 d	**	0.0 d	3.8 b	2.4 a
\$800 - \$899	1.3 a	0.9 a	3.1 a	1.9 a	2.4 a	1.1 a	0.8 a	0.0 c	2.8 a	1.6 a
\$900 - \$999	1.0 a	1.0 a	2.1 a	1.2 a	2.4 a	1.5 a	3.9 d	1.1 a	2.2 a	1.3 a
\$1000 - \$1099	0.9 a	0.3 a	1.9 a	0.5 a	1.8 a	1.2 a	2.1 b	1.3 a	1.8 a	0.9 a
\$1100 - \$1199	0.0 d	0.1 b	1.3 a	0.8 a	2.0 b	1.3 a	1.8 a	3.2 d	1.7 a	1.3 a
\$1200+	1.9 c	1.8 c	2.7 a	1.3 a	2.1 a	1.3 a	1.6 a	1.2 a	2.1 a	1.3 a
Total	2.3 a	1.5 a	2.4 a	1.5 a	2.0 a	1.3 a	1.7 a	1.6 a	2.2 a	1.4 a
Remaining CMA (Zones 18-31)										
LT \$800	2.9 b	3.8 c	3.5 b	5.2 b	3.0 c	3.9 d	**	**	3.3 b	4.4 b
\$800 - \$899	3.9 d	5.5 c	2.0 a	1.3 a	2.4 a	2.1 b	**	**	2.2 a	1.6 a
\$900 - \$999	**	0.0 d	1.9 a	1.0 a	1.8 a	1.2 a	3.5 d	0.0 d	1.9 a	1.1 a
\$1000 - \$1099	**	**	1.8 a	0.9 a	1.4 a	1.1 a	1.5 c	1.0 a	1.5 a	1.1 a
\$1100 - \$1199	n/s	n/s	0.4 a	1.2 a	1.5 a	0.6 a	0.9 a	2.3 c	1.1 a	1.0 a
\$1200+	**	**	1.0 a	0.1 b	1.1 a	1.3 a	1.0 a	1.5 a	1.1 a	1.3 a
Total	2.8 b	3.5 b	2.0 a	1.2 a	1.6 a	1.3 a	1.3 a	1.5 a	1.7 a	1.3 a
Durham Region										
LT \$800	0.0 a	**	1.8 c	**	**	**	n/s	**	1.9 c	**
\$800 - \$899	n/s	n/s	**	**	0.0 c	**	**	**	0.0 c	**
\$900 - \$999	n/s	n/s	0.0 a	**	0.6 a	**	n/s	n/s	0.5 a	**
\$1000 - \$1099	n/s	n/s	**	**	**	3.4 c	1.2 a	**	0.2 b	3.3 c
\$1100 - \$1199	n/s	n/s	**	**	0.0 a	**	0.6 a	3.1 d	0.5 a	2.8 c
\$1200+	n/s	n/s	**	**	**	**	1.1 a	**	0.7 a	0.6 b
Total	1.9 c	1.8 c	3.5 a	2.5 a	2.5 a	1.8 a	1.8 a	1.6 c	2.7 a	2.0 a
York Region										
LT \$800	5.6 d	**	4.2 d	4.5 d	0.0 c	**	**	**	4.1 c	3.8 d
\$800 - \$899	10.3 d	5.9 d	1.5 a	1.4 a	2.5 c	2.8 b	**	n/s	2.1 b	2.2 b
\$900 - \$999	**	**	1.8 a	0.3 b	2.3 c	0.3 b	**	**	1.9 b	0.3 b
\$1000 - \$1099	**	n/s	2.6 a	0.0 d	1.3 a	0.3 b	**	**	1.6 a	0.2 b
\$1100 - \$1199	n/s	n/s	1.0 a	0.0 d	1.1 a	0.5 b	**	**	1.1 a	0.3 b
\$1200+	n/s	n/s	**	**	1.6 a	0.3 b	0.9 a	0.0 d	1.3 a	0.2 a
Total	4.6 c	2.9 c	1.9 a	0.7 a	1.6 a	0.6 a	0.5 b	0.7 b	1.8 a	0.8 a

(continued)

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

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

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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
<b>Peel Region</b>										
LT \$800	2.3 b	3.8 d	3.0 b	5.2 c	**	**	**	**	2.8 b	4.7 c
\$800 - \$899	**	5.8 c	2.3 a	1.3 a	2.4 b	1.1 a	**	**	2.3 a	1.5 a
\$900 - \$999	**	**	2.3 a	1.2 a	1.8 a	1.1 a	4.1 d	**	2.0 a	1.2 a
\$1000 - \$1099	**	**	1.7 b	1.0 a	1.4 a	1.1 a	1.8 c	0.8 d	1.6 a	1.0 a
\$1100 - \$1199	n/s	n/s	0.4 a	1.6 a	1.4 a	0.6 a	1.1 a	1.8 c	1.1 a	1.0 a
\$1200+	**	**	0.7 b	0.0 c	1.2 a	1.5 a	1.2 a	1.9 a	1.1 a	1.5 a
<b>Total</b>	2.4 b	3.6 c	2.1 a	1.3 a	1.6 a	1.3 a	1.6 a	1.5 a	1.8 a	1.4 a
<b>Halton Region</b>										
LT \$800	**	3.3 d	**	8.1 c	**	**	n/s	n/s	**	5.5 c
\$800 - \$899	**	**	0.6 b	0.7 b	3.1 d	2.3 c	**	n/s	1.4 a	1.2 a
\$900 - \$999	**	**	0.6 b	0.7 b	2.0 c	1.6 c	**	**	1.2 a	1.2 a
\$1000 - \$1099	n/s	n/s	1.6 b	1.4 a	2.3 a	0.8 a	**	**	2.1 a	1.2 a
\$1100 - \$1199	n/s	n/s	0.6 b	0.4 a	2.4 b	0.5 a	**	**	1.9 b	0.6 a
\$1200+	n/s	n/s	**	1.4 a	0.7 a	1.6 b	0.3 b	**	0.8 a	1.4 a
<b>Total</b>	2.5 c	3.0 c	1.0 a	0.9 a	1.6 a	1.3 a	0.9 a	0.5 a	1.4 a	1.1 a
<b>Toronto GTA</b>										
LT \$800	3.6 c	2.2 a	3.9 b	2.9 a	4.5 d	2.0 c	**	**	3.8 a	2.5 a
\$800 - \$899	1.4 a	1.1 a	3.0 a	1.8 a	2.4 a	1.2 a	0.7 a	0.0 c	2.7 a	1.6 a
\$900 - \$999	1.0 a	1.0 a	2.1 a	1.2 a	2.3 a	1.5 a	3.8 c	0.9 a	2.2 a	1.3 a
\$1000 - \$1099	1.1 a	0.3 a	1.8 a	0.6 a	1.7 a	1.2 a	2.0 b	1.3 a	1.8 a	1.0 a
\$1100 - \$1199	0.0 d	0.1 b	1.1 a	0.9 a	1.9 a	1.1 a	1.6 a	3.0 b	1.6 a	1.3 a
\$1200+	1.9 c	1.8 c	2.6 a	1.3 a	1.9 a	1.3 a	1.5 a	1.3 a	1.9 a	1.3 a
<b>Total</b>	2.3 a	1.6 a	2.4 a	1.5 a	1.9 a	1.3 a	1.7 a	1.5 a	2.1 a	1.4 a
<b>Toronto CMA</b>										
LT \$800	3.6 c	2.2 a	3.9 b	2.9 a	4.5 d	2.0 c	**	**	3.8 a	2.5 a
\$800 - \$899	1.4 a	1.1 a	3.0 a	1.8 a	2.4 a	1.2 a	0.7 a	0.0 c	2.7 a	1.6 a
\$900 - \$999	1.0 a	1.0 a	2.1 a	1.2 a	2.3 a	1.5 a	3.8 c	0.9 a	2.2 a	1.3 a
\$1000 - \$1099	1.1 a	0.3 a	1.8 a	0.6 a	1.7 a	1.2 a	2.0 b	1.3 a	1.8 a	1.0 a
\$1100 - \$1199	0.0 d	0.1 b	1.1 a	0.9 a	1.9 a	1.1 a	1.6 a	2.9 b	1.6 a	1.3 a
\$1200+	1.9 c	1.8 c	2.6 a	1.3 a	1.9 a	1.3 a	1.5 a	1.3 a	1.9 a	1.3 a
<b>Total</b>	2.3 a	1.6 a	2.4 a	1.5 a	1.9 a	1.3 a	1.6 a	1.6 a	2.1 a	1.4 a

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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



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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
<b>Oshawa CMA</b>										
LT \$700	3.5 d	**	9.5 c	5.1 d	0.0 c	0.0 d	**	**	7.1 b	3.4 d
\$700 - \$799	0.0 c	**	3.0 b	4.2 c	3.8 c	1.9 c	**	**	3.3 b	3.5 c
\$800 - \$899	**	**	2.2 a	1.3 a	4.6 b	2.2 b	5.9 b	**	3.8 b	1.9 a
\$900 - \$999	**	**	3.3 c	0.6 a	1.7 a	1.3 a	3.9 c	1.4 a	2.1 a	1.2 a
\$1000 - \$1099	**	n/s	7.4 b	4.7 d	0.2 b	0.9 a	1.7 c	0.8 a	1.5 b	1.3 a
\$1100+	n/s	n/s	**	**	0.7 b	0.0 d	1.8 c	1.8 c	1.1 a	0.5 a
Total	2.0 c	1.2 d	3.6 a	2.4 a	2.8 a	1.6 a	2.6 a	1.2 a	3.0 a	1.8 a

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1-Toronto (Central)	n/u	n/u	**	n/s	**	n/s	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	**	1.9 b	**	3.0 b
Zone 4-Toronto (West)	n/u	n/u	n/s	n/s	n/s	n/s	1.3 a	1.3 d	1.3 d	**
Toronto-Former City (Zones 1-4)	n/u	n/u	**	n/s	**	**	1.6 c	1.5 a	1.4 d	1.9 c
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	0.8 d	0.0 c	1.3 a	0.3 b	1.2 a	0.2 b
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	1.4 a	1.1 d	2.0 c	1.6 c	1.8 c	1.4 a
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	1.2 a	0.6 a	1.7 c	1.0 a	1.5 c	0.9 a
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	**	**	**	**	**	**	**	**	**	**
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	2.0 c	**	**	**	4.4 d	**
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	2.1 a	1.6 c	1.7 a	2.0 c
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	1.2 a	1.3 d	3.2 b	1.3 d	2.6 a	1.3 a
Zone 13-North York (Southeast)	**	n/s	n/u	n/u	2.1 a	**	3.7 a	2.3 c	3.4 a	2.6 c
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	7.0 a	1.5 a	4.3 c	1.5 d	4.9 c
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	2.6 c	**	3.5 a	2.4 c	3.4 b	2.0 c
North York (Zones 13-17)	**	n/s	n/u	n/u	1.8 c	3.7 c	2.9 a	2.8 c	2.8 a	3.0 c
Toronto (Zones 1-17)	**	**	**	**	1.4 a	2.1 c	2.6 a	2.1 b	2.3 a	2.1 b
Zone 18-Mississauga (South)	n/u	n/u	**	**	0.0 a	**	0.0 a	0.8 d	0.4 a	1.9 c
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	1.1 a	1.9 b	1.2 a	2.0 b
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	**	**	1.6 a	1.9 a	1.5 a	1.7 b
Mississauga City (Zones 18-20)	n/u	n/u	2.6 a	**	1.2 a	**	1.3 a	1.8 a	1.3 a	1.8 a
Zone 21-Brampton (West)	n/u	n/u	**	**	**	**	**	3.5 c	**	2.7 c
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	n/u	n/u	**	**	**	**	2.6 c	3.0 c	**	2.4 c
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/s	**	**	3.3 a	**	2.9 a	**
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
York Region (Zones 25-27)	n/u	n/u	n/u	n/s	**	**	2.8 a	**	2.6 a	**
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	n/s	**	n/u	n/u	n/s	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Remaining CMA (Zones 18-31)	n/u	n/u	**	**	3.8 d	0.9 a	1.6 b	2.8 b	1.9 b	2.4 b

(continued)

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Durham Region	n/u	n/u	**	**	**	**	3.1 a	2.0 a	3.4 b	1.8 a
York Region	n/u	n/u	n/u	n/s	**	**	2.8 a	**	2.6 a	**
Peel Region	n/u	n/u	**	0.0 a	0.9 a	1.8 c	1.6 a	2.0 a	1.5 b	1.9 a
Halton Region	**	**	**	**	2.5 c	0.6 b	**	0.5 a	**	0.5 a
<b>Toronto GTA</b>	**	**	**	0.0 d	2.0 b	1.4 a	2.4 a	2.1 a	2.3 a	1.9 a
<b>Toronto CMA</b>	**	**	**	**	2.3 b	1.7 b	2.1 a	2.4 a	2.2 a	2.2 a

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	**	3.0 c	1.1 a	3.0 c	1.1 a
Zone 2 - Oshawa (S./Central)	n/u	n/u	**	**	11.1 a	0.0 a	3.8 a	1.5 a	4.8 a	1.3 a
Oshawa City (Zones 1-2)	n/u	n/u	**	**	10.9 a	0.0 a	3.4 b	1.3 a	3.9 a	1.2 a
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	n/u	n/u	**	**	**	**
<b>Oshawa CMA</b>	n/u	n/u	**	**	10.9 a	0.0 a	3.5 b	1.2 a	3.8 a	1.1 a

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

## 2.1.2 Private Row (Townhouse) Average Rents (\$)

### by Zone and Bedroom Type

#### Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1-Toronto (Central)	n/u	n/u	n/s	n/s	n/s	n/s	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	2,473 a	2,400 a	2,340 a	2,304 a
Zone 4-Toronto (West)	n/u	n/u	n/s	n/s	n/s	n/s	2,024 c	2,064 c	2,024 c	2,064 d
Toronto-Former City (Zones 1-4)	n/u	n/u	n/s	n/s	**	**	2,136 b	2,154 b	2,110 b	2,138 b
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	1,109 a	1,204 a	1,340 a	1,509 b	1,283 a	1,419 b
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	1,009 a	1,053 a	1,181 a	1,219 a	1,109 a	1,163 a
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	1,040 a	1,114 a	1,261 a	1,351 a	1,185 a	1,275 a
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	**	**	**	**	**	**	1,431 c	**	1,447 c	**
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	1,174 a	**	1,326 a	**	1,240 a	**
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	1,174 a	**	1,374 a	1,341 a	1,336 a	1,287 a
Zone 13-North York (Southeast)	**	n/s	n/u	n/u	1,335 a	1,308 b	1,478 a	1,497 b	1,458 a	1,468 b
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	1,121 a	1,414 b	1,438 a	1,393 b	1,370 a
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	n/s	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	**	1,142 a	1,222 a	1,126 a	1,179 b
North York (Zones 13-17)	**	n/s	n/u	n/u	1,242 b	1,177 a	1,389 a	1,413 a	1,372 a	1,369 a
Toronto (Zones 1-17)	**	**	**	**	1,146 a	1,170 a	1,399 a	1,437 a	1,352 a	1,377 a
Zone 18-Mississauga (South)	n/u	n/u	**	**	1,068 a	**	1,318 a	1,389 a	1,210 a	1,365 a
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	1,470 a	1,478 a	1,451 a	1,465 a
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	**	**	1,308 a	1,355 a	1,275 a	1,318 a
Mississauga City (Zones 18-20)	n/u	n/u	934 a	**	1,068 a	1,160 b	1,348 a	1,391 a	1,306 a	1,360 a
Zone 21-Brampton (West)	n/u	n/u	**	**	**	**	1,283 a	1,200 a	1,266 a	1,138 a
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	n/u	n/u	**	**	**	**	1,279 a	1,212 a	1,263 a	1,155 a
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/s	**	**	**	**	**	**
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
York Region (Zones 25-27)	n/u	n/u	n/u	n/s	**	**	**	**	1,314 c	**
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	n/s	**	n/u	n/u	n/s	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Remaining CMA (Zones 18-31)	n/u	n/u	929 a	961 a	1,091 a	1,011 b	1,306 a	1,322 a	1,269 a	1,255 a

(continued)

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Durham Region	n/u	n/u	**	**	1,003 c	1,036 c	1,100 a	1,112 a	1,091 a	1,099 a
York Region	n/u	n/u	n/u	n/s	**	**	**	**	1,314 c	**
Peel Region	n/u	n/u	929 a	961 a	1,083 a	1,082 a	1,332 a	1,357 a	1,296 a	1,317 a
Halton Region	**	**	823 d	839 d	1,153 a	1,161 a	1,156 a	1,206 b	1,152 a	1,183 a
<b>Toronto GTA</b>	**	**	<b>919 a</b>	<b>902 b</b>	<b>1,134 a</b>	<b>1,123 a</b>	<b>1,314 a</b>	<b>1,340 a</b>	<b>1,276 a</b>	<b>1,289 a</b>
<b>Toronto CMA</b>	**	**	<b>935 b</b>	<b>984 b</b>	<b>1,124 a</b>	<b>1,103 a</b>	<b>1,356 a</b>	<b>1,386 a</b>	<b>1,315 a</b>	<b>1,323 a</b>

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	**	1,146 a	1,169 a	1,145 a	1,170 a
Zone 2 - Oshawa (S./Central)	n/u	n/u	**	**	**	**	1,073 b	1,089 a	1,065 a	1,079 a
Oshawa City (Zones 1-2)	n/u	n/u	**	**	1,003 b	1,036 b	1,114 a	1,133 a	1,107 a	1,127 a
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	n/u	n/u	**	**	**	**
<b>Oshawa CMA</b>	<b>n/u</b>	<b>n/u</b>	<b>**</b>	<b>**</b>	<b>1,003 b</b>	<b>1,036 b</b>	<b>1,117 a</b>	<b>1,131 a</b>	<b>1,106 a</b>	<b>1,115 a</b>

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1-Toronto (Central)	0	0	2	2	2	2	8	8	12	12
Zone 2-Toronto (East)	0	0	0	0	6	6	0	0	6	6
Zone 3-Toronto (North)	0	0	0	0	11	19	55	61	66	80
Zone 4-Toronto (West)	0	0	6	6	12	12	91	90	109	108
Toronto-Former City (Zones 1-4)	0	0	8	8	31	39	154	159	193	206
Zone 5-Etobicoke (South)	0	0	0	0	0	0	0	0	0	0
Zone 6-Etobicoke (Central)	0	0	0	0	135	135	378	380	513	515
Zone 7-Etobicoke (North)	0	0	0	0	236	235	400	401	636	636
Etobicoke (Zones 5-7)	0	0	0	0	371	370	778	781	1,149	1,151
Zone 8-York	0	0	0	0	40	40	64	64	104	104
Zone 9-East York	2	2	1	1	4	3	105	105	112	111
Zone 10-Scarborough (Central)	0	0	0	0	88	88	92	92	180	180
Zone 11-Scarborough (North)	0	0	0	0	66	66	291	291	357	357
Zone 12-Scarborough (East)	0	0	0	0	0	0	17	17	17	17
Scarborough (Zones 10-12)	0	0	0	0	154	154	400	400	554	554
Zone 13-North York (Southeast)	1	1	0	0	144	144	934	933	1,079	1,078
Zone 14-North York (Northeast)	0	0	0	0	130	131	482	491	612	622
Zone 15-North York (Southwest)	0	0	0	0	0	0	6	6	6	6
Zone 16-North York (N.Central)	0	0	0	0	32	32	49	49	81	81
Zone 17-North York (Northwest)	0	0	0	0	44	43	484	485	528	528
North York (Zones 13-17)	1	1	0	0	350	350	1,955	1,964	2,306	2,315
Toronto (Zones 1-17)	3	3	9	9	950	956	3,456	3,473	4,418	4,441
Zone 18-Mississauga (South)	0	0	6	5	112	112	156	157	274	274
Zone 19-Mississauga (Northwest)	0	0	0	0	31	29	460	462	491	491
Zone 20-Mississauga (Northeast)	0	0	32	32	108	108	1,155	1,128	1,295	1,268
Mississauga City (Zones 18-20)	0	0	38	37	251	249	1,771	1,747	2,060	2,033
Zone 21-Brampton (West)	0	0	2	1	110	117	388	342	500	460
Zone 22-Brampton (East)	0	0	0	0	11	11	90	90	101	101
Brampton City (Zones 21-22)	0	0	2	1	121	128	478	432	601	561
Zone 23-Oakville	0	0	0	0	51	51	238	238	289	289
Zone 24-Caledon	0	0	0	0	0	0	0	0	0	0
Zone 25-R. Hill, Vaughan, King	0	0	0	0	0	0	0	0	0	0
Zone 26-Aurora, Newmkt, Whit-St.	0	0	0	4	33	33	276	276	309	313
Zone 27-Markham	0	0	0	0	0	0	42	42	42	42
York Region (Zones 25-27)	0	0	0	4	33	33	318	318	351	355
Zone 28-Pickering/Ajax/Uxbridge	0	0	0	0	52	52	54	54	106	106
Zone 29-Milton, Halton Hills	0	0	0	0	6	6	0	0	6	6
Zone 30-Orangeville	0	0	0	0	24	24	36	36	60	60
Zone 31-Bradford, W. Gwillimbury	0	0	0	0	0	0	11	11	11	11
Remaining CMA (Zones 18-31)	0	0	40	42	538	543	2,906	2,836	3,484	3,421

(continued)

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Durham Region	0	0	29	29	110	115	867	865	1,006	1,009
York Region	0	0	0	4	33	33	318	318	351	355
Peel Region	0	0	40	38	372	377	2,249	2,179	2,661	2,594
Halton Region	2	2	49	50	504	503	1,113	1,099	1,668	1,654
<b>Toronto GTA</b>	<b>5</b>	<b>5</b>	<b>127</b>	<b>130</b>	<b>1,969</b>	<b>1,984</b>	<b>8,003</b>	<b>7,934</b>	<b>10,104</b>	<b>10,053</b>
<b>Toronto CMA</b>	<b>3</b>	<b>3</b>	<b>49</b>	<b>51</b>	<b>1,488</b>	<b>1,499</b>	<b>6,362</b>	<b>6,309</b>	<b>7,902</b>	<b>7,862</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Oshawa (North)	0	0	0	0	1	6	444	442	445	448
Zone 2 - Oshawa (S./Central)	0	0	1	1	54	54	341	341	396	396
Oshawa City (Zones 1-2)	0	0	1	1	55	60	785	783	841	844
Zone 3 - Whitby	0	0	0	0	0	0	6	6	6	6
Zone 4 - Clarington	0	0	28	28	0	0	22	22	50	50
<b>Oshawa CMA</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>29</b>	<b>55</b>	<b>60</b>	<b>813</b>	<b>811</b>	<b>897</b>	<b>900</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1-Toronto (Central)	n/u	n/u	**	n/s	**	n/s	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	**	5.8 c	**	6.0 c
Zone 4-Toronto (West)	n/u	n/u	n/s	n/s	n/s	n/s	3.9 d	2.7 c	**	**
Toronto-Former City (Zones 1-4)	n/u	n/u	**	n/s	5.0 d	**	3.3 d	3.6 c	3.4 d	3.7 d
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	**	0.0 c	1.6 c	1.0 d	1.6 c	0.7 a
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	2.9 b	4.8 c	3.7 d	3.5 c	3.3 c	3.9 c
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	2.4 b	2.9 b	2.6 b	2.3 b	2.6 b	2.5 a
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	**	**	**	**	**	**	**	**	**	**
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	2.0 c	**	**	**	4.4 d	**
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	2.1 a	2.0 c	2.0 a	2.3 c
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	1.8 b	1.3 d	3.2 b	1.6 c	2.8 a	1.5 a
Zone 13-North York (Southeast)	**	n/s	n/u	n/u	4.9 a	**	5.1 a	4.7 c	5.0 a	4.9 c
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	10.0 a	2.0 c	4.9 c	2.1 c	6.0 b
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	**	5.2 a	6.2 b	5.4 a	5.6 b
North York (Zones 13-17)	**	n/s	n/u	n/u	4.5 c	6.1 b	4.2 a	5.1 b	4.3 a	5.3 b
Toronto (Zones 1-17)	**	**	**	**	3.0 b	3.9 c	3.7 a	4.0 b	3.6 a	3.9 b
Zone 18-Mississauga (South)	n/u	n/u	**	**	1.8 a	**	0.6 a	0.8 d	1.5 a	1.9 c
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	7.2 a	5.0 c	7.3 a	4.9 c
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	**	**	4.2 b	3.8 b	4.2 a	3.6 b
Mississauga City (Zones 18-20)	n/u	n/u	5.3 a	**	4.0 a	**	4.6 a	3.7 b	4.6 a	3.7 b
Zone 21-Brampton (West)	n/u	n/u	**	**	**	**	4.1 d	4.1 c	**	3.1 d
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	n/u	n/u	**	**	**	**	3.9 d	3.9 b	3.7 d	3.1 c
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/s	**	**	8.0 a	**	7.1 a	**
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
York Region (Zones 25-27)	n/u	n/u	n/u	n/s	**	**	6.9 a	**	6.3 a	**
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	n/s	**	n/u	n/u	n/s	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Remaining CMA (Zones 18-31)	n/u	n/u	**	2.5 b	5.3 c	1.1 a	4.4 a	4.3 b	4.5 a	3.7 b

(continued)

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Durham Region	n/u	n/u	**	**	12.7 d	**	4.0 a	3.4 a	4.4 b	3.1 b
York Region	n/u	n/u	n/u	n/s	**	**	6.9 a	**	6.3 a	**
Peel Region	n/u	n/u	**	2.5 a	3.4 c	2.2 c	4.5 a	3.8 b	4.4 a	3.5 b
Halton Region	**	**	**	**	3.4 d	1.9 b	4.5 d	2.1 b	4.0 d	2.0 a
<b>Toronto GTA</b>	**	**	<b>3.6 d</b>	<b>1.2 d</b>	<b>3.4 b</b>	<b>2.7 a</b>	<b>4.2 a</b>	<b>3.8 a</b>	<b>4.0 a</b>	<b>3.5 a</b>
<b>Toronto CMA</b>	**	**	**	<b>2.2 c</b>	<b>3.9 b</b>	<b>2.8 b</b>	<b>4.0 a</b>	<b>4.1 b</b>	<b>4.0 a</b>	<b>3.8 b</b>

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	**	3.2 c	3.2 a	3.2 c	3.1 a
Zone 2 - Oshawa (S./Central)	n/u	n/u	**	**	13.0 a	0.0 a	5.3 a	2.1 a	6.3 a	1.8 a
Oshawa City (Zones 1-2)	n/u	n/u	**	**	12.7 a	0.0 a	4.1 a	2.7 a	4.7 a	2.5 a
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	n/u	n/u	**	**	**	**
<b>Oshawa CMA</b>	<b>n/u</b>	<b>n/u</b>	<b>**</b>	<b>**</b>	<b>12.7 a</b>	<b>0.0 a</b>	<b>4.2 a</b>	<b>2.6 a</b>	<b>4.7 a</b>	<b>2.3 a</b>

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1-Toronto (Central)	n/u	n/u	n/s	n/s	n/s	n/s	n/s	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	**	++	4.1 <sup>d</sup>	++
Zone 4-Toronto (West)	n/u	n/u	n/s	n/s	n/s	n/s	3.0 <sup>c</sup>	2.5 <sup>b</sup>	**	2.5 <sup>b</sup>
Toronto-Former City (Zones 1-4)	n/u	n/u	n/s	n/s	**	**	4.2 <sup>d</sup>	1.8 <sup>c</sup>	2.4 <sup>c</sup>	2.1 <sup>c</sup>
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	++	**	++	**	++	**
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	++	++	++	++	++	++
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	++	4.7 <sup>d</sup>	**	**	++	5.4 <sup>d</sup>
Zone 8-York	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 9-East York	n/s	**	n/s	**	**	**	4.0 <sup>d</sup>	**	4.2 <sup>d</sup>	++
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	**	++	**	++	**
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	**	**	**	**	2.5 <sup>c</sup>	**
Zone 13-North York (Southeast)	**	n/s	n/u	n/u	3.8 <sup>a</sup>	++	3.1 <sup>b</sup>	++	3.2 <sup>b</sup>	0.6 <sup>b</sup>
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	**	++	1.5 <sup>a</sup>	0.7 <sup>b</sup>	1.3 <sup>a</sup>
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	n/s	n/u	**	n/u	**	n/u
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	**	1.5 <sup>a</sup>	++	1.4 <sup>a</sup>	++
North York (Zones 13-17)	**	n/s	n/u	n/u	++	++	2.1 <sup>c</sup>	1.0 <sup>d</sup>	2.2 <sup>c</sup>	0.8 <sup>a</sup>
Toronto (Zones 1-17)	**	**	n/s	**	++	++	2.4 <sup>c</sup>	**	2.1 <sup>c</sup>	2.5 <sup>c</sup>
Zone 18-Mississauga (South)	n/u	n/u	**	**	2.7 <sup>a</sup>	**	3.8 <sup>a</sup>	1.2 <sup>a</sup>	3.8 <sup>a</sup>	1.3 <sup>d</sup>
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	6.0 <sup>d</sup>	1.1 <sup>d</sup>	**	1.0 <sup>d</sup>
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	**	**	1.1 <sup>a</sup>	1.5 <sup>a</sup>	0.6 <sup>b</sup>	1.8 <sup>b</sup>
Mississauga City (Zones 18-20)	n/u	n/u	1.2 <sup>a</sup>	**	++	4.9 <sup>d</sup>	2.6 <sup>b</sup>	1.4 <sup>a</sup>	2.3 <sup>c</sup>	1.6 <sup>b</sup>
Zone 21-Brampton (West)	n/u	n/u	**	**	**	**	1.6 <sup>c</sup>	1.1 <sup>d</sup>	1.7 <sup>c</sup>	++
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	n/u	n/u	**	**	**	**	1.6 <sup>c</sup>	0.9 <sup>d</sup>	1.7 <sup>c</sup>	++
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/s	**	**	**	**	**	**
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**
York Region (Zones 25-27)	n/u	n/u	n/u	n/s	**	**	**	**	**	**

(continued)

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Remaining CMA (Zones 18-31)	n/u	n/u	++	**	++	**	2.1 c	1.5 a	2.0 c	1.4 a
Durham Region	n/u	n/u	**	**	**	**	2.2 b	1.1 a	4.5 c	0.6 a
York Region	n/u	n/u	n/u	n/s	**	**	**	**	**	**
Peel Region	n/u	n/u	++	5.9 a	++	++	2.4 b	1.3 a	2.2 c	1.4 a
Halton Region	**	**	**	0.6 b	2.8 c	0.8 d	2.9 b	1.8 c	3.2 c	1.3 a
<b>Toronto GTA</b>	**	**	++	++	**	1.5 d	2.4 b	1.7 b	2.5 b	1.7 b
<b>Toronto CMA</b>	**	**	++	++	++	++	2.3 b	1.8 c	2.1 c	2.0 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.

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	n/s	0.8 a	1.6 a	0.8 a	1.6 b
Zone 2 - Oshawa (S./Central)	n/u	n/u	**	**	**	**	3.0 d	1.4 a	2.7 c	1.3 a
Oshawa City (Zones 1-2)	n/u	n/u	**	**	**	**	1.9 b	1.5 a	1.7 b	1.5 a
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	n/u	n/u	**	**	**	**
<b>Oshawa CMA</b>	n/u	n/u	**	**	**	**	2.3 b	1.2 a	4.8 c	0.6 a

<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.

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1-Toronto (Central)	1.6 b	0.8 a	1.1 a	1.0 a	1.0 a	1.0 a	1.6 c	**	1.2 a	1.0 a
Zone 2-Toronto (East)	2.3 c	1.7 c	3.0 c	1.5 b	1.1 a	0.5 a	0.0 d	**	2.3 b	1.2 a
Zone 3-Toronto (North)	1.4 a	0.9 a	1.8 a	0.9 a	1.8 a	1.1 a	2.0 c	2.8 c	1.7 a	1.0 a
Zone 4-Toronto (West)	3.8 c	2.3 c	2.5 b	2.4 c	2.1 c	1.7 c	0.5 b	0.4 b	2.6 a	2.1 b
Toronto-Former City (Zones 1-4)	2.2 a	1.3 a	1.8 a	1.4 a	1.6 a	1.2 a	1.4 a	1.7 c	1.8 a	1.3 a
Zone 5-Etobicoke (South)	3.6 d	2.0 c	3.6 b	2.9 b	2.9 b	2.4 b	0.5 b	0.0 c	3.2 b	2.5 b
Zone 6-Etobicoke (Central)	0.0 c	1.0 a	2.2 b	1.3 a	1.8 b	1.2 a	1.3 a	1.0 a	1.8 b	1.2 a
Zone 7-Etobicoke (North)	**	0.0 d	0.8 a	0.2 b	1.6 b	0.2 a	2.0 c	5.5 d	1.6 c	2.0 c
Etobicoke (Zones 5-7)	2.9 c	1.6 c	2.7 a	1.9 a	2.1 a	1.4 a	1.5 a	2.8 b	2.2 a	1.8 a
Zone 8-York	2.4 b	1.3 a	4.3 a	1.5 a	3.1 b	1.2 a	2.6 c	0.5 a	3.6 a	1.3 a
Zone 9-East York	3.3 c	2.1 b	2.9 a	1.9 a	1.7 a	1.6 a	2.2 b	1.7 b	2.4 a	1.8 a
Zone 10-Scarborough (Central)	3.3 d	3.1 d	3.3 a	1.9 a	2.5 a	1.3 a	3.2 b	1.0 a	2.9 a	1.6 a
Zone 11-Scarborough (North)	1.2 a	4.5 a	1.3 a	1.5 a	2.1 a	1.1 a	2.1 a	1.7 b	1.9 a	1.3 a
Zone 12-Scarborough (East)	3.2 d	2.0 c	1.7 a	0.7 a	1.9 a	1.2 a	1.8 a	0.5 a	1.8 a	1.0 a
Scarborough (Zones 10-12)	2.9 b	3.0 c	2.5 a	1.5 a	2.2 a	1.2 a	2.2 a	0.9 a	2.3 a	1.3 a
Zone 13-North York (Southeast)	2.0 c	0.0 c	2.7 a	0.9 a	1.7 a	1.2 a	2.3 a	1.8 b	2.1 a	1.2 a
Zone 14-North York (Northeast)	0.9 a	1.0 a	1.8 a	0.3 a	1.5 a	1.1 a	1.0 a	1.9 b	1.5 a	1.1 a
Zone 15-North York (Southwest)	1.8 c	3.8 d	3.5 b	1.4 a	2.1 a	1.7 b	1.1 a	0.1 b	2.6 a	1.5 a
Zone 16-North York (N.Central)	0.8 d	**	1.4 a	1.0 a	1.7 a	0.4 a	1.8 c	0.3 a	1.6 a	0.7 a
Zone 17-North York (Northwest)	0.7 a	3.1 b	3.4 a	3.0 a	2.3 a	2.0 a	2.6 a	2.2 a	2.7 a	2.4 a
North York (Zones 13-17)	1.2 a	3.0 c	2.6 a	1.4 a	1.9 a	1.3 a	1.9 a	1.5 a	2.1 a	1.4 a
Toronto (Zones 1-17)	2.3 a	1.5 a	2.4 a	1.5 a	2.0 a	1.3 a	1.8 a	1.7 a	2.2 a	1.4 a
Zone 18-Mississauga (South)	2.3 c	4.4 c	2.1 a	1.0 a	1.3 a	1.1 a	1.1 a	1.4 a	1.6 a	1.2 a
Zone 19-Mississauga (Northwest)	1.6 c	0.0 d	1.5 b	0.8 a	0.9 a	1.3 a	1.1 a	1.0 a	1.1 a	1.0 a
Zone 20-Mississauga (Northeast)	0.5 b	4.0 d	2.3 a	1.1 a	2.2 a	1.7 a	1.5 a	1.8 a	2.1 a	1.6 a
Mississauga City (Zones 18-20)	1.6 c	3.9 c	2.1 a	1.0 a	1.6 a	1.4 a	1.3 a	1.5 a	1.8 a	1.4 a
Zone 21-Brampton (West)	5.6 c	4.6 d	2.4 a	2.0 b	1.3 a	1.0 a	3.6 c	3.4 c	2.1 a	1.7 a
Zone 22-Brampton (East)	2.2 a	0.0 a	1.9 a	1.8 a	1.9 a	0.8 a	1.4 a	1.1 a	1.8 a	1.1 a
Brampton City (Zones 21-22)	4.3 c	3.0 d	2.2 a	1.9 a	1.5 a	0.9 a	2.5 b	2.2 a	2.0 a	1.5 a
Zone 23-Oakville	**	**	0.6 a	1.0 a	2.3 a	1.3 a	0.0 d	0.4 b	1.6 a	1.1 a
Zone 24-Caledon	**	**	**	21.9 a	**	**	**	**	**	7.9 b
Zone 25-R. Hill, Vaughan, King	6.2 b	2.7 c	2.4 a	1.0 a	1.1 a	0.5 a	1.3 d	**	1.9 a	0.9 a
Zone 26-Aurora, Newmkt, Whit-St.	**	**	1.8 b	0.9 a	2.3 a	0.9 a	**	**	2.2 a	2.0 c
Zone 27-Markham	**	**	1.5 a	0.3 a	1.4 a	0.3 b	0.0 c	0.0 d	1.3 a	0.3 a
York Region (Zones 25-27)	4.6 c	2.9 c	1.9 a	0.7 a	1.6 a	0.6 a	1.8 c	**	1.8 a	1.1 a
Zone 28-Pickering/Ajax/Uxbridge	0.0 a	**	1.0 a	**	0.4 a	3.3 c	0.8 a	2.8 c	0.6 a	3.1 c
Zone 29-Milton, Halton Hills	3.5 d	**	2.9 b	2.0 c	1.3 a	0.8 a	1.5 c	**	1.9 a	1.6 b
Zone 30-Orangeville	**	2.3 c	2.4 c	1.3 a	2.3 c	1.7 c	**	0.0 a	2.2 c	1.4 a
Zone 31-Bradford, W. Gwillimbury	0.0 c	0.0 d	1.0 a	0.8 d	0.6 b	0.6 a	0.0 c	0.0 d	0.7 a	0.6 a
Remaining CMA (Zones 18-31)	2.8 b	3.5 b	2.0 a	1.2 a	1.6 a	1.2 a	1.4 a	1.9 a	1.7 a	1.4 a

(continued)

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Durham Region	1.9 c	1.8 c	3.5 a	2.5 a	2.5 a	1.8 a	2.3 a	1.7 b	2.7 a	2.0 a
York Region	4.6 c	2.9 c	1.9 a	0.7 a	1.6 a	0.6 a	1.8 c	**	1.8 a	1.1 a
Peel Region	2.4 b	3.6 c	2.1 a	1.3 a	1.6 a	1.3 a	1.6 a	1.7 a	1.8 a	1.4 a
Halton Region	2.4 c	2.9 c	1.0 a	0.9 a	1.7 a	1.2 a	1.6 c	0.5 a	1.5 a	1.0 a
<b>Toronto GTA</b>	<b>2.3 a</b>	<b>1.6 a</b>	<b>2.4 a</b>	<b>1.5 a</b>	<b>1.9 a</b>	<b>1.3 a</b>	<b>1.8 a</b>	<b>1.7 a</b>	<b>2.1 a</b>	<b>1.4 a</b>
<b>Toronto CMA</b>	<b>2.3 a</b>	<b>1.6 a</b>	<b>2.4 a</b>	<b>1.5 a</b>	<b>1.9 a</b>	<b>1.3 a</b>	<b>1.7 a</b>	<b>1.7 a</b>	<b>2.1 a</b>	<b>1.4 a</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Oshawa (North)	2.0 c	0.0 b	1.5 a	2.0 a	1.3 a	0.8 a	2.2 b	1.3 a	1.5 a	1.2 a
Zone 2 - Oshawa (S./Central)	4.0 d	**	5.1 b	3.8 c	4.7 b	2.3 b	4.4 b	1.4 a	4.8 a	2.6 a
Oshawa City (Zones 1-2)	3.5 d	1.8 c	3.6 a	3.1 b	3.4 a	1.7 a	3.3 b	1.3 a	3.4 a	2.0 a
Zone 3 - Whitby	0.0 c	0.0 d	3.1 c	0.7 b	0.6 a	1.0 a	1.1 a	0.7 a	1.5 a	0.8 a
Zone 4 - Clarington	**	**	4.5 c	0.5 a	2.8 b	1.2 a	5.1 d	**	3.5 b	0.8 a
<b>Oshawa CMA</b>	<b>2.0 c</b>	<b>1.2 d</b>	<b>3.5 a</b>	<b>2.4 a</b>	<b>2.8 a</b>	<b>1.5 a</b>	<b>3.0 b</b>	<b>1.2 a</b>	<b>3.0 a</b>	<b>1.7 a</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1-Toronto (Central)	884 a	928 a	1,105 a	1,188 a	1,554 b	1,614 a	2,481 d	**	1,208 a	1,253 a
Zone 2-Toronto (East)	723 a	755 a	934 a	911 a	1,156 a	1,158 a	1,340 c	1,559 b	964 a	978 a
Zone 3-Toronto (North)	853 a	866 a	1,088 a	1,108 a	1,456 a	1,433 a	2,063 b	2,106 b	1,199 a	1,205 a
Zone 4-Toronto (West)	679 a	720 a	945 a	957 a	1,203 a	1,233 a	1,504 b	1,779 b	988 a	991 a
Toronto-Former City (Zones 1-4)	804 a	843 a	1,047 a	1,081 a	1,395 a	1,418 a	1,942 b	2,137 b	1,129 a	1,149 a
Zone 5-Etobicoke (South)	678 a	701 a	811 a	835 a	972 a	1,009 a	1,233 a	1,292 b	882 a	916 a
Zone 6-Etobicoke (Central)	846 b	**	944 a	1,120 c	1,114 a	1,275 b	1,276 a	1,404 a	1,097 a	1,251 b
Zone 7-Etobicoke (North)	781 a	933 a	877 a	929 a	999 a	1,048 a	1,100 a	1,138 a	1,008 a	1,058 a
Etobicoke (Zones 5-7)	706 a	825 c	876 a	970 b	1,049 a	1,145 a	1,214 a	1,289 a	1,010 a	1,100 a
Zone 8-York	675 a	729 a	873 a	895 a	1,073 a	1,087 a	1,569 d	1,437 b	955 a	973 a
Zone 9-East York	726 a	752 a	899 a	906 a	1,139 a	1,139 a	1,449 b	1,459 a	1,006 a	1,021 a
Zone 10-Scarborough (Central)	734 a	736 a	850 a	866 a	972 a	991 a	1,124 a	1,125 a	924 a	937 a
Zone 11-Scarborough (North)	824 a	831 a	919 a	935 a	1,057 a	1,079 a	1,295 a	1,280 a	1,042 a	1,058 a
Zone 12-Scarborough (East)	757 a	730 a	849 a	863 a	953 a	979 a	1,088 a	1,105 a	943 a	963 a
Scarborough (Zones 10-12)	756 a	749 a	862 a	878 a	981 a	1,005 a	1,146 a	1,155 a	955 a	972 a
Zone 13-North York (Southeast)	739 a	753 a	896 a	917 a	1,061 a	1,085 a	1,358 a	1,370 a	1,048 a	1,067 a
Zone 14-North York (Northeast)	791 c	1,023 b	987 a	1,051 a	1,248 b	1,254 a	1,387 a	1,429 a	1,209 a	1,229 a
Zone 15-North York (Southwest)	720 a	737 a	871 a	859 a	1,022 a	1,031 a	1,224 a	1,301 a	962 a	974 a
Zone 16-North York (N.Central)	754 a	717 a	972 a	964 a	1,139 a	1,171 a	1,334 a	1,334 a	1,099 a	1,111 a
Zone 17-North York (Northwest)	644 a	659 a	811 a	820 a	953 a	966 a	1,115 a	1,159 a	918 a	936 a
North York (Zones 13-17)	694 a	743 a	893 a	907 a	1,072 a	1,086 a	1,284 a	1,309 a	1,034 a	1,049 a
Toronto (Zones 1-17)	779 a	822 a	950 a	979 a	1,135 a	1,161 a	1,354 a	1,383 a	1,046 a	1,072 a
Zone 18-Mississauga (South)	729 a	775 a	911 a	944 a	1,055 a	1,101 a	1,190 a	1,294 a	1,003 a	1,044 a
Zone 19-Mississauga (Northwest)	711 a	783 a	1,025 a	1,049 a	1,164 a	1,178 a	1,373 a	1,405 a	1,167 a	1,194 a
Zone 20-Mississauga (Northeast)	718 a	715 a	978 a	999 a	1,103 a	1,114 a	1,295 a	1,317 a	1,096 a	1,116 a
Mississauga City (Zones 18-20)	723 a	757 a	949 a	975 a	1,090 a	1,116 a	1,281 a	1,331 a	1,064 a	1,094 a
Zone 21-Brampton (West)	688 a	703 a	900 a	915 a	1,046 a	1,050 a	1,209 a	1,183 a	1,006 a	1,008 a
Zone 22-Brampton (East)	801 a	833 a	1,002 a	1,019 a	1,131 a	1,144 a	1,260 a	1,266 a	1,109 a	1,124 a
Brampton City (Zones 21-22)	737 a	748 a	937 a	953 a	1,085 a	1,092 a	1,234 a	1,226 a	1,050 a	1,058 a
Zone 23-Oakville	790 a	775 a	980 a	997 a	1,147 a	1,177 a	1,298 a	1,345 a	1,104 a	1,133 a
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	829 a	842 a	971 a	1,014 a	1,144 a	1,208 a	1,405 a	1,476 a	1,071 a	1,132 a
Zone 26-Aurora, Newmkt, Whit-St.	636 a	676 a	875 a	916 a	1,001 a	955 a	1,284 b	1,072 c	999 a	949 a
Zone 27-Markham	701 a	**	934 a	985 a	1,059 a	1,124 a	1,305 a	1,416 a	1,026 a	1,078 a
York Region (Zones 25-27)	764 a	770 a	925 a	971 a	1,067 a	1,089 a	1,306 a	1,227 a	1,031 a	1,047 a
Zone 28-Pickering/Ajax/Uxbridge	697 a	**	832 a	968 c	1,002 a	1,063 b	1,139 a	1,157 a	1,034 a	1,101 a
Zone 29-Milton, Halton Hills	671 a	699 a	892 a	909 a	1,033 a	1,050 a	1,246 a	1,285 a	981 a	1,004 a
Zone 30-Orangeville	768 b	736 a	837 a	861 a	968 a	955 a	1,040 a	1,014 c	921 a	911 a
Zone 31-Bradford, W. Gwillimbury	676 b	673 a	821 a	838 a	944 a	977 a	975 b	1,102 a	890 a	929 a
Remaining CMA (Zones 18-31)	740 a	755 a	939 a	966 a	1,083 a	1,106 a	1,257 a	1,280 a	1,053 a	1,078 a

(continued)

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Durham Region	661 a	671 a	804 a	822 a	916 a	954 a	1,095 a	1,123 a	912 a	946 a
York Region	764 a	770 a	925 a	971 a	1,067 a	1,089 a	1,306 a	1,227 a	1,031 a	1,047 a
Peel Region	727 a	754 a	946 a	969 a	1,088 a	1,109 a	1,269 a	1,304 a	1,060 a	1,084 a
Halton Region	798 a	802 a	940 a	970 a	1,085 a	1,117 a	1,241 a	1,283 a	1,060 a	1,094 a
<b>Toronto GTA</b>	<b>775 a</b>	<b>818 a</b>	<b>945 a</b>	<b>973 a</b>	<b>1,111 a</b>	<b>1,137 a</b>	<b>1,313 a</b>	<b>1,340 a</b>	<b>1,042 a</b>	<b>1,069 a</b>
<b>Toronto CMA</b>	<b>777 a</b>	<b>819 a</b>	<b>949 a</b>	<b>977 a</b>	<b>1,123 a</b>	<b>1,148 a</b>	<b>1,329 a</b>	<b>1,356 a</b>	<b>1,048 a</b>	<b>1,073 a</b>

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Oshawa (North)	667 a	668 a	832 a	845 a	930 a	952 a	1,126 a	1,140 a	936 a	955 a
Zone 2 - Oshawa (S./Central)	632 a	648 a	755 a	772 a	866 a	905 a	1,024 a	1,076 a	849 a	881 a
Oshawa City (Zones 1-2)	641 a	653 a	787 a	802 a	892 a	924 a	1,075 a	1,110 a	886 a	912 a
Zone 3 - Whitby	717 b	710 b	869 a	892 a	962 a	1,023 a	1,050 a	1,068 a	932 a	975 a
Zone 4 - Clarington	**	673 a	767 a	751 a	881 a	902 a	1,192 a	1,103 a	855 a	855 a
<b>Oshawa CMA</b>	<b>659 a</b>	<b>669 a</b>	<b>805 a</b>	<b>819 a</b>	<b>904 a</b>	<b>941 a</b>	<b>1,074 a</b>	<b>1,103 a</b>	<b>893 a</b>	<b>922 a</b>

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

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

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

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1-Toronto (Central)	6,539	6,616	14,841	14,757	6,453	6,450	704	758	28,537	28,581
Zone 2-Toronto (East)	1,149	1,167	3,505	3,510	1,758	1,792	205	216	6,617	6,685
Zone 3-Toronto (North)	4,767	4,778	15,403	15,444	8,247	8,353	1,154	1,147	29,571	29,722
Zone 4-Toronto (West)	4,810	4,844	11,354	11,652	5,614	5,759	748	751	22,526	23,006
Toronto-Former City (Zones 1-4)	17,265	17,405	45,103	45,363	22,072	22,354	2,811	2,872	87,251	87,994
Zone 5-Etobicoke (South)	860	862	4,565	4,543	4,545	4,536	378	379	10,348	10,320
Zone 6-Etobicoke (Central)	243	245	4,764	4,766	8,257	8,233	2,840	2,839	16,104	16,083
Zone 7-Etobicoke (North)	30	29	925	928	3,152	3,155	1,771	1,771	5,878	5,883
Etobicoke (Zones 5-7)	1,133	1,136	10,254	10,237	15,954	15,924	4,989	4,989	32,330	32,286
Zone 8-York	1,438	1,442	8,323	8,337	6,240	6,303	906	914	16,907	16,996
Zone 9-East York	999	1,007	9,976	9,979	6,605	6,610	1,151	1,178	18,731	18,774
Zone 10-Scarborough (Central)	333	336	6,538	6,515	6,727	6,775	1,103	1,122	14,701	14,748
Zone 11-Scarborough (North)	87	85	2,243	2,243	3,816	3,812	1,001	1,004	7,147	7,144
Zone 12-Scarborough (East)	160	158	3,562	3,556	7,028	7,028	2,015	2,010	12,765	12,752
Scarborough (Zones 10-12)	580	579	12,343	12,314	17,571	17,615	4,119	4,136	34,613	34,644
Zone 13-North York (Southeast)	248	231	6,111	6,225	8,720	8,764	2,858	2,857	17,937	18,077
Zone 14-North York (Northeast)	207	207	3,394	3,604	5,608	5,726	2,543	2,556	11,752	12,093
Zone 15-North York (Southwest)	280	283	3,748	3,734	4,393	4,389	836	835	9,257	9,241
Zone 16-North York (N.Central)	196	195	4,584	4,585	5,931	5,928	1,830	1,833	12,541	12,541
Zone 17-North York (Northwest)	582	589	5,816	5,798	8,331	8,321	2,925	2,937	17,654	17,645
North York (Zones 13-17)	1,513	1,505	23,653	23,946	32,983	33,128	10,992	11,018	69,141	69,597
Toronto (Zones 1-17)	22,928	23,074	109,652	110,176	101,425	101,934	24,968	25,107	258,973	260,291
Zone 18-Mississauga (South)	336	319	5,098	5,098	6,075	6,091	1,190	1,201	12,699	12,709
Zone 19-Mississauga (Northwest)	53	53	1,080	1,063	1,698	1,711	894	896	3,725	3,723
Zone 20-Mississauga (Northeast)	273	272	3,975	3,806	6,027	6,014	2,358	2,330	12,633	12,422
Mississauga City (Zones 18-20)	662	644	10,153	9,967	13,800	13,816	4,442	4,427	29,057	28,854
Zone 21-Brampton (West)	141	141	2,129	2,106	3,001	2,983	704	668	5,975	5,898
Zone 22-Brampton (East)	77	77	1,282	1,281	2,396	2,398	820	823	4,575	4,579
Brampton City (Zones 21-22)	218	218	3,411	3,387	5,397	5,381	1,524	1,491	10,550	10,477
Zone 23-Oakville	154	154	1,428	1,418	2,501	2,513	628	630	4,711	4,715
Zone 24-Caledon	4	11	15	25	32	37	7	7	58	80
Zone 25-R. Hill, Vaughan, King	90	79	638	651	952	953	104	104	1,784	1,787
Zone 26-Aurora, Newmkt, Whit-St.	61	61	696	702	989	988	374	376	2,120	2,127
Zone 27-Markham	12	12	613	613	879	880	132	132	1,636	1,637
York Region (Zones 25-27)	163	152	1,947	1,966	2,820	2,821	610	612	5,540	5,551
Zone 28-Pickering/Ajax/Uxbridge	8	10	192	194	1,125	1,118	674	678	1,999	2,000
Zone 29-Milton, Halton Hills	35	31	549	541	821	798	64	57	1,469	1,427
Zone 30-Orangeville	48	48	328	326	368	383	84	73	828	830
Zone 31-Bradford, W. Gwillimbury	21	21	310	310	409	409	68	68	808	808
Remaining CMA (Zones 18-31)	1,313	1,289	18,333	18,134	27,273	27,276	8,101	8,043	55,020	54,742

(continued)

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



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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Durham Region	417	394	3,762	3,715	7,831	7,816	2,449	2,452	14,459	14,377
York Region	163	152	1,947	1,966	2,820	2,821	610	612	5,540	5,551
Peel Region	884	873	13,579	13,379	19,229	19,234	5,973	5,925	39,665	39,411
Halton Region	297	290	4,686	4,720	8,262	8,385	2,268	2,241	15,513	15,636
<b>Toronto GTA</b>	<b>24,689</b>	<b>24,783</b>	<b>133,626</b>	<b>133,956</b>	<b>139,567</b>	<b>140,190</b>	<b>36,268</b>	<b>36,337</b>	<b>334,150</b>	<b>335,266</b>
<b>Toronto CMA</b>	<b>24,241</b>	<b>24,363</b>	<b>127,985</b>	<b>128,310</b>	<b>128,698</b>	<b>129,210</b>	<b>33,069</b>	<b>33,150</b>	<b>313,993</b>	<b>315,033</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Oshawa (North)	60	60	956	959	2,038	2,040	707	705	3,761	3,764
Zone 2 - Oshawa (S./Central)	187	161	1,444	1,420	2,984	2,979	707	708	5,322	5,268
Oshawa City (Zones 1-2)	247	221	2,400	2,379	5,022	5,019	1,414	1,413	9,083	9,032
Zone 3 - Whitby	147	148	844	848	1,206	1,201	262	262	2,459	2,459
Zone 4 - Clarington	12	12	224	226	348	351	44	44	628	633
<b>Oshawa CMA</b>	<b>406</b>	<b>381</b>	<b>3,468</b>	<b>3,453</b>	<b>6,576</b>	<b>6,571</b>	<b>1,720</b>	<b>1,719</b>	<b>12,170</b>	<b>12,124</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1-Toronto (Central)	2.8	a	2.3	a	2.6	a	2.5	a	2.3	a
Zone 2-Toronto (East)	6.1	c	2.9	b	5.2	b	2.9	a	2.7	b
Zone 3-Toronto (North)	4.1	b	2.5	a	4.0	a	2.4	a	3.3	b
Zone 4-Toronto (West)	5.8	c	3.6	c	5.0	b	3.8	c	5.7	c
Toronto-Former City (Zones 1-4)	4.3	b	2.8	a	3.9	a	2.8	a	2.3	a
Zone 5-Etobicoke (South)	5.0	c	3.9	d	4.8	b	5.0	c	3.6	b
Zone 6-Etobicoke (Central)	0.5	b	2.0	b	4.6	b	3.0	b	4.2	c
Zone 7-Etobicoke (North)	**		0.0	d	2.5	c	1.6	c	**	
Etobicoke (Zones 5-7)	4.2	c	3.2	c	4.5	a	3.8	b	2.2	a
Zone 8-York	3.3	c	2.2	b	5.5	a	2.9	a	4.2	d
Zone 9-East York	4.2	c	3.9	b	4.4	a	3.1	b	1.2	a
Zone 10-Scarborough (Central)	4.9	c	4.5	d	5.0	a	3.5	a	3.4	c
Zone 11-Scarborough (North)	2.4	a	9.1	a	3.0	a	3.2	b	3.0	b
Zone 12-Scarborough (East)	3.9	d	2.6	c	3.1	a	1.5	a	2.1	b
Scarborough (Zones 10-12)	4.2	c	4.8	c	4.1	a	2.9	a	1.3	a
Zone 13-North York (Southeast)	4.1	c	**		6.0	a	2.7	a	3.7	a
Zone 14-North York (Northeast)	3.7	a	4.9	b	4.7	b	2.4	a	3.9	b
Zone 15-North York (Southwest)	2.5	c	5.6	d	5.1	a	3.3	b	2.3	a
Zone 16-North York (N.Central)	3.3	d	**		2.9	a	2.9	a	3.0	b
Zone 17-North York (Northwest)	1.1	a	4.1	b	5.1	a	4.7	a	3.1	c
North York (Zones 13-17)	2.5	a	4.7	b	4.9	a	3.3	a	2.0	a
Toronto (Zones 1-17)	4.1	a	3.0	a	4.4	a	3.1	a	4.6	a
Zone 18-Mississauga (South)	4.9	d	11.9	c	4.5	a	3.2	a	4.1	a
Zone 19-Mississauga (Northwest)	3.3	c	0.0	d	4.5	b	2.4	a	4.2	a
Zone 20-Mississauga (Northeast)	3.5	d	6.5	c	4.6	a	3.4	b	3.3	a
Mississauga City (Zones 18-20)	4.2	c	8.9	b	4.5	a	3.2	a	4.6	a
Zone 21-Brampton (West)	5.6	c	5.3	d	4.0	a	3.1	b	3.5	a
Zone 22-Brampton (East)	7.4	a	0.0	a	4.0	a	4.4	a	2.7	a
Brampton City (Zones 21-22)	6.3	b	3.5	d	4.0	a	3.6	a	3.4	a
Zone 23-Oakville	4.0	d	**		3.9	b	1.7	b	4.8	c
Zone 24-Caledon	**		**		21.9	a	**		5.1	b
Zone 25-R. Hill, Vaughan, King	8.0	b	4.4	c	4.0	a	2.4	b	4.0	b
Zone 26-Aurora, Newmkt, Whit-St.	**		**		3.7	b	2.0	c	4.1	a
Zone 27-Markham	**		**		2.9	a	1.5	a	4.5	a
York Region (Zones 25-27)	5.8	c	4.6	d	3.6	a	1.9	b	4.1	a
Zone 28-Pickering/Ajax/Uxbridge	0.0	a	**		4.0	b	**		4.6	a
Zone 29-Milton, Halton Hills	3.5	d	**		5.8	b	4.7	c	4.4	a
Zone 30-Orangeville	**		2.3	c	2.4	c	1.6	b	4.6	a
Zone 31-Bradford, W. Gwillimbury	0.0	c	0.0	d	2.7	b	1.5	c	4.1	a
Remaining CMA (Zones 18-31)	4.8	b	6.3	b	4.2	a	3.0	a	4.1	a

(continued)

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Durham Region	2.4 c	2.6 c	5.4 a	3.5 b	4.3 a	3.5 a	3.6 a	6.5 c	4.4 a	4.0 a
York Region	5.8 c	4.6 d	3.6 a	1.9 b	3.3 a	1.6 b	4.9 b	**	3.6 a	2.2 a
Peel Region	4.9 b	7.4 b	4.4 a	3.3 a	3.7 a	3.4 a	3.7 a	3.7 a	4.0 a	3.5 a
Halton Region	3.4 d	3.3 d	4.0 a	2.3 a	3.6 a	2.5 a	3.8 c	1.7 a	3.7 a	2.3 a
<b>Toronto GTA</b>	<b>4.1 a</b>	<b>3.1 a</b>	<b>4.4 a</b>	<b>3.0 a</b>	<b>3.6 a</b>	<b>2.7 a</b>	<b>3.3 a</b>	<b>3.3 a</b>	<b>3.9 a</b>	<b>2.9 a</b>
<b>Toronto CMA</b>	<b>4.1 a</b>	<b>3.1 a</b>	<b>4.3 a</b>	<b>3.0 a</b>	<b>3.5 a</b>	<b>2.7 a</b>	<b>3.2 a</b>	<b>3.5 a</b>	<b>3.9 a</b>	<b>2.9 a</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Oshawa (North)	2.0 c	0.0 b	2.7 a	3.1 a	2.8 a	2.1 a	2.8 b	2.8 a	2.8 a	2.5 a
Zone 2 - Oshawa (S./Central)	4.0 d	3.4 d	6.8 a	4.9 b	6.2 a	3.1 b	5.1 a	1.8 c	6.2 a	3.5 b
Oshawa City (Zones 1-2)	3.5 d	2.5 c	5.1 a	4.2 b	4.9 a	2.7 a	4.0 b	2.4 a	4.8 a	3.1 a
Zone 3 - Whitby	**	**	5.9 b	1.7 c	4.3 b	5.1 b	2.3 b	2.5 b	4.4 a	3.5 b
Zone 4 - Clarington	**	**	5.0 c	1.3 a	3.1 b	3.0 a	5.1 d	2.4 c	3.8 b	2.3 a
<b>Oshawa CMA</b>	<b>2.5 c</b>	<b>2.1 c</b>	<b>5.3 a</b>	<b>3.4 b</b>	<b>4.7 a</b>	<b>3.2 a</b>	<b>3.7 b</b>	<b>2.4 a</b>	<b>4.6 a</b>	<b>3.1 a</b>

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1-Toronto (Central)	3.2 d	1.7 b	++	2.6 c	++	3.2 d	**	++	1.5 a	1.8 c
Zone 2-Toronto (East)	1.9 b	0.8 d	1.9 b	1.5 c	1.5 a	1.0 a	++	++	1.8 b	2.9 c
Zone 3-Toronto (North)	1.4 a	1.7 c	2.2 b	1.5 a	2.3 c	1.3 a	**	++	1.9 b	1.5 b
Zone 4-Toronto (West)	1.5 d	2.4 c	1.6 c	1.4 a	2.1 c	1.3 d	++	++	1.5 a	1.9 c
Toronto-Former City (Zones 1-4)	2.0 b	1.9 b	1.6 b	1.8 b	1.7 b	1.9 c	4.1 d	++	1.6 b	1.8 b
Zone 5-Etobicoke (South)	3.6 d	2.0 c	2.4 c	1.3 a	3.0 d	1.4 d	**	++	2.8 c	1.7 c
Zone 6-Etobicoke (Central)	++	++	++	2.5 b	1.1 d	3.8 c	++	3.4 c	**	3.3 d
Zone 7-Etobicoke (North)	**	**	6.6 b	5.6 d	5.7 d	**	6.9 c	++	6.9 c	**
Etobicoke (Zones 5-7)	3.6 d	2.8 c	2.0 b	2.6 b	2.5 b	2.8 b	2.2 c	2.2 c	3.0 b	2.8 b
Zone 8-York	1.6 c	3.8 d	1.3 a	3.6 c	2.0 c	4.5 c	2.2 c	++	++	4.7 c
Zone 9-East York	1.4 a	1.7 c	1.2 a	0.3 b	1.8 a	++	1.4 a	-1.2 d	1.5 a	0.4 b
Zone 10-Scarborough (Central)	2.1 c	++	1.6 b	0.9 d	1.8 b	1.2 a	3.4 c	++	2.1 b	1.2 a
Zone 11-Scarborough (North)	3.5 b	1.0 d	1.9 a	0.9 a	1.7 a	++	3.6 d	++	2.0 b	++
Zone 12-Scarborough (East)	++	**	2.4 c	2.1 b	2.6 b	2.4 b	4.1 c	0.6 b	2.6 b	2.1 b
Scarborough (Zones 10-12)	1.7 c	1.2 d	2.0 b	1.3 a	2.1 a	1.5 a	3.8 b	++	2.3 a	1.3 a
Zone 13-North York (Southeast)	++	++	++	1.6 c	1.5 d	1.8 c	1.3 a	1.5 c	1.2 a	2.0 c
Zone 14-North York (Northeast)	++	++	1.2 a	1.2 a	1.5 b	1.7 b	1.4 a	1.7 c	++	2.5 b
Zone 15-North York (Southwest)	3.1 d	++	1.9 b	0.9 a	1.7 c	1.6 c	2.6 c	**	1.3 a	1.3 a
Zone 16-North York (N.Central)	++	++	3.0 b	++	2.6 b	0.9 d	1.4 a	++	2.7 b	++
Zone 17-North York (Northwest)	-0.7 b	2.5 a	0.9 a	1.2 a	1.1 a	1.2 a	2.2 c	++	2.8 c	++
North York (Zones 13-17)	++	2.8 c	1.3 a	1.0 a	1.6 a	1.5 a	1.7 b	1.1 a	1.7 b	1.2 a
Toronto (Zones 1-17)	1.8 a	2.2 a	1.6 a	1.6 a	1.9 a	1.9 a	2.5 a	1.0 a	1.8 a	1.8 a
Zone 18-Mississauga (South)	++	++	3.2 d	2.0 b	3.0 c	2.5 b	2.2 c	3.6 d	3.0 c	2.2 b
Zone 19-Mississauga (Northwest)	++	++	0.7 a	3.5 c	0.7 a	2.8 b	1.7 c	2.7 a	1.2 a	3.1 b
Zone 20-Mississauga (Northeast)	++	**	1.0 a	2.6 b	0.7 a	2.6 b	1.1 a	1.8 a	0.8 a	2.4 a
Mississauga City (Zones 18-20)	++	2.9 c	2.0 b	2.4 a	1.7 c	2.6 a	1.5 b	2.5 a	1.8 b	2.4 a
Zone 21-Brampton (West)	++	1.8 c	0.8 a	2.6 a	2.0 c	1.3 a	1.1 a	0.9 a	1.3 a	1.7 a
Zone 22-Brampton (East)	**	4.0 a	2.0 b	1.3 a	2.3 a	0.9 a	2.5 b	0.4 a	2.3 a	1.0 a
Brampton City (Zones 21-22)	**	3.0 c	1.3 a	2.0 a	2.1 b	1.1 a	1.9 b	0.6 a	1.7 a	1.4 a
Zone 23-Oakville	++	1.2 a	1.4 a	2.4 c	1.6 c	2.1 b	**	++	1.7 b	2.0 b
Zone 24-Caledon	**	n/s	**	n/s	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	++	**	1.7 c	++	++	++	2.3 b	1.1 a	1.6 c	++
Zone 26-Aurora, Newmkt, Whit-St.	++	++	2.7 b	0.7 b	3.6 c	0.9 a	**	++	2.7 c	0.8 d
Zone 27-Markham	**	**	++	2.4 c	++	++	**	++	++	++
York Region (Zones 25-27)	++	**	1.5 c	1.0 a	2.1 c	0.4 b	4.2 d	++	1.5 a	0.6 b

(continued)

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 28-Pickering/Ajax/Uxbridge	**	**	4.2 d	++	2.0 c	1.1 a	0.9 a	-1.3 a	2.3 a	0.6 a
Zone 29-Milton, Halton Hills	++	**	2.1 b	1.4 a	2.1 b	2.0 b	2.5 a	2.1 c	2.2 b	1.9 b
Zone 30-Orangeville	3.4 d	++	1.4 a	2.1 c	3.0 c	2.2 a	5.6 d	4.3 d	2.2 c	2.2 b
Zone 31-Bradford, W. Gwillimbury	++	++	1.1 d	++	++	++	++	++	++	++
Remaining CMA (Zones 18-31)	++	2.5 c	1.8 a	2.1 a	1.9 a	1.9 a	1.9 a	1.6 b	1.8 a	1.9 a
Durham Region	2.7 c	++	1.8 b	1.3 a	1.0 a	1.9 b	1.6 a	0.8 a	1.6 a	1.4 a
York Region	++	**	1.5 c	1.0 a	2.1 c	0.4 b	4.2 d	++	1.5 a	0.6 b
Peel Region	++	3.0 c	1.8 b	2.3 a	1.8 b	2.2 a	1.6 a	2.0 a	1.8 b	2.1 a
Halton Region	**	1.9 c	2.4 b	2.9 b	2.3 a	2.6 a	2.7 c	3.0 d	2.1 a	2.6 a
<b>Toronto GTA</b>	<b>1.8 a</b>	<b>2.2 a</b>	<b>1.6 a</b>	<b>1.8 a</b>	<b>1.8 a</b>	<b>1.9 a</b>	<b>2.4 a</b>	<b>1.2 a</b>	<b>1.8 a</b>	<b>1.8 a</b>
<b>Toronto CMA</b>	<b>1.7 a</b>	<b>2.2 a</b>	<b>1.6 a</b>	<b>1.7 a</b>	<b>1.9 a</b>	<b>1.9 a</b>	<b>2.4 a</b>	<b>1.1 a</b>	<b>1.8 a</b>	<b>1.8 a</b>

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - Oshawa (North)	++	3.0 c	0.9 a	2.1 b	++	2.8 b	1.4 a	1.7 b	++	2.2 a
Zone 2 - Oshawa (S./Central)	2.9 c	++	1.9 b	0.7 b	1.4 a	1.6 c	2.3 b	1.9 c	1.9 b	1.4 a
Oshawa City (Zones 1-2)	3.0 c	++	1.5 a	1.3 a	0.9 a	2.1 b	1.8 b	1.8 c	1.3 a	1.7 b
Zone 3 - Whitby	++	++	++	1.6 c	0.8 a	1.4 a	1.2 a	0.7 a	1.0 a	1.2 a
Zone 4 - Clarington	**	**	**	++	0.5 a	1.4 a	5.7 d	++	**	++
<b>Oshawa CMA</b>	<b>2.8 c</b>	<b>++</b>	<b>1.6 b</b>	<b>1.3 a</b>	<b>0.9 a</b>	<b>1.9 b</b>	<b>1.8 a</b>	<b>1.6 b</b>	<b>1.5 b</b>	<b>1.5 a</b>

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

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

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

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

### 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Vacancy Rates (%) Toronto CMA - October 2011

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS <sup>1</sup>	
	Oct-10	Oct-11	Oct-10	Oct-11
Centre	2.1 c	1.3 a	2.2 a	1.4 a
West	2.5 c	1.8 c	2.2 a	1.8 a
East	1.2 a	**	2.3 a	1.3 a
North	2.0 c	1.1 a	2.1 a	1.4 a
Toronto	2.1 b	1.3 a	2.2 a	1.4 a
Peel	0.4 a	0.3 b	1.8 a	1.4 a
Halton	0.2 b	0.3 b	1.4 a	1.1 a
York	0.8 a	0.8 a	1.8 a	0.8 a
Durham	**	**	2.6 a	1.9 a
<b>Toronto GTA(2)</b>	<b>1.6 b</b>	<b>1.1 a</b>	<b>2.1 a</b>	<b>1.4 a</b>
<b>Toronto CMA</b>	<b>1.7 b</b>	<b>1.1 a</b>	<b>2.1 a</b>	<b>1.4 a</b>

<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.

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

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

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

### 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup>

#### Average Rents (\$) by Bedroom Type

#### Toronto CMA - October 2011

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>
Centre	**	830 a	1,468 b	1,027 a	1,950 b	1,307 a	**	1,809 b
West	n/u	825 c	1,206 d	970 b	1,407 b	1,146 a	1,305 c	1,278 a
East	n/u	749 a	1,149 b	878 a	1,273 b	1,004 a	1,282 c	1,130 a
North	n/u	743 a	**	907 a	1,489 b	1,085 a	1,313 d	1,284 a
Toronto	**	822 a	1,381 b	979 a	1,644 b	1,161 a	1,508 d	1,374 a
Peel	n/u	754 a	1,396 b	969 a	1,492 b	1,109 a	**	1,269 a
Halton	n/u	802 a	1,162 c	971 a	1,284 c	1,113 a	**	1,334 a
York	n/u	770 a	**	971 a	1,619 c	1,108 a	**	1,233 a
Durham	n/u	671 a	**	824 a	1,097 d	955 a	1,232 a	1,129 a
<b>Toronto GTA(2)</b>	<b>**</b>	<b>818 a</b>	<b>1,376 a</b>	<b>973 a</b>	<b>1,589 a</b>	<b>1,137 a</b>	<b>1,502 c</b>	<b>1,340 a</b>
<b>Toronto CMA</b>	<b>**</b>	<b>819 a</b>	<b>1,380 a</b>	<b>977 a</b>	<b>1,608 a</b>	<b>1,149 a</b>	<b>1,505 c</b>	<b>1,349 a</b>

<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.

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

### 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Toronto CMA - October 2011

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Centre	**	**	1,463 b	1,468 b	1,898 b	1,950 b	**	**	1,639 b	1,678 b
West	n/u	n/u	1,301 c	1,206 d	**	1,407 b	1,232 a	1,305 c	1,484 c	1,360 b
East	n/u	n/u	1,208 d	1,149 b	1,322 b	1,273 b	1,179 d	1,282 c	1,289 b	1,232 a
North	**	n/u	1,455 c	**	1,393 c	1,489 b	**	1,313 d	1,462 c	1,387 b
Toronto	**	**	1,433 b	1,381 b	1,647 b	1,644 b	**	1,508 d	1,541 a	1,518 a
Peel	n/u	n/u	**	1,396 b	1,461 c	1,492 b	1,316 b	**	1,366 c	1,472 a
Halton	n/u	n/u	**	1,162 c	1,325 c	1,284 c	**	**	1,270 c	1,259 c
York	n/u	n/u	1,348 c	**	1,599 d	1,619 c	**	**	1,433 b	1,543 c
Durham	n/u	n/u	1,096 c	**	**	1,097 d	**	1,232 a	**	1,164 c
<b>Toronto GTA(2)</b>	<b>**</b>	<b>**</b>	<b>1,380 b</b>	<b>1,376 a</b>	<b>1,590 b</b>	<b>1,589 a</b>	<b>1,518 d</b>	<b>1,502 c</b>	<b>1,493 a</b>	<b>1,498 a</b>
<b>Toronto CMA</b>	<b>**</b>	<b>**</b>	<b>1,383 b</b>	<b>1,380 a</b>	<b>1,595 b</b>	<b>1,608 a</b>	<b>1,522 d</b>	<b>1,505 c</b>	<b>1,497 a</b>	<b>1,508 a</b>

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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## 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup>

### Total Vacancy Rates (%)

#### By Building Size

#### Toronto CMA - October 2011

Size	Rental Condominium Apartments		Apartments in the RMS <sup>1</sup>	
	Oct-10	Oct-11	Oct-10	Oct-11
<b>Toronto</b>				
3 to 24 Units	4.3 d	5.8 d	3.2 b	1.8 a
25 to 49 Units	2.4 c	3.9 d	2.6 a	1.9 a
50 to 99 Units	2.5 c	**	2.2 a	1.8 a
100 to 199 Units	3.0 b	0.8 a	2.0 a	1.1 a
200 to 299 Units	1.4 a	1.7 c	1.5 a	1.4 a
300+ Units	**	1.0 a	2.2 a	1.0 a
Total	2.1 b	1.3 a	2.2 a	1.4 a
<b>Toronto GTA(2)</b>				
3 to 24 Units	3.5 d	5.1 d	3.4 b	2.1 a
25 to 49 Units	2.0 c	3.2 d	2.6 a	1.9 a
50 to 99 Units	1.9 c	1.9 c	2.0 a	1.6 a
100 to 199 Units	2.2 b	0.7 a	1.9 a	1.1 a
200 to 299 Units	1.1 a	1.1 a	1.5 a	1.4 a
300+ Units	**	1.0 a	2.2 a	1.0 a
Total	1.6 b	1.1 a	2.1 a	1.4 a
<b>Toronto CMA</b>				
3 to 24 Units	3.5 d	5.1 d	3.2 b	1.9 a
25 to 49 Units	2.5 c	3.5 d	2.6 a	1.9 a
50 to 99 Units	2.1 c	**	2.0 a	1.6 a
100 to 199 Units	2.2 b	0.8 a	1.9 a	1.1 a
200 to 299 Units	1.1 a	1.1 a	1.5 a	1.4 a
300+ Units	**	1.0 a	2.2 a	1.0 a
Total	1.7 b	1.1 a	2.1 a	1.4 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.

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

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### 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments<sup>2</sup> Toronto CMA - October 2011

Condo Sub Area	Condominium Universe		Rental Units <sup>1</sup>		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Centre	84,052	91,673	21,287 a	27,171 a	25.3 a	29.6 a	2.1 c	1.3 a
West	24,464	24,493	4,081 d	4,062 a	16.7 d	16.6 a	2.5 c	1.8 c
East	29,503	29,623	2,820 b	4,201 c	9.6 b	14.2 c	1.2 a	**
North	51,482	53,143	10,459 a	11,548 a	20.3 a	21.7 a	2.0 c	1.1 a
Toronto	189,501	198,932	38,765 a	47,015 a	20.5 a	23.6 a	2.1 b	1.3 a
Peel	35,573	37,967	6,787 a	7,543 a	19.1 a	19.9 a	0.4 a	0.3 b
Halton	11,094	11,177	1,325 c	1,431 a	11.9 c	12.8 a	0.2 b	0.3 b
York	22,550	24,739	4,031 a	4,549 a	17.9 a	18.4 a	0.8 a	0.8 a
Durham	5,118	5,747	660 c	691 c	12.9 c	12.0 c	**	**
<b>Toronto GTA(2)</b>	<b>263,836</b>	<b>278,562</b>	<b>51,525 a</b>	<b>61,073 a</b>	<b>19.5 a</b>	<b>21.9 a</b>	<b>1.6 b</b>	<b>1.1 a</b>
<b>Toronto CMA</b>	<b>255,842</b>	<b>269,597</b>	<b>50,595 a</b>	<b>59,854 a</b>	<b>19.8 a</b>	<b>22.2 a</b>	<b>1.7 b</b>	<b>1.1 a</b>

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

<sup>2</sup>Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

### 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments<sup>2</sup> By Building Size Toronto CMA - October 2011

Condo Sub Area	Condominium Universe		Rental Units <sup>1</sup>		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
<b>Toronto</b>								
3 to 24 Units	1,889	2,065	130 b	191 b	6.9 b	9.2 b	4.3 d	5.8 d
25 to 49 Units	3,814	4,168	408 c	501 c	10.7 c	12.0 c	2.4 c	3.9 d
50 to 99 Units	12,885	13,074	1,483 a	1,725 a	11.5 a	13.2 a	2.5 c	**
100 to 199 Units	47,091	47,602	7,049 a	8,109 a	15.0 a	17.0 a	3.0 b	0.8 a
200 to 299 Units	52,019	54,283	8,092 a	10,102 a	15.6 a	18.6 a	1.4 a	1.7 c
300+ Units	71,803	77,740	21,548 a	26,459 a	30.0 a	34.0 a	**	1.0 a
<b>Total</b>	<b>189,501</b>	<b>198,932</b>	<b>38,765 a</b>	<b>47,015 a</b>	<b>20.5 a</b>	<b>23.6 a</b>	<b>2.1 b</b>	<b>1.3 a</b>
<b>Toronto GTA(2)</b>								
3 to 24 Units	2,394	2,710	197 b	269 b	8.2 b	9.9 b	3.5 d	5.1 d
25 to 49 Units	6,131	6,673	689 a	803 a	11.2 a	12.0 a	2.0 c	3.2 d
50 to 99 Units	20,628	21,086	2,376 a	2,724 a	11.5 a	12.9 a	1.9 c	1.9 c
100 to 199 Units	73,596	75,282	10,348 a	11,759 a	14.1 a	15.6 a	2.2 b	0.7 a
200 to 299 Units	74,644	78,031	12,012 a	14,550 a	16.1 a	18.6 a	1.1 a	1.1 a
300+ Units	86,443	94,780	25,705 a	30,815 a	29.7 a	32.5 a	**	1.0 a
<b>Total</b>	<b>263,836</b>	<b>278,562</b>	<b>51,525 a</b>	<b>61,073 a</b>	<b>19.5 a</b>	<b>21.9 a</b>	<b>1.6 b</b>	<b>1.1 a</b>
<b>Toronto CMA</b>								
3 to 24 Units	2,267	2,551	190 b	262 c	8.4 b	10.3 c	3.5 d	5.1 d
25 to 49 Units	5,240	5,662	565 a	694 c	10.8 a	12.3 c	2.5 c	3.5 d
50 to 99 Units	18,376	18,762	2,109 a	2,421 a	11.5 a	12.9 a	2.1 c	**
100 to 199 Units	70,120	71,274	10,057 a	11,278 a	14.3 a	15.8 a	2.2 b	0.8 a
200 to 299 Units	73,396	76,568	11,741 a	14,243 a	16.0 a	18.6 a	1.1 a	1.1 a
300+ Units	86,443	94,780	25,705 a	30,815 a	29.7 a	32.5 a	**	1.0 a
<b>Total</b>	<b>255,842</b>	<b>269,597</b>	<b>50,595 a</b>	<b>59,854 a</b>	<b>19.8 a</b>	<b>22.2 a</b>	<b>1.7 b</b>	<b>1.1 a</b>

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

<sup>2</sup>Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

### 5.1 Other Secondary Rented Unit<sup>1</sup> Average Rents (\$) by Dwelling Type Toronto CMA - October 2011

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
<b>Toronto CMA</b>										
Single Detached	n/s	n/s	**	**	**	**	1,516 c	1,484 c	1,469 c	1,423 c
Semi detached, Row and Duplex	n/s	n/s	817 c	**	1,262 c	**	1,263 b	1,270 b	1,197 b	1,219 b
Other-Primarily Accessory Suites	n/s	**	776 d	796 c	**	1,095 b	**	1,158 c	901 d	994 b
<b>Total</b>	n/s	**	799 b	786 c	1,246 c	1,196 c	1,329 b	1,313 b	1,201 b	1,177 b

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

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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

### 5.2 Estimated Number of Households in Other Secondary Rented Units<sup>1</sup> by Dwelling Type Toronto CMA - October 2011

	Estimated Number of Households in Other Secondary Rented Units <sup>1</sup>	
	Oct-10	Oct-11
<b>Toronto CMA</b>		
Single Detached	29,241 b	24,168 a
Semi detached, Row and Duplex	70,030 a	56,812 c
Other-Primarily Accessory Suites	**	40,863 c
<b>Total</b>	116,469	121,843

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

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

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

\*\* Data suppressed to protect confidentiality or data not statistically reliable.

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

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## TECHNICAL NOTE:

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

**Percentage Change of Average Rents (New and Existing Structures):** The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 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 April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

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

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

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

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

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

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

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

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

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

## DEFINITIONS

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

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

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

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

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

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

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

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

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

### Acknowledgement

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

### Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A centre's median income is divided by the level of income required for a household to rent a median priced two-bedroom apartment using 30 per cent of income. The result is then multiplied by 100. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. For years for which the median income is not available, CMHC has developed forecasts.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2009. CMHC has developed forecasts of median renter household income for 2010 and 2011. It should be noted that nominal values for both median rent and median incomes have been used to calculate the rental affordability indicator.

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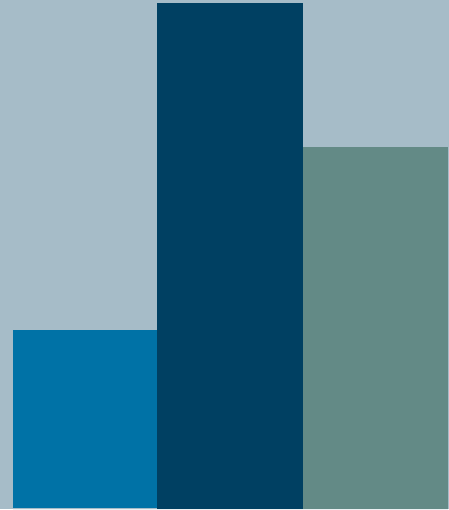
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