

RENTAL MARKET REPORT

Greater Toronto Area



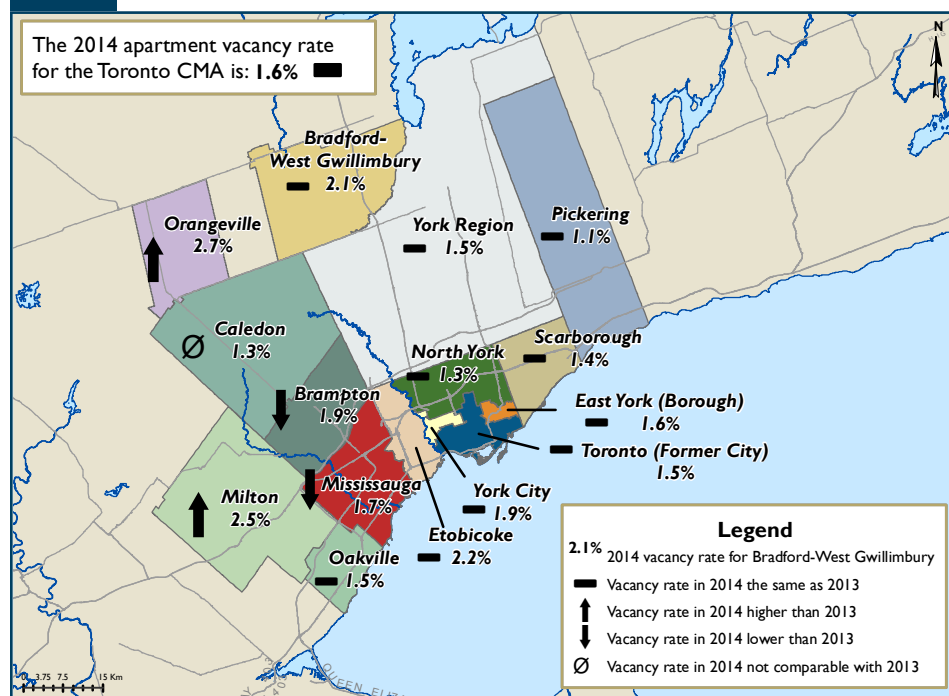
CANADA MORTGAGE AND HOUSING CORPORATION

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Highlights

- The average vacancy rate for purpose-built rental apartments¹ in the Greater Toronto Area (GTA) and the Toronto Census Metropolitan Area (CMA) has remained unchanged at 1.6 per cent
- The average fixed-sample² rent for purpose-built two-bedroom rental apartments in the GTA has increased by 2.7 per cent, down from 3 per cent in the previous year
- The average condominium apartment vacancy rate in the GTA has decreased to 1.3 per cent from 1.8 per cent as seen last fall

Figure 1



¹ Based on privately-initiated rental apartment structures of three or more units

² When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2014 and 2013 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

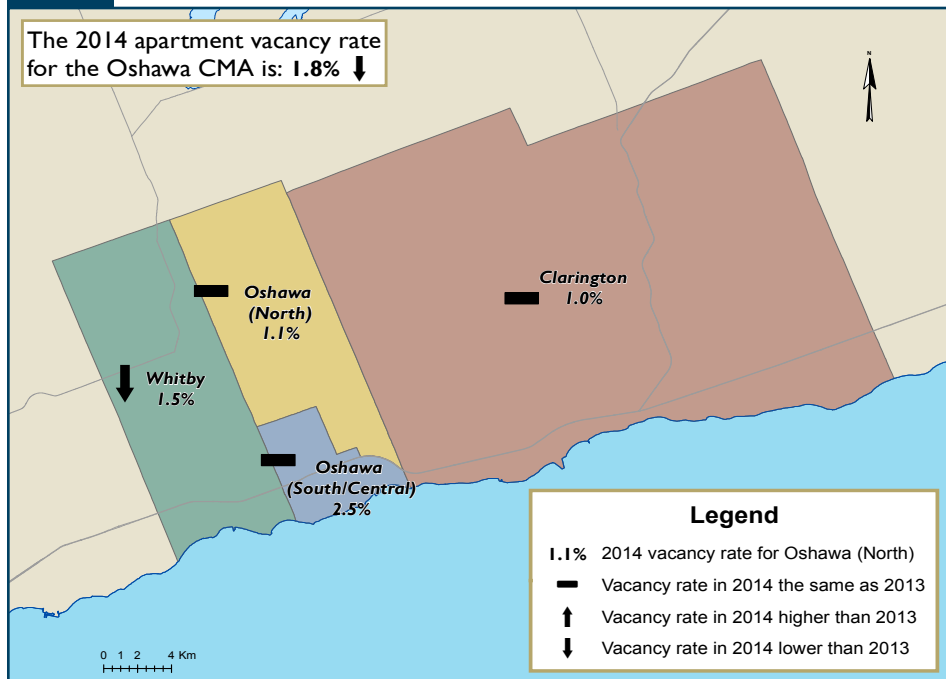
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Figure 2



per cent a year earlier.

Despite low mortgage rates prevailing in the housing market, sluggish wage growth and rising house prices appear to have prevented more households from leaving their rental lodgings in favour of homeownership. Employment growth among millennials (young adults in their 20s and early 30s), who are at an age when they are most likely to rent, also contributed to rental demand. While migration, and especially immigration, has traditionally driven up demand for rental housing, net migration in 2014 have been less supportive of rental demand in the GTA.

Judging by the little change in the GTA's vacancy rate this year, the modest growth in new supply was just enough to keep pace with the growth in demand for purpose-built rental accommodation. As a result, the market did not tighten any further, as

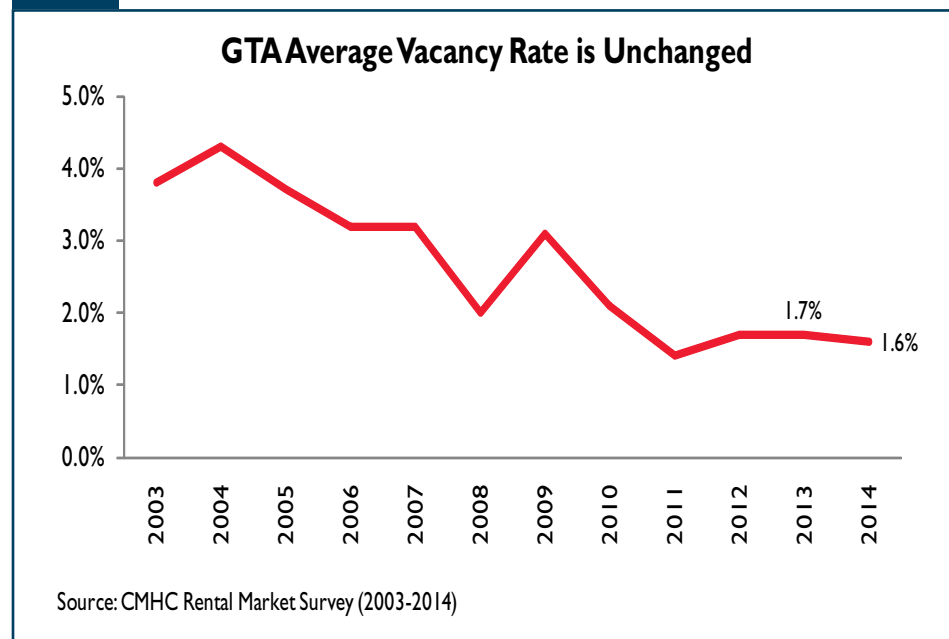
Overview: Average Vacancy Rate Remains Unchanged

The primary rental market indicators in the GTA have recorded only minor changes in 2014. The average apartment vacancy rate in the purpose-built rental apartment market has shown no statistically significant change and is at 1.6 per cent in 2014 compared to the previous year. The corresponding rate in the Toronto Census Metropolitan Area (CMA) is also unchanged at 1.6 per cent - the lowest level for the second consecutive year in the past 10 years.

The availability rate in the GTA³, which captures the occupied units for which notice has been given in addition to vacant units slid to 3.0 per cent in 2014 from 3.2 per cent in the

previous year. The average increase in rents from a fixed sample⁴ of units is 2.7 per cent in 2014, down from 3.1

Figure 3



³ A rental unit is considered available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

⁴ See Technical Note on p. 69 for an explanation of the fixed sample rent increase.

this new supply exerted no upward pressure on unused capacity.

Low new supply of purpose-built rental units has meant that much of the demand for rental accommodation is being met by rental condominium apartments. The average rental condominium apartment vacancy rate has tightened to 1.3 per cent in 2014 from 1.8 per cent in the previous year. The lack of new purpose-built rental unit supply and its implications for the rental condominium market are discussed further in the Secondary Rental Market segment.

Submarket Analysis: Vacancy Rates Decline in Downtown Core, but Generally Stable in the Rest of the GTA

The average vacancy rate in Toronto Central (Zone 1) has declined to 1.4 per cent in 2014 from 1.7 per cent in the previous year. Rental market demand in the city's core is upheld by a large contingent of young professionals and students enrolled in the downtown's post-secondary institutions. University of Toronto and Ryerson University, which are the two largest education institutions in the area, saw growth of 1.6%⁵ and 5.3%⁶ respectively in terms of total student enrolments last year. This growth in student population has increased the demand for 'student rentals' as the majority of them live in private rental accommodation.

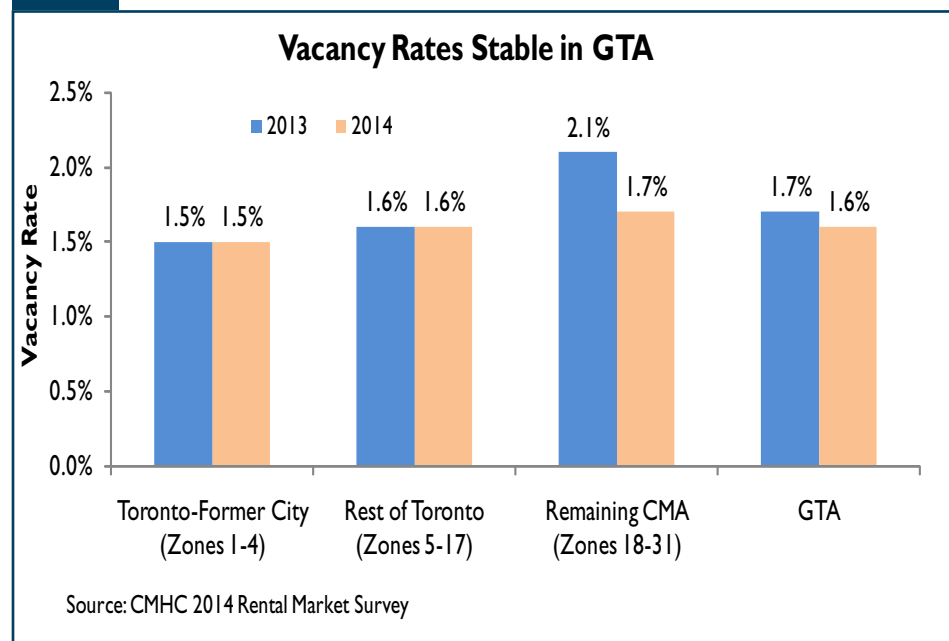
In the rest of the former City of Toronto (Zones 2, 3 and 4) vacancy rates have no statistically significant changes, with the exception of Toronto East (Zone 2). Toronto East has seen its vacancy rate climb to 1.9 per cent in 2014 from 1.1 per cent last year. This neighbourhood faces competition from relatively more affordable neighbouring areas. Toronto North and West (Zone 3 and 4) have maintained their low vacancy rates of 1.5 per cent. These two neighbourhoods have benefited from their close proximity to rapid transit networks, through which renters could easily reach the downtown core.

In the Rest of Toronto (Etobicoke, York, East York, Scarborough and North York: Zones 5-17), there is no statistically significant change in the overall vacancy rate. However, a few individual neighbourhoods have seen changes. The average vacancy

rate in Scarborough East (Zone 12) has moved lower to 1.2 per cent in 2014, compared to the 1.8 per cent recorded in 2013. There is also no statistically significant change in the overall vacancy rate in North York (Zones 13-17) although North York-North Central (Zone 16) shows an increase in vacancies. Some of the demand for North York Central rentals may have shifted to North York – Southwest and Northwest (Zones 15 and 17), where vacancy rates dropped. These two zones offer more competitive rents, as well as receiving recurrent support from a large student population attending nearby York University,

In the outer suburbs of York and Halton regions, vacancy rates in 2014 did not show any statistically significant changes compared to last year's survey. However, Durham and Peel Regions stood out as their

Figure 4



⁵ University of Toronto, Facts and Figures, November 1 2013

⁶ Ryerson University, Key Statistics, November 1 2013

vacancy rates dropped from 2013. Lack of new rental supply in the latter regions appears to have kept vacancy rates low.

In the GTA, the highest rent is commanded in Toronto Central (Zone 1), with an average two-bedroom rent of \$1,823. The highly sought after neighbourhoods within Toronto Central continues to boast higher rents. This area has also seen growth in the fixed-sample of average rents of 3.5 per cent, which is above the GTA average of 2.7 per cent. The rents for the inner suburbs of Toronto are more affordable. North York has the highest average two-bedroom rent among these areas at \$1,192. This is followed by Etobicoke and Scarborough at \$1,183 and \$1,062 respectively. In the outer suburbs, rents are similar to those of the inner suburbs. The average two-bedroom rent is the highest in Halton Region at \$1,230, while Durham region offered the lowest average two-bedroom rent at \$1,021.

Supply and Demand Factors: New Supply of Purpose-Built Rental Units Low

New supply, both in terms of starts and completions, of purpose-built rental units continues to trail other housing types. The number of newly completed purpose-built rental units in the 12 months prior to June 30 (cut-off point to be included in our survey) is 1,104 units. By comparison, this is below the 1,896 units that have been recorded in the same period

a year earlier. The number of rental units that are under construction in the Toronto CMA as of September is 2,212 units.

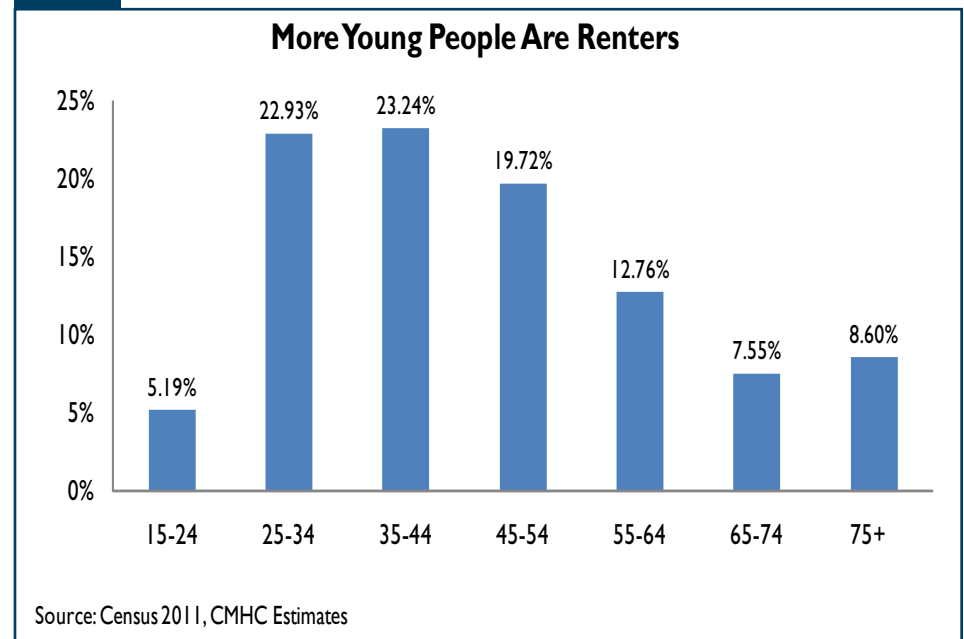
The rental market universe in 2014 for the GTA, a proxy for total rental market supply, has seen virtually no change from the previous year and edged up marginally by 0.3 per cent (or by about 1,100 units) in 2014. This rate of increase has lagged that of the current estimated annual pace of renter household formation of about 11,000 and exerted no pressure on unused capacity. Toronto Central (Zone 1) has seen the bulk of the growth in the rental market universe. The only other areas that have recorded notable growth in units are Toronto West (Zone 4) and Brampton West (Zone 21).

Millennials Driving Up Rental Demand

Strong population growth among millennials⁷ or those in their early 20s to mid-30s has become an engine of growth for the rental market over the past several years. This generation of young adults are approaching the age at which they are more likely to live on their own either as renters or homeowners. Even older adults in their late 30s-early 40s, who have a higher propensity to own, have delayed entering into homeownership in favour of renting. More households in this age group wait longer to start a family until they improve their careers and achieve stronger economic security, thus delaying their transition to homeownership. The average first-time home buyer age in Toronto is 37 years.

Job creation so far this year has been particularly weak among the younger

Figure 5



⁷ Statistics Canada, Census 2006-2011

population (aged 15 to 24 years) and has resulted in keeping many more young adults living at home with their parents. According to Statistics Canada's Census 2011 results and CMHC estimates, population growth among youth aged between 15 to 24 years has been losing speed and their household formation has been slow. Furthermore, their effect on the Toronto rental market has been relatively modest, given that this age cohort makes up only about 5 percent of the total rental households in the area.

Renters Delaying Transition to Homeownership

Despite low mortgage rates that support low carrying costs, fewer renter households have been moving into homeownership in recent years. Relatively slow wage growth, increased labour market uncertainty and rising

home prices have convinced many potential home buyers to rent for a longer period until they accumulate enough savings for a down payment or improve their employment situation. With households increasingly turning to the rental market for their housing needs, the vacancy rates in Toronto have remained low.

Higher demand for larger rental units indicates that space is at a premium. According to the October 2014 rental market survey, the vacancy rate was the lowest for larger apartment types (three-bedrooms or more) at 1.4 per cent. Demand for bachelor units within the former City of Toronto has also improved as more cost sensitive young professionals, many of whom are employed in the downtown area, chose the relatively affordable option of renting to meet their housing needs.

International Migration Less Supportive of Rental Demand

Immigration typically plays an important role in rental market demand, since many immigrant households choose to rent upon their arrival to Canada until they gain meaningful employment, accumulate savings and establish credit history. There was some easing in the rental demand this year as a result of weaker immigration flows but the impact appears to be relatively muted. The decline in the GTA net migration has been mainly driven by an outflow of people to other cities surrounding the GTA and other provinces.

Rents Grow Above Guideline

The average rent for two-bedroom apartments in structures that are common to the survey for both 2013 and 2014 have increased by 2.7 per cent in the GTA, down from 3.0 per cent in October 2013. This increase is well above the Ontario's annual rent increase guideline for 2014, which is 0.8 per cent. While overall rents have increased above the guideline, the rate of growth has slowed in 2014. Landlords have been forced to charge lower rents in order to remain competitive with rents charged in the rental condominium apartment market. Also, given that fact that the allowable rent increase for sitting tenants this year has dropped significantly from 2.5 per cent in 2013, the overall rate of increase has slowed.

The guideline is the maximum amount that rents can increase for existing tenants during the year

Figure 6

Change in Average Weekly Earnings vs. Mortgage Carrying Cost



Source: Statistics Canada, CREA, CMHC

Assumption: The monthly carrying cost calculation is based on the GTA average MLS® price, 5-yr discounted fixed mortgage rate, 5 per cent down payment and 25-yr amortization.

in buildings built before 1991. The wide gap between the guideline and actual increase points to a high level of tenant turnover in 2014. The movement appears to be within the purpose built rental market to newer and larger units found in convenient locations, also confirmed by tightening vacancy rates in the highest rent quintiles. Rent increases are varied across the GTA. On a regional basis, rent increases have ranged from a low of 2.4 per cent for two-bedroom purpose built rental apartment in Peel region, to a high of 3.9 per cent in Halton region.

Secondary Rental Market

The secondary rental market survey enumerates units that are not part of the purpose-built rental market. Rented condominium apartments represent the largest segment within

the GTA's secondary rental market, with an estimated number of 92,257 units this year. The remainder is comprised of single-detached, semi-detached, and row homes along with duplexes. Accessory suites, many of which are basement apartments within single-detached houses, are another important group within the secondary rental market. The survey universe has increased this year, particularly among rented condominiums and single-detached homes. The average rent for these secondary units is stable compared to last year.

Strong Demand Lowers the Condo Vacancy Rate

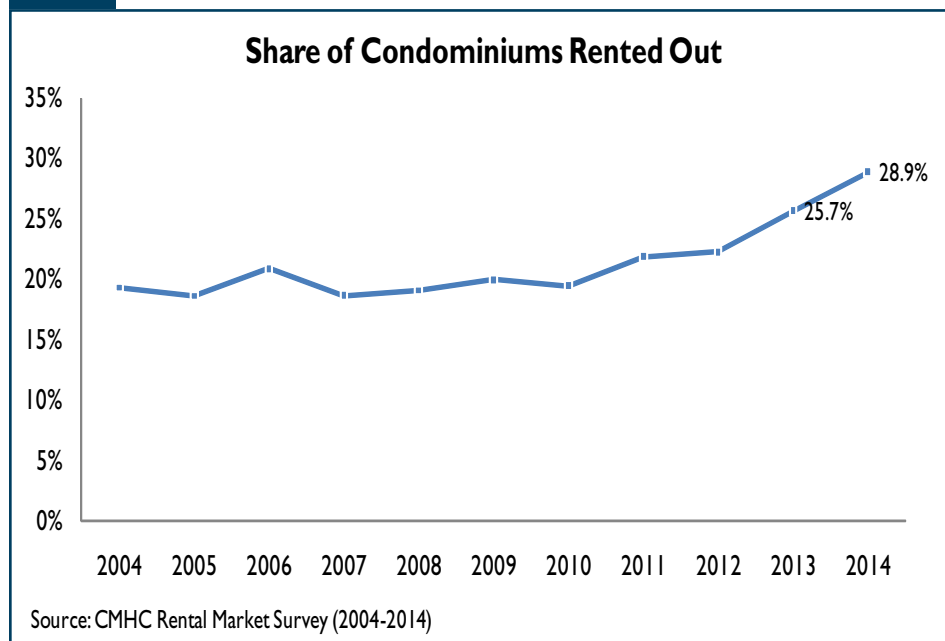
The vacancy rate among rented condominium apartments has shrunk to 1.3 per cent in October 2014, from the 1.8 per cent seen last fall. Although the supply of rented condominium apartments is up by

more than 17.6 per cent (13,792 units), demand increased slightly faster, as measured by the increase in share of rental condominium apartments to almost 29 per cent from about 26 per cent a year earlier. Unlike in previous years, all new units added to the condominium apartment universe have been rented out in 2014. The popularity among renter households to live in rented condominiums is reflected by the fact that their vacancy rate moved below that of purpose-built rental accommodations this year, even though rental condominium units tend to carry a higher premium. Rental condominiums typically come with newer finishes, better amenities and are located in central locations, which have placed them in higher demand.

In the GTA, 50 per cent of the condominium apartments completed at the time of October 2014 survey have been rented⁸. At the same time, the total stock of condominium apartment units that are being rented out increased to 29 per cent in 2014 from 27 per cent in the previous year. Overall, there has been some shift in owner-occupied units into rental over the past few years, with the trend most consistent in Toronto Centre.

Despite the strength of demand for condominium apartment rentals this year, the fixed-sample average condominium apartment rent edged lower by 1.5 per cent in 2014 compared to the previous year. Given the increase in new supply of rental condominium apartment units this year, landlords appear to have limited rent increases, and keep rents low, in order to remain competitive.

Figure 7



⁸ CMHC 2014 Condominium Apartment Vacancy Survey

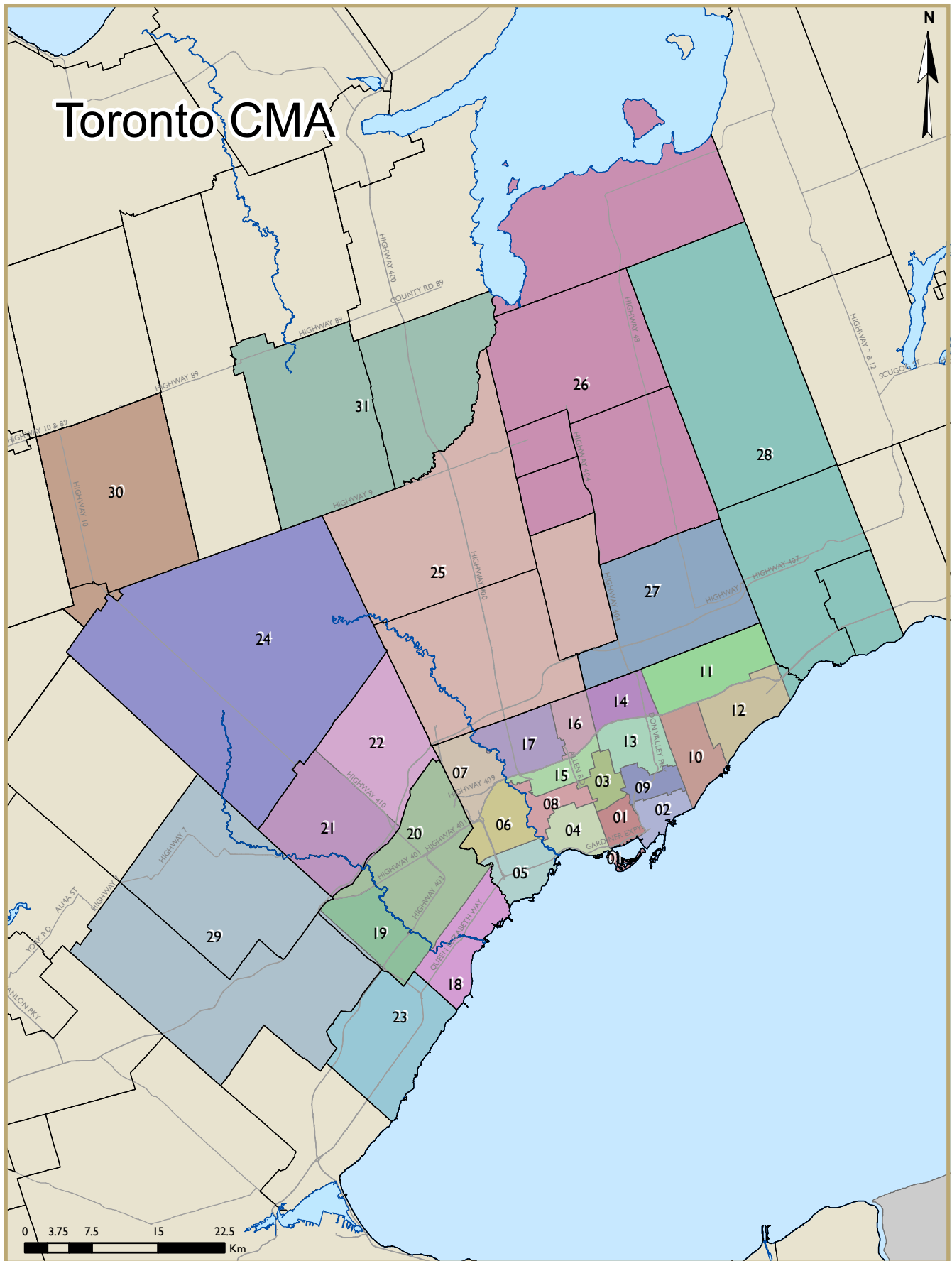
New Condo Rentals Concentrated in Toronto Centre

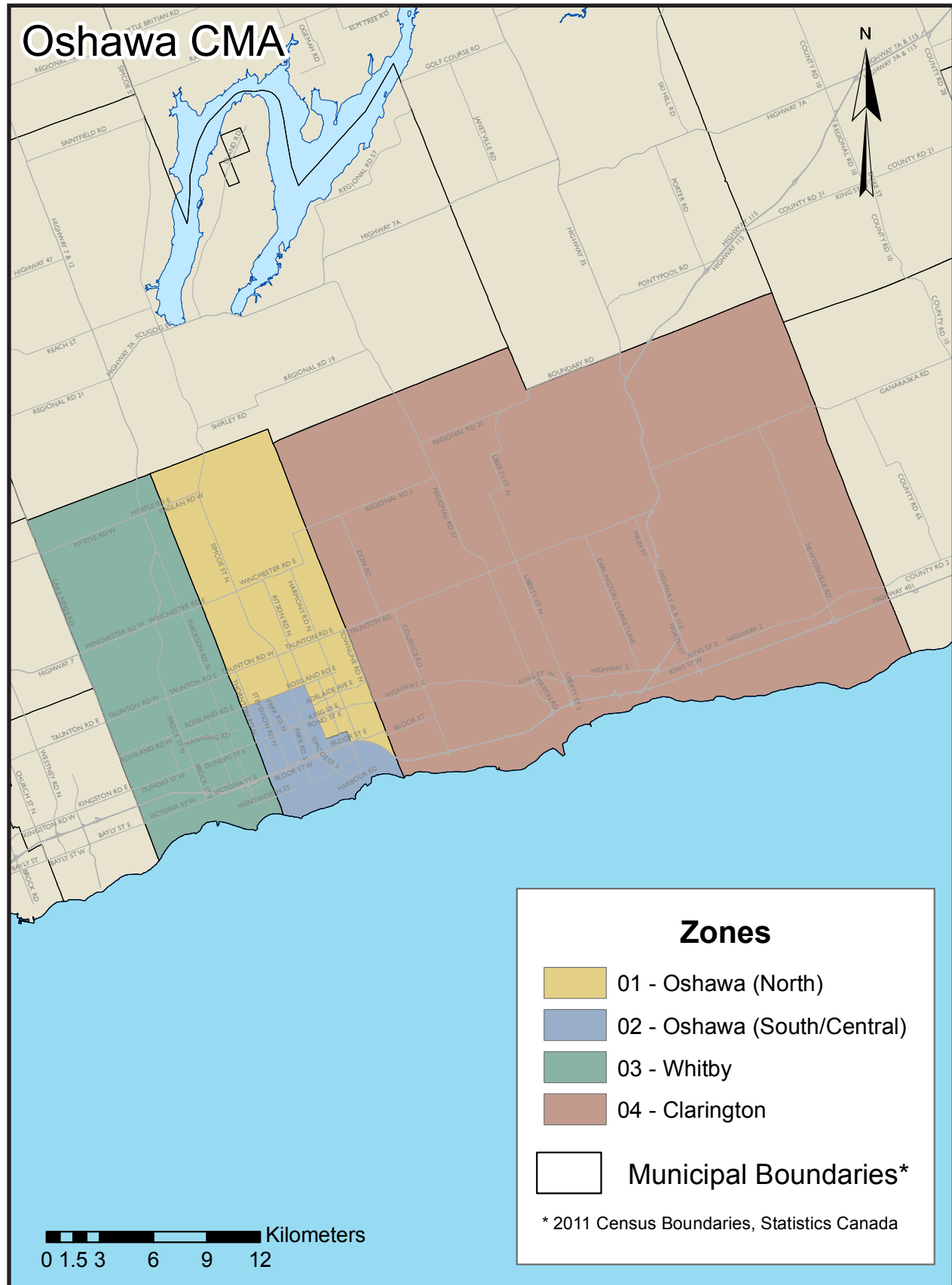
The growth in condominium apartment rentals has occurred throughout the City of Toronto, but is strongest in Toronto Centre, which captured 58 per cent of all new rental condominium units. Compared to the previous year, the growth in condominium apartment rentals in the City of Toronto is more than 20 per cent, while its vacancy rate is a low 1.1 per cent. Rental demand in this area is buoyed by population growth. According to the latest Census from

Statistics Canada, the areas near the downtown core have exhibited some of the fastest population growth in the GTA, especially in the census tracts along the waterfront where many areas have grown by over 17 per cent.

Growth in rental condominium apartment supply is also strong in Toronto East, Durham and York Regions. Similar to the downtown core, despite growth in supply in these three areas, their corresponding vacancy rates have remained tight. Notably, Durham region has a rental condominium vacancy rate 0.8 per cent.

| Apartment Vacancy Rates (%) by Major Centres | | |
|---|--------------|--------------|
| | Oct. 2013 | Oct. 2014 |
| Abbotsford-Mission | 3.2 | 3.1 |
| Barrie | 3.0 | 1.6 |
| Brantford | 2.9 | 2.4 |
| Calgary | 1.0 | 1.4 |
| Edmonton | 1.4 | 1.7 |
| Gatineau | 5.1 | 6.5 |
| Greater Sudbury | 3.4 | 4.2 |
| Guelph | 1.9 | 1.2 |
| Halifax | 3.2 | 3.8 |
| Hamilton | 3.4 | 2.2 |
| Kelowna | 1.8 | 1.0 |
| Kingston | 2.3 | 1.9 |
| Kitchener-Cambridge-Waterloo | 2.9 | 2.3 |
| London | 3.3 | 2.9 |
| Moncton | 9.1 | 8.7 |
| Montréal | 2.8 | 3.4 |
| Oshawa | 2.1 | 1.8 |
| Ottawa | 2.9 | 2.6 |
| Peterborough | 4.8 | 2.9 |
| Québec | 2.3 | 3.1 |
| Regina | 1.8 | 3.0 |
| Saguenay | 2.8 | 4.2 |
| Saint John | 11.4 | 9.0 |
| Saskatoon | 2.7 | 3.4 |
| Sherbrooke | 5.3 | 5.4 |
| St. Catharines-Niagara | 4.1 | 3.6 |
| St. John's | 3.2 | 4.6 |
| Thunder Bay | 2.6 | 2.3 |
| Toronto | 1.6 | 1.6 |
| Trois-Rivières | 5.1 | 5.3 |
| Vancouver | 1.7 | 1.0 |
| Victoria | 2.8 | 1.5 |
| Windsor | 5.9 | 4.3 |
| Winnipeg | 2.5 | 2.5 |
| Total | 2.7 | 2.8 |





| RMS ZONE DESCRIPTIONS - TORONTO CMA | |
|-------------------------------------|---|
| Zone 1 | Former City of Toronto (Central) - North: C.P.R. Line; East: City Limit & Don River; South: Lake Ontario; West: Bathurst St. (East Side); Census tracts - 0002, 0011, 0012.01, 0012.02, 0013, 0014, 0015, 0016, 0017, 0030, 0031, 0032, 0033, 0034.01, 0034.02, 0035, 0036, 0037, 0038, 0039, 0059, 0060, 0061, 0062.01, 0062.02, 0063.01, 0063.02, 0064, 0065, 0066, 0067, 0068, 0086, 0087, 0088, 0089, 0090, 0091.01, 0091.02, 0092 and 0093. |
| Zone 2 | Former City of Toronto (East) - North: City Limit; East: City Limit; South: Lake Ontario; West: Don River; Census tracts - 0001, 0018, 0019, 0020, 0021, 0022, 0023, 0024, 0025, 0026, 0027, 0028, 0029, 0069, 0070, 0071, 0072.01, 0072.02, 0073, 0074, 0075, 0076, 0077, 0078, 0079, 0080.01, 0080.02, 0081, 0082, 0083, 0084 and 0085. |
| Zone 3 | Former City of Toronto (North) - North: City Limit; East: City Limit; South: C.P.R. Line; West: City Limit (Bathurst St. East Side); Census tracts - 0117, 0118, 0119, 0120, 0121, 0122, 0123, 0124, 0125, 0126, 0127, 0128.02, 0128.03, 0128.04, 0129, 0130, 0131, 0132, 0133, 0134, 0135, 0136.01, 0136.02, 0137, 0138, 0139, 0140, 0141.01, 0141.02 and 0142. |
| Zone 4 | Former City of Toronto (West) - North: City Limit; East: Bathurst St. (West Side); South: Lake Ontario; West: City Limit; Census tracts 0003, 0004, 0005, 0006, 0007.01, 0007.02, 0008, 0009, 0010.01, 0010.02, 0040, 0041, 0042, 0043, 0044, 0045, 0046, 0047.01, 0047.02, 0048, 0049, 0050.01, 0050.02, 0051, 0052, 0053, 0054, 0055, 0056, 0057, 0058, 0094, 0095, 0096, 0097.01, 0097.02, 0098, 0099, 0100, 0101, 0102.01, 0102.02, 0102.03, 0103, 0104, 0105, 0106, 0107, 0108, 0109, 0110, 0111, 0112, 0113, 0114, 0115 and 0116. |
| Zones 1-4 | Former City of Toronto |
| Zone 5 | Etobicoke (South) - North: Bloor St. West; East: Humber River; South: Lake Ontario; West: Etobicoke Creek; Census tracts 0200, 0201, 0202, 0203, 0204, 0205, 0206.01, 0206.02, 0207, 0208, 0209, 0210, 0211, 0212, 0213, 0214, 0215, 0216, 0217, 0218, 0219 and 0220. |
| Zone 6 | Etobicoke (Central) - North: Highway 401; East: Humber River; South: Bloor St. West; West: Etobicoke Creek; Census tracts - 0221.01, 0221.02, 0222.01, 0222.02, 0223, 0224, 0225.01, 0225.02, 0226, 0227, 0228, 0229, 0230.01, 0230.02, 0231, 0232, 0233, 0234, 0235.01, 0235.02, 0236.01, 0236.02, 0237.01, 0237.02, 0237.03, 0238.01, 0238.02, 0239, 0240.01, 0240.02, 0241, 0242, 0243.01 and 0243.02. |
| Zone 7 | Etobicoke (North) - North: Steeles Ave.; East: Humber River; South: Highway 401; West: Etobicoke Creek; Census tracts - 0244.01, 0244.02, 0245, 0246, 0247.01, 0247.02, 0248.02, 0248.03, 0248.04, 0248.05, 0249.01, 0249.03, 0249.04, 0249.05, 0250.01, 0250.02, 0250.04 and 0250.05. |
| Zones 5-7 | Etobicoke |
| Zone 8 | York City - Census Tracts 0150, 0151, 0152, 0153, 0154, 0155, 0156.01, 0156.02, 0157, 0158, 0159.01, 0159.02, 0160, 0161, 0162, 0163, 0164, 0165, 0166, 0167.01, 0167.02, 0168, 0169.01, 0169.02, 0170, 0171, 0172, 0173, 0174, 0175.01, 0175.02 and 0176. |
| Zone 9 | East York (Borough) - Census tracts - 0180, 0181.01, 0181.02, 0183, 0184.01, 0184.02, 0185.01, 0185.02, 0186, 0187, 0188, 0189, 0190.01, 0190.02, 0191, 0192, 0193, 0194.01, 0194.02, 0194.03, 0194.04, 0195 and 0196. |
| Zone 10 | Scarborough (Central) - North: Highway 401; East: Brimley Rd. & McCowan Rd.; South: Lake Ontario; West: City Limit; Census tracts - 0333, 0334, 0335, 0336, 0337, 0338, 0339, 0340, 0341.02, 0341.03, 0341.04, 0342, 0343, 0344.01, 0344.02, 0345, 0346.01, 0346.02, 0347, 0348, 0349, 0350, 0351.01, 0351.02, 0352, 0353.02, 0353.03, 0353.04, 0354, 0355.02, 0355.03, 0355.04, 0368.01, 0368.02, 0369, 0370.01, 0370.02, 0370.03, 0371, 0372 and 0373. |
| Zone 11 | Scarborough (North) - North: Steeles Ave.; East: City Limit; South: Highway 401 & Twyn River Dr.; West: City Limit; Census Tracts: 0374.01, 0374.02, 0374.03, 0375.01, 0375.02, 0375.03, 0375.04, 0375.05, 0376.01, 0376.02, 0376.04, 0376.05, 0376.06, 0376.08, 0376.09, 0376.11, 0376.12, 0376.13, 0376.14, 0376.15, 0376.16, 0377.01, 0377.02, 0377.03, 0377.04, 0377.06, 0377.07, 0378.02, 0378.03, 0378.04, 0378.05, 0378.06, 0378.07, 0378.08, 0378.11, 0378.12, 0378.14, 0378.16, 0378.17, 0378.18, 0378.19, 0378.20, 0378.21, 0378.22, 0378.23, 0378.24, 0378.25, 0378.26, 0378.27 and 0378.28. |
| Zone 12 | Scarborough (East) - North: Highway 401 & Twyn River Dr.; East: City Limit; South: Lake Ontario; West: Brimley Rd. & McCowan Rd.; Census tracts - 0330, 0331.01, 0331.03, 0331.04, 0332, 0356, 0357.01, 0357.02, 0358.01, 0358.02, 0358.03, 0359, 0360, 0361.01, 0361.02, 0362.01, 0362.02, 0362.03, 0362.04, 0363.02, 0363.04, 0363.05, 0363.06, 0363.07, 0364.01, 0364.02, 0365, 0366, 0367.01, 0367.02, 0802.01 and 0802.02. |
| Zones 10-12 | Scarborough |
| Zone 13 | North York (Southeast) - North: Highway 401; East: City Limit; South: City Limit; West: Yonge St.; Census tracts - 0260.01, 0260.03, 0260.04, 0260.05, 0261, 0262.01, 0262.02, 0263.02, 0263.03, 0263.04, 0264, 0265, 0266, 0267, 0268, 0269.01, 0269.02, 0270.01, 0270.02, 0271.01, 0271.02, 0272.01, 0272.02, 0273.01, 0273.02, 0274.01 and 0274.02. |
| Zone 14 | North York (Northeast) - North: Steeles Ave.; East: City Limit; South: Highway 401; West: Yonge St.; Census tracts - 0300, 0301.01, 0301.03, 0301.04, 0302.01, 0302.02, 0302.03, 0303, 0304.01, 0304.02, 0304.03, 0304.04, 0304.05, 0304.06, 0305.01, 0305.03, 0305.04, 0306.01, 0306.02, 0307.03, 0307.04, 0307.05, 0307.06, 0307.07, 0321.01, 0321.02, 0322.01, 0322.02, 0323.01, 0323.02, 0324.01, 0324.02, 0324.03, 0324.05 and 0324.06. |
| Zone 15 | North York (Southwest) - North: Highway 401; East: Yonge St. & City Limit; South: City Limit; West: City Limit; Census tracts - 0275, 0276.01, 0276.02, 0277, 0278, 0279.01, 0279.02, 0280, 0281.01, 0281.02, 0282, 0283.01, 0283.02, 0284, 0285, 0286, 0287.01 and 0287.02. |
| Zone 16 | North York (North Central) - North: Steeles Ave.; East: Yonge St.; South: Highway 401; West: Dufferin St. & Sunnyview Rd.; Census tracts - 0288, 0297.01, 0297.02, 0298, 0299.01, 0299.02, 0308.01, 0308.02, 0309, 0310.01, 0310.02, 0317.02, 0317.03, 0317.04, 0317.05, 0318, 0319, 0320.01 and 0320.02. |
| Zone 17 | North York (Northwest) - North: Steeles Ave.; East: Dufferin St. & Sunnyview Rd.; South: Highway 401; West: Humber River; Census tracts - 0289, 0290, 0291.01, 0291.02, 0292, 0293, 0294.01, 0294.02, 0295, 0296, 0311.02, 0311.03, 0311.04, 0311.05, 0311.06, 0312.02, 0312.03, 0312.04, 0312.05, 0312.06, 0312.07, 0313, 0314.01, 0314.02, 0315.01, 0315.02, 0315.03, 0316.01, 0316.03, 0316.04, 0316.05 and 0316.06. |
| Zones 13-17 | North York |
| Zones 1-17 | Toronto |
| Zone 18 | Mississauga (South) - North: Dundas St.; East: Etobicoke Creek; South: Lake Ontario; West: City Limit; Census tracts - 0500.01, 0500.02, 0501.01, 0501.02, 0502.01, 0502.02, 0503, 0504, 0505.01, 0505.02, 0506, 0507, 0508, 0509.01, 0509.02, 0510, 0511.01, 0511.02, 0510, 0511.01, 0511.02, 0512, 0513.01, 0513.02, 0513.03, 0513.04, 0514.01, 0514.02, 0515.01, 0515.02, 0540.01 and 0540.02. |
| Zone 19 | Mississauga (Northwest) - North: Highway 401; East: Credit River; South: Dundas St.; West: City Limit; Census tracts - 0516.01, 0516.02, 0516.03, 0516.04, 0516.05, 0516.06, 0516.08, 0516.09, 0516.11, 0516.16, 0516.17, 0516.18, 0516.20, 0516.21, 0516.22, 0516.23, 0516.24, 0516.25, 0516.26, 0516.28, 0516.29, 0516.30, 0516.31, 0516.32, 0516.37, 0516.38, 0516.39, 0516.40, 0516.41, 0516.42, 0516.43, 0516.44, 0516.45, 0516.46, 0516.47, 0550.01 and 0550.02. |
| Zone 20 | Mississauga (Northeast) - North: Steeles Ave.; East: City Limit; South: Dundas St.; West: Credit River; Census tracts - 0517, 0518, 0519, 0520.01, 0520.02, 0520.05, 0520.07, 0520.08, 0520.09, 0520.10, 0521.01, 0521.02, 0521.03, 0521.04, 0521.05, 0521.06, 0522, 0523, 0524.01, 0524.02, 0525.01, 0525.02, 0526.01, 0526.02, 0527.01, 0527.02, 0527.03, 0527.04, 0527.05, 0527.06, 0527.07, 0527.08, 0527.09, 0528.01, 0528.02, 0528.10, 0528.11, 0528.12, 0528.13, 0528.15, 0528.16, 0528.18, 0528.19, 0528.24, 0528.25, 0528.26, 0528.32, 0528.33, 0528.34, 0528.35, 0528.39, 0528.40, 0528.41, 0528.42, 0528.43, 0528.44, 0528.45, 0528.46, 0528.47, 0528.48, 0528.49, 0529.01, 0529.02, 0530.01, 0530.02, 0531.01, 0531.02, 0532.01 and 0532.02. |
| Zones 18-20 | Mississauga City |

| RMS ZONE DESCRIPTIONS - TORONTO CMA (continued) | |
|---|---|
| Zone 21 | Brampton (West) - North: #10 Side Road; East: Heart Lake Rd.; South: Steeles Ave.; West: Second Line; Census tracts 0528.20, 0528.21, 0528.22, 0528.31, 0528.36, 0528.37, 0570.01, 0570.02, 0572.01, 0572.04, 0572.05, 0572.07, 0572.08, 0572.09, 0572.10, 0573.03, 0573.05, 0573.06, 0573.07, 0573.09, 0573.10, 0573.11, 0574, 0575.01, 0575.02, 0575.03, 0575.04, 0575.05, 0575.07, 0575.08, 0576.04, 0576.05, 0576.06, 0576.07, 0576.09, 0576.29, 0576.30, 0576.31, 0576.32, 0576.33, 0576.34, 0576.41, 0576.42, 0576.43, 0576.44, 0576.49, 0576.50 and 0576.51. |
| Zone 22 | Brampton (East) - North: Highway 7; East: Torbram Rd.; South: Steeles Ave.; West: Heart Lake Rd.; Census tracts - 0560, 0561, 0562.02, 0562.03, 0562.04, 0562.05, 0562.06, 0562.07, 0562.08, 0562.09, 0562.11, 0562.12, 0562.13, 0562.14, 0562.15, 0563.01, 0563.02, 0564.01, 0564.02, 0576.10, 0576.16, 0576.17, 0576.18, 0576.20, 0576.22, 0576.24, 0576.35, 0576.36, 0576.37, 0576.38, 0576.39, 0576.40, 0576.45, 0576.46, 0576.47 and 0576.48. |
| Zones 21-22 | Brampton City |
| Zone 23 | Oakville Town - Census tracts - 0600.01, 0600.02, 0601, 0602, 0603, 0604, 0605, 0606, 0607, 0608, 0609, 0610.02, 0610.03, 0610.04, 0611, 0612.01, 0612.03, 0612.05, 0612.07, 0612.08, 0612.10, 0612.11, 0612.12, 0612.13, 0612.14, 0612.15, 0612.18, 0612.19, 0612.20, 0612.21, 0612.22, 0612.23, 0612.24, 0612.25, 0613.01, 0613.03, 0613.04, 0614.01, 0614.02 and 0615. |
| Zone 24 | Caledon - Census tracts - 0585.02, 0585.03, 0585.05, 0585.07, 0585.08, 0585.09, 0585.10, 0586.01, 0586.02, 0587.01 and 0587.02. |
| Zone 25 | Richmond Hill - Census tracts - 0420.03, 0420.05, 0420.06, 0420.08, 0420.09, 0420.10, 0420.11, 0420.13, 0420.14, 0420.15, 0421.01, 0421.04, 0421.05, 0421.06, 0421.07, 0422.02, 0422.03, 0422.04, 0422.05, 0422.06, 0423.01, 0423.02, 0424.04, 0424.05, 0424.07, 0424.08, 0424.09, 0424.10, 0424.11, 0424.012, 0424.13, ; Vaughan - Census tracts 0410.02, 0410.03, 0410.04, 0410.05, 0410.07, 0410.09, 0410.10, 0410.11, 0410.12, 0410.13, 0410.14, 0410.15, 0411.01, 0411.04, 0411.07, 0411.08, 0411.09, 0411.12, 0411.15, 0411.16, 0411.17, 0411.18, 0411.19, 0411.20, 0411.21, 0411.22, 0411.23, 0411.24, 0411.25, 0411.26, 0411.27, 0412.01, 0412.02, 0412.04, 0412.06, 0412.08, 0412.10, 0412.11, 0412.12, 0412.13, 0412.14, 0412.15, 0412.18, 0412.19, 0412.20, 0412.21, 0412.22, 0412.23, 0412.24 and 0413 ; King - Census tracts 0460.01, 0460.02, 0461.01 and 0461.02. |
| Zone 26 | Aurora - Census tracts - 0440, 0441.02, 0441.03, 0441.04, 0442.02, 0442.03, 0442.04, 0442.05 and 0442.06; Newmarket - Census tracts - 0450.02, 0450.03, 0450.05, 0450.06, 0451.01, 0451.02, 0451.03, 0451.05, 0451.06, 0451.07, 0452.01, 0452.02, 0452.03, 0452.05, 0452.06 and 0452.07, ; Whitchurch-Stouffville - Census tracts - 0430.02, 0430.03, 0430.04, 0431.01 and 0431.02; East Gwillimbury - Census tracts - 0455, 0456.01, 0456.02 and 0456.03; Georgina Township - Census tracts - 0470, 0471, 0472, 0473.01, 0473.02, 0473.03 and 0475; Georgina Island - Census tract - 0476. |
| Zone 27 | Markham Town - Census tracts - 0400.02, 0400.03, 0400.04, 0400.06, 0400.07, 0400.08, 0400.11, 0400.12, 0400.13, 0400.14, 0400.15, 0400.16, 0400.17, 0400.18, 0400.19, 0400.20, 0400.21, 0400.22, 0400.23, 0401.04, 0401.05, 0401.06, 0401.07, 0401.08, 0401.09, 0401.10, 0401.11, 0401.13, 0401.14, 0401.15, 0401.17, 0401.18, 0401.19, 0401.20, 0401.21, 0401.22, 0401.23, 0402.01, 0402.02, 0402.03, 0402.04, 0402.05, 0402.06, 0402.07, 0402.08, 0402.09, 0402.10, 0402.12, 0402.13, 0403.01, 0403.03, 0403.04, 0403.05, 0403.07, 0403.09, 0403.10, 0403.11, 0403.12, 0403.13 and 0403.14. |
| Zones 25-27 | York Region |
| Zone 28 | Pickering - Census tracts - 0800.01, 0800.02, 0801.01, 0801.02, 0803.03, 0803.04, 0803.05, 0803.06, 0804.01, 0804.05, 0804.06, 0804.07, 0804.08, 0804.10, 0804.11, 0804.12, 0804.13, 0806 and 0807 ; Ajax - Census tracts - 0805.02, 0805.04, 0805.05, 0805.06, 0805.08, 0805.09, 0805.10, 0805.12, 0805.13, 0810.01, 0810.02, 0810.03, 0810.04, 0810.05, 0811, 0812, 0820.01, 0820.02 and 0820.03 ; Uxbridge - Census tracts - 0830, 0831.01, 0831.02 and 0832. |
| Zone 29 | Milton - Census tracts - 0620.01, 0620.02, 0620.04, 0620.05, 0620.06, 0620.07, 0621, 0622, 0623, 0624, 0625 and 0626; Halton Hills - Census tracts - 0630, 0631.02, 0631.03, 0631.04, 0632, 0633, 0634.01, 0634.02, 0635, 0636, 0637, 0638 and 0639. |
| Zone 30 | Orangeville - Census tracts 0590, 0591.01, 0591.02, 0592.01, 0592.02 and 0593. |
| Zone 31 | Bradford-West Gwillimbury - Census tracts - 0480.01, 0480.02, 0481.01, 0481.02 and 0482; New Tecumseth - Census tracts - 0483.01, 0483.02, 0484.01, 0484.02, 0485.01 and 0485.02. |
| Zones 18-31 | Remaining CMA |
| Durham Region | 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. |
| York Region | Includes Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffville (RMS Zone 26); King, Richmond Hill and Vaughan (RMS Zone 25); Markham (RMS Zone 27). |
| Peel Region | Includes Caledon (RMS Zone 24); Brampton (RMS Zones 21-22); Mississauga (RMS Zones 18-20). |
| Halton Region | Includes Halton Hills and Milton (RMS Zone 29); Burlington (Hamilton CMA Zone 8); Oakville (RMS Zone 23). |
| | Toronto GTA (Zones 1-17 plus Durham, Peel, Halton and York Regions) |
| Zones 1-31 | Toronto CMA |

| RMS ZONE DESCRIPTIONS - OSHAWA CMA | |
|------------------------------------|---|
| Zone 1 | Oshawa (North) includes census tracts 0007, 0008.01, 0008.02, 0008.03, 0008.05, 0008.06, 0008.07, 0009.01, 0009.02, 0009.03, 0009.04, 0009.05, 0013, 0014.01, 0014.02, 0015.01, 0015.02, 0016.01 and 0016.02. |
| Zone 2 | Oshawa (South/Central) includes census tracts 0001, 0002.01, 0002.02, 0002.03, 0003.01, 0003.02, 0004.01, 0004.02, 0005, 0006, 0010, 0011 and 0012. |
| Zones 1-2 | Oshawa City |
| Zone 3 | Whitby includes the Town of Whitby only (census tracts 0100.01, 0100.02, 0100.03, 0101.02, 0101.03, 0101.04, 0101.05, 0101.06, 0102.01, 0102.02, 0102.03, 0103, 0104, 0105.03, 0105.04, 0105.05, 0105.06, 0105.07, 0105.08, 0105.09, 0105.10, 0105.11, 0105.12 and 0105.13). |
| Zone 4 | Clarington includes the Town of Clarington only (census tracts 0200, 0201.01, 0201.02, 0202.03, 0202.04, 0202.05, 0202.07, 0202.08, 0202.09, 0202.10, 0202.11, 0203.01, 0203.02, 0203.03, 0203.04, 0204, 0205 and 0206). |
| Zones 1-4 | Oshawa CMA |

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

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

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units in the 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 by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 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 in the 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 by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

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

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

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$) by Bedroom Type
- 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
- 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, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in in Other 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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1-Toronto (Central) | 1.4 a | 1.2 a - | 1.9 a | 1.5 b ↓ | 1.3 a | 1.2 a - | 1.7 b | 1.3 d - | 1.7 a | 1.4 a ↓ |
| Zone 2-Toronto (East) | ** | 1.6 c | 1.1 a | 2.7 c ↑ | 0.4 b | 0.9 a ↑ | ** | ** | 1.1 a | 1.9 c ↑ |
| Zone 3-Toronto (North) | 1.6 a | 1.4 a - | 1.3 a | 1.5 a - | 1.4 a | 1.6 b - | 1.6 c | 0.5 b ↓ | 1.4 a | 1.5 a - |
| Zone 4-Toronto (West) | 1.6 b | 1.4 a - | 1.3 a | 1.6 b - | 1.3 a | 1.5 c - | 0.5 b | 0.2 b - | 1.3 a | 1.5 b - |
| Toronto-Former City (Zones 1-4) | 1.6 a | 1.3 a - | 1.5 a | 1.6 a - | 1.3 a | 1.4 a - | 1.3 a | 0.6 a ↓ | 1.5 a | 1.5 a - |
| Zone 5-Etobicoke (South) | ** | 2.0 c | 2.5 c | 3.8 c - | 1.7 c | 2.4 b - | 2.1 c | ** | 2.2 c | 3.0 b - |
| Zone 6-Etobicoke (Central) | 5.6 c | 2.4 b ↓ | 2.7 c | 2.9 c - | 1.5 b | 1.5 a - | 1.4 a | 2.0 b - | 2.0 c | 2.1 b - |
| Zone 7-Etobicoke (North) | 0.0 c | ** | 0.4 b | 0.9 a ↑ | 1.1 a | 1.0 a - | 0.9 d | 0.9 a - | 0.9 a | 1.0 a - |
| Etobicoke (Zones 5-7) | 4.4 d | 2.1 c - | 2.4 c | 3.1 c - | 1.5 b | 1.7 a - | 1.3 a | 1.7 b - | 1.9 b | 2.2 a - |
| Zone 8-York | 1.9 b | 2.1 c - | 2.6 a | 2.2 a - | 1.4 a | 1.5 a - | 1.9 c | ** | 2.1 a | 1.9 a - |
| Zone 9-East York | 2.0 c | 1.4 a - | 2.1 a | 1.8 a - | 1.7 a | 1.4 a - | 0.9 a | 1.5 b ↑ | 1.9 a | 1.6 a - |
| Zone 10-Scarborough (Central) | 1.5 b | 1.3 a - | 1.3 a | 1.4 a - | 1.3 a | 1.5 a - | 0.6 a | 1.3 a ↑ | 1.2 a | 1.4 a - |
| Zone 11-Scarborough (North) | 2.3 a | 3.1 a ↑ | 1.3 a | 1.7 b - | 2.0 a | 1.4 a ↓ | 0.9 a | 1.9 b ↑ | 1.7 a | 1.6 a - |
| Zone 12-Scarborough (East) | 1.5 d | ** | 1.8 a | 1.6 b - | 1.8 a | 1.0 a ↓ | 1.9 a | 0.7 a ↓ | 1.8 a | 1.2 a ↓ |
| Scarborough (Zones 10-12) | 1.6 a | 1.7 b - | 1.4 a | 1.5 a - | 1.6 a | 1.3 a ↓ | 1.2 a | 1.2 a - | 1.5 a | 1.4 a - |
| Zone 13-North York (Southeast) | 0.5 b | 1.3 d - | 1.0 a | 1.5 a - | 1.0 a | 1.0 a - | 0.9 a | 1.2 a - | 1.0 a | 1.2 a - |
| Zone 14-North York (Northeast) | 0.0 c | 2.1 a ↑ | 1.3 a | 1.7 b - | 1.2 a | 1.2 a - | 1.1 a | 1.2 a - | 1.2 a | 1.4 a - |
| Zone 15-North York (Southwest) | 2.2 c | 1.6 c - | 1.9 b | 1.7 b - | 1.7 b | 1.0 a ↓ | 0.8 a | 0.0 c ↓ | 1.7 b | 1.2 a ↓ |
| Zone 16-North York (N.Central) | ** | 5.5 d | 0.7 a | 1.1 a ↑ | 0.8 a | 2.0 b ↑ | 1.0 a | 1.7 c ↑ | 0.9 a | 1.7 b ↑ |
| Zone 17-North York (Northwest) | 2.9 a | ** | 2.2 a | 1.5 a ↓ | 1.8 a | 1.3 a ↓ | 2.0 a | 0.6 a ↓ | 2.0 a | 1.3 a ↓ |
| North York (Zones 13-17) | 2.7 b | 2.0 c - | 1.4 a | 1.5 a - | 1.3 a | 1.3 a - | 1.2 a | 1.0 a - | 1.4 a | 1.3 a - |
| Rest of Toronto (Zones 5-17) | 2.6 b | 1.9 a ↓ | 1.8 a | 1.9 a - | 1.5 a | 1.4 a - | 1.3 a | 1.3 a - | 1.6 a | 1.6 a - |
| Toronto (Zones 1-17) | 1.9 a | 1.5 a ↓ | 1.7 a | 1.8 a - | 1.4 a | 1.4 a - | 1.3 a | 1.2 a - | 1.6 a | 1.6 a - |
| Zone 18-Mississauga (South) | ** | ** | 2.4 a | 1.8 a ↓ | 1.6 a | 1.9 a - | 1.6 b | 3.7 c ↑ | 2.0 a | 2.0 a - |
| Zone 19-Mississauga (Northwest) | 0.0 d | 0.0 d - | 1.6 a | 0.8 a ↓ | 1.3 a | 1.6 a - | 0.7 a | 2.9 c ↑ | 1.3 a | 1.4 a - |
| Zone 20-Mississauga (Northeast) | 2.7 c | ** | 2.4 a | 1.3 a ↓ | 3.1 b | 1.3 a ↓ | 4.1 b | 2.2 b ↓ | 3.0 a | 1.4 a ↓ |
| Mississauga City (Zones 18-20) | 2.6 c | 2.7 c - | 2.3 a | 1.5 a ↓ | 2.3 a | 1.6 a ↓ | 2.6 a | 2.8 a - | 2.3 a | 1.7 a ↓ |
| Zone 21-Brampton (West) | ** | ** | 2.2 a | 1.7 c - | 1.2 a | 2.4 c - | 4.7 c | ** | 2.0 a | 2.2 c - |
| Zone 22-Brampton (East) | 2.7 a | ** | 3.1 a | 1.0 d ↓ | 2.8 a | 1.4 a ↓ | 2.3 a | 2.2 c - | 2.8 a | 1.4 a ↓ |
| Brampton City (Zones 21-22) | 4.9 d | 5.8 d - | 2.5 a | 1.4 a ↓ | 2.0 a | 1.9 b - | 3.1 b | 2.1 c ↓ | 2.3 a | 1.9 b ↓ |
| Zone 23-Oakville | 0.0 c | 3.0 c ↑ | 1.4 a | 1.2 a - | 1.4 a | 1.6 a - | 0.8 d | 1.0 a - | 1.3 a | 1.5 a - |
| Zone 24-Caledon | ** | ** | ** | 3.8 a | ** | ** | ** | ** | ** | 1.3 a |
| Zone 25-R. Hill, Vaughan, King | 9.9 c | 1.1 a ↓ | 0.6 a | 1.2 a - | 1.2 a | 1.1 a - | ** | 1.3 d | 1.6 b | 1.1 a - |
| Zone 26-Aurora, Newmkt, Whit-St. | ** | ** | 2.3 c | 1.5 a - | 1.2 a | 2.1 c ↑ | ** | 0.0 d | 2.1 b | 1.8 b - |
| Zone 27-Markham | ** | ** | 1.7 b | 2.1 c - | 0.5 a | 1.4 a - | 0.0 c | 0.0 d - | 0.9 a | 1.6 c - |
| York Region (Zones 25-27) | ** | 2.3 c | 1.5 b | 1.6 b - | 1.0 a | 1.5 b ↑ | 2.1 c | 0.5 b ↓ | 1.6 a | 1.5 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.

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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | ** | 9.0 a | 4.4 d | 1.1 a ↓ | 1.1 a | 1.5 a ↑ | 0.1 a | 0.3 a ↑ | 1.2 a | 1.1 a - |
| Zone 29-Milton, Halton Hills | 0.0 d | ** | 2.6 c | 3.0 b - | 0.7 a | 1.9 a ↑ | ** | 1.5 c | 1.4 a | 2.5 a ↑ |
| Zone 30-Orangeville | ** | ** | 0.5 b | 1.6 b ↑ | 1.0 d | 3.9 d ↑ | ** | ** | 0.7 a | 2.7 b ↑ |
| Zone 31-Bradford, W. Gwillimbury | 0.0 d | 0.0 d - | 2.3 c | 1.9 c - | 3.5 c | 2.5 c - | 2.2 c | 0.0 d ↓ | 2.9 b | 2.1 b - |
| Remaining CMA (Zones 18-31) | 3.8 c | 3.4 c - | 2.2 a | 1.5 a ↓ | 1.9 a | 1.7 a - | 2.2 a | 2.0 a - | 2.1 a | 1.7 a ↓ |
| Durham Region | 2.0 c | 3.3 d - | 2.5 a | 1.4 a ↓ | 1.8 a | 1.8 a - | 1.6 a | 1.4 a - | 2.0 a | 1.7 a ↓ |
| York Region | ** | 2.3 c | 1.5 b | 1.6 b - | 1.0 a | 1.5 b ↑ | 2.1 c | 0.5 b ↓ | 1.6 a | 1.5 b - |
| Peel Region | 3.2 d | 3.4 d - | 2.4 a | 1.5 a ↓ | 2.2 a | 1.7 a ↓ | 2.8 a | 2.6 a - | 2.3 a | 1.7 a ↓ |
| Halton Region | 0.4 b | 3.3 d ↑ | 1.7 a | 2.0 b - | 1.6 b | 1.4 a - | 1.9 c | 0.5 a ↓ | 1.6 a | 1.6 a - |
| Toronto GTA | 1.9 a | 1.6 a ↓ | 1.8 a | 1.7 a - | 1.5 a | 1.5 a - | 1.5 a | 1.4 a - | 1.7 a | 1.6 a - |
| Toronto CMA | 2.0 a | 1.6 a ↓ | 1.8 a | 1.7 a - | 1.5 a | 1.5 a - | 1.4 a | 1.4 a - | 1.6 a | 1.6 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1 - Oshawa (North) | 1.7 c | 0.0 b ↓ | 1.6 a | 0.9 a ↓ | 1.2 a | 1.4 a - | 1.2 d | 0.4 a - | 1.3 a | 1.1 a - |
| Zone 2 - Oshawa (S./Central) | ** | ** | 3.3 c | 2.3 b ↓ | 2.5 a | 2.3 a - | 4.1 c | 3.9 c - | 2.8 a | 2.5 a - |
| Oshawa City (Zones 1-2) | 1.2 d | 4.2 d ↑ | 2.6 a | 1.7 b ↓ | 2.0 a | 1.9 a - | 3.0 c | 2.4 b - | 2.2 a | 2.0 a - |
| Zone 3 - Whitby | ** | 0.0 c | 2.6 b | 1.2 a ↓ | 1.7 b | 1.7 b - | 1.7 c | 1.8 c - | 2.0 a | 1.5 a ↓ |
| Zone 4 - Clarington | ** | ** | 0.0 d | 0.0 c - | 2.0 c | 1.0 a ↓ | 6.0 d | 3.6 d - | 1.5 a | 1.0 a - |
| Oshawa CMA | 1.1 d | 3.1 d ↑ | 2.4 a | 1.5 a ↓ | 1.9 a | 1.9 a - | 2.8 b | 2.3 a - | 2.1 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1-Toronto (Central) | 990 a | 999 a | 1,255 a | 1,307 a | 1,700 a | 1,823 b | ** | ** | 1,359 a | 1,402 a |
| Zone 2-Toronto (East) | 767 a | 835 b | 1,019 a | 1,041 a | 1,248 a | 1,256 a | 1,360 b | 1,547 c | 1,047 a | 1,071 a |
| Zone 3-Toronto (North) | 944 a | 962 a | 1,188 a | 1,225 a | 1,567 a | 1,614 a | 2,249 b | 2,550 c | 1,290 a | 1,338 a |
| Zone 4-Toronto (West) | 790 a | 815 a | 1,035 a | 1,080 a | 1,312 a | 1,390 a | 1,767 c | 1,690 c | 1,069 a | 1,131 a |
| Toronto-Former City (Zones 1-4) | 907 a | 928 a | 1,157 a | 1,201 a | 1,521 a | 1,596 a | 2,445 d | 2,316 c | 1,237 a | 1,286 a |
| Zone 5-Etobicoke (South) | 788 a | 783 a | 883 a | 889 a | 1,069 a | 1,076 a | 1,357 a | 1,405 b | 976 a | 984 a |
| Zone 6-Etobicoke (Central) | 1,041 a | 1,104 b | 1,061 a | 1,103 a | 1,250 a | 1,283 a | 1,422 a | 1,439 a | 1,211 a | 1,247 a |
| Zone 7-Etobicoke (North) | 689 a | 673 a | 910 a | 903 a | 1,086 a | 1,067 a | 1,203 a | 1,220 a | 1,079 a | 1,080 a |
| Etobicoke (Zones 5-7) | 858 b | 858 b | 974 a | 998 a | 1,164 a | 1,183 a | 1,353 a | 1,360 a | 1,113 a | 1,134 a |
| Zone 8-York | 741 a | 761 a | 930 a | 968 a | 1,152 a | 1,184 a | 1,613 c | 1,606 d | 1,025 a | 1,057 a |
| Zone 9-East York | 828 b | 808 a | 949 a | 966 a | 1,205 a | 1,219 a | 1,558 a | 1,537 a | 1,071 a | 1,083 a |
| Zone 10-Scarborough (Central) | 787 a | 805 a | 886 a | 916 a | 1,023 a | 1,050 a | 1,181 a | 1,180 a | 971 a | 1,003 a |
| Zone 11-Scarborough (North) | 882 a | 880 a | 993 a | 987 a | 1,145 a | 1,132 a | 1,314 a | 1,311 a | 1,104 a | 1,093 a |
| Zone 12-Scarborough (East) | 769 a | 788 a | 908 a | 922 a | 1,030 a | 1,036 a | 1,169 a | 1,210 a | 1,013 a | 1,029 a |
| Scarborough (Zones 10-12) | 801 a | 819 a | 911 a | 931 a | 1,051 a | 1,062 a | 1,201 a | 1,214 a | 1,009 a | 1,028 a |
| Zone 13-North York (Southeast) | 753 a | 787 a | 964 a | 986 a | 1,148 a | 1,186 a | 1,371 a | 1,442 a | 1,096 a | 1,134 a |
| Zone 14-North York (Northeast) | 862 b | 1,109 a | 1,153 a | 1,182 a | 1,362 a | 1,366 a | 1,621 a | 1,482 a | 1,350 a | 1,316 a |
| Zone 15-North York (Southwest) | 766 a | 759 a | 898 a | 962 a | 1,074 a | 1,151 a | 1,329 a | 1,440 b | 1,021 a | 1,092 a |
| Zone 16-North York (N.Central) | 778 a | 844 b | 1,036 a | 1,050 a | 1,246 a | 1,239 a | 1,416 a | 1,427 a | 1,189 a | 1,186 a |
| Zone 17-North York (Northwest) | 698 a | 769 a | 864 a | 885 a | 1,015 a | 1,061 a | 1,198 a | 1,265 a | 977 a | 1,017 a |
| North York (Zones 13-17) | 739 a | 851 b | 970 a | 999 a | 1,162 a | 1,192 a | 1,393 a | 1,400 a | 1,117 a | 1,140 a |
| Rest of Toronto (Zones 5-17) | 788 a | 819 a | 951 a | 978 a | 1,141 a | 1,164 a | 1,365 a | 1,369 a | 1,080 a | 1,102 a |
| Toronto (Zones 1-17) | 876 a | 899 a | 1,035 a | 1,071 a | 1,225 a | 1,264 a | 1,488 a | 1,484 a | 1,134 a | 1,166 a |
| Zone 18-Mississauga (South) | 793 a | 810 a | 979 a | 1,004 a | 1,134 a | 1,160 a | 1,262 a | 1,264 a | 1,075 a | 1,096 a |
| Zone 19-Mississauga (Northwest) | 834 b | 888 b | 1,107 a | 1,117 a | 1,255 a | 1,306 a | 1,351 a | 1,344 a | 1,218 a | 1,234 a |
| Zone 20-Mississauga (Northeast) | 799 b | 838 a | 1,036 a | 1,091 a | 1,186 a | 1,238 a | 1,349 a | 1,403 a | 1,151 a | 1,198 a |
| Mississauga City (Zones 18-20) | 800 a | 827 a | 1,014 a | 1,051 a | 1,172 a | 1,211 a | 1,317 a | 1,342 a | 1,124 a | 1,156 a |
| Zone 21-Brampton (West) | 693 a | 745 a | 963 a | 961 a | 1,101 a | 1,128 a | 1,226 a | 1,235 a | 1,042 a | 1,068 a |
| Zone 22-Brampton (East) | 871 a | 1,005 d | 1,074 a | 1,162 a | 1,204 a | 1,279 a | 1,332 a | 1,356 a | 1,181 a | 1,257 a |
| Brampton City (Zones 21-22) | 755 a | 794 b | 1,003 a | 1,032 a | 1,148 a | 1,195 a | 1,296 a | 1,312 a | 1,104 a | 1,150 a |
| Zone 23-Oakville | 886 a | 912 a | 1,099 a | 1,131 a | 1,281 a | 1,317 a | 1,480 b | 1,523 b | 1,223 a | 1,264 a |
| Zone 24-Caledon | ** | ** | ** | 977 b | ** | 1,017 a | ** | ** | ** | 1,003 a |
| Zone 25-R. Hill, Vaughan, King | 870 a | 877 a | 1,046 a | 1,081 a | 1,235 a | 1,297 a | 1,463 a | 1,521 a | 1,160 a | 1,207 a |
| Zone 26-Aurora, Newmkt, Whit-St. | 741 b | 707 b | 958 a | 996 a | 1,075 a | 1,097 a | 1,206 a | 1,140 a | 1,032 a | 1,050 a |
| Zone 27-Markham | 773 a | ** | 1,029 a | 1,031 a | 1,183 a | 1,191 a | 1,333 a | 1,410 a | 1,128 a | 1,125 a |
| York Region (Zones 25-27) | 828 a | 815 a | 1,011 a | 1,036 a | 1,163 a | 1,194 a | 1,339 a | 1,357 a | 1,106 a | 1,127 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.

- No units exist in the universe 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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | ** | 791 a | 899 a | 921 a | 1,086 a | 1,103 a | 1,272 a | 1,278 a | 1,134 a | 1,141 a |
| Zone 29-Milton, Halton Hills | 703 a | 711 a | 929 a | 963 a | 1,090 a | 1,121 a | 1,377 a | 1,420 a | 1,030 a | 1,062 a |
| Zone 30-Orangeville | 784 b | 865 a | 891 a | 934 a | 1,036 a | 1,087 a | 1,204 a | ** | 966 a | 1,014 a |
| Zone 31-Bradford, W. Gwillimbury | 779 b | 794 a | 865 a | 880 a | 1,009 a | 1,020 a | 1,243 a | 1,325 a | 963 a | 979 a |
| Remaining CMA (Zones 18-31) | 801 a | 827 a | 1,009 a | 1,042 a | 1,165 a | 1,205 a | 1,317 a | 1,341 a | 1,119 a | 1,153 a |
| Durham Region | 714 a | 726 a | 872 a | 885 a | 997 a | 1,021 a | 1,189 a | 1,203 a | 980 a | 1,000 a |
| York Region | 828 a | 815 a | 1,011 a | 1,036 a | 1,163 a | 1,194 a | 1,339 a | 1,357 a | 1,106 a | 1,127 a |
| Peel Region | 787 a | 819 a | 1,010 a | 1,046 a | 1,164 a | 1,206 a | 1,312 a | 1,335 a | 1,118 a | 1,154 a |
| Halton Region | 878 a | 891 a | 1,034 a | 1,079 a | 1,183 a | 1,230 a | 1,396 a | 1,432 a | 1,142 a | 1,189 a |
| Toronto GTA | 871 a | 894 a | 1,028 a | 1,063 a | 1,200 a | 1,238 a | 1,442 a | 1,446 a | 1,126 a | 1,158 a |
| Toronto CMA | 873 a | 896 a | 1,032 a | 1,067 a | 1,213 a | 1,251 a | 1,454 a | 1,458 a | 1,131 a | 1,163 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.

- No units exist in the universe 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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1 - Oshawa (North) | 725 a | 698 a | 926 a | 932 a | 1,040 a | 1,077 a | 1,228 a | 1,270 a | 1,014 a | 1,049 a |
| Zone 2 - Oshawa (S./Central) | 665 a | 674 a | 804 a | 808 a | 938 a | 945 a | 1,064 a | 1,071 a | 903 a | 909 a |
| Oshawa City (Zones 1-2) | 680 a | 680 a | 857 a | 858 a | 979 a | 1,000 a | 1,126 a | 1,158 a | 948 a | 966 a |
| Zone 3 - Whitby | 789 c | 799 b | 938 a | 951 a | 1,021 a | 1,040 a | 1,122 a | 1,127 a | 992 a | 1,009 a |
| Zone 4 - Clarington | ** | 829 a | 792 a | 908 a | 939 a | 1,050 a | 1,166 b | 1,257 a | 895 a | 1,010 a |
| Oshawa CMA | 713 a | 724 a | 874 a | 885 a | 985 a | 1,010 a | 1,126 a | 1,153 a | 955 a | 978 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.

- No units exist in the universe 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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1-Toronto (Central) | 6,591 | 6,622 | 14,960 | 15,164 | 6,497 | 6,752 | 720 | 968 | 28,768 | 29,506 |
| Zone 2-Toronto (East) | 1,167 | 1,163 | 3,537 | 3,546 | 1,785 | 1,781 | 190 | 192 | 6,679 | 6,682 |
| Zone 3-Toronto (North) | 5,025 | 4,974 | 15,293 | 15,303 | 8,391 | 8,383 | 1,051 | 1,053 | 29,760 | 29,713 |
| Zone 4-Toronto (West) | 4,514 | 4,497 | 11,512 | 11,579 | 5,539 | 5,662 | 647 | 692 | 22,212 | 22,430 |
| Toronto-Former City (Zones 1-4) | 17,297 | 17,256 | 45,302 | 45,592 | 22,212 | 22,578 | 2,608 | 2,905 | 87,419 | 88,331 |
| Zone 5-Etobicoke (South) | 867 | 867 | 4,521 | 4,526 | 4,517 | 4,506 | 373 | 376 | 10,278 | 10,275 |
| Zone 6-Etobicoke (Central) | 316 | 315 | 4,956 | 4,960 | 8,219 | 8,212 | 2,484 | 2,488 | 15,975 | 15,975 |
| Zone 7-Etobicoke (North) | 30 | 30 | 925 | 927 | 2,918 | 2,916 | 1,369 | 1,369 | 5,242 | 5,242 |
| Etobicoke (Zones 5-7) | 1,213 | 1,212 | 10,402 | 10,413 | 15,654 | 15,634 | 4,226 | 4,233 | 31,495 | 31,492 |
| Zone 8-York | 1,420 | 1,420 | 8,388 | 8,381 | 6,257 | 6,253 | 849 | 845 | 16,914 | 16,899 |
| Zone 9-East York | 994 | 976 | 9,974 | 9,986 | 6,589 | 6,584 | 1,009 | 1,004 | 18,566 | 18,550 |
| Zone 10-Scarborough (Central) | 593 | 592 | 6,988 | 6,997 | 8,305 | 8,292 | 1,590 | 1,585 | 17,476 | 17,466 |
| Zone 11-Scarborough (North) | 132 | 129 | 2,203 | 2,201 | 3,750 | 3,741 | 712 | 713 | 6,797 | 6,784 |
| Zone 12-Scarborough (East) | 88 | 89 | 2,925 | 2,923 | 5,468 | 5,455 | 1,488 | 1,485 | 9,969 | 9,952 |
| Scarborough (Zones 10-12) | 813 | 810 | 12,116 | 12,121 | 17,523 | 17,488 | 3,790 | 3,783 | 34,242 | 34,202 |
| Zone 13-North York (Southeast) | 222 | 243 | 6,185 | 6,154 | 8,635 | 8,643 | 1,883 | 1,884 | 16,925 | 16,924 |
| Zone 14-North York (Northeast) | 199 | 201 | 3,569 | 3,614 | 5,669 | 5,620 | 2,122 | 2,159 | 11,559 | 11,594 |
| Zone 15-North York (Southwest) | 284 | 289 | 3,728 | 3,731 | 4,404 | 4,408 | 824 | 824 | 9,240 | 9,252 |
| Zone 16-North York (N.Central) | 195 | 194 | 4,598 | 4,593 | 5,909 | 5,914 | 1,793 | 1,779 | 12,495 | 12,480 |
| Zone 17-North York (Northwest) | 592 | 590 | 5,785 | 5,735 | 8,269 | 8,324 | 2,447 | 2,452 | 17,093 | 17,101 |
| North York (Zones 13-17) | 1,492 | 1,517 | 23,865 | 23,827 | 32,886 | 32,909 | 9,069 | 9,098 | 67,312 | 67,351 |
| Rest of Toronto (Zones 5-17) | 5,932 | 5,935 | 64,745 | 64,728 | 78,909 | 78,868 | 18,943 | 18,963 | 168,529 | 168,494 |
| Toronto (Zones 1-17) | 23,229 | 23,191 | 110,047 | 110,320 | 101,121 | 101,446 | 21,551 | 21,868 | 255,948 | 256,825 |
| Zone 18-Mississauga (South) | 321 | 319 | 4,984 | 4,996 | 5,924 | 5,922 | 1,010 | 1,010 | 12,239 | 12,247 |
| Zone 19-Mississauga (Northwest) | 52 | 54 | 1,061 | 1,067 | 1,684 | 1,688 | 434 | 434 | 3,231 | 3,243 |
| Zone 20-Mississauga (Northeast) | 273 | 274 | 3,774 | 3,786 | 5,942 | 5,910 | 1,199 | 1,182 | 11,188 | 11,152 |
| Mississauga City (Zones 18-20) | 646 | 647 | 9,819 | 9,849 | 13,550 | 13,520 | 2,643 | 2,626 | 26,658 | 26,642 |
| Zone 21-Brampton (West) | 136 | 143 | 2,149 | 2,247 | 2,810 | 2,901 | 322 | 351 | 5,417 | 5,642 |
| Zone 22-Brampton (East) | 75 | 76 | 1,273 | 1,279 | 2,384 | 2,454 | 732 | 661 | 4,464 | 4,470 |
| Brampton City (Zones 21-22) | 211 | 219 | 3,422 | 3,526 | 5,194 | 5,355 | 1,054 | 1,012 | 9,881 | 10,112 |
| Zone 23-Oakville | 155 | 162 | 1,423 | 1,423 | 2,450 | 2,467 | 396 | 391 | 4,424 | 4,443 |
| Zone 24-Caledon | 11 | 11 | 25 | 32 | 37 | 32 | 7 | 5 | 80 | 80 |
| Zone 25-R. Hill, Vaughan, King | 75 | 75 | 656 | 654 | 956 | 950 | 107 | 107 | 1,794 | 1,786 |
| Zone 26-Aurora, Newmkt, Whit-St. | 58 | 58 | 702 | 702 | 948 | 946 | 102 | 102 | 1,810 | 1,808 |
| Zone 27-Markham | 12 | 12 | 612 | 617 | 879 | 880 | 89 | 89 | 1,592 | 1,598 |
| York Region (Zones 25-27) | 145 | 145 | 1,970 | 1,973 | 2,783 | 2,776 | 298 | 298 | 5,196 | 5,192 |

(continued)

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | 11 | 10 | 190 | 189 | 1,064 | 1,064 | 624 | 625 | 1,889 | 1,888 |
| Zone 29-Milton, Halton Hills | 30 | 32 | 553 | 551 | 820 | 820 | 64 | 64 | 1,467 | 1,467 |
| Zone 30-Orangeville | 47 | 47 | 332 | 331 | 353 | 356 | 37 | 37 | 769 | 771 |
| Zone 31-Bradford, W. Gwillimbury | 21 | 21 | 312 | 311 | 405 | 404 | 56 | 56 | 794 | 792 |
| Remaining CMA (Zones 18-31) | 1,277 | 1,294 | 18,046 | 18,185 | 26,656 | 26,794 | 5,179 | 5,114 | 51,158 | 51,387 |
| Durham Region | 385 | 371 | 3,694 | 3,680 | 7,737 | 7,757 | 1,597 | 1,592 | 13,413 | 13,400 |
| York Region | 145 | 145 | 1,970 | 1,973 | 2,783 | 2,776 | 298 | 298 | 5,196 | 5,192 |
| Peel Region | 868 | 877 | 13,266 | 13,407 | 18,781 | 18,907 | 3,704 | 3,643 | 36,619 | 36,834 |
| Halton Region | 288 | 296 | 4,719 | 4,718 | 8,185 | 8,202 | 1,138 | 1,139 | 14,330 | 14,355 |
| Toronto GTA | 24,915 | 24,880 | 133,696 | 134,098 | 138,607 | 139,088 | 28,288 | 28,540 | 325,506 | 326,606 |
| Toronto CMA | 24,506 | 24,485 | 128,093 | 128,505 | 127,777 | 128,240 | 26,730 | 26,982 | 307,106 | 308,212 |

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

- No units exist in the universe for this category n/a: Not applicable

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 Oshawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|------------------------------|------------|------------|--------------|--------------|--------------|--------------|-------------|------------|---------------|---------------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1 - Oshawa (North) | 58 | 57 | 959 | 959 | 2,037 | 2,038 | 274 | 263 | 3,328 | 3,317 |
| Zone 2 - Oshawa (S./Central) | 157 | 144 | 1,432 | 1,404 | 2,950 | 2,941 | 361 | 364 | 4,900 | 4,853 |
| Oshawa City (Zones 1-2) | 215 | 201 | 2,391 | 2,363 | 4,987 | 4,979 | 635 | 627 | 8,228 | 8,170 |
| Zone 3 - Whitby | 147 | 147 | 855 | 854 | 1,205 | 1,209 | 259 | 259 | 2,466 | 2,469 |
| Zone 4 - Clarington | 9 | 10 | 192 | 208 | 362 | 386 | 24 | 26 | 587 | 630 |
| Oshawa CMA | 371 | 358 | 3,438 | 3,425 | 6,554 | 6,574 | 918 | 912 | 11,281 | 11,269 |

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

- No units exist in the universe for this category n/a: Not applicable

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

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

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------------|----------|---------|-----------|---------|-----------|---------|-------------|---------|--------|---------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1-Toronto (Central) | 3.7 b | 3.8 b - | 3.8 a | 3.5 b - | 2.7 a | 3.3 c - | 2.8 b | ** | 3.5 a | 3.5 b - |
| Zone 2-Toronto (East) | 4.1 d | 3.3 c - | 3.0 a | 3.9 c - | 2.8 c | 2.5 c - | ** | 3.4 d | 3.1 c | 3.3 c - |
| Zone 3-Toronto (North) | 3.6 a | 3.9 b - | 3.0 a | 3.2 b - | 2.6 a | 2.7 a - | 2.7 b | 1.0 a ↓ | 3.0 a | 3.1 a - |
| Zone 4-Toronto (West) | 3.6 b | 2.8 b - | 2.7 a | 2.7 b - | 2.9 c | 2.4 b - | 0.7 b | 1.4 d - | 2.9 a | 2.6 a - |
| Toronto-Former City (Zones 1-4) | 3.7 a | 3.5 a - | 3.2 a | 3.2 a - | 2.7 a | 2.8 a - | 2.3 b | 1.4 a ↓ | 3.1 a | 3.1 a - |
| Zone 5-Etobicoke (South) | ** | 3.4 d | 3.3 c | 5.0 c ↑ | 2.3 c | 3.1 c - | ** | ** | 3.0 b | 4.2 b ↑ |
| Zone 6-Etobicoke (Central) | 5.9 c | 6.5 c - | 4.4 c | 4.0 c - | 2.9 a | 3.1 b - | 2.5 a | 2.7 b - | 3.4 c | 3.4 b - |
| Zone 7-Etobicoke (North) | 0.0 c | ** | 2.4 c | 1.8 b - | 1.6 a | 1.5 a - | 1.1 d | 1.0 a - | 1.6 b | 1.4 a - |
| Etobicoke (Zones 5-7) | 5.0 d | 4.3 c - | 3.7 c | 4.2 b - | 2.5 a | 2.8 a - | 2.2 b | 2.9 b - | 2.9 a | 3.3 b - |
| Zone 8-York | 4.4 c | 2.5 b ↓ | 3.6 b | 3.2 b - | 2.2 b | 2.0 b - | 2.7 c | ** | 3.1 b | 2.7 a - |
| Zone 9-East York | 2.6 b | 2.4 b - | 3.3 a | 2.9 a ↓ | 3.3 b | 2.4 a ↓ | 1.5 a | 3.7 b ↑ | 3.2 a | 2.7 a ↓ |
| Zone 10-Scarborough (Central) | 3.0 b | 2.1 b ↓ | 2.7 a | 3.0 b - | 2.3 a | 2.3 a - | 1.1 a | 2.0 a ↑ | 2.4 a | 2.5 a - |
| Zone 11-Scarborough (North) | 2.3 a | 5.4 a ↑ | 3.4 b | 3.8 b - | 3.9 b | 3.5 b - | 3.0 c | 5.1 b ↑ | 3.6 a | 3.8 a - |
| Zone 12-Scarborough (East) | 5.9 d | ** | 3.4 b | 3.1 b - | 3.5 a | 2.3 a ↓ | 3.2 b | 2.1 a ↓ | 3.4 a | 2.5 a ↓ |
| Scarborough (Zones 10-12) | 3.2 b | 2.9 a - | 3.0 a | 3.2 a - | 3.0 a | 2.5 a ↓ | 2.3 a | 2.6 a - | 2.9 a | 2.8 a - |
| Zone 13-North York (Southeast) | 2.3 c | 1.3 d - | 3.0 b | 3.0 b - | 2.5 a | 2.5 a - | 2.4 b | 2.8 b - | 2.7 a | 2.7 a - |
| Zone 14-North York (Northeast) | ** | 5.8 b | 3.3 b | 3.2 b - | 2.3 a | 3.0 b ↑ | 2.7 a | 2.3 c - | 2.7 a | 3.0 b - |
| Zone 15-North York (Southwest) | 5.4 c | 2.9 c ↓ | 4.2 c | 2.5 a ↓ | 2.8 a | 2.0 b ↓ | 1.7 c | 0.3 a ↓ | 3.3 b | 2.1 a ↓ |
| Zone 16-North York (N.Central) | ** | ** | 1.9 a | 2.4 a - | 2.4 a | 2.9 a - | 1.6 a | 2.5 b ↑ | 2.2 a | 2.7 a ↑ |
| Zone 17-North York (Northwest) | 5.4 b | ** | 4.0 a | 2.8 a ↓ | 3.0 a | 2.6 a ↓ | 3.4 b | 1.9 b ↓ | 3.5 a | 2.6 a ↓ |
| North York (Zones 13-17) | 4.9 b | 3.5 c ↓ | 3.3 a | 2.8 a ↓ | 2.6 a | 2.6 a - | 2.5 a | 2.1 a - | 2.9 a | 2.6 a ↓ |
| Rest of Toronto (Zones 5-17) | 4.2 b | 3.2 b ↓ | 3.4 a | 3.2 a - | 2.7 a | 2.6 a - | 2.3 a | 2.5 a - | 3.0 a | 2.8 a ↓ |
| Toronto (Zones 1-17) | 3.8 a | 3.4 a ↓ | 3.3 a | 3.2 a - | 2.7 a | 2.6 a - | 2.3 a | 2.4 a - | 3.0 a | 2.9 a - |
| Zone 18-Mississauga (South) | 4.3 d | 3.3 d - | 4.0 b | 3.1 b ↓ | 2.9 a | 3.1 b - | 2.5 b | 4.9 c ↑ | 3.3 b | 3.3 b - |
| Zone 19-Mississauga (Northwest) | ** | 0.0 d | 2.5 a | 3.1 b ↑ | 2.2 a | 3.1 b ↑ | 2.3 a | 3.4 c ↑ | 2.3 a | 3.1 b ↑ |
| Zone 20-Mississauga (Northeast) | 2.7 c | ** | 3.9 b | 3.3 a ↓ | 5.5 b | 3.7 b ↓ | 5.8 b | 3.3 c ↓ | 4.9 b | 3.5 a ↓ |
| Mississauga City (Zones 18-20) | 3.5 d | 3.2 d - | 3.8 a | 3.2 a ↓ | 4.0 a | 3.3 a ↓ | 4.0 b | 3.9 b - | 3.9 a | 3.3 a ↓ |
| Zone 21-Brampton (West) | ** | ** | 6.1 a | 2.8 a ↓ | 4.2 b | 3.3 d - | 8.8 c | 2.6 c ↓ | 5.4 a | 3.2 c ↓ |
| Zone 22-Brampton (East) | 4.0 a | ** | 6.8 a | 3.3 c ↓ | 6.6 a | 4.9 b ↓ | 5.5 a | 5.6 d - | 6.4 a | 4.6 b ↓ |
| Brampton City (Zones 21-22) | 6.3 c | ** | 6.3 a | 3.0 a ↓ | 5.3 a | 4.0 b ↓ | 6.6 b | 4.6 c ↓ | 5.8 a | 3.8 b ↓ |
| Zone 23-Oakville | ** | ** | 2.7 a | 3.0 b - | 2.6 a | 3.1 b - | 2.4 c | 2.5 b - | 2.6 a | 3.1 b ↑ |
| Zone 24-Caledon | ** | ** | ** | 3.8 a | ** | 2.5 a | ** | ** | ** | 2.5 a |
| Zone 25-R. Hill, Vaughan, King | ** | 1.1 a | 1.4 a | 2.5 b ↑ | 3.1 b | 2.2 b ↓ | 4.5 d | 2.5 a - | 3.2 b | 2.3 a ↓ |
| Zone 26-Aurora, Newmkt, Whit-St. | ** | ** | 3.2 c | 2.9 c - | 1.7 b | 2.6 c - | 4.0 d | 0.0 d ↓ | 2.8 a | 2.6 b - |
| Zone 27-Markham | 9.4 c | ** | 1.7 b | 3.5 d ↑ | 1.5 b | 2.9 c ↑ | 2.5 c | 0.0 d ↓ | 1.7 a | 3.0 d ↑ |
| York Region (Zones 25-27) | ** | 2.3 c | 2.1 a | 3.0 b ↑ | 2.1 a | 2.5 a - | 3.7 c | 1.0 a ↓ | 2.6 a | 2.6 a - |

(continued)

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

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

** Data suppressed to protect confidentiality or data 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

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

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | ** | 9.0 a | 7.6 c | 2.1 c ↓ | 2.9 a | 2.5 a ↓ | 3.2 b | 3.4 a - | 3.6 a | 2.8 a ↓ |
| Zone 29-Milton, Halton Hills | 5.5 d | ** | 5.1 b | 5.0 b - | 2.3 a | 4.2 b ↑ | 4.0 d | 4.6 c - | 3.5 b | 4.6 b ↑ |
| Zone 30-Orangeville | ** | ** | 0.5 b | 2.5 b ↑ | 2.4 c | 4.2 d - | 2.7 a | ** | 1.4 a | 3.2 c ↑ |
| Zone 31-Bradford, W. Gwillimbury | 0.0 d | 0.0 d - | 3.9 c | 2.6 c - | 6.5 b | 4.0 c ↓ | 4.0 c | 4.2 b - | 5.2 b | 3.4 b ↓ |
| Remaining CMA (Zones 18-31) | 5.5 c | 4.2 d - | 4.0 a | 3.1 a ↓ | 3.8 a | 3.4 a ↓ | 4.3 a | 3.7 a ↓ | 4.0 a | 3.4 a ↓ |
| Durham Region | 2.4 | 4.0 c - | 3.6 a | 2.5 a ↓ | 2.8 a | 2.9 a - | 3.4 b | 3.4 a - | 3.1 a | 2.9 a - |
| York Region | ** c | 2.3 d | 2.1 a | 3.0 b ↑ | 2.1 a | 2.5 a - | 3.7 c | 1.0 a ↓ | 2.6 a | 2.6 a - |
| Peel Region | 4.2 c | 4.0 d - | 4.4 a | 3.1 a ↓ | 4.3 a | 3.6 a ↓ | 4.8 a | 4.1 b ↓ | 4.4 a | 3.5 a ↓ |
| Halton Region | 2.3 a | 5.5 a ↑ | 3.1 b | 3.5 b - | 2.9 a | 3.1 a - | 3.3 d | 1.4 a ↓ | 3.0 a | 3.1 a - |
| Toronto GTA | 3.8 a | 3.5 a ↓ | 3.4 a | 3.2 a ↓ | 2.9 a | 2.8 a ↓ | 2.8 a | 2.6 a - | 3.2 a | 3.0 a ↓ |
| Toronto CMA | 3.9 | 3.5 ↓ | 3.4 a | 3.2 a ↓ | 2.9 a | 2.8 a ↓ | 2.7 a | 2.6 a - | 3.2 a | 3.0 a ↓ |

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

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

** Data suppressed to protect confidentiality or data 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

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

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|------------------------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1 - Oshawa (North) | 4.1 d | 0.0 b ↓ | 2.6 a | 1.5 a ↓ | 2.4 a | 2.0 a ↓ | 1.2 d | 0.8 a - | 2.4 a | 1.7 a ↓ |
| Zone 2 - Oshawa (S./Central) | ** | ** | 3.8 c | 3.0 c - | 2.8 a | 3.3 b - | 5.4 c | 5.2 d - | 3.2 b | 3.4 b - |
| Oshawa City (Zones 1-2) | 1.8 c | 5.3 d ↑ | 3.3 b | 2.4 a ↓ | 2.6 a | 2.7 a - | 3.8 c | 3.3 c - | 2.9 a | 2.7 a - |
| Zone 3 - Whitby | ** | 0.0 c | 4.3 b | 3.4 c - | 3.5 b | 4.3 b - | 3.0 c | 4.6 c ↑ | 3.6 b | 3.8 b - |
| Zone 4 - Clarington | ** | ** | 0.5 a | 0.5 a - | 2.3 c | 2.0 a - | 6.0 d | 3.6 d - | 1.8 b | 1.7 a - |
| Oshawa CMA | 1.5 c | 3.8 d ↑ | 3.4 b | 2.5 a ↓ | 2.8 a | 3.0 a - | 3.7 b | 3.7 b - | 3.0 a | 2.9 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

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

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 |
| | | | | | | | | | | |
| Zone 1-Toronto (Central) | 3.5 b | 2.8 c | 4.1 b | 2.8 c | ** | 3.5 d | ** | ++ | 3.5 b | 2.9 c |
| Zone 2-Toronto (East) | 2.8 a | 2.9 a | 4.0 b | 2.5 b | 3.8 c | 3.0 c | ++ | ++ | 4.0 b | 2.5 b |
| Zone 3-Toronto (North) | 5.6 c | 3.0 a | 3.8 b | 3.6 b | 3.7 c | 2.5 b | 5.5 d | ++ | 4.2 b | 2.9 a |
| Zone 4-Toronto (West) | 3.2 d | 2.6 b | 3.0 c | 3.2 c | 3.6 c | 3.1 d | ++ | ++ | 3.1 c | 3.1 c |
| Toronto-Former City (Zones 1-4) | 4.1 b | 2.8 a | 3.7 b | 3.2 b | 3.1 c | 3.0 b | 5.5 d | ++ | 3.7 a | 2.9 a |
| Zone 5-Etobicoke (South) | 3.7 d | 2.4 c | 3.5 c | 2.3 c | 2.3 c | 3.6 c | ** | ++ | 2.9 b | 2.7 b |
| Zone 6-Etobicoke (Central) | ** | ** | 4.8 c | 3.2 d | 3.4 d | 3.1 d | 1.8 c | 2.8 c | 3.7 c | 3.0 c |
| Zone 7-Etobicoke (North) | ++ | ++ | ++ | 3.1 d | 2.8 c | ** | 3.1 d | 5.2 d | ** | 2.7 c |
| Etobicoke (Zones 5-7) | 5.0 d | 2.6 c | 3.4 c | 2.9 b | 2.9 b | 3.0 c | 2.6 c | 2.8 b | 3.1 c | 2.9 b |
| Zone 8-York | 4.4 c | 3.3 d | 1.5 c | 4.9 d | 2.2 c | ** | 3.6 d | ++ | 2.2 c | 4.3 d |
| Zone 9-East York | ++ | ++ | 2.7 a | 2.4 b | 2.4 a | 2.5 c | ** | ** | 2.8 a | 2.2 b |
| Zone 10-Scarborough (Central) | 2.7 c | 1.3 a | 2.1 b | 2.0 b | 2.2 b | 1.5 c | ** | 2.5 c | 2.1 b | 2.0 b |
| Zone 11-Scarborough (North) | 1.4 d | 0.6 a | 2.5 a | 0.8 d | 2.1 a | 0.6 b | 2.9 a | ** | 2.2 a | ++ |
| Zone 12-Scarborough (East) | 2.7 c | ** | 2.0 c | 2.1 c | 2.2 b | 2.3 c | 2.3 b | 3.4 c | 2.1 b | 2.5 b |
| Scarborough (Zones 10-12) | 2.5 c | 1.4 a | 2.2 a | 1.8 b | 2.2 a | 1.6 b | 2.2 b | 2.6 b | 2.1 a | 1.8 b |
| Zone 13-North York (Southeast) | 5.8 d | ++ | 4.1 b | 1.6 c | 3.8 b | 2.6 c | 5.0 c | 1.6 c | 3.8 b | 2.3 b |
| Zone 14-North York (Northeast) | ++ | ++ | 3.7 d | 2.1 c | 3.3 c | 2.3 c | 4.0 c | ++ | 3.3 c | 2.0 c |
| Zone 15-North York (Southwest) | 3.8 d | 3.7 d | 2.8 c | 2.6 c | 3.6 d | 2.9 c | ** | ++ | 2.9 c | 2.9 c |
| Zone 16-North York (N.Central) | 4.2 d | ++ | 4.2 c | 2.0 c | 4.1 c | 1.2 d | 4.0 b | 1.8 c | 4.0 c | 1.6 c |
| Zone 17-North York (Northwest) | 2.2 a | 2.3 c | 2.4 a | 2.0 c | 2.2 a | 3.4 b | 2.4 a | 2.8 c | 2.4 a | 2.9 a |
| North York (Zones 13-17) | 3.1 c | 1.6 c | 3.4 b | 2.0 b | 3.3 b | 2.5 a | 3.7 b | 1.9 b | 3.3 a | 2.4 a |
| Rest of Toronto (Zones 5-17) | 3.2 b | 1.7 c | 2.9 a | 2.4 a | 2.8 a | 2.5 a | 3.0 a | 2.4 a | 2.8 a | 2.5 a |
| Toronto (Zones 1-17) | 3.7 b | 2.3 a | 3.2 a | 2.7 a | 2.9 a | 2.7 a | 3.3 b | 2.3 b | 3.1 a | 2.7 a |
| Zone 18-Mississauga (South) | 4.3 d | ** | 2.3 c | 2.8 b | 3.5 d | 2.5 b | ** | ++ | 2.9 b | 2.2 b |
| Zone 19-Mississauga (Northwest) | ++ | 4.3 d | 2.3 b | 1.9 b | 2.2 b | 2.8 c | 1.3 a | ++ | 2.2 b | 1.6 c |
| Zone 20-Mississauga (Northeast) | 4.0 d | ** | 2.3 b | 3.3 d | 3.7 b | 1.5 a | 3.6 c | 0.9 d | 3.5 b | 1.7 b |
| Mississauga City (Zones 18-20) | 3.7 d | 2.8 c | 2.3 a | 2.9 b | 3.4 b | 2.1 b | 3.2 c | ++ | 3.1 b | 1.9 a |
| Zone 21-Brampton (West) | ++ | ** | 2.2 a | 2.6 b | 1.9 a | 3.4 c | 2.3 b | 1.8 c | 1.9 a | 2.9 b |
| Zone 22-Brampton (East) | 2.9 a | 1.0 a | 2.1 a | 3.2 d | 1.9 a | 3.3 d | 2.0 a | 2.1 b | 2.0 a | 3.0 d |
| Brampton City (Zones 21-22) | 2.1 b | ** | 2.2 a | 2.9 b | 1.9 a | 3.3 c | 2.1 a | 2.0 b | 1.9 a | 3.0 b |
| Zone 23-Oakville | 2.8 c | 2.9 b | 2.5 b | 2.8 b | 3.0 b | 2.6 b | ++ | 3.2 d | 2.8 a | 2.6 b |
| Zone 24-Caledon | - | ** | - | ** | - | ** | - | ** | - | ** |
| Zone 25-R. Hill, Vaughan, King | 4.2 b | 1.8 c | 3.4 d | 4.6 b | 3.0 b | 4.6 b | 3.8 c | ** | 3.1 d | 4.4 b |
| Zone 26-Aurora, Newmkt, Whit-St. | ** | ++ | 4.3 b | 2.3 b | 3.3 b | 3.2 b | 4.0 b | ** | 3.4 b | 2.5 b |
| Zone 27-Markham | ** | ** | 2.4 c | ++ | 2.9 c | ++ | 4.1 d | ++ | 2.8 b | ++ |
| York Region (Zones 25-27) | 7.9 c | ++ | 3.4 b | 2.7 b | 3.1 b | 2.7 b | 4.0 c | ** | 3.2 b | 2.5 a |

(continued)

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** 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).

- No units exist in the universe 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 Rent¹ by Bedroom Type Toronto CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 |
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | ** | ** | 3.0 c | ++ | ++ | 5.1 b | 7.5 c | 0.6 a | 2.7 c | 3.0 a |
| Zone 29-Milton, Halton Hills | 4.1 d | ++ | 2.0 c | 2.6 b | ++ | 2.9 a | 3.5 b | 3.0 c | 1.3 a | 2.8 a |
| Zone 30-Orangeville | ** | 12.4 c | ++ | 5.7 c | 3.9 d | 5.2 c | ** | ** | 1.9 b | 5.8 b |
| Zone 31-Bradford, W. Gwillimbury | 11.5 d | ++ | 0.9 d | 2.9 b | ++ | 2.0 c | 1.4 a | 2.1 b | 0.8 d | 2.2 b |
| Remaining CMA (Zones 18-31) | 3.9 b | 2.4 b | 2.4 a | 2.9 a | 2.9 a | 2.6 a | 3.1 b | 1.2 a | 2.7 a | 2.4 a |
| Durham Region | ** | 2.9 c | 3.1 c | 3.0 b | 4.1 b | 3.0 b | 6.4 b | 2.0 b | 4.1 b | 2.8 a |
| York Region | 7.9 c | ++ | 3.4 b | 2.7 b | 3.1 b | 2.7 b | 4.0 c | ** | 3.2 b | 2.5 a |
| Peel Region | 3.2 c | 2.6 c | 2.3 a | 2.9 b | 3.0 b | 2.4 a | 2.9 b | 0.8 a | 2.8 a | 2.2 a |
| Halton Region | 4.0 c | 2.8 b | 3.2 b | 3.9 b | 3.1 a | 3.9 b | 3.0 c | 3.3 c | 3.1 a | 3.7 b |
| Toronto GTA | 3.7 b | 2.3 a | 3.1 a | 2.8 a | 3.0 a | 2.7 a | 3.4 b | 2.1 a | 3.1 a | 2.7 a |
| Toronto CMA | 3.7 b | 2.3 a | 3.0 a | 2.7 a | 2.9 a | 2.6 a | 3.3 b | 2.1 a | 3.1 a | 2.6 a |

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

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

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

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

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

- No units exist in the universe for this category n/a: Not applicable

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

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

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 |
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1 - Oshawa (North) | ++ | ++ | 5.7 b | 2.3 c | 7.5 b | 3.1 d | 9.8 b | 2.7 c | 7.0 b | 2.8 c |
| Zone 2 - Oshawa (S./Central) | ** | ** | ** | 3.7 d | 4.3 d | 2.0 c | 5.7 d | 2.9 c | 4.0 d | 2.4 b |
| Oshawa City (Zones 1-2) | ** | ** | 3.4 c | 3.1 d | 5.6 b | 2.5 c | 7.4 c | 2.8 c | 5.2 b | 2.5 b |
| Zone 3 - Whitby | ** | 3.8 d | 2.1 b | 1.7 c | 2.2 b | 2.1 b | 2.1 c | 0.9 a | 2.0 b | 2.2 b |
| Zone 4 - Clarington | ** | ** | 2.7 c | 9.3 a | ++ | 10.3 c | ++ | ** | 2.2 c | 8.3 b |
| Oshawa CMA | ** | 2.9 c | 3.0 c | 3.1 c | 4.6 b | 2.8 b | 6.1 b | 2.5 b | 4.4 b | 2.8 b |

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

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

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

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

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

- No units exist in the universe for this category n/a: Not applicable

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-13 | Oct-14 | | Oct-13 | Oct-14 | | Oct-13 | Oct-14 | | Oct-13 | Oct-14 | | Oct-13 | Oct-14 | | | | | | | | | | | | | | |
| Toronto-Former City (Zones 1-4) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | 2.3 | b | 2.0 | b | - | | 1.6 | a | 2.3 | b | ↑ | | 1.7 | b | 1.8 | c | - | | 1.2 | a | 0.3 | b | ↓ | | 1.8 | a | 2.1 | a |
| 1960 - 1974 | 1.4 | a | 1.3 | a | - | | 1.5 | a | 1.2 | a | ↓ | | 0.9 | a | 1.3 | a | ↑ | | 1.4 | a | 1.0 | a | - | | 1.3 | a | 1.2 | a |
| 1975 - 1989 | 0.7 | a | 0.1 | b | ↓ | | 1.2 | a | 0.9 | a | - | | 0.8 | a | 1.4 | d | - | | 1.5 | d | 0.0 | d | ↓ | | 0.9 | a | 0.7 | a |
| 1990 - 2004 | 0.0 | d | ** | | | | ** | | 0.4 | b | | | 0.6 | b | ** | | | | ** | | ** | | | | 1.2 | d | 0.3 | b |
| 2005+ | ** | | ** | | | | 2.2 | c | 2.8 | b | - | | 0.5 | b | ** | | | | ** | | ** | | | | ** | | 2.4 | c |
| Total | 1.6 | a | 1.3 | a | - | | 1.5 | a | 1.6 | a | - | | 1.3 | a | 1.4 | a | - | | 1.3 | a | 0.6 | a | ↓ | | 1.5 | a | 1.5 | a |
| Rest of Toronto (Zones 5-17) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | 2.3 | c | 1.9 | b | - | | 1.9 | a | 2.1 | a | - | | 1.7 | a | 1.8 | a | - | | 0.6 | b | 1.1 | a | - | | 1.8 | a | 1.9 | a |
| 1960 - 1974 | 2.7 | a | 1.9 | b | ↓ | | 1.6 | a | 1.7 | a | - | | 1.2 | a | 1.3 | a | - | | 1.2 | a | 1.3 | a | - | | 1.4 | a | 1.5 | a |
| 1975 - 1989 | 1.9 | c | 1.7 | c | - | | 1.2 | a | 1.0 | a | - | | 1.9 | a | 1.3 | a | ↓ | | 1.8 | b | 1.1 | a | ↓ | | 1.7 | a | 1.2 | a |
| 1990 - 2004 | ** | | ** | | | | ** | | 0.0 | d | | | 2.2 | c | 0.7 | a | ↓ | | ** | | ** | | | | 2.4 | c | 0.5 | a |
| 2005+ | 9.7 | a | 2.7 | a | ↓ | | 9.3 | a | 8.3 | a | ↓ | | 5.1 | d | 1.2 | a | ↓ | | 0.6 | b | 1.8 | c | ↑ | | ** | | 4.6 | a |
| Total | 2.6 | b | 1.9 | a | ↓ | | 1.8 | a | 1.9 | a | - | | 1.5 | a | 1.4 | a | - | | 1.3 | a | 1.3 | a | - | | 1.6 | a | 1.6 | a |
| Toronto (Zones 1-17) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | 2.3 | b | 2.0 | a | - | | 1.8 | a | 2.2 | a | ↑ | | 1.7 | a | 1.8 | a | - | | 0.8 | a | 0.8 | a | - | | 1.8 | a | 2.0 | a |
| 1960 - 1974 | 1.7 | a | 1.4 | a | - | | 1.6 | a | 1.5 | a | - | | 1.2 | a | 1.3 | a | ↑ | | 1.2 | a | 1.3 | a | - | | 1.4 | a | 1.4 | a |
| 1975 - 1989 | 0.9 | a | 0.3 | b | ↓ | | 1.2 | a | 1.0 | a | - | | 1.7 | a | 1.3 | a | ↓ | | 1.7 | b | 1.0 | a | ↓ | | 1.4 | a | 1.0 | a |
| 1990 - 2004 | 0.5 | b | 0.6 | b | - | | 2.6 | c | 0.3 | b | ↓ | | 1.5 | a | 0.3 | b | ↓ | | ** | | ** | | | | 1.8 | c | 0.4 | a |
| 2005+ | ** | | 2.0 | c | | | ** | | 5.5 | c | | | 4.1 | d | 1.5 | a | - | | 0.6 | b | ** | | | | 5.4 | d | 3.6 | c |
| Total | 1.9 | a | 1.5 | a | ↓ | | 1.7 | a | 1.8 | a | - | | 1.4 | a | 1.4 | a | - | | 1.3 | a | 1.2 | a | - | | 1.6 | a | 1.6 | a |
| Remaining CMA (Zones 18-31) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | ** | | ** | | | | 4.8 | d | 4.0 | d | - | | 3.3 | c | 4.2 | c | - | | ** | | 0.0 | d | | | 4.1 | c | 4.3 | c |
| 1960 - 1974 | 3.1 | c | 2.4 | c | - | | 2.0 | a | 1.6 | a | ↓ | | 1.4 | a | 1.5 | a | - | | 1.9 | a | 2.0 | b | - | | 1.7 | a | 1.6 | a |
| 1975 - 1989 | 2.3 | b | 2.6 | c | - | | 2.1 | a | 1.0 | a | ↓ | | 2.5 | a | 1.7 | a | ↓ | | 2.2 | a | 2.1 | a | - | | 2.4 | a | 1.6 | a |
| 1990 - 2004 | - | | - | | | | ** | | 1.4 | d | | | 0.7 | a | 2.2 | c | ↑ | | ** | | ** | | | | 1.3 | a | 1.8 | c |
| 2005+ | - | | ** | | | | ** | | ** | | | | 1.8 | b | 0.0 | d | ↓ | | ** | | ** | | | | 2.9 | b | 0.0 | d |
| Total | 3.8 | c | 3.4 | c | - | | 2.2 | a | 1.5 | a | ↓ | | 1.9 | a | 1.7 | a | - | | 2.2 | a | 2.0 | a | - | | 2.1 | a | 1.7 | a |
| Durham Region | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | ** | | ** | | | | 5.3 | c | 2.1 | c | ↓ | | 1.9 | c | 1.6 | c | - | | 0.0 | d | 0.0 | d | - | | 3.3 | c | 1.9 | c |
| 1960 - 1974 | 2.6 | c | 1.4 | a | - | | 2.0 | b | 1.3 | a | ↓ | | 2.2 | a | 1.9 | a | - | | 2.8 | b | 3.0 | a | - | | 2.2 | a | 1.9 | a |
| 1975 - 1989 | 0.0 | d | ** | | | | 2.0 | a | 1.2 | a | ↓ | | 1.2 | a | 1.7 | a | ↑ | | 0.5 | a | 0.3 | a | ↓ | | 1.2 | a | 1.4 | a |
| 1990 - 2004 | - | | - | | | | ** | | ** | | | | 1.2 | a | ** | | | | ** | | ** | | | | 1.8 | c | 1.2 | d |
| 2005+ | - | | - | | | | ** | | ** | | | | ** | | ** | | | | ** | | ** | | | | ** | | ** | |
| Total | 2.0 | c | 3.3 | d | - | | 2.5 | a | 1.4 | a | ↓ | | 1.8 | a | 1.8 | a | - | | 1.6 | a | 1.4 | a | - | | 2.0 | a | 1.7 | a |

(continued)

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

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

** Data suppressed to protect confidentiality or data 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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-13 | Oct-14 | | Oct-13 | Oct-14 | | Oct-13 | Oct-14 | | Oct-13 | Oct-14 | | Oct-13 | Oct-14 | | | | | | | | | | | |
| York Region | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | ** | ** | | 0.0 | c | ** | ** | 0.0 | d | 0.0 | d | - | ** | ** | | | | | | | | | | | |
| 1960 - 1974 | 12.4 | d | 1.0 | d | ↓ | 1.5 | a | 1.6 | c | - | 0.9 | a | 1.2 | a | - | 2.4 | c | 0.0 | d | ↓ | 1.5 | a | 1.4 | a | |
| 1975 - 1989 | ** | ** | | 2.3 | c | 1.0 | a | ↓ | 0.6 | a | 2.3 | c | ↑ | 0.0 | c | 1.0 | a | ↑ | 1.0 | a | 1.7 | b | ↑ | | |
| 1990 - 2004 | - | - | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | |
| 2005+ | - | - | | - | - | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | |
| Total | ** | 2.3 | c | 1.5 | b | 1.6 | b | - | 1.0 | a | 1.5 | b | ↑ | 2.1 | c | 0.5 | b | ↓ | 1.6 | a | 1.5 | b | - | | |
| Peel Region | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | ** | ** | | ** | 5.1 | d | 4.3 | d | 4.7 | d | - | ** | ** | | 5.7 | d | 5.5 | d | - | | | | | | |
| 1960 - 1974 | 2.1 | c | 2.0 | c | - | 2.2 | a | 1.6 | a | ↓ | 1.6 | a | 1.5 | a | - | 2.1 | a | 2.4 | b | - | 1.9 | a | 1.6 | a | - |
| 1975 - 1989 | 3.8 | d | 4.2 | d | - | 2.2 | a | 1.0 | a | ↓ | 2.9 | a | 1.7 | a | ↓ | 3.2 | a | 3.1 | b | - | 2.8 | a | 1.7 | a | ↓ |
| 1990 - 2004 | - | - | | - | - | | - | - | | - | - | | - | - | | - | - | | - | - | | - | - | | |
| 2005+ | - | ** | | ** | ** | | 1.8 | a | ** | | ** | ** | | ** | ** | | 3.0 | a | ** | | ** | ** | | | |
| Total | 3.2 | d | 3.4 | d | - | 2.4 | a | 1.5 | a | ↓ | 2.2 | a | 1.7 | a | ↓ | 2.8 | a | 2.6 | a | - | 2.3 | a | 1.7 | a | |
| Halton Region | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | 0.0 | d | ** | | 3.7 | d | 2.9 | c | - | 2.0 | c | 4.1 | d | ↑ | ** | ** | | 2.4 | c | 3.8 | c | - | | | |
| 1960 - 1974 | 0.6 | b | 3.1 | d | ↑ | 1.9 | a | 1.1 | a | ↓ | 1.8 | b | 1.3 | a | ↓ | ** | 0.2 | b | 1.9 | b | 1.2 | a | ↓ | | |
| 1975 - 1989 | 0.0 | a | ** | | 1.0 | a | 4.6 | c | ↑ | 1.7 | a | 0.9 | a | ↓ | 1.3 | a | 1.2 | a | - | 1.4 | a | 2.2 | a | ↑ | |
| 1990 - 2004 | - | - | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | |
| 2005+ | - | - | | ** | ** | | 0.2 | a | ** | | 0.0 | a | ** | | 0.4 | a | ** | | 0.4 | a | ** | | | | |
| Total | 0.4 | b | 3.3 | d | ↑ | 1.7 | a | 2.0 | b | - | 1.6 | b | 1.4 | a | - | 1.9 | c | 0.5 | a | ↓ | 1.6 | a | 1.6 | a | - |
| Toronto GTA | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | 2.4 | b | 2.1 | a | - | 1.9 | a | 2.3 | a | ↑ | 1.8 | a | 1.9 | a | - | 0.8 | a | 0.8 | a | - | 1.9 | a | 2.1 | a | - |
| 1960 - 1974 | 1.8 | a | 1.5 | a | - | 1.6 | a | 1.5 | a | ↓ | 1.3 | a | 1.4 | a | - | 1.4 | a | 1.4 | a | - | 1.5 | a | 1.4 | a | - |
| 1975 - 1989 | 0.9 | a | 0.6 | a | - | 1.5 | a | 1.2 | a | ↓ | 2.1 | a | 1.5 | a | ↓ | 1.9 | a | 1.4 | a | ↓ | 1.8 | a | 1.3 | a | ↓ |
| 1990 - 2004 | 0.5 | b | 0.6 | b | - | 2.5 | c | 0.5 | b | ↓ | 1.4 | a | 0.6 | a | ↓ | ** | ** | | 1.7 | b | 0.6 | a | ↓ | | |
| 2005+ | ** | 1.9 | c | 5.5 | d | 5.2 | c | - | 2.4 | c | 1.3 | a | - | 3.0 | d | 1.5 | d | - | 4.0 | d | 3.4 | c | - | | |
| Total | 1.9 | a | 1.6 | a | ↓ | 1.8 | a | 1.7 | a | - | 1.5 | a | 1.5 | a | - | 1.5 | a | 1.4 | a | - | 1.7 | a | 1.6 | a | - |
| Toronto CMA | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | 2.4 | b | 2.1 | a | - | 1.8 | a | 2.3 | a | ↑ | 1.8 | a | 1.9 | a | - | 0.9 | a | 0.8 | a | - | 1.9 | a | 2.1 | a | - |
| 1960 - 1974 | 1.8 | a | 1.5 | a | - | 1.6 | a | 1.5 | a | - | 1.2 | a | 1.3 | a | ↑ | 1.3 | a | 1.4 | a | - | 1.4 | a | 1.4 | a | - |
| 1975 - 1989 | 1.0 | a | 0.4 | a | ↓ | 1.5 | a | 1.0 | a | ↓ | 2.1 | a | 1.5 | a | ↓ | 2.0 | a | 1.5 | a | ↓ | 1.8 | a | 1.3 | a | ↓ |
| 1990 - 2004 | 0.5 | b | 0.6 | b | - | 2.4 | c | 0.4 | a | ↓ | 1.4 | a | 0.5 | a | ↓ | ** | ** | | 1.7 | c | 0.5 | a | ↓ | | |
| 2005+ | ** | 1.9 | c | 5.9 | d | 5.2 | c | - | 3.7 | d | 1.4 | a | ↓ | 3.3 | d | 1.5 | d | - | 5.0 | d | 3.4 | c | - | | |
| Total | 2.0 | a | 1.6 | a | ↓ | 1.8 | a | 1.7 | a | - | 1.5 | a | 1.5 | a | - | 1.4 | a | 1.4 | a | - | 1.6 | a | 1.6 | a | - |

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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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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-13 | | Oct-14 | | Oct-13 | | Oct-14 | | Oct-13 | | Oct-14 | | Oct-13 | | Oct-14 | | Oct-13 | | Oct-14 | | | |
| Oshawa CMA | | | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | ** | | ** | | 6.0 | d | 2.9 | c | ↓ | 2.6 | c | 1.9 | c | - | ** | | ** | | 3.9 | d | 2.3 | c |
| 1960 - 1974 | 1.5 | d | 0.7 | b | - | 2.0 | b | 1.2 | a | ↓ | 2.3 | a | 1.9 | a | - | 3.4 | c | 3.2 | b | - | 2.3 | a |
| 1975 - 1989 | 0.0 | d | ** | | | 1.8 | a | 1.2 | a | ↓ | 1.1 | a | 1.8 | a | ↑ | 1.2 | a | 0.9 | a | - | 1.3 | a |
| 1990+ | - | | - | | | ** | | ** | | | 1.2 | a | 0.7 | b | - | ** | | ** | | | 1.7 | c |
| Total | 1.1 | d | 3.1 | d | ↑ | 2.4 | a | 1.5 | a | ↓ | 1.9 | a | 1.9 | a | - | 2.8 | b | 2.3 | a | - | 2.1 | 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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-13 | | Oct-14 | | Oct-13 | | Oct-14 | | Oct-13 | | Oct-14 | | Oct-13 | | Oct-14 | | Oct-13 | | Oct-14 | |
| Toronto-Former City (Zones 1-4) | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | 813 | a | 856 | a | 1,049 | a | 1,091 | a | 1,414 | a | 1,460 | a | ** | ** | 1,149 | a | 1,192 | a | | |
| 1960 - 1974 | 950 | a | 935 | a | 1,191 | a | 1,205 | a | 1,540 | a | 1,568 | a | 2,725 | d | 2,205 | c | 1,267 | a | 1,280 | a |
| 1975 - 1989 | 978 | a | 1,026 | b | 1,299 | a | 1,382 | a | 1,628 | a | 1,858 | a | 1,946 | c | 2,022 | c | 1,285 | a | 1,392 | b |
| 1990 - 2004 | 1,211 | b | 1,133 | c | 1,543 | d | 1,588 | c | 1,921 | d | ** | ** | ** | ** | 1,737 | d | 1,906 | d | | |
| 2005+ | 1,200 | d | 1,318 | c | 1,656 | a | 1,649 | a | 2,312 | b | 2,013 | b | ** | ** | 1,808 | b | 1,712 | b | | |
| Total | 907 | a | 928 | a | 1,157 | a | 1,201 | a | 1,521 | a | 1,596 | a | 2,445 | d | 2,316 | c | 1,237 | a | 1,286 | a |
| Rest of Toronto (Zones 5-17) | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | 736 | a | 754 | a | 882 | a | 907 | a | 1,037 | a | 1,062 | a | 1,193 | a | 1,223 | a | 946 | a | 971 | a |
| 1960 - 1974 | 837 | a | 827 | a | 969 | a | 989 | a | 1,151 | a | 1,170 | a | 1,394 | a | 1,388 | a | 1,109 | a | 1,123 | a |
| 1975 - 1989 | 707 | b | 1,007 | c | 950 | a | 1,039 | a | 1,173 | a | 1,217 | a | 1,301 | a | 1,346 | a | 1,110 | a | 1,180 | a |
| 1990 - 2004 | ** | ** | ** | ** | 1,258 | d | 1,028 | b | 1,446 | b | 1,452 | b | ** | ** | 1,384 | b | 1,386 | b | | |
| 2005+ | 1,182 | a | 1,203 | a | 1,378 | a | 1,404 | a | 1,592 | b | 1,649 | a | 1,742 | b | 1,712 | a | 1,477 | a | 1,511 | a |
| Total | 788 | a | 819 | a | 951 | a | 978 | a | 1,141 | a | 1,164 | a | 1,365 | a | 1,369 | a | 1,080 | a | 1,102 | a |
| Toronto (Zones 1-17) | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | 790 | a | 824 | a | 963 | a | 997 | a | 1,177 | a | 1,212 | a | 1,697 | c | 1,704 | b | 1,042 | a | 1,076 | a |
| 1960 - 1974 | 924 | a | 907 | a | 1,050 | a | 1,064 | a | 1,215 | a | 1,235 | a | 1,479 | a | 1,446 | a | 1,153 | a | 1,165 | a |
| 1975 - 1989 | 929 | a | 1,024 | a | 1,093 | a | 1,208 | a | 1,260 | a | 1,368 | a | 1,334 | a | 1,390 | a | 1,168 | a | 1,264 | a |
| 1990 - 2004 | 1,145 | c | 1,096 | b | 1,420 | c | 1,515 | c | 1,654 | c | 1,893 | d | ** | ** | 1,559 | b | 1,737 | d | | |
| 2005+ | 1,186 | a | 1,265 | b | 1,485 | a | 1,533 | a | 1,747 | b | 1,781 | a | 1,742 | b | 1,706 | b | 1,574 | a | 1,601 | a |
| Total | 876 | a | 899 | a | 1,035 | a | 1,071 | a | 1,225 | a | 1,264 | a | 1,488 | a | 1,484 | a | 1,134 | a | 1,166 | a |
| Remaining CMA (Zones 18-31) | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | 701 | b | 717 | b | 829 | a | 849 | a | 983 | a | 979 | a | 1,247 | c | 1,163 | a | 911 | a | 912 | a |
| 1960 - 1974 | 808 | a | 831 | a | 977 | a | 1,012 | a | 1,127 | a | 1,163 | a | 1,266 | a | 1,295 | a | 1,074 | a | 1,108 | a |
| 1975 - 1989 | 893 | a | 927 | a | 1,105 | a | 1,138 | a | 1,243 | a | 1,282 | a | 1,368 | a | 1,401 | a | 1,217 | a | 1,251 | a |
| 1990 - 2004 | - | - | - | - | 914 | b | 914 | c | 1,025 | b | ** | ** | ** | ** | ** | ** | 1,010 | b | ** | ** |
| 2005+ | - | - | ** | ** | ** | ** | ** | ** | 1,242 | a | 1,149 | b | ** | ** | ** | ** | 1,190 | a | 1,079 | c |
| Total | 801 | a | 827 | a | 1,009 | a | 1,042 | a | 1,165 | a | 1,205 | a | 1,317 | a | 1,341 | a | 1,119 | a | 1,153 | a |
| Durham Region | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | 643 | a | 652 | b | 739 | a | 751 | a | 953 | a | 935 | a | ** | ** | 1,086 | b | 857 | a | 850 | a |
| 1960 - 1974 | 709 | a | 731 | a | 887 | a | 895 | a | 994 | a | 1,017 | a | 1,135 | a | 1,179 | a | 974 | a | 997 | a |
| 1975 - 1989 | 766 | b | 774 | c | 926 | a | 949 | a | 1,020 | a | 1,054 | a | 1,232 | a | 1,228 | a | 1,032 | a | 1,058 | a |
| 1990 - 2004 | - | - | - | - | 904 | b | 873 | b | 997 | a | 1,012 | a | ** | ** | ** | ** | 978 | a | 975 | a |
| 2005+ | - | - | - | - | ** | ** | ** | ** | ** | ** | 1,353 | a | ** | ** | ** | ** | ** | ** | 1,241 | b |
| Total | 714 | a | 726 | a | 872 | a | 885 | a | 997 | a | 1,021 | a | 1,189 | a | 1,203 | a | 980 | a | 1,000 | 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.

- No units exist in the universe 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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| York Region | | | | | | | | | | |
| Pre 1960 | 701 b | 669 b | 825 a | 839 b | 969 a | 1,013 b | 1,187 b | 1,166 b | 898 a | 920 a |
| 1960 - 1974 | 828 a | 812 a | 1,021 a | 1,043 a | 1,160 a | 1,193 a | 1,295 a | 1,368 a | 1,100 a | 1,121 a |
| 1975 - 1989 | ** | ** | 1,035 a | 1,063 a | 1,194 a | 1,212 a | 1,414 a | 1,380 a | 1,168 a | 1,184 a |
| 1990 - 2004 | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| 2005+ | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Total | 828 a | 815 a | 1,011 a | 1,036 a | 1,163 a | 1,194 a | 1,339 a | 1,357 a | 1,106 a | 1,127 a |
| Peel Region | | | | | | | | | | |
| Pre 1960 | 618 b | 678 b | 821 a | 846 a | 942 a | 979 a | ** | ** | 871 a | 889 a |
| 1960 - 1974 | 792 a | 815 a | 958 a | 994 a | 1,105 a | 1,139 a | 1,247 a | 1,270 a | 1,056 a | 1,088 a |
| 1975 - 1989 | 900 a | 934 a | 1,119 a | 1,152 a | 1,255 a | 1,294 a | 1,388 a | 1,433 a | 1,226 a | 1,259 a |
| 1990 - 2004 | - | - | - | - | - | - | - | - | - | - |
| 2005+ | - | ** | ** | ** | 1,244 a | 1,149 c | ** | ** | 1,190 a | 1,077 c |
| Total | 787 a | 819 a | 1,010 a | 1,046 a | 1,164 a | 1,206 a | 1,312 a | 1,335 a | 1,118 a | 1,154 a |
| Halton Region | | | | | | | | | | |
| Pre 1960 | 715 b | 701 a | 963 b | 1,034 c | 1,010 b | 1,024 a | ** | ** | 988 b | 1,020 b |
| 1960 - 1974 | 875 a | 899 a | 1,022 a | 1,063 a | 1,165 a | 1,216 a | 1,362 a | 1,392 a | 1,125 a | 1,171 a |
| 1975 - 1989 | 975 a | 1,014 a | 1,087 a | 1,143 a | 1,303 a | 1,347 a | 1,487 b | 1,525 a | 1,240 a | 1,297 a |
| 1990 - 2004 | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| 2005+ | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Total | 878 a | 891 a | 1,034 a | 1,079 a | 1,183 a | 1,230 a | 1,396 a | 1,432 a | 1,142 a | 1,189 a |
| Toronto GTA | | | | | | | | | | |
| Pre 1960 | 787 a | 821 a | 958 a | 991 a | 1,162 a | 1,194 a | 1,685 c | 1,690 b | 1,035 a | 1,068 a |
| 1960 - 1974 | 913 a | 899 a | 1,035 a | 1,053 a | 1,187 a | 1,210 a | 1,434 a | 1,414 a | 1,134 a | 1,150 a |
| 1975 - 1989 | 923 a | 1,014 a | 1,087 a | 1,168 a | 1,232 a | 1,298 a | 1,343 a | 1,384 a | 1,176 a | 1,244 a |
| 1990 - 2004 | 1,145 c | 1,096 b | 1,363 c | 1,456 c | 1,541 c | 1,774 d | ** | ** | 1,472 b | 1,652 d |
| 2005+ | 1,186 a | 1,261 b | 1,415 a | 1,514 a | 1,644 b | 1,725 b | 1,631 b | 1,650 b | 1,502 a | 1,573 a |
| Total | 871 a | 894 a | 1,028 a | 1,063 a | 1,200 a | 1,238 a | 1,442 a | 1,446 a | 1,126 a | 1,158 a |
| Toronto CMA | | | | | | | | | | |
| Pre 1960 | 788 a | 822 a | 960 a | 993 a | 1,169 a | 1,201 a | 1,686 c | 1,692 b | 1,039 a | 1,071 a |
| 1960 - 1974 | 915 a | 901 a | 1,039 a | 1,056 a | 1,199 a | 1,222 a | 1,447 a | 1,424 a | 1,140 a | 1,155 a |
| 1975 - 1989 | 927 a | 1,019 a | 1,097 a | 1,181 a | 1,251 a | 1,319 a | 1,349 a | 1,395 a | 1,188 a | 1,258 a |
| 1990 - 2004 | 1,145 c | 1,096 b | 1,392 c | 1,492 c | 1,608 c | 1,857 d | ** | ** | 1,523 b | 1,710 d |
| 2005+ | 1,186 a | 1,261 b | 1,421 a | 1,519 a | 1,649 b | 1,734 b | 1,634 b | 1,652 b | 1,507 a | 1,578 a |
| Total | 873 a | 896 a | 1,032 a | 1,067 a | 1,213 a | 1,251 a | 1,454 a | 1,458 a | 1,131 a | 1,163 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.

- No units exist in the universe 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 | Oshawa CMA | | | | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | | | | | | | |
|----------------------|------------|---|--------|---|----------|---|-----------|---|-----------|---|-------------|---|--------|----|--------|---|-----|---|-------|---|
| | Oct-13 | | Oct-14 | | Oct-13 | | Oct-14 | | Oct-13 | | Oct-14 | | Oct-13 | | Oct-14 | | | | | |
| Oshawa CMA | | | | | | | | | | | | | | | | | | | | |
| Pre 1960 | 642 | b | 651 | b | 728 | a | 729 | a | 925 | a | 952 | a | ** | ** | 828 | a | 844 | a | | |
| 1960 - 1974 | 705 | a | 724 | a | 886 | a | 893 | a | 986 | a | 1,006 | a | 1,110 | a | 1,155 | a | 963 | a | 984 | a |
| 1975 - 1989 | 767 | b | 774 | c | 921 | a | 945 | a | 1,006 | a | 1,030 | a | 1,169 | a | 1,155 | a | 985 | a | 1,008 | a |
| 1990+ | - | | - | | 841 | b | 927 | b | 992 | a | 1,072 | a | 1,054 | d | ** | | 962 | a | 1,031 | a |
| Total | 713 | a | 724 | a | 874 | a | 885 | a | 985 | a | 1,010 | a | 1,126 | a | 1,153 | a | 955 | a | 978 | 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.

- No units exist in the universe 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-13 | Oct-14 | | Oct-13 | Oct-14 | | Oct-13 | Oct-14 | | Oct-13 | Oct-14 | | Oct-13 | Oct-14 | | | | | | | | | | | | | | |
| Toronto-Former City (Zones 1-4) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 to 5 Units | ** | ** | | ** | ** | | ** | ** | | ** | ** | | 2.0 | c | ** | | | | | | | | | | | | | |
| 6 to 19 Units | ** | ** | | 2.1 | c | 2.4 | c | - | | 1.8 | c | 2.5 | c | - | 2.0 | c | 2.4 | c | | | | | | | | | | |
| 20 to 49 Units | 1.8 | b | 1.8 | b | - | | 1.7 | b | 1.7 | a | - | | 1.4 | a | 1.7 | b | - | 1.9 | c | 0.0 | c | ↓ | 1.7 | a | 1.7 | a | - | |
| 50 to 99 Units | 1.2 | a | 1.4 | a | - | | 1.2 | a | 1.9 | a | ↑ | | 1.2 | a | 1.7 | b | - | ** | | 0.4 | b | | 1.2 | a | 1.7 | a | ↑ | |
| 100 to 199 Units | 2.2 | b | 1.8 | b | - | | 2.6 | a | 2.2 | b | - | | 0.9 | a | 1.4 | a | ↑ | 2.9 | c | 2.8 | b | - | 2.2 | a | 2.0 | a | - | |
| 200+ Units | 1.0 | a | 0.9 | a | - | | 1.0 | a | 1.0 | a | - | | 1.0 | a | 1.0 | a | - | 2.0 | a | 0.6 | b | ↓ | 1.0 | a | 1.0 | a | - | |
| Total | 1.6 | a | 1.3 | a | - | | 1.5 | a | 1.6 | a | - | | 1.3 | a | 1.4 | a | - | 1.3 | a | 0.6 | a | ↓ | 1.5 | a | 1.5 | a | - | |
| Rest of Toronto (Zones 5-17) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 to 5 Units | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | | |
| 6 to 19 Units | ** | ** | | 3.9 | d | 2.9 | c | - | | 1.6 | b | 2.0 | c | - | | 0.7 | b | ** | | 2.4 | b | 2.3 | b | - | | | | |
| 20 to 49 Units | 1.9 | b | 2.8 | b | ↑ | | 1.7 | a | 2.5 | a | ↑ | | 1.2 | a | 1.8 | a | ↑ | 2.0 | c | 1.2 | a | - | 1.5 | a | 2.2 | a | ↑ | |
| 50 to 99 Units | 3.0 | c | 2.0 | c | - | | 1.7 | a | 1.7 | a | - | | 1.6 | a | 1.4 | a | - | 1.0 | a | 1.5 | a | ↑ | 1.6 | a | 1.5 | a | - | |
| 100 to 199 Units | 1.5 | a | 0.9 | a | ↓ | | 1.1 | a | 1.4 | a | ↑ | | 1.2 | a | 1.2 | a | - | 1.2 | a | 1.3 | a | - | 1.2 | a | 1.3 | a | - | |
| 200+ Units | 2.7 | b | 1.8 | b | ↓ | | 2.1 | a | 1.9 | a | - | | 1.7 | a | 1.3 | a | ↓ | 1.4 | a | 1.2 | a | - | 1.8 | a | 1.5 | a | ↓ | |
| Total | 2.6 | b | 1.9 | a | ↓ | | 1.8 | a | 1.9 | a | - | | 1.5 | a | 1.4 | a | - | 1.3 | a | 1.3 | a | - | 1.6 | a | 1.6 | a | - | |
| Toronto (Zones 1-17) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 to 5 Units | ** | ** | | ** | ** | | 1.7 | c | ** | | 0.5 | b | 1.0 | d | - | | 2.1 | c | 1.8 | c | - | | | | | | | |
| 6 to 19 Units | ** | 3.0 | c | 3.0 | c | 2.7 | b | - | | 1.7 | b | 2.2 | b | - | | 0.4 | b | ** | | 2.3 | b | 2.4 | b | - | | | | |
| 20 to 49 Units | 1.8 | a | 2.2 | a | - | | 1.7 | a | 2.2 | a | ↑ | | 1.2 | a | 1.8 | a | ↑ | 2.0 | b | 0.8 | a | ↓ | | 1.6 | a | 2.0 | a | ↑ |
| 50 to 99 Units | 1.7 | a | 1.6 | a | - | | 1.5 | a | 1.8 | a | - | | 1.5 | a | 1.4 | a | - | 1.1 | a | 1.4 | a | - | | 1.5 | a | 1.6 | a | - |
| 100 to 199 Units | 1.9 | b | 1.5 | a | - | | 1.6 | a | 1.7 | a | - | | 1.2 | a | 1.3 | a | - | 1.3 | a | 1.3 | a | - | | 1.4 | a | 1.4 | a | - |
| 200+ Units | 1.3 | a | 1.0 | a | - | | 1.6 | a | 1.5 | a | - | | 1.5 | a | 1.2 | a | ↓ | 1.4 | a | 1.1 | a | - | | 1.5 | a | 1.3 | a | ↓ |
| Total | 1.9 | a | 1.5 | a | ↓ | | 1.7 | a | 1.8 | a | - | | 1.4 | a | 1.4 | a | - | 1.3 | a | 1.2 | a | - | | 1.6 | a | 1.6 | a | - |
| Remaining CMA (Zones 18-31) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 to 5 Units | 0.0 | d | ** | | 5.0 | d | 3.4 | d | - | | 4.5 | d | ** | | ** | | 0.0 | d | 4.7 | d | 4.9 | d | | | | | | |
| 6 to 19 Units | ** | ** | | 6.6 | c | 2.5 | c | ↓ | | 1.9 | b | 3.6 | c | ↑ | | ** | | 0.0 | d | 4.5 | b | 3.3 | b | ↓ | | | | |
| 20 to 49 Units | ** | ** | | 1.8 | c | 2.2 | b | - | | 1.6 | a | 2.0 | a | - | | 3.9 | c | 3.6 | c | - | | 2.1 | a | 2.2 | a | - | | |
| 50 to 99 Units | 1.7 | c | 2.3 | b | - | | 1.9 | a | 1.7 | a | - | | 1.4 | a | 1.4 | a | - | 1.1 | a | 1.1 | a | - | | 1.5 | a | 1.5 | a | - |
| 100 to 199 Units | 1.4 | d | ** | | 1.7 | a | 1.2 | a | ↓ | | 1.9 | a | 1.2 | a | ↓ | | 1.5 | a | 1.7 | b | - | | 1.8 | a | 1.3 | a | ↓ | |
| 200+ Units | 2.4 | a | 0.0 | d | ↓ | | 2.1 | a | 1.2 | a | ↓ | | 2.2 | a | 1.9 | b | - | 3.5 | b | 3.3 | c | - | | 2.3 | a | 1.8 | a | ↓ |
| Total | 3.8 | c | 3.4 | c | - | | 2.2 | a | 1.5 | a | ↓ | | 1.9 | a | 1.7 | a | - | 2.2 | a | 2.0 | a | - | | 2.1 | a | 1.7 | a | ↓ |
| Durham Region | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 to 5 Units | 0.0 | d | ** | | 5.7 | d | 0.0 | c | ↓ | | ** | | 1.8 | c | ** | | ** | | 3.9 | d | 1.6 | c | ↓ | | | | | |
| 6 to 19 Units | 4.0 | d | 0.0 | c | ↓ | | 4.7 | c | 2.5 | c | ↓ | | 3.0 | b | 2.9 | b | - | 0.0 | d | ** | | 3.5 | b | 2.7 | b | - | | |
| 20 to 49 Units | 2.2 | b | 8.0 | c | ↑ | | 2.0 | b | 1.6 | b | - | | 1.0 | a | 1.6 | b | ↑ | 0.0 | c | ** | | 1.4 | a | 1.9 | b | ↑ | | |
| 50 to 99 Units | 0.0 | d | ** | | 2.1 | c | 1.4 | a | - | | 2.1 | b | 1.5 | a | - | | 1.1 | a | 0.9 | a | - | | 1.8 | b | 1.4 | a | - | |
| 100 to 199 Units | 3.3 | d | 0.0 | a | ↓ | | 0.8 | a | 0.8 | a | - | | 1.2 | a | 1.4 | a | ↑ | 2.0 | a | 1.8 | a | - | | 1.2 | a | 1.3 | a | - |
| 200+ Units | - | | - | | ** | | ** | | 1.5 | a | 0.8 | a | ↓ | | 0.5 | a | 0.0 | a | ↓ | | 1.3 | a | 0.7 | a | ↓ | | | |
| Total | 2.0 | c | 3.3 | d | - | | 2.5 | a | 1.4 | a | ↓ | | 1.8 | a | 1.8 | a | - | 1.6 | a | 1.4 | a | - | | 2.0 | a | 1.7 | a | - |

(continued)

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

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

** Data suppressed to protect confidentiality or data 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | |
| York Region | | | | | | | | | | | |
| 3 to 5 Units | ** | ** | 0.0 d | ** | 0.0 c | 0.0 c - | ** | 0.0 d | ** | ** | |
| 6 to 19 Units | ** | ** | 4.8 d | ** | 2.8 c | 5.8 d ↑ | ** | ** | 5.2 c | 4.2 c - | |
| 20 to 49 Units | ** | 2.5 c | 1.3 a | 0.8 a ↓ | 2.6 a | 1.8 a ↓ | ** | ** | 2.9 a | 1.5 a ↓ | |
| 50 to 99 Units | ** | ** | 0.9 a | 1.6 c - | 0.3 b | 0.8 d - | ** | 0.0 d | 0.6 a | 1.1 a - | |
| 100 to 199 Units | ** | ** | 1.2 a | 1.2 a - | 0.5 a | 0.7 a - | ** | 0.8 a | 0.7 a | 0.9 a - | |
| 200+ Units | - | - | - | - | - | - | - | - | - | - | |
| Total | ** | 2.3 c | 1.5 b | 1.6 b - | 1.0 a | 1.5 b ↑ | 2.1 c | 0.5 b ↓ | 1.6 a | 1.5 b - | |
| Peel Region | | | | | | | | | | | |
| 3 to 5 Units | 0.0 d | ** | ** | ** | ** | ** | ** | 0.0 d | 5.5 d | ** | |
| 6 to 19 Units | ** | ** | ** | 1.5 d | 1.6 c | 1.6 c - | ** | ** | 6.0 c | 1.7 c ↓ | |
| 20 to 49 Units | ** | ** | 2.6 c | 2.5 c - | 1.7 c | 2.2 b - | 4.1 c | 4.1 c - | 2.5 b | 2.7 b - | |
| 50 to 99 Units | 2.5 c | 2.6 c - | 2.3 b | 2.0 a - | 2.1 b | 1.8 b - | 1.7 c | 1.8 b - | 2.1 a | 1.9 a - | |
| 100 to 199 Units | ** | ** | 1.8 a | 1.2 a ↓ | 2.3 a | 1.3 a ↓ | 1.9 a | 2.0 b - | 2.1 a | 1.4 a ↓ | |
| 200+ Units | 3.1 b | 0.0 d ↓ | 2.1 a | 1.2 a ↓ | 2.2 a | 1.9 b - | 4.0 b | 3.8 c - | 2.3 a | 1.8 b ↓ | |
| Total | 3.2 d | 3.4 d - | 2.4 a | 1.5 a ↓ | 2.2 a | 1.7 a ↓ | 2.8 a | 2.6 a - | 2.3 a | 1.7 a ↓ | |
| Halton Region | | | | | | | | | | | # |
| 3 to 5 Units | ** | ** | ** | 0.0 c | 0.0 c | ** | 0.0 d | 0.0 d - | ** | 0.6 b | |
| 6 to 19 Units | 0.0 d | ** | ** | 4.0 d | 1.2 a | 3.7 d ↑ | 0.0 d | 0.0 d - | 1.2 a | 3.9 c ↑ | |
| 20 to 49 Units | 0.0 d | 0.0 d - | 1.5 a | 1.2 a - | 1.3 a | 1.9 c - | 0.0 d | 0.0 d - | 1.3 a | 1.5 b - | |
| 50 to 99 Units | 1.1 a | 2.8 c - | 2.0 a | 0.9 a ↓ | 1.1 a | 0.6 a ↓ | 2.4 c | 1.1 d - | 1.5 a | 0.8 a ↓ | |
| 100 to 199 Units | ** | ** | 1.7 b | 2.7 c - | 2.0 b | 1.1 a ↓ | ** | 0.1 b | 1.9 b | 1.6 b - | |
| 200+ Units | 0.0 a | 0.0 a - | 0.3 a | 1.4 a ↑ | 2.3 b | 1.6 a ↓ | ** | 2.2 a | 1.2 a | 1.5 a ↑ | |
| Total | 0.4 b | 3.3 d ↑ | 1.7 a | 2.0 b - | 1.6 b | 1.4 a - | 1.9 c | 0.5 a ↓ | 1.6 a | 1.6 a - | |
| Toronto GTA | | | | | | | | | | | |
| 3 to 5 Units | ** | 0.7 b | 2.2 c | ** | 1.7 c | ** | 1.6 c | 1.0 d - | 2.3 c | 1.9 c - | |
| 6 to 19 Units | 3.4 d | 3.1 d - | 3.5 c | 2.6 b - | 1.9 a | 2.5 a ↑ | 0.6 b | ** | 2.6 a | 2.5 a - | |
| 20 to 49 Units | 2.0 a | 2.3 a - | 1.7 a | 2.2 a ↑ | 1.3 a | 1.8 a ↑ | 2.6 a | 2.1 b - | 1.7 a | 2.1 a ↑ | |
| 50 to 99 Units | 1.7 a | 1.7 a - | 1.6 a | 1.7 a - | 1.5 a | 1.4 a - | 1.3 a | 1.3 a - | 1.6 a | 1.5 a - | |
| 100 to 199 Units | 1.9 b | 1.6 b - | 1.6 a | 1.6 a - | 1.4 a | 1.2 a ↓ | 1.5 a | 1.4 a - | 1.5 a | 1.4 a - | |
| 200+ Units | 1.3 a | 1.0 a - | 1.6 a | 1.4 a - | 1.6 a | 1.3 a ↓ | 1.6 a | 1.3 a - | 1.6 a | 1.3 a ↓ | |
| Total | 1.9 a | 1.6 a ↓ | 1.8 a | 1.7 a - | 1.5 a | 1.5 a - | 1.5 a | 1.4 a - | 1.7 a | 1.6 a - | |
| Toronto CMA | | | | | | | | | | | |
| 3 to 5 Units | ** | 0.5 b | ** | ** | 1.9 c | ** | 1.1 d | 0.9 d - | 2.2 c | 2.1 c - | |
| 6 to 19 Units | 3.5 d | 3.4 d - | 3.5 c | 2.6 b - | 1.7 b | 2.4 b ↑ | 0.6 b | ** | 2.5 a | 2.5 a - | |
| 20 to 49 Units | 2.0 a | 2.2 a - | 1.7 a | 2.2 a ↑ | 1.3 a | 1.8 a ↑ | 2.9 a | 2.0 b ↓ | 1.7 a | 2.1 a ↑ | |
| 50 to 99 Units | 1.7 a | 1.7 a - | 1.6 a | 1.8 a - | 1.5 a | 1.4 a - | 1.1 a | 1.3 a - | 1.5 a | 1.6 a - | |
| 100 to 199 Units | 1.9 b | 1.6 b - | 1.6 a | 1.6 a - | 1.4 a | 1.2 a - | 1.3 a | 1.4 a - | 1.5 a | 1.4 a - | |
| 200+ Units | 1.3 a | 1.0 a - | 1.7 a | 1.4 a - | 1.6 a | 1.3 a ↓ | 1.6 a | 1.4 a - | 1.6 a | 1.4 a ↓ | |
| Total | 2.0 a | 1.6 a ↓ | 1.8 a | 1.7 a - | 1.5 a | 1.5 a - | 1.4 a | 1.4 a - | 1.6 a | 1.6 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

| I.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Oshawa CMA | | | | | | | | | | | | | | | | | | | | |
|---|----------|--------|-----|-----------|--------|-----|-----------|--------|-----|-------------|--------|-----|--------|--------|-----|-----|-----|-----|-----|-----|
| Size | Bachelor | | | 1 Bedroom | | | 2 Bedroom | | | 3 Bedroom + | | | Total | | | | | | | |
| | Oct-13 | Oct-14 | | Oct-13 | Oct-14 | | Oct-13 | Oct-14 | | Oct-13 | Oct-14 | | Oct-13 | Oct-14 | | | | | | |
| Oshawa CMA | | | | | | | | | | | | | | | | | | | | |
| 3 to 5 Units | 0.0 | d | ** | ** | 0.0 | b | ** | 2.0 | c | ** | ** | | 4.2 | d | 1.9 | c ↓ | | | | |
| 6 to 19 Units | ** | 0.0 | c | 4.3 | d | 2.6 | c - | 3.0 | c | 2.9 | b - | 0.0 | d | ** | 3.4 | c | 2.7 | b - | | |
| 20 to 49 Units | 0.0 | c | ** | 2.1 | b | 1.5 | c - | 1.1 | a | 1.7 | b ↑ | 0.0 | c | ** | 1.4 | a | 2.0 | b ↑ | | |
| 50 to 99 Units | 0.0 | d | ** | 2.1 | c | 1.6 | c - | 2.5 | b | 1.6 | b ↓ | 3.8 | d | 2.0 | c ↓ | 2.4 | b | 1.6 | b - | |
| 100+ Units | 3.3 | d | 0.0 | a ↓ | 0.8 | a | - | 1.1 | a | 1.3 | a ↑ | 1.9 | a | 1.7 | a - | 1.2 | a | 1.2 | a - | |
| Total | 1.1 | d | 3.1 | d ↑ | 2.4 | a | 1.5 | a ↓ | 1.9 | a | 1.9 | a - | 2.8 | b | 2.3 | a - | 2.1 | 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

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

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------------|----------|---------|-----------|---------|-----------|---------|-------------|---------|---------|---------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Toronto-Former City (Zones 1-4) | | | | | | | | | | |
| 3 to 5 Units | 678 b | ** | 1,018 b | 1,030 b | 1,422 a | 1,473 b | ** | ** | 1,293 c | 1,317 b |
| 6 to 19 Units | 707 a | 755 a | 973 a | 1,047 b | 1,385 b | 1,407 b | 1,750 b | 1,475 c | 1,137 b | 1,189 b |
| 20 to 49 Units | 796 a | 821 a | 1,035 a | 1,065 a | 1,380 a | 1,374 a | 2,577 c | 2,827 c | 1,054 a | 1,089 a |
| 50 to 99 Units | 881 a | 899 a | 1,113 a | 1,146 a | 1,447 a | 1,505 b | 2,215 b | 2,623 c | 1,162 a | 1,222 a |
| 100 to 199 Units | 942 a | 957 a | 1,223 a | 1,287 a | 1,593 a | 1,706 b | 2,608 b | 3,102 c | 1,316 a | 1,406 a |
| 200+ Units | 985 a | 1,000 a | 1,237 a | 1,275 a | 1,623 a | 1,730 b | ** | 1,980 c | 1,302 a | 1,338 a |
| Total | 907 a | 928 a | 1,157 a | 1,201 a | 1,521 a | 1,596 a | 2,445 d | 2,316 c | 1,237 a | 1,286 a |
| Rest of Toronto (Zones 5-17) | | | | | | | | | | |
| 3 to 5 Units | 591 d | 561 c | 844 c | 896 c | 1,096 b | 1,118 b | 1,229 b | 1,326 b | 1,043 b | 1,084 b |
| 6 to 19 Units | 817 b | 774 b | 860 a | 872 a | 1,063 a | 1,062 a | 1,392 b | 1,391 a | 986 a | 992 a |
| 20 to 49 Units | 730 a | 741 a | 883 a | 907 a | 1,069 a | 1,101 a | 1,405 a | 1,416 a | 948 a | 977 a |
| 50 to 99 Units | 798 a | 802 a | 914 a | 933 a | 1,067 a | 1,092 a | 1,223 a | 1,222 a | 1,006 a | 1,028 a |
| 100 to 199 Units | 803 a | 821 a | 975 a | 991 a | 1,152 a | 1,172 a | 1,323 a | 1,334 a | 1,108 a | 1,126 a |
| 200+ Units | 840 b | 932 a | 1,005 a | 1,042 a | 1,205 a | 1,234 a | 1,441 a | 1,448 a | 1,156 a | 1,179 a |
| Total | 788 a | 819 a | 951 a | 978 a | 1,141 a | 1,164 a | 1,365 a | 1,369 a | 1,080 a | 1,102 a |
| Toronto (Zones 1-17) | | | | | | | | | | |
| 3 to 5 Units | 656 b | ** | 987 b | 999 b | 1,289 a | 1,346 a | ** | ** | 1,211 b | 1,243 b |
| 6 to 19 Units | 748 a | 763 a | 911 a | 953 a | 1,169 a | 1,180 a | 1,578 c | 1,441 b | 1,049 a | 1,076 a |
| 20 to 49 Units | 773 a | 793 a | 937 a | 964 a | 1,136 a | 1,160 a | 1,748 b | 1,855 c | 986 a | 1,017 a |
| 50 to 99 Units | 858 a | 872 a | 989 a | 1,014 a | 1,139 a | 1,174 a | 1,333 a | 1,401 a | 1,056 a | 1,091 a |
| 100 to 199 Units | 890 a | 906 a | 1,051 a | 1,078 a | 1,203 a | 1,236 a | 1,386 a | 1,419 a | 1,150 a | 1,183 a |
| 200+ Units | 962 a | 988 a | 1,113 a | 1,154 a | 1,308 a | 1,366 a | 1,535 a | 1,483 a | 1,212 a | 1,243 a |
| Total | 876 a | 899 a | 1,035 a | 1,071 a | 1,225 a | 1,264 a | 1,488 a | 1,484 a | 1,134 a | 1,166 a |
| Remaining CMA (Zones 18-31) | | | | | | | | | | |
| 3 to 5 Units | 633 c | 632 b | 782 a | 793 a | 939 a | 972 a | 1,098 a | 1,130 b | 897 a | 910 a |
| 6 to 19 Units | 678 b | 723 a | 846 a | 871 a | 1,070 a | 1,082 a | 1,284 d | 1,232 a | 965 a | 983 a |
| 20 to 49 Units | 812 a | 848 a | 945 a | 972 a | 1,053 a | 1,091 a | 1,203 a | 1,191 a | 1,022 a | 1,044 a |
| 50 to 99 Units | 828 a | 836 a | 980 a | 1,017 a | 1,128 a | 1,164 a | 1,287 a | 1,318 a | 1,085 a | 1,116 a |
| 100 to 199 Units | 839 a | 857 a | 1,039 a | 1,062 a | 1,204 a | 1,246 a | 1,316 a | 1,320 a | 1,155 a | 1,185 a |
| 200+ Units | 814 a | 1,004 c | 1,082 a | 1,142 a | 1,218 a | 1,258 a | 1,441 a | 1,501 a | 1,190 a | 1,241 a |
| Total | 801 a | 827 a | 1,009 a | 1,042 a | 1,165 a | 1,205 a | 1,317 a | 1,341 a | 1,119 a | 1,153 a |
| Durham Region | | | | | | | | | | |
| 3 to 5 Units | 602 b | 632 a | 745 a | 791 a | 853 a | 899 a | 994 a | 1,044 b | 818 a | 867 a |
| 6 to 19 Units | 634 a | 664 a | 770 a | 772 a | 923 a | 923 a | ** | 1,138 a | 874 a | 874 a |
| 20 to 49 Units | 713 a | 733 a | 843 a | 861 a | 988 a | 994 a | 1,253 c | 1,072 a | 933 a | 936 a |
| 50 to 99 Units | 799 b | 841 c | 919 a | 931 a | 1,060 a | 1,083 a | 1,216 a | 1,241 a | 1,062 a | 1,084 a |
| 100 to 199 Units | 804 a | 754 a | 953 a | 971 a | 1,021 a | 1,056 a | 1,110 a | 1,144 a | 1,010 a | 1,043 a |
| 200+ Units | - | - | ** | ** | 1,075 a | 1,143 a | 1,329 a | 1,324 a | 1,134 a | 1,183 a |
| Total | 714 a | 726 a | 872 a | 885 a | 997 a | 1,021 a | 1,189 a | 1,203 a | 980 a | 1,000 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.

- No units exist in the universe 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 Toronto CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|------------------|----------|---------|-----------|---------|-----------|---------|-------------|---------|---------|---------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| York Region | | | | | | | | | | |
| 3 to 5 Units | ** | 622 b | 782 b | 785 c | 999 a | 1,048 b | 1,177 a | 1,169 b | 949 a | 951 b |
| 6 to 19 Units | 727 b | 744 a | 862 a | 873 a | 1,013 a | 1,037 b | ** | ** | 938 a | 949 a |
| 20 to 49 Units | 859 a | 841 a | 945 a | 959 a | 1,095 a | 1,130 a | 1,306 a | 1,263 a | 1,040 a | 1,065 a |
| 50 to 99 Units | 810 a | 816 a | 1,047 a | 1,086 a | 1,178 a | 1,245 a | 1,275 a | 1,440 a | 1,124 a | 1,169 a |
| 100 to 199 Units | ** | ** | 1,084 a | 1,096 a | 1,266 a | 1,248 a | 1,433 a | 1,392 a | 1,212 a | 1,206 a |
| 200+ Units | - | - | - | - | - | - | - | - | - | - |
| Total | 828 a | 815 a | 1,011 a | 1,036 a | 1,163 a | 1,194 a | 1,339 a | 1,357 a | 1,106 a | 1,127 a |
| Peel Region | | | | | | | | | | |
| 3 to 5 Units | ** | 624 b | 783 a | 769 a | 954 a | 1,021 d | 1,088 a | 1,093 b | 922 b | 916 b |
| 6 to 19 Units | 571 b | 677 c | 812 a | 872 a | 1,024 a | 1,097 a | ** | 1,247 a | 922 a | 987 a |
| 20 to 49 Units | 799 a | 858 a | 914 a | 955 a | 1,032 a | 1,076 a | 1,205 a | 1,192 a | 1,015 a | 1,035 a |
| 50 to 99 Units | 816 a | 812 a | 947 a | 983 a | 1,080 a | 1,114 a | 1,254 a | 1,282 a | 1,039 a | 1,069 a |
| 100 to 199 Units | 816 a | 819 b | 1,025 a | 1,046 a | 1,181 a | 1,228 a | 1,295 a | 1,295 a | 1,134 a | 1,164 a |
| 200+ Units | 790 a | 1,028 c | 1,079 a | 1,141 a | 1,231 a | 1,264 a | 1,461 a | 1,531 a | 1,193 a | 1,242 a |
| Total | 787 a | 819 a | 1,010 a | 1,046 a | 1,164 a | 1,206 a | 1,312 a | 1,335 a | 1,118 a | 1,154 a |
| Halton Region | | | | | | | | | | |
| 3 to 5 Units | ** | ** | 1,019 d | ** | 1,010 b | 1,002 b | 1,099 b | 1,195 c | 1,025 b | 1,053 b |
| 6 to 19 Units | 751 b | 732 b | 923 b | 981 c | 1,074 b | 1,095 b | 1,094 d | 1,116 c | 1,025 b | 1,057 b |
| 20 to 49 Units | 885 d | 865 c | 1,030 a | 1,021 a | 1,108 a | 1,125 a | 1,119 c | 1,151 b | 1,078 a | 1,082 a |
| 50 to 99 Units | 866 a | 907 a | 1,011 a | 1,042 a | 1,170 a | 1,194 a | 1,509 b | 1,479 b | 1,121 a | 1,152 a |
| 100 to 199 Units | 897 b | 915 a | 1,061 a | 1,124 a | 1,224 a | 1,289 a | 1,400 a | 1,446 a | 1,186 a | 1,248 a |
| 200+ Units | 977 a | 1,004 a | 1,055 a | 1,094 a | 1,278 a | 1,362 a | 1,692 b | 1,715 a | 1,196 a | 1,278 a |
| Total | 878 a | 891 a | 1,034 a | 1,079 a | 1,183 a | 1,230 a | 1,396 a | 1,432 a | 1,142 a | 1,189 a |
| Toronto GTA | | | | | | | | | | |
| 3 to 5 Units | 652 b | ** | 965 b | 983 b | 1,241 a | 1,284 a | ** | ** | 1,168 b | 1,199 b |
| 6 to 19 Units | 736 a | 756 a | 893 a | 930 a | 1,112 a | 1,129 a | 1,521 c | 1,405 b | 1,019 a | 1,044 a |
| 20 to 49 Units | 774 a | 795 a | 935 a | 961 a | 1,109 a | 1,134 a | 1,481 b | 1,561 b | 990 a | 1,017 a |
| 50 to 99 Units | 854 a | 867 a | 986 a | 1,012 a | 1,129 a | 1,163 a | 1,306 a | 1,362 a | 1,061 a | 1,094 a |
| 100 to 199 Units | 885 a | 901 a | 1,045 a | 1,073 a | 1,193 a | 1,231 a | 1,360 a | 1,389 a | 1,146 a | 1,179 a |
| 200+ Units | 960 a | 988 a | 1,109 a | 1,152 a | 1,293 a | 1,347 a | 1,525 a | 1,486 a | 1,209 a | 1,243 a |
| Total | 871 a | 894 a | 1,028 a | 1,063 a | 1,200 a | 1,238 a | 1,442 a | 1,446 a | 1,126 a | 1,158 a |
| Toronto CMA | | | | | | | | | | |
| 3 to 5 Units | 654 b | ** | 972 b | 986 b | 1,266 a | 1,317 a | ** | ** | 1,189 b | 1,219 b |
| 6 to 19 Units | 742 a | 760 a | 903 a | 942 a | 1,154 a | 1,167 a | 1,558 c | 1,428 b | 1,038 a | 1,064 a |
| 20 to 49 Units | 775 a | 796 a | 938 a | 965 a | 1,118 a | 1,145 a | 1,495 b | 1,589 b | 991 a | 1,021 a |
| 50 to 99 Units | 855 a | 868 a | 987 a | 1,014 a | 1,136 a | 1,171 a | 1,317 a | 1,374 a | 1,063 a | 1,097 a |
| 100 to 199 Units | 886 a | 902 a | 1,049 a | 1,075 a | 1,203 a | 1,239 a | 1,371 a | 1,400 a | 1,152 a | 1,183 a |
| 200+ Units | 960 a | 988 a | 1,110 a | 1,153 a | 1,294 a | 1,347 a | 1,525 a | 1,485 a | 1,209 a | 1,243 a |
| Total | 873 a | 896 a | 1,032 a | 1,067 a | 1,213 a | 1,251 a | 1,454 a | 1,458 a | 1,131 a | 1,163 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.

- No units exist in the universe 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-13 | | Oct-14 | | Oct-13 | | Oct-14 | | Oct-13 | | Oct-14 | | Oct-13 | | Oct-14 | | Oct-13 | | Oct-14 | |
| Oshawa CMA | | | | | | | | | | | | | | | | | | | | |
| 3 to 5 Units | 602 | b | 632 | a | 746 | a | 772 | a | 860 | a | 902 | a | 991 | b | 1,040 | b | 823 | a | 866 | a |
| 6 to 19 Units | 632 | a | 664 | a | 769 | a | 774 | a | 904 | a | 927 | a | 1,076 | b | 1,123 | b | 859 | a | 876 | a |
| 20 to 49 Units | 708 | a | 724 | a | 839 | a | 861 | a | 1,001 | a | 1,008 | a | 1,253 | c | 1,072 | a | 939 | a | 943 | a |
| 50 to 99 Units | 799 | b | 841 | c | 906 | a | 914 | a | 1,024 | a | 1,044 | a | 1,146 | a | 1,192 | a | 995 | a | 1,019 | a |
| 100+ Units | 804 | a | 754 | a | 962 | a | 982 | a | 1,036 | a | 1,070 | a | 1,127 | a | 1,160 | a | 1,024 | a | 1,056 | a |
| Total | 713 | a | 724 | a | 874 | a | 885 | a | 985 | a | 1,010 | a | 1,126 | a | 1,153 | a | 955 | a | 978 | 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.

- No units exist in the universe 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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1-Toronto (Central) | ** | ** | 4.9 d | 5.9 d - | 1.1 a | 1.4 a - | 1.0 a | 1.6 b ↑ | 4.4 c | 1.4 a ↓ | 1.2 a | 0.8 a ↓ |
| Zone 2-Toronto (East) | ** | ** | 0.5 b | ** | 1.4 a | 1.2 a - | 2.6 c | 3.0 c - | ** | ** | 0.5 a | 0.4 a - |
| Zone 3-Toronto (North) | ** | ** | 3.6 d | 3.0 d - | 1.9 b | 1.7 b - | 1.0 a | 1.9 a ↑ | 1.1 a | 2.1 b ↑ | 0.9 a | 0.5 a ↓ |
| Zone 4-Toronto (West) | ** | ** | 0.7 b | 0.4 b - | 2.0 c | 2.3 b - | 1.6 b | 1.1 a - | 2.3 b | 1.7 c - | 0.9 a | 2.0 b ↑ |
| Toronto-Former City (Zones 1-4) | 2.0 c | ** | 2.0 c | 2.4 c - | 1.7 a | 1.7 a - | 1.2 a | 1.7 a ↑ | 2.2 a | 2.0 a - | 1.0 a | 1.0 a - |
| Zone 5-Etobicoke (South) | ** | ** | ** | 3.8 d | 1.4 a | 3.7 c ↑ | 2.3 c | 1.4 a - | 1.3 a | 1.6 c - | - | - |
| Zone 6-Etobicoke (Central) | 0.0 d | ** | 1.2 a | 1.2 d - | 0.8 a | 0.9 a - | 1.5 a | 0.9 a - | 1.1 a | 1.6 a ↑ | 3.5 d | 3.2 d - |
| Zone 7-Etobicoke (North) | ** | 0.0 d | 1.8 b | 0.5 b ↓ | ** | 1.1 a | 0.9 a | 0.7 a - | 0.8 a | 0.8 a - | ** | 1.2 a |
| Etobicoke (Zones 5-7) | ** | ** | 2.9 c | 3.0 d - | 1.3 a | 3.0 b ↑ | 1.6 c | 1.0 a ↓ | 1.1 a | 1.5 a ↑ | 2.7 c | 2.6 c - |
| Zone 8-York | ** | ** | 4.9 d | ** | 1.9 a | 2.1 a - | 1.9 b | 2.5 c - | 0.6 a | 1.0 a - | 2.8 b | 2.2 b - |
| Zone 9-East York | 0.0 d | ** | 1.5 c | ** | 1.0 a | 1.3 a - | 1.8 b | 1.9 b - | 0.8 a | 0.4 a ↓ | 2.7 a | 2.1 a ↓ |
| Zone 10-Scarborough (Central) | ** | ** | 1.7 c | 1.2 d - | 1.3 a | 1.8 b - | 1.1 a | 1.1 a - | 1.3 a | 1.8 b - | 1.2 a | 0.9 a ↓ |
| Zone 11-Scarborough (North) | - | - | ** | ** | ** | ** | ** | ** | 1.6 a | 1.5 a - | 1.8 a | 1.5 b - |
| Zone 12-Scarborough (East) | ** | ** | ** | ** | ** | ** | 3.1 c | 0.6 a ↓ | 1.4 a | 1.3 a - | 1.8 a | 1.1 a ↓ |
| Scarborough (Zones 10-12) | ** | ** | 1.7 c | 1.2 d - | 1.4 a | 2.1 b - | 1.6 a | 1.0 a ↓ | 1.4 a | 1.6 a - | 1.5 a | 1.1 a ↓ |
| Zone 13-North York (Southeast) | ** | ** | ** | ** | 1.7 c | 1.0 a - | 1.5 b | 1.4 a - | 0.5 a | 1.0 a ↑ | 0.8 a | 1.1 a - |
| Zone 14-North York (Northeast) | ** | ** | ** | ** | ** | ** | ** | ** | 1.0 a | 1.2 a - | 1.1 a | 1.2 a - |
| Zone 15-North York (Southwest) | 0.0 d | 0.0 d - | 0.7 b | 1.5 c - | 2.1 c | 2.3 b - | 2.1 b | 1.3 a ↓ | 1.9 c | 0.3 b ↓ | ** | 0.6 a |
| Zone 16-North York (N.Central) | 0.0 d | ** | 1.9 c | 1.3 a - | 0.5 b | 1.8 c ↑ | 1.2 a | 3.4 c ↑ | 0.6 a | 1.1 a ↑ | 1.0 a | 1.5 a ↑ |
| Zone 17-North York (Northwest) | ** | ** | 3.4 d | 1.5 a - | 2.4 b | 2.7 a - | 1.5 a | 1.0 a ↓ | 2.1 a | 1.7 a ↓ | 1.9 a | 0.6 b ↓ |
| North York (Zones 13-17) | 0.6 b | ** | 1.7 c | 1.7 c - | 1.8 b | 2.1 a - | 1.6 a | 1.7 a - | 1.2 a | 1.2 a - | 1.2 a | 1.1 a - |
| Rest of Toronto (Zones 5-17) | ** | ** | 2.4 b | 2.3 b - | 1.5 a | 2.2 a ↑ | 1.6 a | 1.5 a - | 1.2 a | 1.3 a - | 1.8 a | 1.5 a ↓ |
| Toronto (Zones 1-17) | 2.1 c | 1.8 c - | 2.3 b | 2.4 b - | 1.6 a | 2.0 a ↑ | 1.5 a | 1.6 a - | 1.4 a | 1.4 a - | 1.5 a | 1.3 a ↓ |
| Zone 18-Mississauga (South) | ** | ** | ** | 2.1 c | 3.8 d | 5.0 d - | 2.4 b | 1.8 b - | 1.4 a | 2.1 b ↑ | 0.8 a | 0.8 a - |
| Zone 19-Mississauga (Northwest) | ** | ** | ** | ** | 2.4 b | 0.5 a ↓ | 0.4 a | 1.7 a ↑ | 1.3 a | 0.6 a ↓ | ** | ** |
| Zone 20-Mississauga (Northeast) | - | - | ** | ** | 1.4 a | 0.7 a ↓ | 2.4 c | 2.7 c - | 2.7 c | 1.2 a ↓ | 3.5 a | 1.2 a ↓ |
| Mississauga City (Zones 18-20) | ** | ** | ** | 1.6 c | 2.7 b | 2.9 c - | 2.2 b | 2.0 a - | 1.9 b | 1.5 a - | 2.5 a | 1.3 a ↓ |
| Zone 21-Brampton (West) | ** | ** | ** | ** | 1.8 c | 1.9 c - | 1.9 a | 1.4 a ↓ | 2.4 b | 0.5 a ↓ | 0.8 a | ** |
| Zone 22-Brampton (East) | - | - | - | - | - | - | ** | ** | 2.6 a | 1.1 a ↓ | 3.0 a | 1.7 b ↓ |
| Brampton City (Zones 21-22) | ** | ** | ** | ** | 1.8 c | 1.9 c - | 1.9 a | 1.3 a ↓ | 2.5 a | 0.8 a ↓ | 2.0 a | 2.7 c - |
| Zone 23-Oakville | 0.0 d | ** | 2.0 c | 4.5 d ↑ | 1.8 c | 1.7 c - | 1.0 a | 0.6 a - | 0.8 a | 0.8 a - | ** | ** |
| Zone 24-Caledon | - | - | ** | ** | ** | ** | - | - | - | - | - | - |
| Zone 25-R. Hill, Vaughan, King | ** | 0.0 d | ** | ** | 4.4 b | 2.7 a ↓ | 0.2 b | 0.2 b - | ** | ** | - | - |
| Zone 26-Aurora, Newmkt, Whit-St. | 0.0 d | ** | 6.3 c | 5.1 c - | 2.0 b | ** | 0.3 b | 0.9 d - | ** | ** | - | - |
| Zone 27-Markham | - | - | ** | ** | ** | ** | 1.4 a | ** | 0.7 a | 1.0 a - | - | - |
| York Region (Zones 25-27) | ** | ** | 5.2 c | 4.2 c - | 2.9 a | 1.5 a ↓ | 0.6 a | 1.1 a - | 0.7 a | 0.9 a - | - | - |

(continued)

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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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | ** | ** | ** | 4.5 d | 1.4 a | 1.6 c | 0.3 b | 0.8 a | - | - | ** | ** |
| Zone 29-Milton, Halton Hills | ** | 0.0 d | ** | ** | ** | 2.2 c | 1.4 a | 1.3 a | ** | ** | - | - |
| Zone 30-Orangeville | ** | ** | 0.0 d | ** | 0.0 d | 1.5 b | ** | ** | - | - | - | - |
| Zone 31-Bradford, W. Gwillimbury | ** | ** | ** | 0.0 d | 2.2 c | 3.5 d | ** | ** | ** | ** | - | - |
| Remaining CMA (Zones 18-31) | 4.7 d | 4.9 d | 4.5 b | 3.3 b | 2.1 a | 2.2 a | 1.5 a | 1.5 a | 1.8 a | 1.3 a | 2.3 a | 1.8 a |
| Durham Region | 3.9 d | 1.6 c | 3.5 b | 2.7 b | 1.4 a | 1.9 b | 1.8 b | 1.4 a | - | - | ** | ** |
| York Region | ** | ** | 5.2 c | 4.2 c | 2.9 a | 1.5 a | 0.6 a | 1.1 a | 0.7 a | 0.9 a | - | - |
| Peel Region | 5.5 d | ** | 6.0 c | 1.7 c | 2.5 b | 2.7 b | 2.1 a | 1.9 a | 2.1 a | 1.4 a | 2.3 a | 1.8 b |
| Halton Region | ** | 0.6 b | 1.2 a | 3.9 c | 1.3 a | 1.5 b | 1.5 a | 0.8 a | 1.9 b | 1.6 b | 1.2 a | 1.5 a |
| Toronto GTA | 2.3 c | 1.9 c | 2.6 a | 2.5 a | 1.7 a | 2.1 a | 1.6 a | 1.5 a | 1.5 a | 1.4 a | 1.6 a | 1.4 a |
| Toronto CMA | 2.2 c | 2.1 c | 2.5 a | 2.5 a | 1.7 a | 2.1 a | 1.5 a | 1.6 a | 1.5 a | 1.4 a | 1.6 a | 1.4 a |

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↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

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

| Zone | 3-5 | | 6-19 | | 20-49 | | 50-99 | | 100+ | |
|------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1 - Oshawa (North) | 5.1 d | 2.5 c | 4.1 d | 4.0 d | 3.2 d | 2.2 b | 0.4 a | 1.3 a | 0.6 a | 0.3 a |
| Zone 2 - Oshawa (S./Central) | 3.6 d | 2.7 c | 3.9 c | 3.0 d | 1.1 a | 2.3 b | 3.9 d | 1.4 a | 1.8 a | 3.1 a |
| Oshawa City (Zones 1-2) | 4.0 d | 2.6 c | 4.0 c | 3.2 d | 1.5 a | 2.3 b | 2.4 b | 1.4 a | 1.0 a | 1.3 a |
| Zone 3 - Whitby | ** | 0.0 d | 2.1 c | 1.6 c | 1.4 a | 0.9 a | ** | ** | 1.4 a | 1.2 a |
| Zone 4 - Clarington | ** | 0.0 d | ** | 1.4 a | ** | 1.6 a | ** | ** | ** | ** |
| Oshawa CMA | 4.2 d | 1.9 c | 3.4 c | 2.7 b | 1.4 a | 2.0 b | 2.4 b | 1.6 b | 1.2 a | 1.2 a |

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↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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| 1.4 Private Apartment Vacancy Rates (%) ¹ by Rent Range and Bedroom Type Toronto CMA | | | | | | | | | | |
|---|----------|---------|-----------|---------|-----------|---------|-------------|----------|--------|---------|
| Rent Range | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Toronto-Former City (Zones 1-4) | | | | | | | | | | |
| LT \$800 | 4.7 d | 2.1 b - | 2.3 c | 0.5 b ↓ | 0.0 d | ** | ** | ** | 3.9 d | 1.5 b ↓ |
| \$800 - \$899 | 1.2 a | 0.8 a - | 1.6 c | ** | 0.6 b | 0.0 d - | ** | ** | 1.4 a | 2.1 c - |
| \$900 - \$999 | 0.7 a | 0.8 a - | 0.9 a | 1.8 c - | 1.2 d | 0.0 d ↓ | ** | ** | 0.9 a | 1.3 a - |
| \$1000 - \$1099 | 0.9 a | 1.0 a - | 1.1 a | 1.2 a - | 0.9 a | ** | ** | ** | 1.0 a | 1.1 a - |
| \$1100 - \$1199 | 2.2 b | 1.6 c - | 1.0 a | 0.8 a - | ** | 1.2 d | ** | ** | 1.3 a | 0.9 a ↓ |
| \$1200+ | 3.0 c | 1.7 c - | 1.8 a | 1.9 a - | 1.9 b | 1.4 a - | 1.2 a | 0.6 a ↓ | 1.8 a | 1.6 a - |
| Total | 1.6 a | 1.3 a - | 1.5 a | 1.6 a - | 1.3 a | 1.4 a - | 1.3 a | 0.6 a ↓ | 1.5 a | 1.5 a - |
| Rest of Toronto (Zones 5-17) | | | | | | | | | | |
| LT \$800 | 3.7 d | 1.6 b ↓ | 2.4 c | 3.6 d - | 0.9 d | 0.0 c ↓ | 0.0 c | 0.0 d - | 2.8 b | 2.5 b - |
| \$800 - \$899 | 2.2 c | 2.8 b - | 1.7 a | 1.4 a - | 2.5 c | 2.7 c - | 0.0 c | 0.0 c - | 1.8 a | 1.6 a - |
| \$900 - \$999 | 2.0 c | 1.6 c - | 1.5 a | 1.6 a - | 1.4 a | 1.3 a - | 0.9 d | 0.0 c ↓ | 1.4 a | 1.5 a - |
| \$1000 - \$1099 | ** | ** | 1.0 a | 1.3 a - | 1.2 a | 1.3 a - | 0.5 a | 0.0 b ↓ | 1.1 a | 1.2 a - |
| \$1100 - \$1199 | ** | 1.1 d | 1.4 a | 1.1 a - | 1.1 a | 0.9 a - | 1.1 a | 0.9 a - | 1.2 a | 1.0 a ↓ |
| \$1200+ | ** | ** | 5.3 d | 4.1 c - | 1.7 a | 1.5 a - | 1.3 a | 1.3 a - | 1.9 a | 1.7 a - |
| Total | 2.6 b | 1.9 a ↓ | 1.8 a | 1.9 a - | 1.5 a | 1.4 a - | 1.3 a | 1.3 a - | 1.6 a | 1.6 a - |
| Toronto (Zones 1-17) | | | | | | | | | | |
| LT \$800 | 4.3 d | 1.9 b ↓ | 2.4 c | 2.6 c - | 0.8 d | 0.0 c ↓ | 0.0 d | 0.0 d - | 3.2 c | 2.1 b ↓ |
| \$800 - \$899 | 1.4 a | 1.4 a - | 1.7 a | 1.8 b - | 2.4 c | 2.4 c - | 0.0 c | 0.0 c - | 1.7 a | 1.8 a - |
| \$900 - \$999 | 0.8 a | 1.0 a - | 1.3 a | 1.6 a ↑ | 1.3 a | 1.2 a - | 0.8 d | 0.0 c ↓ | 1.3 a | 1.4 a - |
| \$1000 - \$1099 | 1.0 a | 1.0 a - | 1.1 a | 1.2 a - | 1.2 a | 1.3 a - | 0.5 a | 0.0 b ↓ | 1.1 a | 1.2 a - |
| \$1100 - \$1199 | 2.0 b | 1.5 c - | 1.2 a | 0.9 a - | 1.2 a | 0.9 a ↓ | 1.0 a | 0.9 a - | 1.2 a | 0.9 a ↓ |
| \$1200+ | 3.9 c | 2.1 c ↓ | 2.3 a | 2.3 a - | 1.8 a | 1.4 a ↓ | 1.3 a | 1.2 a - | 1.9 a | 1.7 a - |
| Total | 1.9 a | 1.5 a ↓ | 1.7 a | 1.8 a - | 1.4 a | 1.4 a - | 1.3 a | 1.2 a - | 1.6 a | 1.6 a - |
| Remaining CMA (Zones 18-31) | | | | | | | | | | |
| LT \$800 | 6.8 c | 5.2 d - | 5.1 d | ** | 3.5 d | 0.0 c ↓ | ** | ** | 5.5 c | 3.6 d - |
| \$800 - \$899 | 0.8 a | 2.4 c ↑ | 2.8 b | 1.9 b ↓ | 1.4 a | 2.6 c ↑ | ** | ** | 2.3 b | 2.1 b - |
| \$900 - \$999 | ** | 0.5 b | 2.0 a | 1.2 a ↓ | 1.7 b | 2.9 b ↑ | 0.0 d | 0.0 d - | 1.9 a | 1.7 a - |
| \$1000 - \$1099 | ** | ** | 1.0 a | 1.1 a - | 1.2 a | 1.0 a - | ** | 2.1 c | 1.2 a | 1.1 a - |
| \$1100 - \$1199 | ** | ** | 2.4 b | 1.6 b ↓ | 1.9 a | 1.8 b - | 1.9 c | 1.9 c - | 2.1 a | 1.7 b - |
| \$1200+ | ** | ** | 1.4 a | 1.5 a - | 1.4 a | 1.4 a - | 1.8 a | 2.0 a - | 1.5 a | 1.6 a - |
| Total | 3.8 c | 3.4 c - | 2.2 a | 1.5 a ↓ | 1.9 a | 1.7 a - | 2.2 a | 2.0 a - | 2.1 a | 1.7 a ↓ |
| Durham Region | | | | | | | | | | |
| LT \$800 | ** | 4.8 d | 3.6 d | ** | 2.8 c | 0.9 a ↓ | ** | ** | 3.1 d | 2.5 c - |
| \$800 - \$899 | 4.4 d | ** | 2.9 c | 0.9 a ↓ | 3.4 d | 2.6 c - | ** | ** | 3.3 c | 1.9 b ↓ |
| \$900 - \$999 | ** | ** | 1.7 c | 1.2 a - | 2.0 b | 2.1 c - | 4.6 a | 10.6 a ↑ | 2.0 b | 1.9 b - |
| \$1000 - \$1099 | ** | ** | 1.0 a | 0.0 c ↓ | 0.8 a | 1.1 a - | ** | ** | 1.5 a | 1.1 a - |
| \$1100 - \$1199 | ** | ** | 1.9 b | 1.5 a - | 1.1 a | 1.1 a - | 0.0 d | 0.5 b - | 1.0 a | 1.1 a - |
| \$1200+ | ** | ** | ** | ** | 0.8 a | 0.8 a - | 0.3 a | 0.6 a ↑ | 0.5 a | 0.7 a - |
| Total | 2.0 c | 3.3 d - | 2.5 a | 1.4 a ↓ | 1.8 a | 1.8 a - | 1.6 a | 1.4 a - | 2.0 a | 1.7 a ↓ |

(continued)

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↓ indicates the change is a statistically significant decrease

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

| 1.4 Private Apartment Vacancy Rates (%) ¹ by Rent Range and Bedroom Type Toronto CMA | | | | | | | | | | |
|---|----------|---------|-----------|---------|-----------|---------|-------------|---------|--------|---------|
| Rent Range | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| York Region | | | | | | | | | | |
| LT \$800 | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| \$800 - \$899 | 0.0 d | ** | 3.4 d | ** | 0.0 c | ** | ** | ** | 1.7 c | 3.6 d - |
| \$900 - \$999 | ** | ** | 0.8 d | 0.9 d - | 2.0 c | 3.6 d - | ** | ** | 1.5 a | 2.0 c - |
| \$1000 - \$1099 | ** | ** | 0.9 a | 0.2 b ↓ | 1.5 a | 1.1 a - | ** | ** | 1.4 a | 0.6 a ↓ |
| \$1100 - \$1199 | ** | ** | 2.6 c | 1.8 c - | 1.3 a | 0.0 c ↓ | ** | ** | 1.8 b | 0.8 a ↓ |
| \$1200+ | ** | ** | ** | ** | 0.8 a | 1.7 b ↑ | 3.1 d | 0.0 c ↓ | 1.0 a | 1.8 c ↑ |
| Total | ** | 2.3 c | 1.5 b | 1.6 b - | 1.0 a | 1.5 b ↑ | 2.1 c | 0.5 b ↓ | 1.6 a | 1.5 b - |
| Peel Region | | | | | | | | | | |
| LT \$800 | 5.4 d | 5.1 d - | ** | ** | 3.0 c | ** | ** | ** | 6.2 c | 4.5 d - |
| \$800 - \$899 | 0.5 b | ** | 2.9 b | 1.2 a ↓ | 1.5 d | 0.6 b - | ** | ** | 2.5 b | 1.2 a ↓ |
| \$900 - \$999 | ** | ** | 2.2 b | 1.2 a ↓ | 1.5 c | 2.0 c - | ** | ** | 2.0 a | 1.4 a ↓ |
| \$1000 - \$1099 | ** | ** | 1.2 a | 1.4 a - | 1.3 a | 0.7 a ↓ | ** | 2.3 c | 1.3 a | 1.1 a - |
| \$1100 - \$1199 | ** | ** | 2.1 b | 1.4 a - | 2.2 a | 2.2 c - | 2.2 c | 2.3 c - | 2.1 a | 1.9 b - |
| \$1200+ | ** | ** | 1.7 b | 1.0 a ↓ | 1.4 a | 1.4 a - | 2.2 a | 2.8 a ↑ | 1.6 a | 1.6 a - |
| Total | 3.2 d | 3.4 d - | 2.4 a | 1.5 a ↓ | 2.2 a | 1.7 a ↓ | 2.8 a | 2.6 a - | 2.3 a | 1.7 a ↓ |
| Halton Region | | | | | | | | | | |
| LT \$800 | 0.0 d | ** | ** | ** | 0.0 d | 0.0 d - | ** | ** | ** | ** |
| \$800 - \$899 | 0.0 d | ** | ** | ** | 0.5 a | ** | ** | ** | 0.9 d | ** |
| \$900 - \$999 | 2.3 a | 1.8 a ↓ | 0.9 a | 0.6 b - | 0.0 c | ** | ** | ** | 0.6 a | 1.1 a - |
| \$1000 - \$1099 | ** | 4.7 d | 2.0 b | 0.6 a ↓ | 0.5 b | 2.4 b ↑ | 0.0 d | 0.0 d - | 1.1 a | 1.4 a - |
| \$1100 - \$1199 | ** | ** | 2.9 b | 1.5 c ↓ | 4.1 a | 1.0 a ↓ | 2.0 a | 0.0 d ↓ | 3.5 a | 1.1 a ↓ |
| \$1200+ | ** | ** | 1.9 c | 5.5 b ↑ | 2.2 c | 1.3 a ↓ | 2.6 c | 0.5 a ↓ | 2.3 c | 2.0 a - |
| Total | 0.4 b | 3.3 d ↑ | 1.7 a | 2.0 b - | 1.6 b | 1.4 a - | 1.9 c | 0.5 a ↓ | 1.6 a | 1.6 a - |
| Toronto GTA | | | | | | | | | | |
| LT \$800 | 4.3 d | 2.1 a ↓ | 2.8 b | 2.6 c - | 1.3 a | 0.2 a ↓ | 0.0 c | 0.0 d - | 3.4 c | 2.2 b ↓ |
| \$800 - \$899 | 1.4 a | 1.4 a - | 1.8 a | 1.7 a - | 2.5 c | 2.3 c - | 0.0 c | 0.0 c - | 1.8 a | 1.7 a - |
| \$900 - \$999 | 0.9 a | 1.0 a - | 1.4 a | 1.5 a - | 1.4 a | 1.5 a - | 1.5 a | 0.6 a ↓ | 1.4 a | 1.5 a - |
| \$1000 - \$1099 | 1.1 a | 1.2 a - | 1.1 a | 1.2 a - | 1.1 a | 1.2 a - | 1.5 a | 1.0 a ↓ | 1.1 a | 1.2 a - |
| \$1100 - \$1199 | 2.0 b | 1.5 a - | 1.4 a | 1.0 a ↓ | 1.6 a | 1.2 a ↓ | 1.2 a | 1.0 a - | 1.5 a | 1.1 a ↓ |
| \$1200+ | 3.9 c | 2.1 c ↓ | 2.3 a | 2.4 a - | 1.7 a | 1.4 a ↓ | 1.5 a | 1.3 a - | 1.8 a | 1.7 a - |
| Total | 1.9 a | 1.6 a ↓ | 1.8 a | 1.7 a - | 1.5 a | 1.5 a - | 1.5 a | 1.4 a - | 1.7 a | 1.6 a - |
| Toronto CMA | | | | | | | | | | |
| LT \$800 | 4.4 d | 2.1 a ↓ | 2.7 b | 2.7 c - | 1.2 a | 0.0 c ↓ | 0.0 d | 0.0 d - | 3.4 c | 2.2 b ↓ |
| \$800 - \$899 | 1.4 a | 1.4 a - | 1.8 a | 1.8 a - | 2.2 c | 2.4 c - | 1.1 d | 0.0 c ↓ | 1.8 a | 1.8 a - |
| \$900 - \$999 | 0.9 a | 0.9 a - | 1.5 a | 1.6 a - | 1.4 a | 1.5 a - | 0.8 d | 0.0 c ↓ | 1.4 a | 1.5 a - |
| \$1000 - \$1099 | 1.1 a | 1.2 a - | 1.1 a | 1.2 a - | 1.2 a | 1.2 a - | 0.8 a | 0.5 a - | 1.1 a | 1.2 a - |
| \$1100 - \$1199 | 2.0 b | 1.5 a - | 1.4 a | 1.0 a ↓ | 1.4 a | 1.2 a ↓ | 1.2 a | 1.1 a - | 1.4 a | 1.1 a ↓ |
| \$1200+ | 3.9 c | 2.1 c ↓ | 2.3 a | 2.3 a - | 1.7 a | 1.4 a ↓ | 1.4 a | 1.4 a - | 1.8 a | 1.7 a - |
| Total | 2.0 a | 1.6 a ↓ | 1.8 a | 1.7 a - | 1.5 a | 1.5 a - | 1.4 a | 1.4 a - | 1.6 a | 1.6 a - |

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

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- indicates that the change is not statistically significant

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

1.4 Private Apartment Vacancy Rates (%)¹ by Rent Range and Bedroom Type Oshawa CMA

| Rent Range | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|-------------------|----------|---------|-----------|---------|-----------|---------|-------------|---------|--------|---------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Oshawa CMA | | | | | | | | | | |
| LT \$700 | ** | 5.5 d | 5.4 d | 4.5 d - | 0.0 d | ** | ** | ** | 3.4 d | 4.6 d - |
| \$700 - \$799 | 0.0 d | ** | 3.2 d | 1.4 a ↓ | ** | ** | ** | ** | 3.0 c | 1.6 c ↓ |
| \$800 - \$899 | ** | 0.0 d | 2.7 b | 1.0 a ↓ | 3.6 c | 2.8 c - | ** | ** | 3.3 c | 2.0 b ↓ |
| \$900 - \$999 | ** | ** | 1.5 b | 1.0 a - | 2.1 b | 2.2 b - | ** | ** | 2.0 a | 1.9 b - |
| \$1000 - \$1099 | ** | ** | 1.1 a | 0.0 c ↓ | 0.7 a | 1.0 a - | 4.8 c | 2.3 c ↓ | 1.6 b | 1.0 a ↓ |
| \$1100+ | ** | ** | 0.9 a | 1.3 a ↑ | 1.0 a | 1.0 a - | 0.6 a | 1.2 a ↑ | 0.9 a | 1.1 a - |
| Total | 1.1 d | 3.1 d ↑ | 2.4 a | 1.5 a ↓ | 1.9 a | 1.9 a - | 2.8 b | 2.3 a - | 2.1 a | 1.8 a ↓ |

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

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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1-Toronto (Central) | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Zone 2-Toronto (East) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 3-Toronto (North) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 4-Toronto (West) | - | - | ** | ** | - | ** | ** | ** | ** | ** |
| Toronto-Former City (Zones 1-4) | - | - | ** | ** | ** | ** | 2.6 c | ** | ** | ** |
| Zone 5-Etobicoke (South) | - | - | - | - | - | - | - | - | - | - |
| Zone 6-Etobicoke (Central) | - | - | - | - | 0.7 a | 0.0 a ↓ | 2.4 c | 2.3 a - | 1.9 c | 1.6 a - |
| Zone 7-Etobicoke (North) | - | - | - | - | ** | 0.6 b | 2.8 b | 1.2 a ↓ | 2.4 c | 1.0 a ↓ |
| Etobicoke (Zones 5-7) | - | - | - | - | 1.1 d | 0.4 b - | 2.6 c | 1.7 b - | 2.2 c | 1.3 a ↓ |
| Zone 8-York | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 9-East York | ** | - | ** | - | ** | ** | ** | 0.0 a | ** | 0.0 a |
| Zone 10-Scarborough (Central) | - | - | - | - | 1.8 c | ** | ** | ** | ** | ** |
| Zone 11-Scarborough (North) | - | - | - | - | ** | ** | 3.6 a | 0.4 a ↓ | 3.2 a | 0.6 a ↓ |
| Zone 12-Scarborough (East) | - | - | - | - | - | - | ** | ** | ** | ** |
| Scarborough (Zones 10-12) | - | - | - | - | 1.1 a | ** | 5.6 b | 1.5 c ↓ | 4.5 b | 3.1 d - |
| Zone 13-North York (Southeast) | - | - | - | - | ** | 1.4 a | ** | 1.7 c | ** | 1.7 c |
| Zone 14-North York (Northeast) | - | - | - | - | ** | ** | ** | 0.8 d | 0.6 b | 0.9 a - |
| Zone 15-North York (Southwest) | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 16-North York (N.Central) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 17-North York (Northwest) | - | - | - | - | 7.1 a | 7.0 a ↓ | 3.5 c | 3.1 a - | 4.0 d | 3.4 a - |
| North York (Zones 13-17) | - | - | - | - | ** | 1.7 a | 5.0 d | 1.9 b ↓ | 4.5 d | 1.8 b ↓ |
| Rest of Toronto (Zones 5-17) | ** | - | ** | - | 1.4 a | 2.0 b - | 4.3 c | 1.7 b ↓ | 3.7 c | 1.8 b ↓ |
| Toronto (Zones 1-17) | ** | - | ** | ** | 1.4 a | 1.9 b - | 4.2 c | 2.0 a ↓ | 3.6 c | 2.0 a ↓ |
| Zone 18-Mississauga (South) | - | - | ** | ** | 1.0 a | ** | 2.2 c | ** | 1.6 c | 0.9 d - |
| Zone 19-Mississauga (Northwest) | - | - | - | - | ** | ** | 3.3 d | 3.3 b - | 3.1 c | 3.6 b - |
| Zone 20-Mississauga (Northeast) | - | - | ** | ** | ** | ** | 1.1 d | 2.8 a ↑ | 1.0 d | 2.8 a ↑ |
| Mississauga City (Zones 18-20) | - | - | 0.0 a | 2.5 a ↑ | 0.4 b | 2.1 b ↑ | 1.8 c | 2.8 a ↑ | 1.6 b | 2.7 a ↑ |
| Zone 21-Brampton (West) | - | - | ** | ** | ** | ** | ** | 1.1 d | ** | 1.1 d |
| Zone 22-Brampton (East) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Brampton City (Zones 21-22) | - | - | ** | ** | ** | ** | ** | 1.0 a | ** | 0.9 d |
| Zone 23-Oakville | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 24-Caledon | - | - | - | - | - | - | - | - | - | - |
| Zone 25-R. Hill, Vaughan, King | - | - | - | - | - | - | - | - | - | - |
| Zone 26-Aurora, Newmkt, Whit-St. | - | - | ** | ** | ** | 2.8 a | ** | ** | ** | 0.6 a |
| Zone 27-Markham | - | - | - | - | - | - | ** | ** | ** | ** |
| York Region (Zones 25-27) | - | - | ** | ** | ** | 2.8 a | ** | ** | ** | 0.6 a |

(continued)

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- indicates that the change is not statistically significant

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 29-Milton, Halton Hills | - | - | - | - | ** | ** | - | - | ** | ** |
| Zone 30-Orangeville | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 31-Bradford, W. Gwillimbury | - | - | - | - | - | - | ** | ** | ** | ** |
| Remaining CMA (Zones 18-31) | - | - | ** | 2.5 c | 0.8 a | 1.5 a | 2.8 c | 2.1 a | 2.4 b | 2.0 a |
| Durham Region | - | - | ** | ** | ** | 4.9 c | 1.2 a | 2.0 a | 1.1 a | 2.1 a |
| York Region | - | - | ** | ** | ** | 2.8 a | ** | ** | ** | 0.6 a |
| Peel Region | - | - | ** | 2.5 a | 0.7 b | 1.9 c | 2.7 c | 2.4 a | 2.4 c | 2.3 a |
| Halton Region | ** | ** | ** | ** | 1.2 a | 0.7 b | 1.5 a | 0.7 a | 1.3 a | 0.7 a |
| Toronto GTA | ** | ** | 0.0 d | 1.2 d | 1.3 a | 1.6 b | 3.0 c | 1.9 a | 2.6 a | 1.8 a |
| Toronto CMA | ** | - | ** | 2.4 c | 1.2 a | 1.8 b | 3.6 c | 2.1 a | 3.1 c | 2.0 a |

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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 Oshawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|------------------------------|----------|--------|-----------|--------|-----------|--------|-------------|--------|--------|--------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1 - Oshawa (North) | - | - | - | - | ** | ** | 0.9 a | 0.4 a | 0.9 a | 0.6 a |
| Zone 2 - Oshawa (S./Central) | - | - | ** | ** | ** | 3.7 a | ** | 3.6 a | ** | 3.6 a |
| Oshawa City (Zones 1-2) | - | - | ** | ** | ** | 4.9 a | 0.6 b | 1.7 a | 0.5 b | 1.9 a |
| Zone 3 - Whitby | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 4 - Clarington | - | - | ** | ** | - | - | ** | 1.7 c | ** | 1.1 a |
| Oshawa CMA | - | - | ** | ** | ** | 4.9 a | 0.5 b | 1.7 a | 0.5 b | 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1-Toronto (Central) | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Zone 2-Toronto (East) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 3-Toronto (North) | - | - | - | - | ** | ** | 2,382 | b | ** | ** |
| Zone 4-Toronto (West) | - | - | ** | ** | - | ** | 2,326 | d | 2,631 | b |
| Toronto-Former City (Zones 1-4) | - | - | ** | ** | 1,911 | c | 1,892 | c | 2,269 | b |
| Zone 5-Etobicoke (South) | - | - | - | - | - | - | - | - | - | - |
| Zone 6-Etobicoke (Central) | - | - | - | - | 1,176 | a | 1,357 | a | 1,559 | b |
| Zone 7-Etobicoke (North) | - | - | - | - | 1,121 | a | 1,053 | a | 1,264 | a |
| Etobicoke (Zones 5-7) | - | - | - | - | 1,145 | a | 1,177 | a | 1,400 | a |
| Zone 8-York | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 9-East York | ** | - | ** | - | ** | ** | 1,460 | a | 1,454 | a |
| Zone 10-Scarborough (Central) | - | - | - | - | 1,288 | a | ** | ** | 1,407 | a |
| Zone 11-Scarborough (North) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 12-Scarborough (East) | - | - | - | - | - | - | ** | ** | ** | ** |
| Scarborough (Zones 10-12) | - | - | - | - | 1,288 | a | ** | ** | 1,408 | a |
| Zone 13-North York (Southeast) | - | - | - | - | 1,390 | d | 1,381 | a | 1,602 | b |
| Zone 14-North York (Northeast) | - | - | - | - | ** | ** | 1,504 | d | 1,645 | b |
| Zone 15-North York (Southwest) | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 16-North York (N.Central) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 17-North York (Northwest) | - | - | - | - | 1,047 | a | 1,127 | a | 1,386 | b |
| North York (Zones 13-17) | - | - | - | - | 1,243 | a | 1,295 | a | 1,533 | b |
| Rest of Toronto (Zones 5-17) | ** | - | ** | - | 1,210 | a | 1,242 | a | 1,480 | a |
| Toronto (Zones 1-17) | ** | - | ** | ** | 1,231 | a | 1,265 | a | 1,521 | a |
| Zone 18-Mississauga (South) | - | - | ** | ** | 1,061 | a | 1,042 | a | 1,366 | a |
| Zone 19-Mississauga (Northwest) | - | - | - | - | ** | ** | 1,588 | a | 1,641 | a |
| Zone 20-Mississauga (Northeast) | - | - | ** | ** | ** | ** | 1,468 | a | 1,496 | a |
| Mississauga City (Zones 18-20) | - | - | ** | 979 | a | 1,113 | a | 1,119 | a | 1,491 |
| Zone 21-Brampton (West) | - | - | ** | ** | ** | ** | 1,424 | b | 1,477 | b |
| Zone 22-Brampton (East) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Brampton City (Zones 21-22) | - | - | ** | ** | ** | ** | 1,412 | b | 1,461 | a |
| Zone 23-Oakville | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 24-Caledon | - | - | - | - | - | - | - | - | - | - |
| Zone 25-R. Hill, Vaughan, King | - | - | - | - | - | - | - | - | - | - |
| Zone 26-Aurora, Newmkt, Whit-St. | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Zone 27-Markham | - | - | - | - | - | - | ** | ** | ** | ** |
| York Region (Zones 25-27) | - | - | ** | ** | ** | ** | ** | ** | ** | ** |

(continued)

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

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

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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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 29-Milton, Halton Hills | - | - | - | - | ** | ** | - | - | ** | ** |
| Zone 30-Orangeville | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 31-Bradford, W. Gwillimbury | - | - | - | - | - | - | ** | ** | ** | ** |
| Remaining CMA (Zones 18-31) | - | - | ** | 979 a | 974 a | 1,113 b | 1,446 a | 1,477 a | 1,322 a | 1,415 a |
| Durham Region | - | - | ** | ** | ** | 1,233 b | 1,228 b | 1,257 a | 1,214 b | 1,245 a |
| York Region | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Peel Region | - | - | ** | 979 a | 1,114 a | 1,121 b | 1,471 a | 1,511 a | 1,422 a | 1,458 a |
| Halton Region | ** | ** | ** | ** | 1,213 a | 1,224 a | 1,308 a | 1,366 a | 1,257 a | 1,304 a |
| Toronto GTA | ** | ** | 940 a | 962 a | 1,133 a | 1,225 a | 1,445 a | 1,457 a | 1,372 a | 1,407 a |
| Toronto CMA | ** | - | ** | 979 a | 1,099 a | 1,207 a | 1,490 a | 1,496 a | 1,403 a | 1,441 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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- No units exist in the universe 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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1 - Oshawa (North) | - | - | - | - | ** | ** | 1,210 b | 1,292 a | 1,210 b | 1,292 a |
| Zone 2 - Oshawa (S./Central) | - | - | ** | ** | ** | ** | ** | 1,199 b | ** | 1,202 b |
| Oshawa City (Zones 1-2) | - | - | ** | ** | ** | 1,233 b | 1,240 b | 1,254 a | 1,236 b | 1,252 a |
| Zone 3 - Whitby | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 4 - Clarington | - | - | ** | ** | - | - | ** | 1,532 b | ** | 1,329 b |
| Oshawa CMA | - | - | ** | ** | ** | 1,233 b | 1,240 b | 1,273 a | 1,224 b | 1,259 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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- No units exist in the universe 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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1-Toronto (Central) | 0 | 0 | 2 | 2 | 2 | 2 | 8 | 8 | 12 | 12 |
| Zone 2-Toronto (East) | 0 | 0 | 0 | 0 | 7 | 7 | 21 | 21 | 28 | 28 |
| Zone 3-Toronto (North) | 0 | 0 | 0 | 0 | 13 | 13 | 64 | 34 | 77 | 47 |
| Zone 4-Toronto (West) | 0 | 0 | 6 | 6 | 0 | 5 | 92 | 86 | 98 | 97 |
| Toronto-Former City (Zones 1-4) | 0 | 0 | 8 | 8 | 22 | 27 | 185 | 149 | 215 | 184 |
| Zone 5-Etobicoke (South) | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Zone 6-Etobicoke (Central) | 0 | 0 | 0 | 0 | 151 | 151 | 398 | 396 | 549 | 547 |
| Zone 7-Etobicoke (North) | 0 | 0 | 0 | 0 | 236 | 235 | 415 | 415 | 651 | 650 |
| Etobicoke (Zones 5-7) | 0 | 0 | 0 | 0 | 387 | 386 | 813 | 811 | 1,200 | 1,197 |
| Zone 8-York | 0 | 0 | 0 | 0 | 40 | 40 | 64 | 64 | 104 | 104 |
| Zone 9-East York | 2 | 0 | 1 | 0 | 3 | 3 | 105 | 103 | 111 | 106 |
| Zone 10-Scarborough (Central) | 0 | 0 | 0 | 0 | 67 | 67 | 84 | 77 | 151 | 144 |
| Zone 11-Scarborough (North) | 0 | 0 | 0 | 0 | 40 | 40 | 275 | 275 | 315 | 315 |
| Zone 12-Scarborough (East) | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 17 | 17 | 17 |
| Scarborough (Zones 10-12) | 0 | 0 | 0 | 0 | 107 | 107 | 376 | 369 | 483 | 476 |
| Zone 13-North York (Southeast) | 0 | 0 | 0 | 0 | 144 | 143 | 935 | 926 | 1,079 | 1,069 |
| Zone 14-North York (Northeast) | 0 | 0 | 0 | 0 | 130 | 102 | 506 | 420 | 636 | 522 |
| 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 | 42 | 43 | 486 | 485 | 528 | 528 |
| North York (Zones 13-17) | 0 | 0 | 0 | 0 | 348 | 320 | 1,982 | 1,886 | 2,330 | 2,206 |
| Rest of Toronto (Zones 5-17) | 2 | 0 | 1 | 0 | 885 | 856 | 3,340 | 3,233 | 4,228 | 4,089 |
| Toronto (Zones 1-17) | 2 | 0 | 9 | 8 | 907 | 883 | 3,525 | 3,382 | 4,443 | 4,273 |
| Zone 18-Mississauga (South) | 0 | 0 | 7 | 7 | 112 | 112 | 155 | 155 | 274 | 274 |
| Zone 19-Mississauga (Northwest) | 0 | 0 | 0 | 0 | 29 | 29 | 461 | 405 | 490 | 434 |
| Zone 20-Mississauga (Northeast) | 0 | 0 | 32 | 32 | 108 | 108 | 1,128 | 1,128 | 1,268 | 1,268 |
| Mississauga City (Zones 18-20) | 0 | 0 | 39 | 39 | 249 | 249 | 1,744 | 1,688 | 2,032 | 1,976 |
| Zone 21-Brampton (West) | 0 | 0 | 1 | 1 | 110 | 110 | 389 | 389 | 500 | 500 |
| Zone 22-Brampton (East) | 0 | 0 | 0 | 0 | 11 | 11 | 90 | 90 | 101 | 101 |
| Brampton City (Zones 21-22) | 0 | 0 | 1 | 1 | 121 | 121 | 479 | 479 | 601 | 601 |
| Zone 23-Oakville | 0 | 0 | 0 | 0 | 51 | 51 | 238 | 238 | 289 | 289 |
| Zone 24-Caledon | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Zone 25-R. Hill, Vaughan, King | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Zone 26-Aurora, Newmkt, Whit-St. | 0 | 0 | 4 | 4 | 33 | 72 | 275 | 241 | 312 | 317 |
| Zone 27-Markham | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 42 | 42 | 42 |
| York Region (Zones 25-27) | 0 | 0 | 4 | 4 | 33 | 72 | 317 | 283 | 354 | 359 |

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- No units exist in the universe 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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 54 | 54 | 54 | 54 |
| 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 | 14 | 11 | 14 | 11 |
| Remaining CMA (Zones 18-31) | 0 | 0 | 44 | 44 | 484 | 523 | 2,882 | 2,789 | 3,410 | 3,356 |
| Durham Region | 0 | 0 | 33 | 33 | 63 | 64 | 904 | 938 | 1,000 | 1,035 |
| York Region | 0 | 0 | 4 | 4 | 33 | 72 | 317 | 283 | 354 | 359 |
| Peel Region | 0 | 0 | 40 | 40 | 370 | 370 | 2,223 | 2,167 | 2,633 | 2,577 |
| Halton Region | 2 | 2 | 48 | 48 | 502 | 503 | 1,102 | 1,097 | 1,654 | 1,650 |
| Toronto GTA | 4 | 2 | 134 | 133 | 1,875 | 1,892 | 8,071 | 7,867 | 10,084 | 9,894 |
| Toronto CMA | 2 | 0 | 53 | 52 | 1,391 | 1,406 | 6,407 | 6,171 | 7,853 | 7,629 |

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- No units exist in the universe 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 Oshawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|------------------------------|----------|----------|-----------|-----------|-----------|-----------|-------------|------------|------------|------------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1 - Oshawa (North) | 0 | 0 | 0 | 0 | 6 | 7 | 475 | 474 | 481 | 481 |
| Zone 2 - Oshawa (S./Central) | 0 | 0 | 1 | 1 | 54 | 54 | 338 | 337 | 393 | 392 |
| Oshawa City (Zones 1-2) | 0 | 0 | 1 | 1 | 60 | 61 | 813 | 811 | 874 | 873 |
| Zone 3 - Whitby | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 6 | 6 | 6 |
| Zone 4 - Clarington | 0 | 0 | 32 | 32 | 0 | 0 | 31 | 67 | 63 | 99 |
| Oshawa CMA | 0 | 0 | 33 | 33 | 60 | 61 | 850 | 884 | 943 | 978 |

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

- No units exist in the universe for this category n/a: Not applicable

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

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

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------------|----------|--------|-----------|---------|-----------|---------|-------------|----------|--------|---------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1-Toronto (Central) | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Zone 2-Toronto (East) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 3-Toronto (North) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 4-Toronto (West) | - | - | ** | ** | - | ** | ** | ** | ** | ** |
| Toronto-Former City (Zones 1-4) | - | - | ** | ** | ** | ** | 3.5 d | 11.1 d ↑ | 3.0 d | ** |
| Zone 5-Etobicoke (South) | - | - | - | - | - | - | - | - | - | - |
| Zone 6-Etobicoke (Central) | - | - | - | - | 0.7 a | 1.3 a ↑ | 2.7 c | 3.0 a - | 2.1 c | 2.6 a - |
| Zone 7-Etobicoke (North) | - | - | - | - | ** | 0.6 b | 3.4 c | 2.2 b ↓ | 2.8 c | 1.7 c - |
| Etobicoke (Zones 5-7) | - | - | - | - | 1.1 d | 0.9 a - | 3.1 c | 2.6 a - | 2.5 b | 2.1 a - |
| Zone 8-York | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 9-East York | ** | - | ** | - | ** | ** | 2.2 c | 0.0 a ↓ | 2.2 c | 0.0 a ↓ |
| Zone 10-Scarborough (Central) | - | - | - | - | 7.0 c | ** | ** | ** | 11.5 d | ** |
| Zone 11-Scarborough (North) | - | - | - | - | ** | ** | 4.0 a | 0.4 a ↓ | 3.8 a | 1.0 a ↓ |
| Zone 12-Scarborough (East) | - | - | - | - | - | - | ** | ** | ** | ** |
| Scarborough (Zones 10-12) | - | - | - | - | 5.4 b | ** | 6.6 b | 1.5 c ↓ | 6.3 b | 3.3 d ↓ |
| Zone 13-North York (Southeast) | - | - | - | - | ** | 1.4 a | ** | 3.4 c | ** | 3.0 d |
| Zone 14-North York (Northeast) | - | - | - | - | ** | ** | 2.0 c | 0.8 d ↓ | 1.4 a | 1.1 a - |
| Zone 15-North York (Southwest) | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 16-North York (N.Central) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 17-North York (Northwest) | - | - | - | - | 7.1 a | 9.3 a ↑ | 5.1 b | 4.5 a - | 5.4 c | 4.9 a - |
| North York (Zones 13-17) | - | - | - | - | 2.6 c | 2.3 a - | ** | 3.0 c | 5.7 c | 2.9 b ↓ |
| Rest of Toronto (Zones 5-17) | ** | - | ** | - | 2.3 b | 2.6 b - | 5.3 c | 2.6 a ↓ | 4.7 c | 2.6 a ↓ |
| Toronto (Zones 1-17) | ** | - | ** | ** | 2.2 b | 2.5 b - | 5.2 c | 3.0 b ↓ | 4.6 c | 2.9 a ↓ |
| Zone 18-Mississauga (South) | - | - | ** | ** | 1.0 a | ** | 3.7 d | ** | 2.5 c | 0.9 d ↓ |
| Zone 19-Mississauga (Northwest) | - | - | - | - | ** | ** | 7.9 b | 7.2 b - | 7.4 b | 7.2 b - |
| Zone 20-Mississauga (Northeast) | - | - | ** | ** | ** | ** | 3.8 d | 4.4 b - | 3.6 d | 4.2 b - |
| Mississauga City (Zones 18-20) | - | - | 5.3 a | 2.5 a ↓ | 0.9 d | 2.1 b ↑ | 4.9 b | 4.8 b - | 4.3 b | 4.4 b - |
| Zone 21-Brampton (West) | - | - | ** | ** | ** | ** | ** | 2.7 c | ** | 2.6 c |
| Zone 22-Brampton (East) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Brampton City (Zones 21-22) | - | - | ** | ** | ** | ** | ** | 2.3 c | ** | 2.1 c |
| Zone 23-Oakville | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 24-Caledon | - | - | - | - | - | - | - | - | - | - |
| Zone 25-R. Hill, Vaughan, King | - | - | - | - | - | - | - | - | - | - |
| Zone 26-Aurora, Newmkt, Whit-St. | - | - | ** | ** | ** | 4.2 a | ** | ** | ** | 1.6 b |
| Zone 27-Markham | - | - | - | - | - | - | ** | ** | ** | ** |
| York Region (Zones 25-27) | - | - | ** | ** | ** | 4.2 a | ** | 0.7 a | ** | 1.4 a |

(continued)

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

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

** Data suppressed to protect confidentiality or data 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

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

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------------|----------|--------|-----------|---------|-----------|---------|-------------|---------|--------|---------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 29-Milton, Halton Hills | - | - | - | - | ** | ** | - | - | ** | ** |
| Zone 30-Orangeville | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 31-Bradford, W. Gwillimbury | - | - | - | - | - | - | ** | ** | ** | ** |
| Remaining CMA (Zones 18-31) | - | - | 5.3 d | 2.5 c ↓ | 1.7 c | 1.9 c - | 5.1 c | 3.7 b ↓ | 4.5 c | 3.4 b ↓ |
| Durham Region | - | - | ** | ** | ** | 4.9 c | 3.9 d | 3.6 a - | 3.5 d | 3.5 a - |
| York Region | - | - | ** | ** | ** | 4.2 a | ** | 0.7 a | ** | 1.4 a |
| Peel Region | - | - | 5.3 b | 2.5 a ↓ | 1.4 d | 1.9 c - | 5.3 c | 4.2 b - | 4.9 c | 3.9 b - |
| Halton Region | ** | ** | ** | ** | 2.1 b | 2.1 b - | 2.9 b | 1.9 c - | 2.5 a | 1.9 b - |
| Toronto GTA | ** | ** | 2.0 c | 1.2 d - | 2.2 a | 2.4 a - | 4.7 b | 3.2 a ↓ | 4.2 b | 3.0 a ↓ |
| Toronto CMA | ** | - | 5.1 d | 2.4 c ↓ | 2.0 b | 2.3 b - | 5.2 b | 3.3 a ↓ | 4.6 b | 3.1 a ↓ |

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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1 - Oshawa (North) | - | - | - | - | ** | ** | 4.1 d | 1.9 a ↓ | 4.1 d | 2.1 a - |
| Zone 2 - Oshawa (S./Central) | - | - | ** | ** | ** | 3.7 a | ** | 4.7 a | ** | 4.6 a |
| Oshawa City (Zones 1-2) | - | - | ** | ** | ** | 4.9 a | 3.4 d | 3.1 a - | 3.1 d | 3.2 a - |
| Zone 3 - Whitby | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 4 - Clarington | - | - | ** | ** | - | - | ** | 5.1 d | ** | 3.3 d |
| Oshawa CMA | - | - | ** | ** | ** | 4.9 a | 3.3 d | 3.2 a - | 2.9 c | 3.2 a - |

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

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** 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

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

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Oct-12 to | Oct-13 to | Oct-12 to | Oct-13 to | Oct-12 to | Oct-13 to | Oct-12 to | Oct-13 to | Oct-12 to | Oct-13 to |
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1-Toronto (Central) | - | - | - | - | - | - | - | - | - | - |
| Zone 2-Toronto (East) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 3-Toronto (North) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 4-Toronto (West) | - | - | ** | ** | - | ** | ++ | 4.9 d | ++ | ** |
| Toronto-Former City (Zones 1-4) | - | - | ** | ** | ** | ** | ++ | ** | ++ | ++ |
| Zone 5-Etobicoke (South) | - | - | - | - | - | - | - | - | - | - |
| Zone 6-Etobicoke (Central) | - | - | - | - | ++ | ** | 2.8 c | ** | 2.6 c | ** |
| Zone 7-Etobicoke (North) | - | - | - | - | 3.4 d | ++ | 1.1 d | 1.3 d | ** | ++ |
| Etobicoke (Zones 5-7) | - | - | - | - | 2.3 c | 5.3 d | 1.8 c | 4.7 d | 2.1 c | 4.0 d |
| Zone 8-York | - | - | - | - | - | - | - | - | - | - |
| Zone 9-East York | ** | - | ** | - | ** | ** | 2.0 c | ++ | 2.0 c | ++ |
| Zone 10-Scarborough (Central) | - | - | - | - | ** | ** | ++ | ++ | ** | ++ |
| Zone 11-Scarborough (North) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 12-Scarborough (East) | - | - | - | - | - | - | - | - | - | - |
| Scarborough (Zones 10-12) | - | - | - | - | ** | ** | 2.0 c | ++ | 2.6 c | ++ |
| Zone 13-North York (Southeast) | - | - | - | - | ++ | ++ | 5.1 d | ++ | 4.7 d | ++ |
| Zone 14-North York (Northeast) | - | - | - | - | ** | ** | 5.3 d | ** | 5.4 d | ** |
| Zone 15-North York (Southwest) | - | - | - | - | - | - | - | - | - | - |
| Zone 16-North York (N.Central) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 17-North York (Northwest) | - | - | - | - | -4.8 a | 11.1 a | ++ | 4.3 d | ++ | 4.6 d |
| North York (Zones 13-17) | - | - | - | - | ** | ++ | 4.6 d | ++ | 4.5 d | ++ |
| Rest of Toronto (Zones 5-17) | ** | - | ** | - | 2.2 c | 2.0 c | 3.3 d | ++ | 3.5 c | ++ |
| Toronto (Zones 1-17) | ** | - | ** | ** | 2.2 c | 2.0 c | 3.2 d | ++ | 3.3 d | ++ |
| Zone 18-Mississauga (South) | - | - | ** | ** | ** | 0.7 a | ++ | 4.8 d | ++ | 4.2 d |
| Zone 19-Mississauga (Northwest) | - | - | - | - | ** | ** | 5.4 b | ** | 5.3 b | ** |
| Zone 20-Mississauga (Northeast) | - | - | ** | ** | ** | ** | 3.4 d | ++ | 3.5 d | ++ |
| Mississauga City (Zones 18-20) | - | - | ** | ** | ++ | ++ | 3.6 c | 2.9 c | 3.5 c | 2.2 c |
| Zone 21-Brampton (West) | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Zone 22-Brampton (East) | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Brampton City (Zones 21-22) | - | - | ** | ** | ** | ** | 5.3 d | 3.3 d | 5.4 d | 3.3 d |
| Zone 23-Oakville | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 24-Caledon | - | - | - | - | - | - | - | - | - | - |
| Zone 25-R. Hill, Vaughan, King | - | - | - | - | - | - | - | - | - | - |
| Zone 26-Aurora, Newmkt, Whit-St. | - | - | - | ** | - | ** | - | ** | - | ** |
| Zone 27-Markham | - | - | - | - | - | - | - | - | - | - |
| York Region (Zones 25-27) | - | - | - | ** | - | ** | - | ** | - | ** |

(continued)

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** 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).

- No units exist in the universe 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 Rent¹ by Bedroom Type Toronto CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 |
| | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 29-Milton, Halton Hills | - | - | - | - | - | - | - | - | - | - |
| Zone 30-Orangeville | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 31-Bradford, W. Gwillimbury | - | - | - | - | - | - | - | - | - | - |
| Remaining CMA (Zones 18-31) | - | - | ** | ** | ++ | ++ | 3.6 c | 2.8 c | 3.5 c | 2.2 c |
| Durham Region | - | - | ** | ** | ** | ** | 3.5 d | 0.8 d | 4.2 d | 0.8 d |
| York Region | - | - | - | ** | - | ** | - | ** | - | ** |
| Peel Region | - | - | ** | ** | ++ | ++ | 3.8 c | 2.9 c | 3.8 c | 2.4 c |
| Halton Region | ** | ** | ** | ** | 2.6 a | 1.1 a | 3.1 c | ++ | 3.2 b | ++ |
| Toronto GTA | ** | ** | 1.0 a | ++ | 2.2 c | 1.7 c | 3.3 b | 1.6 c | 3.4 b | 1.4 a |
| Toronto CMA | ** | - | ** | ** | 1.9 c | ** | 3.3 c | 1.8 c | 3.3 c | 1.5 c |

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

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

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

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

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

- No units exist in the universe for this category n/a: Not applicable

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

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

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 |
| | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 |
| Zone 1 - Oshawa (North) | - | - | - | - | ** | ** | ** | 0.7 a | ** | 0.6 a |
| Zone 2 - Oshawa (S./Central) | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Oshawa City (Zones 1-2) | - | - | ** | ** | ** | ** | 5.0 d | 1.5 a | 5.0 d | 1.4 a |
| Zone 3 - Whitby | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 4 - Clarington | - | - | ** | ** | - | - | ** | ** | ** | ** |
| Oshawa CMA | - | - | ** | ** | ** | ** | 3.7 d | 1.2 a | 4.4 d | 1.2 a |

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

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

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

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

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

- No units exist in the universe for this category n/a: Not applicable

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1-Toronto (Central) | 1.4 a | 1.2 a - | 1.9 a | 1.5 b ↓ | 1.3 a | 1.2 a - | 1.7 b | 1.2 d - | 1.7 a | 1.4 a ↓ |
| Zone 2-Toronto (East) | ** | 1.6 c | 1.1 a | 2.7 c ↑ | 0.4 b | 0.9 a ↑ | ** | 0.7 b | 1.1 a | 1.9 c ↑ |
| Zone 3-Toronto (North) | 1.6 a | 1.4 a - | 1.3 a | 1.5 a - | 1.4 a | 1.6 b - | 2.0 c | 0.8 a ↓ | 1.4 a | 1.5 a - |
| Zone 4-Toronto (West) | 1.6 b | 1.4 a - | 1.3 a | 1.6 b - | 1.3 a | 1.5 c - | 0.4 b | 1.3 d - | 1.3 a | 1.5 b - |
| Toronto-Former City (Zones 1-4) | 1.6 a | 1.3 a - | 1.5 a | 1.6 a - | 1.3 a | 1.4 a - | 1.4 a | 1.1 a - | 1.5 a | 1.5 a - |
| Zone 5-Etobicoke (South) | ** | 2.0 c | 2.5 c | 3.8 c - | 1.7 c | 2.4 b - | 2.1 c | ** | 2.2 c | 3.0 b - |
| Zone 6-Etobicoke (Central) | 5.6 c | 2.4 b ↓ | 2.7 c | 2.9 c - | 1.5 b | 1.5 a - | 1.5 b | 2.0 b - | 2.0 c | 2.0 a - |
| Zone 7-Etobicoke (North) | 0.0 c | ** | 0.4 b | 0.9 a ↑ | 1.1 a | 1.0 a - | 1.5 a | 0.9 a - | 1.1 a | 1.0 a - |
| Etobicoke (Zones 5-7) | 4.4 d | 2.1 c - | 2.4 c | 3.1 c - | 1.5 b | 1.7 a - | 1.5 b | 1.7 a - | 1.9 b | 2.1 a - |
| Zone 8-York | 1.9 b | 2.1 c - | 2.6 a | 2.2 a - | 1.4 a | 1.5 a - | 1.9 c | ** | 2.1 a | 1.9 a - |
| Zone 9-East York | 2.0 c | 1.4 a - | 2.1 a | 1.8 a - | 1.7 a | 1.4 a - | 0.8 a | 1.4 a ↑ | 1.9 a | 1.6 a - |
| Zone 10-Scarborough (Central) | 1.5 b | 1.3 a - | 1.3 a | 1.4 a - | 1.3 a | 1.5 a - | 1.1 a | 1.5 b - | 1.3 a | 1.5 a - |
| Zone 11-Scarborough (North) | 2.3 a | 3.1 a ↑ | 1.3 a | 1.7 b - | 2.0 a | 1.4 a ↓ | 1.7 a | 1.4 a - | 1.8 a | 1.6 a - |
| Zone 12-Scarborough (East) | 1.5 d | ** | 1.8 a | 1.6 b - | 1.8 a | 1.0 a ↓ | 1.9 a | 0.7 a ↓ | 1.8 a | 1.2 a ↓ |
| Scarborough (Zones 10-12) | 1.6 a | 1.7 b - | 1.4 a | 1.5 a - | 1.6 a | 1.4 a ↓ | 1.6 a | 1.2 a ↓ | 1.5 a | 1.4 a - |
| Zone 13-North York (Southeast) | 0.5 b | 1.3 d - | 1.0 a | 1.5 a - | 1.0 a | 1.0 a - | 3.3 d | 1.4 a ↓ | 1.4 a | 1.2 a - |
| Zone 14-North York (Northeast) | 0.0 c | 2.1 a ↑ | 1.3 a | 1.7 b - | 1.2 a | 1.2 a - | 1.0 a | 1.1 a - | 1.2 a | 1.3 a - |
| Zone 15-North York (Southwest) | 2.2 c | 1.6 c - | 1.9 b | 1.7 b - | 1.7 b | 1.0 a ↓ | 0.8 a | 0.0 c ↓ | 1.7 b | 1.2 a ↓ |
| Zone 16-North York (N.Central) | ** | 5.5 d | 0.7 a | 1.1 a ↑ | 0.8 a | 2.0 b ↑ | 1.2 a | 1.6 c - | 0.9 a | 1.6 b ↑ |
| Zone 17-North York (Northwest) | 2.9 a | ** | 2.2 a | 1.5 a ↓ | 1.8 a | 1.3 a ↓ | 2.3 a | 1.0 a ↓ | 2.1 a | 1.3 a ↓ |
| North York (Zones 13-17) | 2.7 b | 2.0 c - | 1.4 a | 1.5 a - | 1.3 a | 1.3 a - | 1.9 a | 1.2 a ↓ | 1.5 a | 1.3 a - |
| Rest of Toronto (Zones 5-17) | 2.6 b | 1.9 a ↓ | 1.8 a | 1.9 a - | 1.5 a | 1.4 a - | 1.7 a | 1.3 a ↓ | 1.7 a | 1.6 a - |
| Toronto (Zones 1-17) | 1.9 a | 1.5 a ↓ | 1.7 a | 1.8 a - | 1.4 a | 1.4 a - | 1.7 a | 1.3 a ↓ | 1.6 a | 1.6 a - |
| Zone 18-Mississauga (South) | ** | ** | 2.4 a | 1.8 a ↓ | 1.6 a | 1.8 a - | 1.7 b | 3.4 c ↑ | 2.0 a | 2.0 a - |
| Zone 19-Mississauga (Northwest) | 0.0 d | 0.0 d - | 1.6 a | 0.8 a ↓ | 1.3 a | 1.7 a ↑ | 1.9 b | 3.1 c ↑ | 1.5 a | 1.6 a - |
| Zone 20-Mississauga (Northeast) | 2.7 c | ** | 2.3 a | 1.3 a ↓ | 3.0 b | 1.3 a ↓ | 2.7 a | 2.5 a - | 2.8 a | 1.6 a ↓ |
| Mississauga City (Zones 18-20) | 2.6 c | 2.7 c - | 2.3 a | 1.5 a ↓ | 2.2 a | 1.6 a ↓ | 2.3 a | 2.8 a ↑ | 2.3 a | 1.8 a ↓ |
| Zone 21-Brampton (West) | ** | ** | 2.2 a | 1.7 c - | 1.2 a | 2.4 c - | 5.0 d | 1.5 a ↓ | 2.2 a | 2.1 c - |
| Zone 22-Brampton (East) | 2.7 a | ** | 3.1 a | 1.0 d ↓ | 2.8 a | 1.4 a ↓ | 2.6 a | 1.9 c - | 2.8 a | 1.3 a ↓ |
| Brampton City (Zones 21-22) | 4.9 d | 5.8 d - | 2.5 a | 1.4 a ↓ | 2.0 a | 1.9 b - | 3.8 c | 1.7 c ↓ | 2.5 a | 1.8 b ↓ |
| Zone 23-Oakville | 0.0 c | 3.0 c ↑ | 1.4 a | 1.2 a - | 1.3 a | 1.5 a - | 1.6 c | 1.2 d - | 1.3 a | 1.4 a - |
| Zone 24-Caledon | ** | ** | ** | 3.8 a | ** | ** | ** | ** | ** | 1.3 a - |
| Zone 25-R. Hill, Vaughan, King | 9.9 c | 1.1 a ↓ | 0.6 a | 1.2 a - | 1.2 a | 1.1 a - | ** | 1.3 d | 1.6 b | 1.1 a - |
| Zone 26-Aurora, Newmkt, Whit-St. | ** | ** | 2.3 c | 1.5 a - | 1.3 a | 2.1 c ↑ | 2.8 c | 0.0 d ↓ | 2.2 a | 1.6 b - |
| Zone 27-Markham | ** | ** | 1.7 b | 2.1 c - | 0.5 a | 1.4 a - | 0.0 d | 0.0 d - | 0.9 a | 1.6 c - |
| York Region (Zones 25-27) | ** | 2.3 c | 1.5 b | 1.6 b - | 1.1 a | 1.5 b ↑ | 2.4 c | 0.2 a ↓ | 1.6 a | 1.4 a - |

(continued)

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

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** 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | ** | 9.0 a | 4.4 d | 1.1 a ↓ | 1.1 a | 1.5 a ↑ | 1.0 a | 0.9 a - | 1.5 a | 1.3 a ↓ |
| Zone 29-Milton, Halton Hills | 0.0 d | ** | 2.6 c | 3.0 b - | 0.7 a | 1.9 a ↑ | ** | 1.5 c | 1.4 a | 2.5 a ↑ |
| Zone 30-Orangeville | ** | ** | 0.5 b | 1.6 b ↑ | 1.0 d | 3.7 d ↑ | ** | ** | 0.6 a | 2.5 b ↑ |
| Zone 31-Bradford, W. Gwillimbury | 0.0 d | 0.0 d - | 2.3 c | 1.9 c - | 3.5 c | 2.5 c - | ** | 0.0 d | 2.8 b | 2.1 b - |
| Remaining CMA (Zones 18-31) | 3.8 c | 3.4 c - | 2.2 a | 1.5 a ↓ | 1.9 a | 1.7 a - | 2.4 a | 2.1 a - | 2.1 a | 1.7 a ↓ |
| Durham Region | 2.0 c | 3.3 d - | 2.5 a | 1.4 a ↓ | 1.8 a | 1.8 a - | 1.4 a | 1.7 a - | 1.9 a | 1.7 a ↓ |
| York Region | ** | 2.3 c | 1.5 b | 1.6 b - | 1.1 a | 1.5 b ↑ | 2.4 c | 0.2 a ↓ | 1.6 a | 1.4 a - |
| Peel Region | 3.2 d | 3.4 d - | 2.4 a | 1.5 a ↓ | 2.1 a | 1.7 a ↓ | 2.7 a | 2.5 a - | 2.3 a | 1.8 a ↓ |
| Halton Region | 0.4 b | 3.2 d ↑ | 1.7 a | 2.0 b - | 1.6 b | 1.4 a - | 1.7 c | 0.6 a ↓ | 1.6 a | 1.5 a - |
| Toronto GTA | 1.9 a | 1.6 a ↓ | 1.8 a | 1.7 a - | 1.5 a | 1.5 a - | 1.8 a | 1.5 a ↓ | 1.7 a | 1.6 a ↓ |
| Toronto CMA | 2.0 a | 1.6 a ↓ | 1.8 a | 1.7 a - | 1.5 a | 1.5 a - | 1.9 a | 1.5 a ↓ | 1.7 a | 1.6 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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 Oshawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|------------------------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1 - Oshawa (North) | 1.7 c | 0.0 b ↓ | 1.6 a | 0.9 a ↓ | 1.2 a | 1.4 a - | 1.0 a | 0.4 a ↓ | 1.3 a | 1.1 a ↓ |
| Zone 2 - Oshawa (S./Central) | ** | ** | 3.3 c | 2.3 b ↓ | 2.5 a | 2.3 a - | 2.3 c | 3.8 b ↑ | 2.6 a | 2.6 a - |
| Oshawa City (Zones 1-2) | 1.2 d | 4.2 d ↑ | 2.6 a | 1.7 b ↓ | 2.0 a | 2.0 a - | 1.7 c | 2.0 a - | 2.0 a | 2.0 a - |
| Zone 3 - Whitby | ** | 0.0 c | 2.6 b | 1.2 a ↓ | 1.7 b | 1.7 b - | 1.6 c | 1.8 c - | 2.0 a | 1.5 a ↓ |
| Zone 4 - Clarington | ** | ** | 0.0 d | 0.0 c - | 2.0 c | 1.0 a ↓ | ** | 2.3 b | 1.3 a | 1.0 a - |
| Oshawa CMA | 1.1 d | 3.1 d ↑ | 2.4 a | 1.4 a ↓ | 1.9 a | 1.9 a - | 1.7 b | 2.0 a - | 2.0 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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1-Toronto (Central) | 990 a | 999 a | 1,255 a | 1,307 a | 1,700 a | 1,823 b | ** | ** | 1,359 a | 1,402 a |
| Zone 2-Toronto (East) | 767 a | 835 b | 1,019 a | 1,041 a | 1,249 a | 1,257 a | 1,427 b | 1,596 b | 1,050 a | 1,074 a |
| Zone 3-Toronto (North) | 944 a | 962 a | 1,188 a | 1,225 a | 1,568 a | 1,614 a | 2,256 b | 2,547 c | 1,293 a | 1,339 a |
| Zone 4-Toronto (West) | 790 a | 815 a | 1,035 a | 1,080 a | 1,312 a | 1,390 a | 1,845 c | 1,771 c | 1,075 a | 1,137 a |
| Toronto-Former City (Zones 1-4) | 907 a | 928 a | 1,157 a | 1,201 a | 1,521 a | 1,596 a | 2,432 d | 2,321 c | 1,240 a | 1,288 a |
| Zone 5-Etobicoke (South) | 788 a | 783 a | 883 a | 889 a | 1,069 a | 1,076 a | 1,357 a | 1,405 b | 976 a | 984 a |
| Zone 6-Etobicoke (Central) | 1,041 a | 1,104 b | 1,061 a | 1,103 a | 1,249 a | 1,285 a | 1,441 a | 1,465 a | 1,220 a | 1,257 a |
| Zone 7-Etobicoke (North) | 689 a | 673 a | 910 a | 903 a | 1,088 a | 1,066 a | 1,221 a | 1,228 a | 1,095 a | 1,093 a |
| Etobicoke (Zones 5-7) | 858 b | 858 b | 974 a | 998 a | 1,164 a | 1,183 a | 1,361 a | 1,372 a | 1,121 a | 1,142 a |
| Zone 8-York | 741 a | 761 a | 930 a | 968 a | 1,152 a | 1,184 a | 1,613 c | 1,606 d | 1,025 a | 1,057 a |
| Zone 9-East York | 828 b | 808 a | 949 a | 966 a | 1,205 a | 1,219 a | 1,548 a | 1,530 a | 1,073 a | 1,085 a |
| Zone 10-Scarborough (Central) | 787 a | 805 a | 886 a | 916 a | 1,026 a | 1,052 a | 1,193 a | 1,197 a | 974 a | 1,006 a |
| Zone 11-Scarborough (North) | 882 a | 880 a | 993 a | 987 a | 1,145 a | 1,132 a | 1,345 a | 1,325 a | 1,118 a | 1,105 a |
| Zone 12-Scarborough (East) | 769 a | 788 a | 908 a | 922 a | 1,030 a | 1,036 a | 1,169 a | 1,210 a | 1,013 a | 1,029 a |
| Scarborough (Zones 10-12) | 801 a | 819 a | 911 a | 931 a | 1,052 a | 1,063 a | 1,222 a | 1,231 a | 1,015 a | 1,033 a |
| Zone 13-North York (Southeast) | 753 a | 787 a | 964 a | 986 a | 1,151 a | 1,190 a | 1,454 a | 1,474 a | 1,125 a | 1,157 a |
| Zone 14-North York (Northeast) | 862 b | 1,109 a | 1,153 a | 1,182 a | 1,357 a | 1,363 a | 1,602 a | 1,513 a | 1,353 a | 1,326 a |
| Zone 15-North York (Southwest) | 766 a | 759 a | 898 a | 962 a | 1,074 a | 1,151 a | 1,329 a | 1,441 b | 1,021 a | 1,092 a |
| Zone 16-North York (N.Central) | 778 a | 844 b | 1,036 a | 1,050 a | 1,247 a | 1,239 a | 1,428 a | 1,428 a | 1,193 a | 1,187 a |
| Zone 17-North York (Northwest) | 698 a | 769 a | 864 a | 885 a | 1,016 a | 1,061 a | 1,230 a | 1,278 a | 989 a | 1,026 a |
| North York (Zones 13-17) | 739 a | 851 b | 970 a | 999 a | 1,163 a | 1,193 a | 1,417 a | 1,419 a | 1,129 a | 1,150 a |
| Rest of Toronto (Zones 5-17) | 788 a | 819 a | 951 a | 978 a | 1,142 a | 1,165 a | 1,383 a | 1,384 a | 1,089 a | 1,109 a |
| Toronto (Zones 1-17) | 876 a | 899 a | 1,035 a | 1,071 a | 1,225 a | 1,264 a | 1,493 a | 1,488 a | 1,139 a | 1,170 a |
| Zone 18-Mississauga (South) | 793 a | 810 a | 979 a | 1,003 a | 1,133 a | 1,158 a | 1,276 a | 1,292 a | 1,079 a | 1,100 a |
| Zone 19-Mississauga (Northwest) | 834 b | 888 b | 1,107 a | 1,117 a | 1,254 a | 1,309 a | 1,466 a | 1,505 a | 1,265 a | 1,282 a |
| Zone 20-Mississauga (Northeast) | 799 b | 838 a | 1,035 a | 1,090 a | 1,185 a | 1,235 a | 1,404 a | 1,447 a | 1,179 a | 1,224 a |
| Mississauga City (Zones 18-20) | 800 a | 827 a | 1,013 a | 1,050 a | 1,170 a | 1,210 a | 1,384 a | 1,417 a | 1,146 a | 1,177 a |
| Zone 21-Brampton (West) | 693 a | 745 a | 963 a | 961 a | 1,101 a | 1,128 a | 1,346 b | 1,388 a | 1,076 a | 1,103 a |
| Zone 22-Brampton (East) | 871 a | 1,005 d | 1,074 a | 1,162 a | 1,204 a | 1,278 a | 1,331 a | 1,353 a | 1,184 a | 1,258 a |
| Brampton City (Zones 21-22) | 755 a | 794 b | 1,003 a | 1,032 a | 1,148 a | 1,195 a | 1,339 a | 1,374 a | 1,121 a | 1,167 a |
| Zone 23-Oakville | 886 a | 912 a | 1,099 a | 1,131 a | 1,275 a | 1,312 a | 1,432 b | 1,496 a | 1,224 a | 1,269 a |
| Zone 24-Caledon | ** | ** | ** | 977 b | ** | 1,017 a | ** | ** | ** | 1,003 a |
| Zone 25-R. Hill, Vaughan, King | 870 a | 877 a | 1,046 a | 1,081 a | 1,235 a | 1,297 a | 1,463 a | 1,521 a | 1,160 a | 1,207 a |
| Zone 26-Aurora, Newmkt, Whit-St. | 741 b | 707 b | 958 a | 996 a | 994 a | 1,103 a | 1,206 b | 1,242 a | 988 a | 1,083 a |
| Zone 27-Markham | 773 a | ** | 1,029 a | 1,031 a | 1,183 a | 1,191 a | 1,333 a | 1,617 a | 1,128 a | 1,145 a |
| York Region (Zones 25-27) | 828 a | 815 a | 1,011 a | 1,036 a | 1,120 a | 1,193 a | 1,339 a | 1,365 a | 1,085 a | 1,142 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.

- No units exist in the universe 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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | ** | 791 a | 899 a | 921 a | 1,086 a | 1,103 a | 1,255 a | 1,255 a | 1,131 a | 1,137 a |
| Zone 29-Milton, Halton Hills | 703 a | 711 a | 929 a | 963 a | 1,090 a | 1,121 a | 1,377 a | 1,420 a | 1,030 a | 1,062 a |
| Zone 30-Orangeville | 784 b | 865 a | 891 a | 934 a | 1,000 a | 1,048 a | 1,026 d | 1,072 d | 946 a | 994 a |
| Zone 31-Bradford, W. Gwillimbury | 779 b | 794 a | 865 a | 880 a | 1,009 a | 1,020 a | 1,186 a | 1,325 a | 962 a | 979 a |
| Remaining CMA (Zones 18-31) | 801 a | 827 a | 1,009 a | 1,042 a | 1,159 a | 1,203 a | 1,359 a | 1,392 a | 1,132 a | 1,169 a |
| Durham Region | 714 a | 726 a | 873 a | 886 a | 998 a | 1,022 a | 1,203 a | 1,223 a | 996 a | 1,018 a |
| York Region | 828 a | 815 a | 1,011 a | 1,036 a | 1,120 a | 1,193 a | 1,339 a | 1,365 a | 1,085 a | 1,142 a |
| Peel Region | 787 a | 819 a | 1,010 a | 1,046 a | 1,163 a | 1,205 a | 1,373 a | 1,406 a | 1,139 a | 1,174 a |
| Halton Region | 878 a | 891 a | 1,032 a | 1,078 a | 1,185 a | 1,229 a | 1,355 a | 1,402 a | 1,154 a | 1,201 a |
| Toronto GTA | 871 a | 894 a | 1,028 a | 1,063 a | 1,199 a | 1,238 a | 1,442 a | 1,449 a | 1,133 a | 1,165 a |
| Toronto CMA | 873 a | 896 a | 1,032 a | 1,067 a | 1,211 a | 1,251 a | 1,461 a | 1,466 a | 1,138 a | 1,170 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.

- No units exist in the universe 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 Oshawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|------------------------------|--------------|--------------|--------------|--------------|--------------|----------------|----------------|----------------|--------------|----------------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1 - Oshawa (North) | 725 a | 698 a | 926 a | 932 a | 1,040 a | 1,077 a | 1,216 a | 1,284 a | 1,039 a | 1,080 a |
| Zone 2 - Oshawa (S./Central) | 665 a | 674 a | 804 a | 808 a | 942 a | 949 a | 1,166 b | 1,133 a | 931 a | 931 a |
| Oshawa City (Zones 1-2) | 680 a | 680 a | 857 a | 858 a | 981 a | 1,002 a | 1,191 a | 1,212 a | 976 a | 994 a |
| Zone 3 - Whitby | 789 c | 799 b | 938 a | 951 a | 1,021 a | 1,040 a | 1,122 a | 1,128 a | 992 a | 1,009 a |
| Zone 4 - Clarington | ** | 829 a | 817 a | 916 a | 939 a | 1,050 a | 1,207 b | 1,447 b | 911 a | 1,053 a |
| Oshawa CMA | 713 a | 724 a | 874 a | 886 a | 986 a | 1,012 a | 1,182 a | 1,213 a | 976 a | 1,000 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.

- No units exist in the universe for this category n/a: Not applicable

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1-Toronto (Central) | 6,591 | 6,622 | 14,962 | 15,166 | 6,499 | 6,754 | 728 | 976 | 28,780 | 29,518 |
| Zone 2-Toronto (East) | 1,167 | 1,163 | 3,537 | 3,546 | 1,792 | 1,788 | 211 | 213 | 6,707 | 6,710 |
| Zone 3-Toronto (North) | 5,025 | 4,974 | 15,293 | 15,303 | 8,404 | 8,396 | 1,115 | 1,087 | 29,837 | 29,760 |
| Zone 4-Toronto (West) | 4,514 | 4,497 | 11,518 | 11,585 | 5,539 | 5,667 | 739 | 778 | 22,310 | 22,527 |
| Toronto-Former City (Zones 1-4) | 17,297 | 17,256 | 45,310 | 45,600 | 22,234 | 22,605 | 2,793 | 3,054 | 87,634 | 88,515 |
| Zone 5-Etobicoke (South) | 867 | 867 | 4,521 | 4,526 | 4,517 | 4,506 | 373 | 376 | 10,278 | 10,275 |
| Zone 6-Etobicoke (Central) | 316 | 315 | 4,956 | 4,960 | 8,370 | 8,363 | 2,882 | 2,884 | 16,524 | 16,522 |
| Zone 7-Etobicoke (North) | 30 | 30 | 925 | 927 | 3,154 | 3,151 | 1,784 | 1,784 | 5,893 | 5,892 |
| Etobicoke (Zones 5-7) | 1,213 | 1,212 | 10,402 | 10,413 | 16,041 | 16,020 | 5,039 | 5,044 | 32,695 | 32,689 |
| Zone 8-York | 1,420 | 1,420 | 8,388 | 8,381 | 6,297 | 6,293 | 913 | 909 | 17,018 | 17,003 |
| Zone 9-East York | 996 | 976 | 9,975 | 9,986 | 6,592 | 6,587 | 1,114 | 1,107 | 18,677 | 18,656 |
| Zone 10-Scarborough (Central) | 593 | 592 | 6,988 | 6,997 | 8,372 | 8,359 | 1,674 | 1,662 | 17,627 | 17,610 |
| Zone 11-Scarborough (North) | 132 | 129 | 2,203 | 2,201 | 3,790 | 3,781 | 987 | 988 | 7,112 | 7,099 |
| Zone 12-Scarborough (East) | 88 | 89 | 2,925 | 2,923 | 5,468 | 5,455 | 1,505 | 1,502 | 9,986 | 9,969 |
| Scarborough (Zones 10-12) | 813 | 810 | 12,116 | 12,121 | 17,630 | 17,595 | 4,166 | 4,152 | 34,725 | 34,678 |
| Zone 13-North York (Southeast) | 222 | 243 | 6,185 | 6,154 | 8,779 | 8,786 | 2,818 | 2,810 | 18,004 | 17,993 |
| Zone 14-North York (Northeast) | 199 | 201 | 3,569 | 3,614 | 5,799 | 5,722 | 2,628 | 2,579 | 12,195 | 12,116 |
| Zone 15-North York (Southwest) | 284 | 289 | 3,728 | 3,731 | 4,404 | 4,408 | 830 | 830 | 9,246 | 9,258 |
| Zone 16-North York (N.Central) | 195 | 194 | 4,598 | 4,593 | 5,941 | 5,946 | 1,842 | 1,828 | 12,576 | 12,561 |
| Zone 17-North York (Northwest) | 592 | 590 | 5,785 | 5,735 | 8,311 | 8,367 | 2,933 | 2,937 | 17,621 | 17,629 |
| North York (Zones 13-17) | 1,492 | 1,517 | 23,865 | 23,827 | 33,234 | 33,229 | 11,051 | 10,984 | 69,642 | 69,557 |
| Rest of Toronto (Zones 5-17) | 5,934 | 5,935 | 64,746 | 64,728 | 79,794 | 79,724 | 22,283 | 22,196 | 172,757 | 172,583 |
| Toronto (Zones 1-17) | 23,231 | 23,191 | 110,056 | 110,328 | 102,028 | 102,329 | 25,076 | 25,250 | 260,391 | 261,098 |
| Zone 18-Mississauga (South) | 321 | 319 | 4,991 | 5,003 | 6,036 | 6,034 | 1,165 | 1,165 | 12,513 | 12,521 |
| Zone 19-Mississauga (Northwest) | 52 | 54 | 1,061 | 1,067 | 1,713 | 1,717 | 895 | 839 | 3,721 | 3,677 |
| Zone 20-Mississauga (Northeast) | 273 | 274 | 3,806 | 3,818 | 6,050 | 6,018 | 2,327 | 2,310 | 12,456 | 12,420 |
| Mississauga City (Zones 18-20) | 646 | 647 | 9,858 | 9,888 | 13,799 | 13,769 | 4,387 | 4,314 | 28,690 | 28,618 |
| Zone 21-Brampton (West) | 136 | 143 | 2,150 | 2,248 | 2,920 | 3,011 | 711 | 740 | 5,917 | 6,142 |
| Zone 22-Brampton (East) | 75 | 76 | 1,273 | 1,279 | 2,395 | 2,465 | 822 | 751 | 4,565 | 4,571 |
| Brampton City (Zones 21-22) | 211 | 219 | 3,423 | 3,527 | 5,315 | 5,476 | 1,533 | 1,491 | 10,482 | 10,713 |
| Zone 23-Oakville | 155 | 162 | 1,423 | 1,423 | 2,501 | 2,518 | 634 | 629 | 4,713 | 4,732 |
| Zone 24-Caledon | 11 | 11 | 25 | 32 | 37 | 32 | 7 | 5 | 80 | 80 |
| Zone 25-R. Hill, Vaughan, King | 75 | 75 | 656 | 654 | 956 | 950 | 107 | 107 | 1,794 | 1,786 |
| Zone 26-Aurora, Newmkt, Whit-St. | 58 | 58 | 706 | 706 | 981 | 1,018 | 377 | 343 | 2,122 | 2,125 |
| Zone 27-Markham | 12 | 12 | 612 | 617 | 879 | 880 | 131 | 131 | 1,634 | 1,640 |
| York Region (Zones 25-27) | 145 | 145 | 1,974 | 1,977 | 2,816 | 2,848 | 615 | 581 | 5,550 | 5,551 |

(continued)

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | 11 | 10 | 190 | 189 | 1,064 | 1,064 | 678 | 679 | 1,943 | 1,942 |
| Zone 29-Milton, Halton Hills | 30 | 32 | 553 | 551 | 826 | 826 | 64 | 64 | 1,473 | 1,473 |
| Zone 30-Orangeville | 47 | 47 | 332 | 331 | 377 | 380 | 73 | 73 | 829 | 831 |
| Zone 31-Bradford, W. Gwillimbury | 21 | 21 | 312 | 311 | 405 | 404 | 70 | 67 | 808 | 803 |
| Remaining CMA (Zones 18-31) | 1,277 | 1,294 | 18,090 | 18,229 | 27,140 | 27,317 | 8,061 | 7,903 | 54,568 | 54,743 |
| Durham Region | 385 | 371 | 3,727 | 3,713 | 7,800 | 7,821 | 2,501 | 2,530 | 14,413 | 14,435 |
| York Region | 145 | 145 | 1,974 | 1,977 | 2,816 | 2,848 | 615 | 581 | 5,550 | 5,551 |
| Peel Region | 868 | 877 | 13,306 | 13,447 | 19,151 | 19,277 | 5,927 | 5,810 | 39,252 | 39,411 |
| Halton Region | 290 | 298 | 4,767 | 4,766 | 8,687 | 8,705 | 2,240 | 2,236 | 15,984 | 16,005 |
| Toronto GTA | 24,919 | 24,882 | 133,830 | 134,231 | 140,482 | 140,980 | 36,359 | 36,407 | 335,590 | 336,500 |
| Toronto CMA | 24,508 | 24,485 | 128,146 | 128,557 | 129,168 | 129,646 | 33,137 | 33,153 | 314,959 | 315,841 |

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

- No units exist in the universe for this category n/a: Not applicable

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 Oshawa CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|------------------------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1 - Oshawa (North) | 58 | 57 | 959 | 959 | 2,043 | 2,045 | 749 | 737 | 3,809 | 3,798 |
| Zone 2 - Oshawa (S./Central) | 157 | 144 | 1,433 | 1,405 | 3,004 | 2,995 | 699 | 701 | 5,293 | 5,245 |
| Oshawa City (Zones 1-2) | 215 | 201 | 2,392 | 2,364 | 5,047 | 5,040 | 1,448 | 1,438 | 9,102 | 9,043 |
| Zone 3 - Whitby | 147 | 147 | 855 | 854 | 1,205 | 1,209 | 265 | 265 | 2,472 | 2,475 |
| Zone 4 - Clarington | 9 | 10 | 224 | 240 | 362 | 386 | 55 | 93 | 650 | 729 |
| Oshawa CMA | 371 | 358 | 3,471 | 3,458 | 6,614 | 6,635 | 1,768 | 1,796 | 12,224 | 12,247 |

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

- No units exist in the universe for this category n/a: Not applicable

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

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1-Toronto (Central) | 3.7 b | 3.8 b - | 3.8 a | 3.5 b - | 2.7 a | 3.3 c - | 2.8 b | ** | 3.5 a | 3.5 b - |
| Zone 2-Toronto (East) | 4.1 d | 3.3 c - | 3.0 a | 3.9 c - | 2.8 c | 2.5 c - | 1.5 d | 2.8 c - | 3.1 c | 3.3 c - |
| Zone 3-Toronto (North) | 3.6 a | 3.9 b - | 3.0 a | 3.2 b - | 2.6 a | 2.7 a - | 3.2 c | 1.3 a ↓ | 3.0 a | 3.1 a - |
| Zone 4-Toronto (West) | 3.6 b | 2.8 b - | 2.7 a | 2.7 b - | 2.9 c | 2.4 b - | 0.6 b | 3.0 d ↑ | 2.9 a | 2.7 a - |
| Toronto-Former City (Zones 1-4) | 3.7 a | 3.5 a - | 3.2 a | 3.2 a - | 2.7 a | 2.8 a - | 2.3 b | 2.0 b - | 3.1 a | 3.1 a - |
| Zone 5-Etobicoke (South) | ** | 3.4 d | 3.3 c | 5.0 c ↑ | 2.3 c | 3.1 c - | ** | ** | 3.0 b | 4.2 b ↑ |
| Zone 6-Etobicoke (Central) | 5.9 c | 6.5 c - | 4.4 c | 4.0 c - | 2.8 a | 3.0 b - | 2.6 a | 2.8 a - | 3.3 c | 3.4 b - |
| Zone 7-Etobicoke (North) | 0.0 c | ** | 2.4 c | 1.8 b - | 1.6 a | 1.4 a - | 1.8 c | 1.3 a - | 1.8 b | 1.5 a - |
| Etobicoke (Zones 5-7) | 5.0 d | 4.3 c - | 3.7 c | 4.2 b - | 2.4 a | 2.7 a - | 2.3 a | 2.9 b - | 2.9 a | 3.3 b - |
| Zone 8-York | 4.4 c | 2.5 b ↓ | 3.6 b | 3.2 b - | 2.2 b | 2.0 b - | 2.7 c | ** | 3.1 b | 2.7 a - |
| Zone 9-East York | 2.6 b | 2.4 b - | 3.3 a | 2.9 a ↓ | 3.3 b | 2.4 a ↓ | 1.5 b | 3.4 b ↑ | 3.2 a | 2.7 a ↓ |
| Zone 10-Scarborough (Central) | 3.0 b | 2.1 b ↓ | 2.7 a | 3.0 b - | 2.3 a | 2.3 a - | 1.8 b | 2.2 a - | 2.5 a | 2.6 a - |
| Zone 11-Scarborough (North) | 2.3 a | 5.4 a ↑ | 3.4 b | 3.8 b - | 3.9 a | 3.5 b - | 3.3 b | 3.7 b - | 3.6 a | 3.7 a - |
| Zone 12-Scarborough (East) | 5.9 d | ** | 3.4 b | 3.1 b - | 3.5 a | 2.3 a ↓ | 3.2 b | 2.1 a ↓ | 3.4 a | 2.5 a ↓ |
| Scarborough (Zones 10-12) | 3.2 b | 2.9 a - | 3.0 a | 3.2 a - | 3.0 a | 2.6 a ↓ | 2.7 a | 2.5 a - | 3.0 a | 2.8 a - |
| Zone 13-North York (Southeast) | 2.3 c | 1.3 d - | 3.0 b | 3.0 b - | 2.6 a | 2.5 a - | 4.7 d | 3.0 c - | 3.0 b | 2.7 a - |
| Zone 14-North York (Northeast) | ** | 5.8 b | 3.3 b | 3.2 b - | 2.2 a | 3.0 b ↑ | 2.6 a | 2.0 b - | 2.6 a | 3.0 a - |
| Zone 15-North York (Southwest) | 5.4 c | 2.9 c ↓ | 4.2 c | 2.5 a ↓ | 2.8 a | 2.0 b ↓ | 1.7 c | 0.3 a ↓ | 3.3 b | 2.1 a ↓ |
| Zone 16-North York (N.Central) | ** | ** | 1.9 a | 2.4 a - | 2.4 a | 2.9 a - | 1.8 b | 2.5 b - | 2.2 a | 2.7 a ↑ |
| Zone 17-North York (Northwest) | 5.4 b | ** | 4.0 a | 2.8 a ↓ | 3.1 a | 2.6 a ↓ | 3.7 b | 2.4 b ↓ | 3.6 a | 2.6 a ↓ |
| North York (Zones 13-17) | 4.9 b | 3.5 c ↓ | 3.3 a | 2.8 a ↓ | 2.6 a | 2.6 a - | 3.1 b | 2.3 a ↓ | 3.0 a | 2.6 a ↓ |
| Rest of Toronto (Zones 5-17) | 4.2 b | 3.2 b ↓ | 3.4 a | 3.2 a - | 2.7 a | 2.6 a - | 2.8 a | 2.5 a - | 3.0 a | 2.8 a ↓ |
| Toronto (Zones 1-17) | 3.8 a | 3.4 a ↓ | 3.3 a | 3.2 a - | 2.7 a | 2.6 a - | 2.7 a | 2.5 a - | 3.1 a | 2.9 a ↓ |
| Zone 18-Mississauga (South) | 4.3 d | 3.3 d - | 4.0 b | 3.1 b ↓ | 2.9 a | 3.0 b - | 2.6 b | 4.4 c ↑ | 3.3 b | 3.2 b - |
| Zone 19-Mississauga (Northwest) | ** | 0.0 d | 2.5 a | 3.1 b ↑ | 2.2 a | 3.2 b ↑ | 5.0 a | 5.5 c - | 3.0 a | 3.6 a ↑ |
| Zone 20-Mississauga (Northeast) | 2.7 c | ** | 3.9 b | 3.3 a ↓ | 5.4 b | 3.6 b ↓ | 4.9 b | 3.8 b ↓ | 4.8 b | 3.6 a ↓ |
| Mississauga City (Zones 18-20) | 3.5 d | 3.2 d - | 3.8 a | 3.2 a ↓ | 3.9 a | 3.3 a ↓ | 4.4 b | 4.3 a - | 3.9 a | 3.4 a ↓ |
| Zone 21-Brampton (West) | ** | ** | 6.1 a | 2.8 a ↓ | 4.2 b | 3.3 d - | ** | 2.7 c | 5.5 a | 3.2 c ↓ |
| Zone 22-Brampton (East) | 4.0 a | ** | 6.8 a | 3.3 c ↓ | 6.6 a | 4.8 b ↓ | 5.4 a | 4.9 c - | 6.4 a | 4.5 b ↓ |
| Brampton City (Zones 21-22) | 6.3 c | ** | 6.3 a | 3.0 a ↓ | 5.3 a | 4.0 b ↓ | 6.6 b | 3.7 c ↓ | 5.9 a | 3.7 b ↓ |
| Zone 23-Oakville | ** | ** | 2.7 a | 3.0 b - | 2.4 a | 3.0 a ↑ | 2.8 c | 2.2 c - | 2.5 a | 3.0 a - |
| Zone 24-Caledon | ** | ** | ** | 3.8 a | ** | 2.5 a | ** | ** | ** | 2.5 a |
| Zone 25-R. Hill, Vaughan, King | ** | 1.1 a | 1.4 a | 2.5 b ↑ | 3.1 b | 2.2 b ↓ | 4.5 d | 2.5 a - | 3.2 b | 2.3 a ↓ |
| Zone 26-Aurora, Newmkt, Whit-St. | ** | ** | 3.2 c | 2.9 c - | 2.1 a | 2.7 b - | 3.2 d | 0.6 a ↓ | 2.9 a | 2.5 a - |
| Zone 27-Markham | 9.4 c | ** | 1.7 b | 3.5 d ↑ | 1.5 b | 2.9 c ↑ | ** | 0.0 d | 1.7 a | 2.9 c ↑ |
| York Region (Zones 25-27) | ** | 2.3 c | 2.1 a | 3.0 b ↑ | 2.2 a | 2.6 a - | 3.3 c | 0.9 a ↓ | 2.7 a | 2.5 a - |

(continued)

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↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

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

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | ** | 9.0 a | 7.6 c | 2.1 c ↓ | 2.9 a | 2.5 a ↓ | 3.9 a | 3.9 a - | 3.9 a | 3.0 a ↓ |
| Zone 29-Milton, Halton Hills | 5.5 d | ** | 5.1 b | 5.0 b - | 2.3 a | 4.2 b ↑ | 4.0 d | 4.6 c - | 3.5 b | 4.6 b ↑ |
| Zone 30-Orangeville | ** | ** | 0.5 b | 2.5 b ↑ | 2.3 c | 4.2 c ↑ | 1.1 a | ** | 1.3 a | 3.1 c ↑ |
| Zone 31-Bradford, W. Gwillimbury | 0.0 d | 0.0 d - | 3.9 c | 2.6 c - | 6.5 b | 4.0 c ↓ | 3.2 d | 4.2 b - | 5.1 b | 3.4 b ↓ |
| Remaining CMA (Zones 18-31) | 5.5 c | 4.2 d - | 4.0 a | 3.1 a ↓ | 3.8 a | 3.4 a ↓ | 4.6 a | 3.7 a ↓ | 4.0 a | 3.4 a ↓ |
| Durham Region | 2.4 | 4.0 c - | 3.5 a | 2.5 a ↓ | 2.8 a | 2.9 a - | 3.6 b | 3.5 a - | 3.1 a | 2.9 a - |
| York Region | ** c | 2.3 d | 2.1 a | 3.0 b ↑ | 2.2 a | 2.6 a - | 3.3 c | 0.9 a ↓ | 2.7 a | 2.5 a - |
| Peel Region | 4.2 c | 4.0 d - | 4.4 a | 3.1 a ↓ | 4.3 a | 3.5 a ↓ | 5.0 a | 4.1 a ↓ | 4.4 a | 3.5 a ↓ |
| Halton Region | 2.3 a | 5.5 a ↑ | 3.0 b | 3.5 b - | 2.9 a | 3.0 a - | 3.1 c | 1.6 b ↓ | 2.9 a | 3.0 a - |
| Toronto GTA | 3.8 a | 3.5 a ↓ | 3.4 a | 3.2 a ↓ | 2.9 a | 2.8 a ↓ | 3.2 a | 2.7 a ↓ | 3.2 a | 3.0 a ↓ |
| Toronto CMA | 3.9 | 3.5 ↓ | 3.4 a | 3.2 a ↓ | 2.9 a | 2.8 a ↓ | 3.2 a | 2.8 a ↓ | 3.2 a | 3.0 a ↓ |

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- indicates that the change is not statistically significant

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

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-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1 - Oshawa (North) | 4.1 d | 0.0 b ↓ | 2.6 a | 1.5 a ↓ | 2.4 a | 2.0 a - | 3.1 d | 1.5 a ↓ | 2.6 a | 1.8 a ↓ |
| Zone 2 - Oshawa (S./Central) | ** | ** | 3.8 c | 3.0 c - | 2.7 a | 3.3 b - | 4.1 d | 5.0 b - | 3.1 b | 3.5 b - |
| Oshawa City (Zones 1-2) | 1.8 c | 5.3 d ↑ | 3.3 b | 2.4 a ↓ | 2.6 a | 2.8 a - | 3.6 c | 3.2 a - | 2.9 a | 2.8 a - |
| Zone 3 - Whitby | ** | 0.0 c | 4.3 b | 3.4 c - | 3.5 b | 4.3 b - | 3.0 b | 4.5 c ↑ | 3.6 b | 3.8 b - |
| Zone 4 - Clarington | ** | ** | 0.4 a | 0.4 a - | 2.3 c | 2.0 a - | ** | 4.6 c | 1.6 b | 2.0 a - |
| Oshawa CMA | 1.5 c | 3.8 d ↑ | 3.3 b | 2.5 a ↓ | 2.7 a | 3.0 a - | 3.5 c | 3.4 a - | 3.0 a | 2.9 a ↓ |

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- indicates that the change is not statistically significant

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 Rent¹ by Bedroom Type Toronto CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Oct-12 to | Oct-13 to | Oct-12 to | Oct-13 to | Oct-12 to | Oct-13 to | Oct-12 to | Oct-13 to | Oct-12 to | Oct-13 to |
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1-Toronto (Central) | 3.5 b | 2.8 c | 4.1 b | 2.8 c | ** | 3.5 d | ** | ++ | 3.5 b | 2.9 c |
| Zone 2-Toronto (East) | 2.8 a | 2.9 a | 4.0 b | 2.5 b | 3.8 c | 2.9 b | ++ | ++ | 3.9 b | 2.5 b |
| Zone 3-Toronto (North) | 5.6 c | 3.0 a | 3.8 b | 3.6 b | 3.7 c | 2.5 b | 5.4 d | ++ | 4.2 b | 2.9 a |
| Zone 4-Toronto (West) | 3.2 d | 2.6 b | 3.0 c | 3.2 c | 3.6 c | 3.1 d | ++ | ++ | 3.1 c | 3.1 c |
| Toronto-Former City (Zones 1-4) | 4.1 b | 2.8 a | 3.7 b | 3.2 b | 3.1 c | 3.0 b | 5.4 d | ++ | 3.7 a | 2.9 a |
| Zone 5-Etobicoke (South) | 3.7 d | 2.4 c | 3.5 c | 2.3 c | 2.3 c | 3.6 c | ** | ++ | 2.9 b | 2.7 b |
| Zone 6-Etobicoke (Central) | ** | ** | 4.8 c | 3.2 d | 3.3 d | 3.4 c | 1.8 c | 3.1 c | 3.7 c | 3.3 c |
| Zone 7-Etobicoke (North) | ++ | ++ | ++ | 3.1 d | 2.9 c | 1.4 d | 2.6 c | 4.4 d | 1.8 c | 2.3 c |
| Etobicoke (Zones 5-7) | 5.0 d | 2.6 c | 3.4 c | 2.9 b | 2.9 b | 3.1 c | 2.6 c | 2.9 b | 3.1 c | 2.9 b |
| Zone 8-York | 4.4 c | 3.3 d | 1.5 c | 4.9 d | 2.2 c | ** | 3.6 d | ++ | 2.2 c | 4.3 d |
| Zone 9-East York | ++ | ++ | 2.7 a | 2.4 b | 2.4 a | 2.5 c | ** | 3.4 d | 2.8 a | 2.2 b |
| Zone 10-Scarborough (Central) | 2.7 c | 1.3 a | 2.1 b | 2.0 b | 2.2 b | 1.5 c | ** | 2.4 c | 2.1 b | 2.0 b |
| Zone 11-Scarborough (North) | 1.4 d | 0.6 a | 2.5 a | 0.8 d | 2.1 a | 0.6 b | 2.9 a | ++ | 2.3 a | ++ |
| Zone 12-Scarborough (East) | 2.7 c | ** | 2.0 c | 2.1 c | 2.2 b | 2.3 c | 2.3 b | 3.4 c | 2.1 b | 2.5 b |
| Scarborough (Zones 10-12) | 2.5 c | 1.4 a | 2.2 a | 1.8 b | 2.2 a | 1.6 b | 2.2 b | 2.6 b | 2.1 a | 1.8 b |
| Zone 13-North York (Southeast) | 5.8 d | ++ | 4.1 b | 1.6 c | 3.6 b | 2.3 c | 5.0 c | 1.1 a | 3.9 b | 2.0 b |
| Zone 14-North York (Northeast) | ++ | ++ | 3.7 d | 2.1 c | 3.4 c | 2.3 c | 4.1 c | ++ | 3.4 c | 2.1 c |
| Zone 15-North York (Southwest) | 3.8 d | 3.7 d | 2.8 c | 2.6 c | 3.6 d | 2.9 c | ** | ++ | 2.9 c | 2.9 c |
| Zone 16-North York (N.Central) | 4.2 d | ++ | 4.2 c | 2.0 c | 4.1 c | 1.1 d | 4.0 b | 1.6 c | 4.1 c | 1.4 a |
| Zone 17-North York (Northwest) | 2.2 a | 2.3 c | 2.4 a | 2.0 c | 2.1 a | 3.5 b | 2.4 a | 2.8 b | 2.4 a | 3.0 a |
| North York (Zones 13-17) | 3.1 c | 1.6 c | 3.4 b | 2.0 b | 3.3 b | 2.5 a | 3.7 b | 1.8 b | 3.3 a | 2.3 a |
| Rest of Toronto (Zones 5-17) | 3.2 b | 1.7 c | 2.9 a | 2.4 a | 2.8 a | 2.5 a | 3.0 a | 2.4 a | 2.9 a | 2.5 a |
| Toronto (Zones 1-17) | 3.7 b | 2.3 a | 3.2 a | 2.7 a | 2.9 a | 2.6 a | 3.3 b | 2.2 b | 3.1 a | 2.6 a |
| Zone 18-Mississauga (South) | 4.3 d | ** | 2.3 c | 2.8 b | 3.5 d | 2.5 b | ** | ++ | 2.8 b | 2.3 b |
| Zone 19-Mississauga (Northwest) | ++ | 4.3 d | 2.3 b | 1.9 b | 2.2 b | 3.3 d | 2.2 a | ++ | 2.7 a | 2.3 b |
| Zone 20-Mississauga (Northeast) | 4.0 d | ** | 2.3 b | 3.2 d | 3.6 b | 1.3 a | 3.6 c | 0.8 d | 3.5 b | 1.5 b |
| Mississauga City (Zones 18-20) | 3.7 d | 2.8 c | 2.3 a | 2.8 b | 3.4 b | 2.1 b | 3.2 c | 0.7 b | 3.1 b | 2.0 a |
| Zone 21-Brampton (West) | ++ | ** | 2.2 a | 2.6 b | 1.9 a | 3.4 c | 2.7 b | 2.1 c | 2.1 a | 3.0 b |
| Zone 22-Brampton (East) | 2.9 a | 1.0 a | 2.1 a | 3.2 d | 2.0 a | 3.2 d | 2.0 a | 2.0 b | 2.0 a | 2.9 c |
| Brampton City (Zones 21-22) | 2.1 b | ** | 2.2 a | 2.9 b | 1.9 a | 3.3 c | 2.3 a | 2.0 b | 2.1 a | 3.0 b |
| Zone 23-Oakville | 2.8 c | 2.9 b | 2.5 b | 2.8 b | 2.9 a | 2.5 b | ++ | 3.2 d | 2.7 a | 2.6 b |
| Zone 24-Caledon | - | ** | - | ** | - | ** | - | ** | - | ** |
| Zone 25-R. Hill, Vaughan, King | 4.2 b | 1.8 c | 3.4 d | 4.6 b | 3.0 b | 4.6 b | 3.8 c | ** | 3.1 d | 4.4 b |
| Zone 26-Aurora, Newmkt, Whit-St. | ** | ++ | 4.3 b | 2.3 b | 3.3 b | 3.1 b | 4.0 c | ** | 3.4 b | 2.5 b |
| Zone 27-Markham | ** | ** | 2.4 c | ++ | 2.9 c | ++ | ** | ++ | 2.8 b | ++ |
| York Region (Zones 25-27) | 7.9 c | ++ | 3.4 b | 2.7 b | 3.1 b | 2.7 b | 4.0 d | ** | 3.2 b | 2.5 a |

(continued)

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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).

- No units exist in the universe 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 Rent¹ by Bedroom Type Toronto CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 |
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 28-Pickering/Ajax/Uxbridge | ** | ** | 3.0 c | ++ | ++ | 5.1 b | 7.3 c | 0.4 b | 2.7 c | 2.8 a |
| Zone 29-Milton, Halton Hills | 4.1 d | ++ | 2.0 c | 2.6 b | ++ | 2.9 a | 3.5 b | 3.0 c | 1.3 a | 2.8 a |
| Zone 30-Orangeville | ** | 12.4 c | ++ | 5.7 c | 3.9 d | 5.2 c | ++ | ++ | 1.8 c | 5.8 c |
| Zone 31-Bradford, W. Gwillimbury | 11.5 d | ++ | 0.9 d | 2.9 b | ++ | 2.0 c | 1.4 a | 2.1 b | 0.8 d | 2.2 b |
| Remaining CMA (Zones 18-31) | 3.9 b | 2.4 b | 2.4 a | 2.8 a | 2.8 a | 2.6 a | 3.1 b | 1.4 a | 2.8 a | 2.4 a |
| Durham Region | ** | 2.9 c | 3.0 c | 3.0 b | 4.1 b | 3.0 b | 6.1 b | 1.9 b | 4.1 b | 2.7 a |
| York Region | 7.9 c | ++ | 3.4 b | 2.7 b | 3.1 b | 2.7 b | 4.0 d | ** | 3.2 b | 2.5 a |
| Peel Region | 3.2 c | 2.6 c | 2.2 a | 2.8 b | 3.0 a | 2.4 a | 3.0 b | 1.1 a | 2.8 a | 2.2 a |
| Halton Region | 4.0 c | 2.8 b | 3.1 b | 3.9 b | 3.0 a | 3.7 b | 3.0 b | 2.9 b | 3.1 a | 3.4 b |
| Toronto GTA | 3.7 b | 2.3 a | 3.1 a | 2.8 a | 3.0 a | 2.7 a | 3.4 b | 2.1 a | 3.1 a | 2.6 a |
| Toronto CMA | 3.7 b | 2.3 a | 3.0 a | 2.7 a | 2.9 a | 2.6 a | 3.3 b | 2.1 a | 3.1 a | 2.6 a |

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

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

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

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

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

- No units exist in the universe for this category n/a: Not applicable

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 Rent¹ by Bedroom Type Oshawa CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 | Oct-12 to Oct-13 | Oct-13 to Oct-14 |
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Zone 1 - Oshawa (North) | ++ | ++ | 5.7 b | 2.3 c | 7.5 b | 3.1 d | 9.1 b | 2.3 c | 6.9 b | 2.5 c |
| Zone 2 - Oshawa (S./Central) | ** | ** | ** | 3.7 d | 4.2 d | 2.1 c | 5.4 d | 3.0 c | 3.9 d | 2.4 b |
| Oshawa City (Zones 1-2) | ** | ** | 3.4 c | 3.1 d | 5.5 b | 2.5 c | 7.1 c | 2.6 c | 5.2 b | 2.5 b |
| Zone 3 - Whitby | ** | 3.8 d | 2.1 b | 1.7 c | 2.2 b | 2.1 b | 2.1 b | 0.9 a | 2.0 b | 2.2 b |
| Zone 4 - Clarington | ** | ** | 2.5 c | 8.7 a | ++ | 10.3 c | ** | ** | 1.9 c | 7.4 b |
| Oshawa CMA | ** | 2.9 c | 3.0 c | 3.1 c | 4.6 b | 2.8 b | 5.8 c | 2.4 b | 4.4 b | 2.7 b |

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

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

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

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

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

- No units exist in the universe for this category n/a: Not applicable

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

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Toronto CMA - October 2014

| Condo Sub Area | Rental Condominium Apartments | | Apartments in the RMS ¹ | |
|--------------------|-------------------------------|--------------|------------------------------------|--------------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Centre | 1.6 b | 1.1 a | 1.6 a | 1.6 a |
| West | 1.7 b | 1.8 c | 1.9 b | 2.2 a |
| East | 1.5 b | 2.0 c | 1.5 a | 1.4 a |
| North | 1.9 a | 1.3 a | 1.4 a | 1.3 a |
| Toronto | 1.7 a | 1.3 a | 1.6 a | 1.6 a |
| Peel | 1.5 a | 1.2 a | 2.3 a | 1.7 a |
| Halton | 2.7 c | 0.8 a | 1.6 a | 1.6 a |
| York | 2.7 c | 2.1 c | 1.6 a | 1.5 b |
| Durham | 0.5 b | 0.8 d | 2.0 a | 1.7 a |
| Toronto GTA | 1.8 a | 1.3 a | 1.7 a | 1.6 a |
| Toronto CMA | 1.8 a | 1.3 a | 1.6 a | 1.6 a |

¹ 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)

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

- No units exist in the universe for this category n/a: Not applicable

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

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Toronto CMA - October 2014

| Condo Sub Area | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | |
|--------------------|--------------------|-------------------------------|--------------------|-------------------------------|--------------------|-------------------------------|--------------------|-------------------------------|
| | Rental Condo Apts. | Apts. in the RMS ¹ | Rental Condo Apts. | Apts. in the RMS ¹ | Rental Condo Apts. | Apts. in the RMS ¹ | Rental Condo Apts. | Apts. in the RMS ¹ |
| Centre | ** | 909 a | 1,646 b | 1,134 a | 2,285 b | 1,457 a | ** | 2,003 b |
| West | ** | 858 b | 1,591 b | 998 a | 1,679 c | 1,183 a | ** | 1,360 a |
| East | ** | 819 a | 1,263 d | 931 a | 1,297 b | 1,062 a | 1,300 c | 1,214 a |
| North | ** | 851 b | 1,376 d | 999 a | 1,691 b | 1,192 a | ** | 1,400 a |
| Toronto | ** | 899 a | 1,565 b | 1,071 a | 1,895 a | 1,264 a | 1,682 d | 1,484 a |
| Peel | ** | 819 a | 1,554 d | 1,046 a | 1,536 b | 1,206 a | 1,508 c | 1,335 a |
| Halton | ** | 891 a | ** | 1,079 a | 1,675 b | 1,230 a | ** | 1,432 a |
| York | ** | 815 a | 1,346 c | 1,036 a | 1,747 c | 1,194 a | ** | 1,357 a |
| Durham | ** | 726 a | ** | 885 a | ** | 1,021 a | ** | 1,203 a |
| Toronto GTA | ** | 894 a | 1,546 b | 1,063 a | 1,820 a | 1,238 a | 1,587 c | 1,446 a |
| Toronto CMA | ** | 896 a | 1,556 b | 1,067 a | 1,818 a | 1,251 a | 1,603 c | 1,458 a |

¹ 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.

- No units exist in the universe 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 2014

| Condo Sub Area | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|--------------------|----------|--------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Centre | ** | ** | 1,680 b | 1,646 b | 2,115 b | 2,285 b | ** | ** | 1,947 b | 1,981 b |
| West | ** | ** | 1,534 c | 1,591 b | 1,799 d | 1,679 c | ** | ** | 1,647 c | 1,651 b |
| East | ** | ** | 1,281 b | 1,263 d | 1,368 b | 1,297 b | 1,356 c | 1,300 c | 1,348 b | 1,291 b |
| North | ** | ** | 1,407 b | 1,376 d | 1,714 b | 1,691 b | ** | ** | 1,650 b | 1,580 b |
| Toronto | ** | ** | 1,576 a | 1,565 b | 1,835 b | 1,895 a | 1,727 d | 1,682 d | 1,742 a | 1,758 a |
| Peel | ** | ** | 1,353 b | 1,554 d | 1,490 b | 1,536 b | 1,325 b | 1,508 c | 1,429 a | 1,533 b |
| Halton | ** | ** | 1,149 d | ** | 1,467 b | 1,675 b | ** | ** | 1,400 b | 1,509 c |
| York | ** | ** | 1,433 b | 1,346 c | 1,586 c | 1,747 c | ** | ** | 1,583 b | 1,564 c |
| Durham | ** | ** | ** | ** | ** | ** | ** | ** | ** | 1,585 c |
| Toronto GTA | ** | ** | 1,526 a | 1,546 b | 1,743 a | 1,820 a | 1,612 c | 1,587 c | 1,664 a | 1,706 a |
| Toronto CMA | ** | ** | 1,531 a | 1,556 b | 1,752 a | 1,818 a | 1,616 c | 1,603 c | 1,672 a | 1,709 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.

- No units exist in the universe for this category n/a: Not applicable

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

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹

Total Vacancy Rates (%)

By Building Size

Toronto CMA - October 2014

| Size | Rental Condominium Apartments | | Apartments in the RMS ¹ | |
|--------------------|-------------------------------|--------|------------------------------------|--------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Toronto | | | | |
| 3 to 24 Units | 1.2 a | 1.4 d | 2.3 a | 2.1 a |
| 25 to 49 Units | 3.5 d | 0.6 b | 1.4 a | 2.1 a |
| 50 to 99 Units | 3.7 c | 2.5 c | 1.5 a | 1.6 a |
| 100 to 199 Units | 2.0 a | 1.7 b | 1.4 a | 1.4 a |
| 200 to 299 Units | 1.7 b | 1.3 a | 1.6 a | 1.5 a |
| 300+ Units | 1.4 a | 1.1 a | 1.4 a | 1.0 a |
| Total | 1.7 a | 1.3 a | 1.6 a | 1.6 a |
| Toronto GTA | | | | |
| 3 to 24 Units | 1.8 c | ** | 2.5 a | 2.2 a |
| 25 to 49 Units | 3.3 c | 0.7 a | 1.5 a | 2.1 a |
| 50 to 99 Units | 3.3 c | 2.1 c | 1.6 a | 1.5 a |
| 100 to 199 Units | 2.1 a | 1.9 a | 1.5 a | 1.4 a |
| 200 to 299 Units | 1.8 a | 1.2 a | 1.6 a | 1.5 a |
| 300+ Units | 1.4 a | 1.1 a | 1.6 a | 1.1 a |
| Total | 1.8 a | 1.3 a | 1.7 a | 1.6 a |
| Toronto CMA | | | | |
| 3 to 24 Units | 1.9 c | ** | 2.5 a | 2.3 a |
| 25 to 49 Units | 3.3 c | 0.6 b | 1.5 a | 2.1 a |
| 50 to 99 Units | 3.5 c | 2.2 c | 1.5 a | 1.6 a |
| 100 to 199 Units | 2.1 a | 1.9 a | 1.5 a | 1.4 a |
| 200 to 299 Units | 1.8 a | 1.2 a | 1.6 a | 1.5 a |
| 300+ Units | 1.4 a | 1.1 a | 1.6 a | 1.1 a |
| Total | 1.8 a | 1.3 a | 1.6 a | 1.6 a |

¹ 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)

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

- No units exist in the universe for this category n/a: Not applicable

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

4.3.I Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Toronto CMA - October 2014

| Condo Sub Area | Condominium Universe | | Rental Units ¹ | | Percentage of Units in Rental | | Vacancy Rate | |
|--------------------|----------------------|----------------|---------------------------|-----------------|-------------------------------|---------------|--------------|--------------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Centre | 102,855 | 110,871 | 34,825 a | 42,570 a | 33.9 a | 38.4 a | 1.6 b | 1.1 a |
| West | 26,897 | 26,887 | 5,421 a | 6,065 a | 20.2 a | 22.6 a | 1.7 b | 1.8 c |
| East | 32,603 | 33,444 | 5,917 a | 6,968 a | 18.1 a | 20.8 a | 1.5 b | 2.0 c |
| North | 57,922 | 58,688 | 14,402 a | 15,462 a | 24.9 a | 26.3 a | 1.9 a | 1.3 a |
| Toronto | 220,277 | 229,890 | 60,825 a | 71,905 a | 27.6 a | 31.3 a | 1.7 a | 1.3 a |
| Peel | 40,171 | 41,056 | 9,363 a | 10,523 a | 23.3 a | 25.6 a | 1.5 a | 1.2 a |
| Halton | 12,680 | 13,188 | 1,899 a | 1,801 a | 15.0 a | 13.7 a | 2.7 c | 0.8 a |
| York | 26,057 | 28,781 | 5,641 a | 6,840 a | 21.6 a | 23.8 a | 2.7 c | 2.1 c |
| Durham | 6,056 | 6,149 | 761 a | 954 a | 12.6 a | 15.5 a | 0.5 b | 0.8 d |
| Toronto GTA | 305,241 | 319,064 | 78,465 a | 92,257 a | 25.7 a | 28.9 a | 1.8 a | 1.3 a |
| Toronto CMA | 295,884 | 309,364 | 77,255 a | 90,705 a | 26.1 a | 29.3 a | 1.8 a | 1.3 a |

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

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.

- No units exist in the universe 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 By Building Size Toronto CMA - October 2014

| Condo Sub Area | Condominium Universe | | Rental Units ¹ | | | | Percentage of Units in Rental | | | | Vacancy Rate | | | |
|--------------------|----------------------|---------|---------------------------|---|--------|---|-------------------------------|---|--------|---|--------------|---|--------|---|
| | Oct-13 | Oct-14 | Oct-13 | | Oct-14 | | Oct-13 | | Oct-14 | | Oct-13 | | Oct-14 | |
| Toronto | | | | | | | | | | | | | | |
| 3 to 24 Units | 2,061 | 2,101 | 234 | a | 254 | c | 11.3 | a | 12.1 | c | 1.2 | a | 1.4 | d |
| 25 to 49 Units | 4,071 | 4,068 | 539 | a | 562 | c | 13.2 | a | 13.8 | c | 3.5 | d | 0.6 | b |
| 50 to 99 Units | 13,752 | 14,589 | 2,423 | a | 2,565 | a | 17.6 | a | 17.6 | a | 3.7 | c | 2.5 | c |
| 100 to 199 Units | 50,250 | 50,820 | 9,737 | a | 10,507 | a | 19.4 | a | 20.7 | a | 2.0 | a | 1.7 | b |
| 200 to 299 Units | 58,712 | 59,125 | 12,210 | a | 15,873 | a | 20.8 | a | 26.8 | a | 1.7 | b | 1.3 | a |
| 300+ Units | 91,431 | 99,187 | 35,473 | a | 41,128 | a | 38.8 | a | 41.5 | a | 1.4 | a | 1.1 | a |
| Total | 220,277 | 229,890 | 60,825 | a | 71,905 | a | 27.6 | a | 31.3 | a | 1.7 | a | 1.3 | a |
| Toronto GTA | | | | | | | | | | | | | | |
| 3 to 24 Units | 2,589 | 2,622 | 326 | a | 316 | c | 12.6 | a | 12.1 | c | 1.8 | c | ** | |
| 25 to 49 Units | 6,741 | 6,803 | 888 | a | 904 | a | 13.2 | a | 13.3 | a | 3.3 | c | 0.7 | a |
| 50 to 99 Units | 22,369 | 23,110 | 3,625 | a | 3,714 | a | 16.2 | a | 16.1 | a | 3.3 | c | 2.1 | c |
| 100 to 199 Units | 80,543 | 81,257 | 14,769 | a | 15,997 | a | 18.3 | a | 19.7 | a | 2.1 | a | 1.9 | a |
| 200 to 299 Units | 83,849 | 85,743 | 17,150 | a | 21,977 | a | 20.5 | a | 25.6 | a | 1.8 | a | 1.2 | a |
| 300+ Units | 109,150 | 119,529 | 41,488 | a | 48,246 | a | 38.0 | a | 40.4 | a | 1.4 | a | 1.1 | a |
| Total | 305,241 | 319,064 | 78,465 | a | 92,257 | a | 25.7 | a | 28.9 | a | 1.8 | a | 1.3 | a |
| Toronto CMA | | | | | | | | | | | | | | |
| 3 to 24 Units | 2,430 | 2,477 | 311 | a | 309 | c | 12.8 | a | 12.5 | c | 1.9 | c | ** | |
| 25 to 49 Units | 5,655 | 5,803 | 731 | a | 767 | a | 12.9 | a | 13.2 | a | 3.3 | c | 0.6 | b |
| 50 to 99 Units | 19,905 | 20,549 | 3,333 | a | 3,356 | a | 16.7 | a | 16.3 | a | 3.5 | c | 2.2 | c |
| 100 to 199 Units | 76,358 | 76,936 | 14,291 | a | 15,378 | a | 18.7 | a | 20.0 | a | 2.1 | a | 1.9 | a |
| 200 to 299 Units | 82,386 | 84,070 | 16,872 | a | 21,637 | a | 20.5 | a | 25.7 | a | 1.8 | a | 1.2 | a |
| 300+ Units | 109,150 | 119,529 | 41,488 | a | 48,246 | a | 38.0 | a | 40.4 | a | 1.4 | a | 1.1 | a |
| Total | 295,884 | 309,364 | 77,255 | a | 90,705 | a | 26.1 | a | 29.3 | a | 1.8 | a | 1.3 | a |

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

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.

- No units exist in the universe for this category n/a: Not applicable

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

5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Toronto CMA - October 2014

| | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|----------------------------------|----------|--------|-----------|---------|-----------|---------|-------------|---------|---------|---------|
| | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 | Oct-13 | Oct-14 |
| Toronto CMA | | | | | | | | | | |
| Single Detached | ** | ** | ** | ** | 1,355 c | ** | 1,964 d | 1,763 b | 1,680 d | 1,675 c |
| Semi detached, Row and Duplex | ** | ** | 966 d | ** | 1,217 b | 1,339 c | 1,417 a | 1,519 b | 1,353 a | 1,427 b |
| Other-Primarily Accessory Suites | ** | ** | 889 c | 877 c | 1,066 b | 1,091 b | ** | 1,489 d | 951 c | 1,017 b |
| Total | ** | ** | 831 c | 1,071 c | 1,201 b | 1,269 c | 1,662 b | 1,630 b | 1,384 b | 1,420 b |

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

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

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

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

- No units exist in the universe 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 Units¹ by Dwelling Type Toronto CMA - October 2014

| | Estimated Number of Households in Other Secondary Rented Units ¹ | |
|----------------------------------|--|----------|
| | Oct-13 | Oct-14 |
| Toronto CMA | | |
| Single Detached | 47,575 b | 49,173 b |
| Semi detached, Row and Duplex | 50,674 a | 50,619 a |
| Other-Primarily Accessory Suites | 29,248 d | 30,641 b |
| Total | 127,497 | 130,432 |

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

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

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

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

- No units exist in the universe for this category n/a: Not applicable

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

TECHNICAL NOTE:

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

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 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 for all sampled structures.

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

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

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

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being 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 – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, 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), and 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, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

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.

Data presented is based on Statistics Canada's 2011 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.

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