

RENTAL MARKET REPORT

Hamilton and Brantford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

Highlights

- Hamilton CMA average rental apartment vacancy rate advanced to 3.4 per cent in 2015
- Fixed sample average rent for two-bedroom apartments up 3.8 per cent
- The average condominium rental apartment vacancy rate was 0.4 per cent

Figure 1

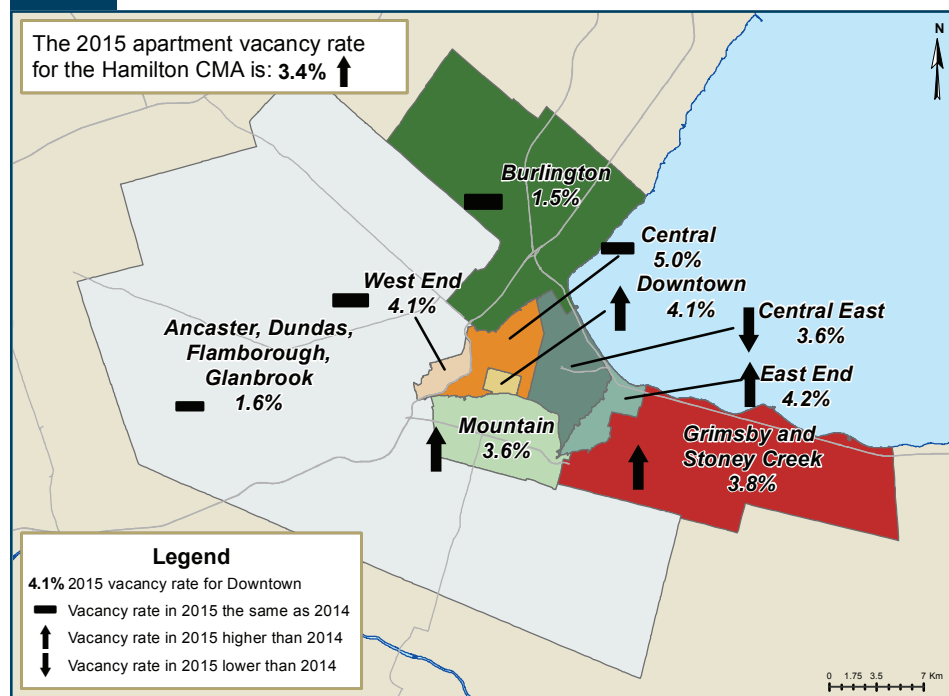


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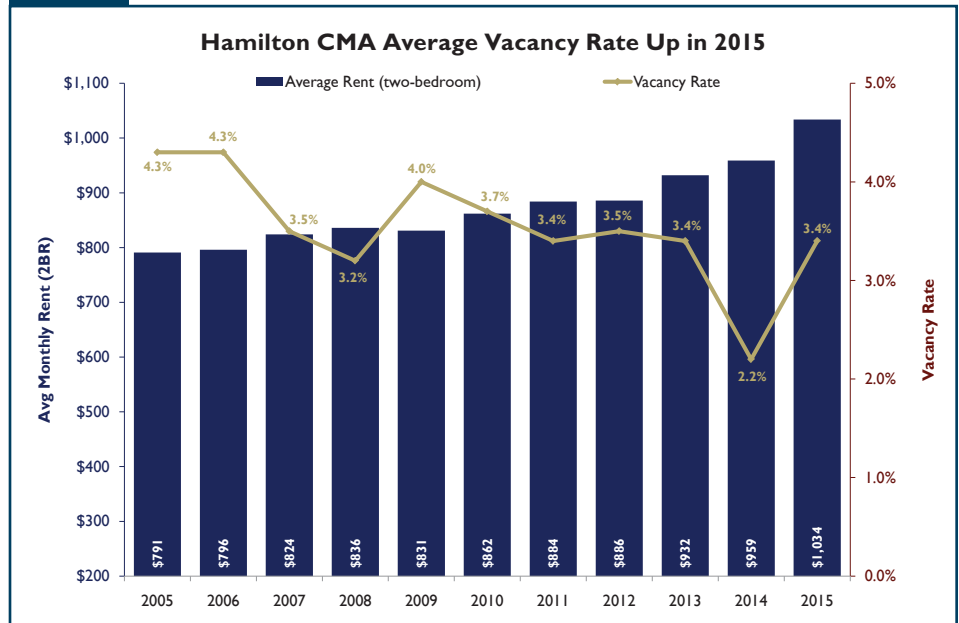
Overview: Vacancies and Rents in Hamilton CMA

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2015, the average vacancy rate in the privately-initiated rental apartment structures¹ in the Hamilton Census Metropolitan Area (CMA) increased to 3.4 per cent from 2.2 per cent in 2014. The average rental apartment vacancy rate increased for all bedroom types, with the exception of bachelor units for which the increase in the rate was not statistically significant from last year. The availability rate² in the Hamilton CMA was 6.6 per cent in 2015, up from 3.6 per cent in 2014. The primary rental market universe was up 0.4 per cent in 2015 compared to a year ago. The fixed sample average rent³ for two-bedroom apartment was up 3.8 per cent in 2015. Fewer new immigrants contributed to lower demand for rental accommodation.

Submarket Results: Vacancy Rate Up Among All Bedroom Types, Except For Bachelor Apartment

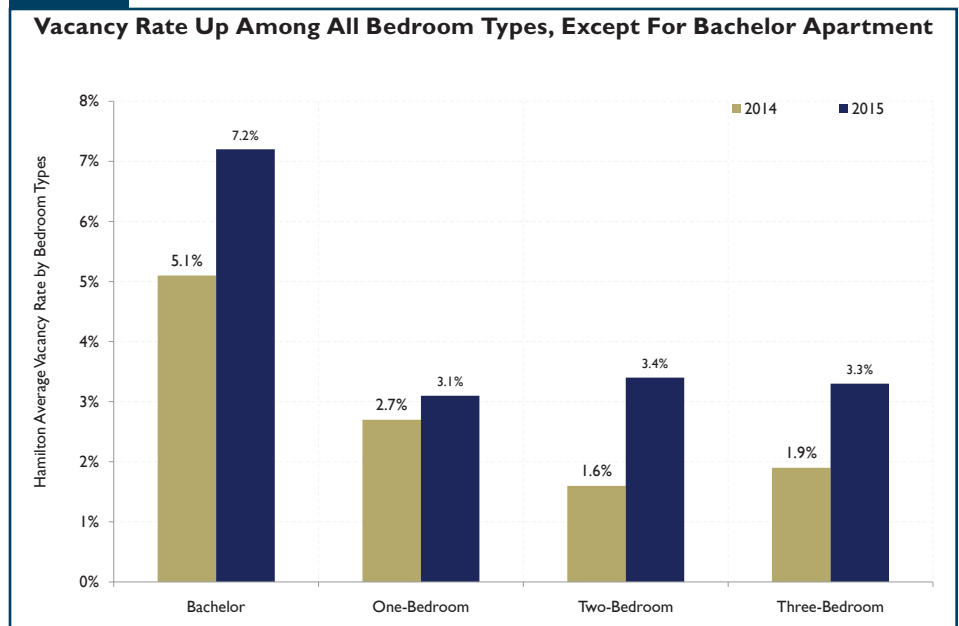
The average vacancy rate increased for all apartments regardless of the number of bedrooms in October 2015, except for bachelor apartments. Despite being the highest among all apartment types, the increase in the vacancy rate for bachelor apartments to 7.2 per cent in 2015 was not statistically significant. Since 2005, the bachelor units have consistently recorded the highest vacancy rates

Figure 2



Sources : CMHC (Rental Market Survey)

Figure 3



Sources : CMHC (Rental Market Survey)

¹ Based on privately-initiated rental apartment structures of three or more units, where the purpose of the structure is to house rental tenants.

² 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

³ 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 2015 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

in the Hamilton CMA. Bachelor apartments are the least popular rental accommodation in Hamilton, accounting for only four per cent of the total primary rental supply.

The vacancy rates for the largest structure size category of two hundred and more units increased for all apartment types, except bachelors. This trend highlights the weakened demand for rental units in high-rise buildings.

The apartment availability rate increased significantly among all bedroom types in 2015 compared to the previous year. Generally, the availability rate is a useful measure for property managers as it allows them to manage not only the vacant units, but those known to be coming onto the market. Higher availability rate means more movements in and out of rental apartments. This allowed landlords to charge new tenants higher rents in 2015 compared to the previous year.

The fixed sample average rent in apartment structures surveyed in both 2014 and 2015 increased by four per cent for bachelor units, 3.8 per cent for one-bedroom units, 3.8 per cent for two-bedroom units and 3.6 per cent for three-bedroom apartments. Despite the high vacancy rates, the fixed sample rents grew at a faster pace among all bedroom types in 2015 compared to the previous year. Strong price growth for alternatives (e.g. ownership), and rising incomes meant some tenants accepted the increase rather than moving. Another reason could be higher rent review guideline amount in 2015 compared to the previous year.⁴

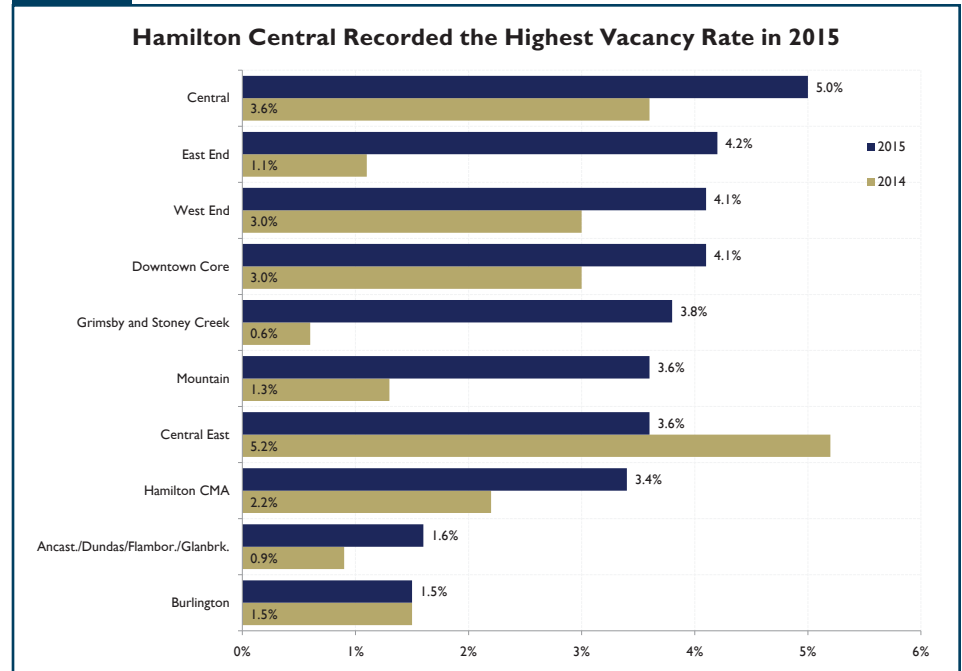
Across Hamilton, vacancies were higher in the East End, Downtown Core, Grimsby, Stoney Creek and Mountain. Conversely, the Central East was the only area where the average vacancy rate declined in 2015. Specifically, the average vacancy rate was 3.6 per cent in Central East in 2015, down from 5.2 per cent in 2014. The primary rental supply was down in Central East, exerting downward pressure on the vacancy rate. Changes in vacancies in Burlington, Ancaster, Dundas, Flamborough, Glanbrook, West End and Central were not statistically significant.

At five per cent, the highest average apartment vacancy rate was recorded in Central. This reflected a surge in rental households vacating their units and moving into homeownership. The average rent for two-bedroom units was slightly higher than the monthly mortgage carrying cost⁵ for

an average condominium apartment. Specifically, as of September 2015, the average monthly mortgage payment for a condominium apartment in Hamilton Central was approximately \$870, compared to an average rent of \$949 for two-bedroom units.

According to data from the Realtors' Association of Hamilton-Burlington (RAHB), Hamilton Central is the most affordable area for potential homeowners in the Hamilton region. Typically, most first-time buyers will settle for less expensive homes as these types of dwelling are considered more affordable entry point to homeownership. As an indication of stronger first-time home buyer demand, year-to-date ending in September 2015, existing home sales in Hamilton Central increased by 29 per cent compared to the same nine-month period in 2014.

Figure 4



Sources : CMHC (Rental Market Survey)

⁴ Ontario Ministry of Municipal Affairs and Housing, 2015 Rent Increase Guideline, retrieved from <http://news.ontario.ca/mah/en/2014/06/ontarios-2015-rent-increase-guideline-set-at-15-per-cent.html> on Dec. 7, 2015

⁵ Mortgage carrying costs are calculated on the average MLS® price, a five per cent down payment, the fixed five-year mortgage rate and the longest available amortization.

Row homes form a small part of the rental market in most rental zones, but in Burlington they represented about 14 per cent of the primary rental supply. The average vacancy rate for rental townhouses in Burlington increased to 2.6 per cent from 0.6 per cent in 2014, despite a slight drop in the number of townhouses in the primary rental market universe. This year's increase in the average rental townhouse vacancy rate was more pronounced for the two-bedroom units. The availability rate for rental townhouses in Burlington was 4.1 per cent in 2015, up from 2.1 per cent in 2014. This allowed landlords to charge new tenants higher rents in 2015 compared to the previous year. The strong increase in average rent, however, helped narrow the gap between renting and owning. Consequently, a high number of rental households in Burlington likely vacated their rental townhouse in favour of homeownership. This in turn exerted upward pressure on the average vacancy rate for rental townhouses.

The number of apartment units in the primary rental market universe was up 0.4 per cent in 2015 compared to the prior year. The increase was more pronounced in Burlington as the rental universe grew by 130 units. Despite the surge in the number of rental units, Burlington's average vacancy rate was unchanged in 2015 compared to the previous year. This means there was sufficient demand to absorb the additional units that came on the market. The primary rental supply was up in Grimsby, Stoney Creek, Hamilton Central and West End. Conversely, the primary rental supply was down in the Downtown Core and Central East. The number of apartment units in the primary rental market universe was virtually unchanged in Ancaster, Dundas, Flamborough, Glanbrook, Mountain and East End.

Supply and Demand Factors: Strong Full-time Jobs among Young Adults Supported Rental Demand

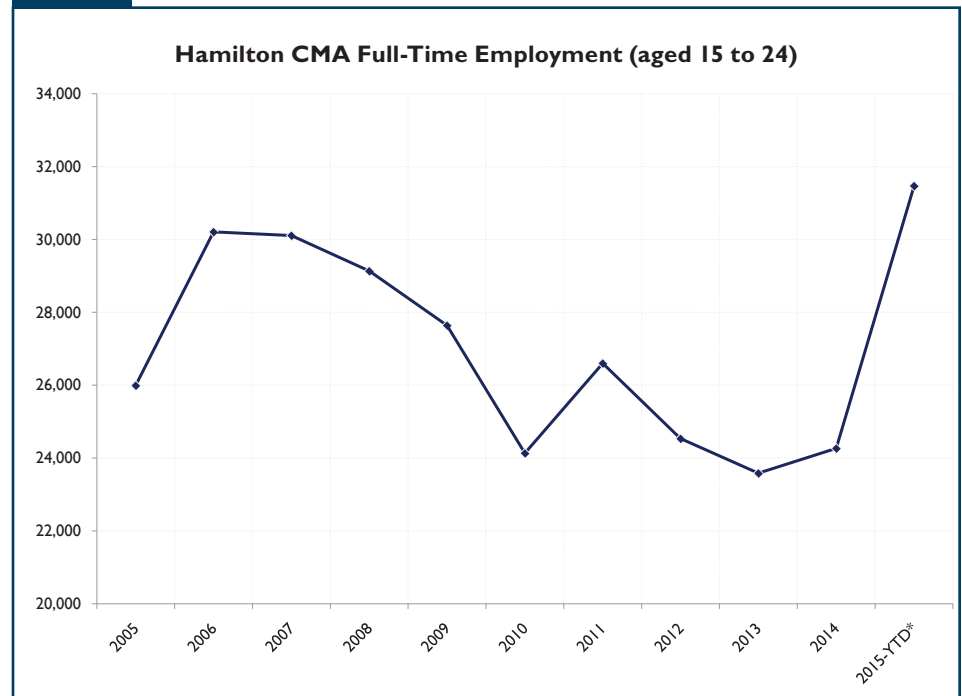
Strong full-time employment among young adults (aged 15 to 24) boosted rental demand. According to Statistics Canada labour force survey data, as of September 2015, year-to-date full-time employment among the 15 to 24 age group increased significantly compared to the first nine months in 2014. With favourable employment prospects, some young adults left their parents' home to form a separate rental household. Typically, young adults move into rental accommodation after leaving their parental homes mainly because they do not have enough savings for a down-payment on a mortgage.

The strong full-time employment among young adults was not enough to completely offset the impacts

of other key factors that pulled up the average vacancy rate in 2015. Although immigration remains the top contributor to population growth, fewer immigrants came to Hamilton in 2014 compared to the previous year. Consequently, immigration was less supportive of rental demand. Typically, new immigrants move into rental accommodation upon arriving in Canada, because most of them do not have the required down-payment and/or established credit history to qualify for a mortgage.

Another factor exerting upward pressure on vacancy rates in Hamilton was increasing first time homebuyer demand. With more potential first-time buyers shifting from renting to owning a home, demand for rental units was weakened in October 2015. As an indication of stronger homeownership demand, between January and September 2015, Hamilton's existing home sales increased by 10 per cent compared to the same nine-month

Figure 5



Sources : Statistics Canada (Labour Force Survey)
YTD* = January to September

Apartment Vacancy Rates (%) by Major Centres		
	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	2.8	3.3

period in 2014. In fact, lower price range sales were stronger during the first nine months in 2015.

On the supply side, Hamilton's primary rental apartment universe was up 0.4 per cent in 2015, following a decrease in the previous year. The rental apartment universe increased among all bedroom types, with the exception of bachelor units. This placed an upward pressure on vacancy rates in the primary rental market.

Secondary Rental Market: Average Condominium Rental Apartment Vacancy Rate was 0.4 per cent

According to CMHC's first secondary rental market survey conducted in Hamilton, one-in-five condominium apartment is a rental unit. Specifically, the condominium apartment universe was 15,386 units in 2015 and about 3,287 of them were rental units. The rental rate (the percentage of the total condominium apartments which were rented out by the owner) for all condominium apartment structures was 21.4 per cent. Meanwhile, the rental rate in condominium apartment structures with 100 and more units was 24.5 per cent. The average vacancy rate for rental condominium apartment units was 0.4 per cent in October 2015.

The secondary rental market includes all types of rented accommodation other than privately-initiated purpose-built rental apartments and townhouses in structures with at least three rented units.

Accessory suites, many of which are basement apartments within single-detached houses, are another important group within the secondary rental market. The average rent for a two-bedroom secondary suite was \$1,011 in October 2015, slightly below the \$1,034 average rent for a two-bedroom unit in the primary rental market.

Brantford CMA Highlights

- Brantford CMA average rental apartment vacancy rate relatively stable at 2.5 per cent in 2014
- Limited rental apartment supply supported stable vacancy rates
- Fixed sample average rent for two-bedroom apartments up 3.9 per cent

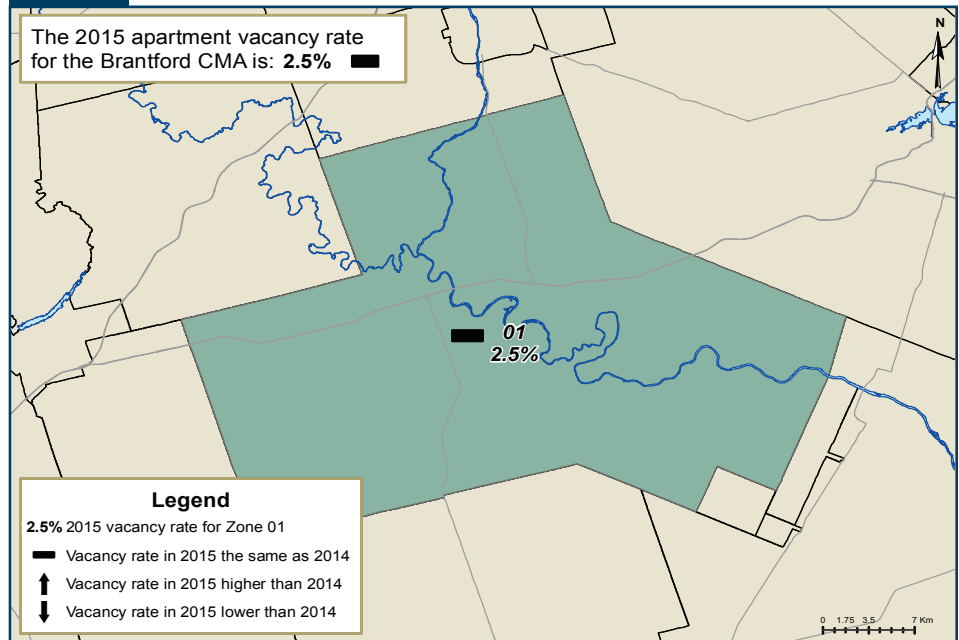
Overview: Vacancies Unchanged in Brantford CMA

According to the rental market survey conducted in October 2015 by Canada Mortgage and Housing Corporation (CMHC), the Brantford Census Metropolitan Area (CMA) average vacancy rate in the privately-initiated rental apartment structures was 2.5 per cent in 2015, compared to 2.4 per cent in 2014. The change in this year's average vacancy rate was statistically insignificant. The availability rate in the Brantford CMA was 3.8 per cent in 2015, compared to 3.2 per cent in 2014 but the change was also not statistically significant. The rental market universe was down in 2015 compared to the prior year, as apartments were removed temporarily, likely for renovation. The fixed sample average rent for two-bedroom apartment rose by 3.9 per cent in 2014. Weak employment among young adults and fewer new immigrants reduced rental demand in 2015 compared to the previous year.

Submarket Results: Lower Average Vacancy Rate for Three-bedroom Apartments in Brantford

The average vacancy rate for three-bedroom apartments was two per cent in 2015, down from

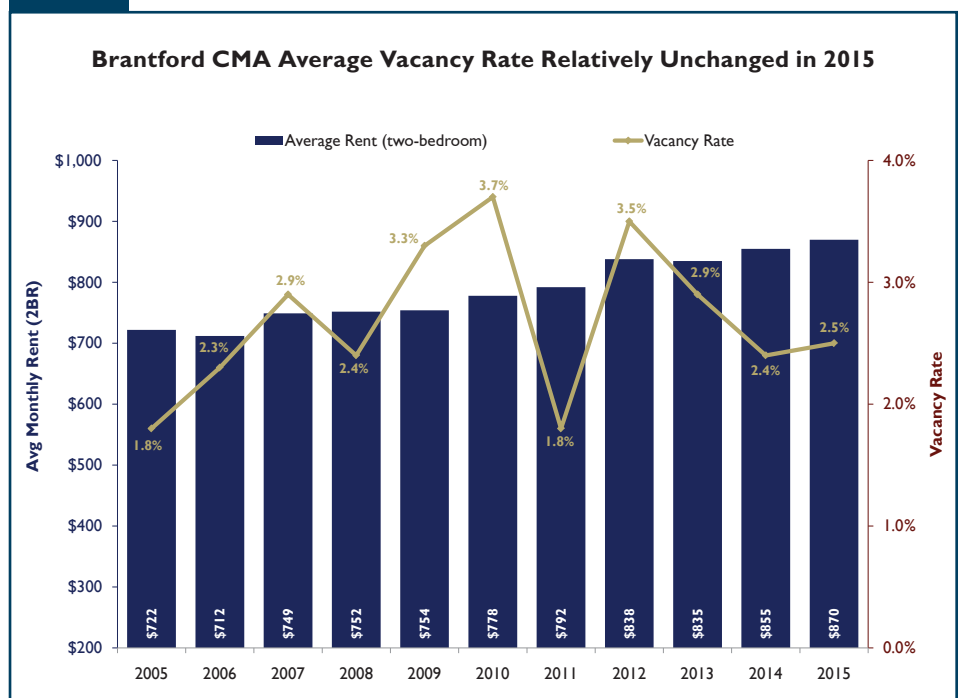
Figure 6



6.7 per cent in 2014. The demand for three-bedroom apartments was up by one per cent while the number of units on the market declined by 3.8 per cent. The main reason for this year's steep decline in the supply of

three-bedroom apartments was that approximately 18 units were removed temporarily from the primary rental market, likely for renovations. The average vacancy rate for one-bedroom apartments increased to

Figure 7



Source: CMHC (Rental Market Survey)

2.9 per cent in 2015 from 1.5 per cent in 2014. Meanwhile, the average vacancy rate for two-bedroom apartments was not statistically different from last year. The vacancy rates for apartment structures built before 1990 were statistically unchanged from the previous year.

The average vacancy rate for rental apartment structures with 100 and more units was one per cent in 2015, down from 2.1 per cent in 2014. This represented the lowest average vacancy rate among all other types of rental structures. The low average vacancy rate for apartment structures with 100 and more units underscores the popularity of high-rise buildings, as they generally have more amenities that attract many renter households. Meanwhile, the average vacancy rate for apartment structures with 50 to 99 units increased to 2.8 per cent in 2015, from 2.2 per cent in 2014.

The availability rate in the Brantford CMA was 3.8 per cent in 2015; although up from 3.2 per cent in 2014, this change was not statistically significant. Similarly, the availability rate was virtually unchanged for two-bedroom units. The availability rate declined for three-bedroom units, while it increased for one-bedroom units. A better balance between demand and supply of rental accommodation enabled landlords to fill available units within a reasonable period.

The fixed sample average rent for two-bedroom units surveyed in both 2014 and 2015 was up 3.9 per cent in the Brantford CMA. This year's rent growth was significantly above the 1.6 per cent maximum allowable

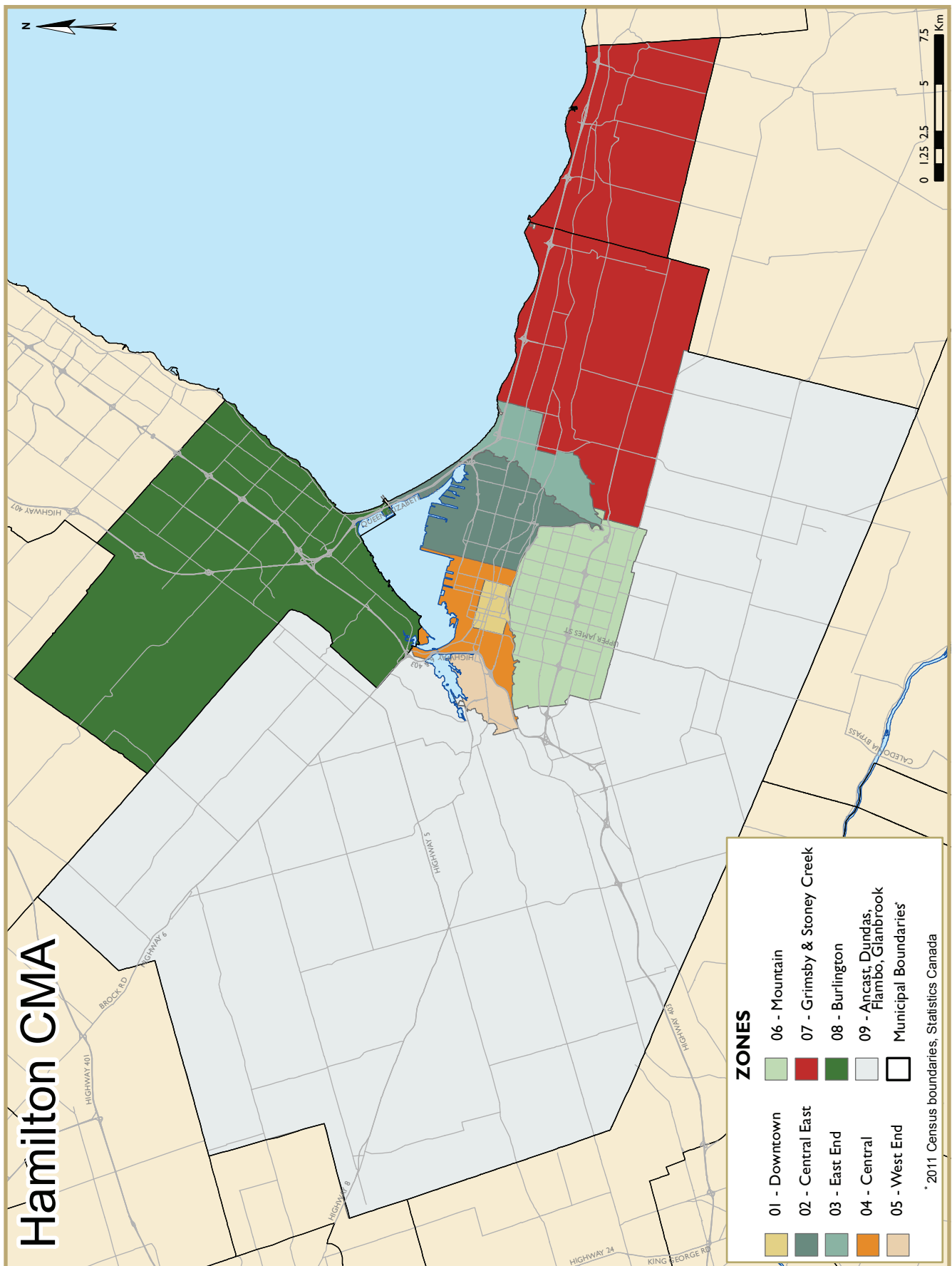
rent increase indicated in the Ontario Rent Review Guideline. Meanwhile, the average rent for one-bedroom and three bedroom units increased by 4.4 and 3.9 per cent respectively. Similar to conditions in Hamilton, strong price growth for alternatives (e.g. ownership), and rising incomes meant some tenants accepted the increase rather than moving. Another reason could be higher rent review guideline amount in 2015 compared to 2014.

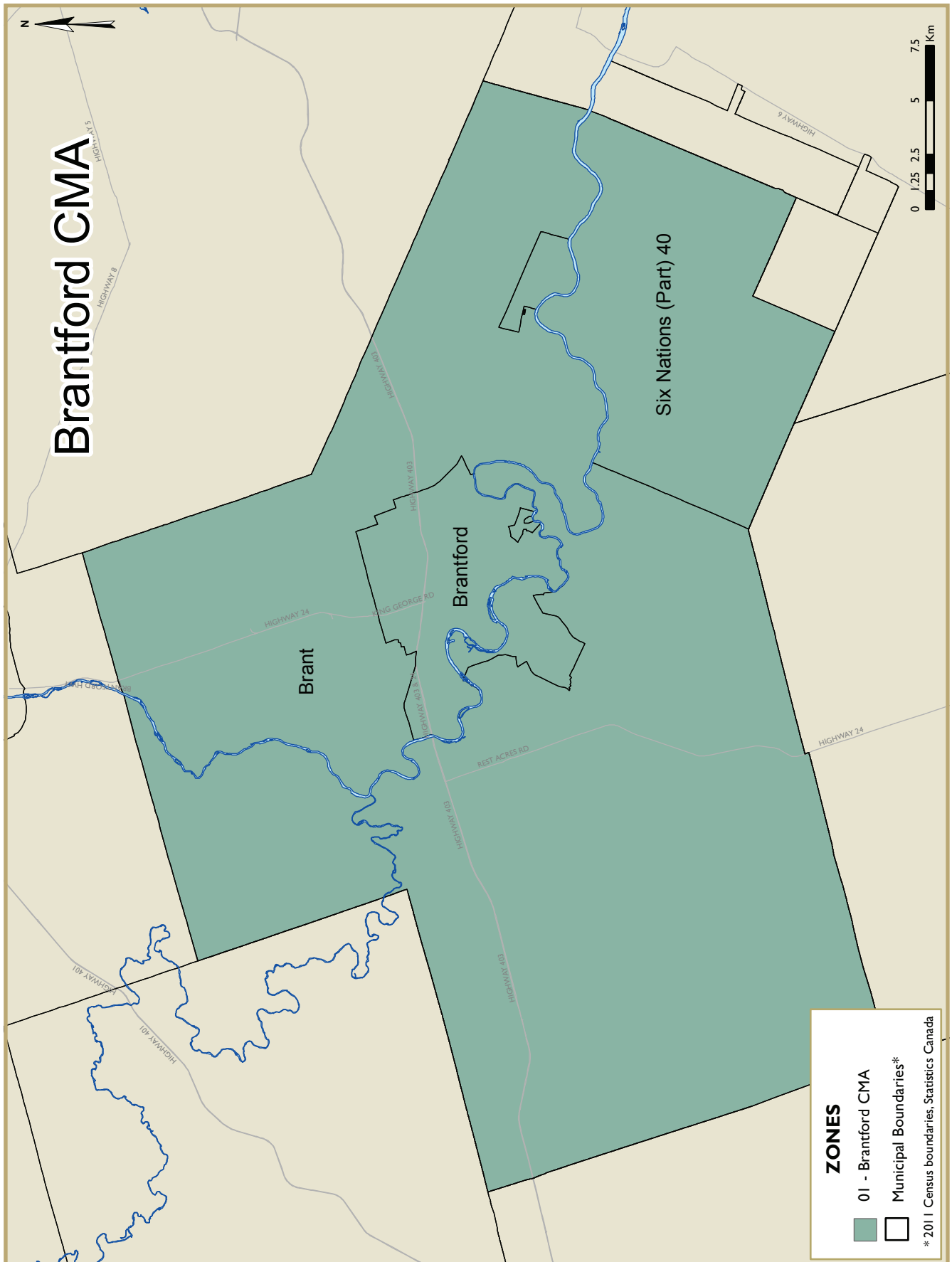
Supply and Demand Factors: Unfavourable employment conditions among Young Adults and Fewer New Immigrants Reduced Rental Demand

Contrary to labour market conditions in neighbouring Hamilton, Brantford's unfavourable employment picture among the 15 to 24 age group likely discouraged many young adults from leaving their parents' home to form their own household. Specifically, in the nine months ending in September 2015, employment among the 15 to 24 age group declined by seven per cent compared to the first nine months in 2014. Some young adults that have already left the parental home likely doubled up with friends to save on paying full rent. Typically, young adults have a high propensity to rent as many of them have less saving to jump into homeownership. As a result, fewer new rental households meant reduced demand for rental apartments which in turn exerted upward pressure on the average vacancy rate in 2015.

Similar to the previous year, immigration likely did not support greater rental demand in 2015. Ontario net migration, including the international component, was lower in the first half of 2015 compared to the same period a year earlier. Immigration from other countries has been a key driver of positive net migration in Brantford and has the greatest impact on rental demand. According to Statistics Canada's 2011 National Household Survey, approximately two out of every three immigrant households that lived in Brantford for five years or less were renters. Brantford net migration data for 2015 has yet to be released, but it's reasonable to assume from the Ontario data that it did not provide a greater contribution to rental demand in 2015. This helps explain why the average vacancy rate in 2015 was practically unchanged from the previous year.

On the supply side, the Brantford primary rental market universe dropped by 1.3 per cent in 2015 compared to 2014, marking the third consecutive annual decline. This year's decrease in the rental market universe was widely spread among all bedroom types, with the three-bedroom units recording the sharpest decline of 3.8 per cent. The main contributing factor to this year's decline was that 62 rental apartment units were removed temporarily from the universe, likely for renovations. The decrease in the number of rental units in Brantford did not translate to a lower vacancy rate, which means there was weak demand for rental accommodation in 2015.





RMS ZONE DESCRIPTIONS - HAMILTON CMA	
Zone 1	Downtown Core (census tracts 0034, 0035, 0036, 0037, 0038, 0039, 0048, 0049 and 0050).
Zone 2	Central East (census tracts 0025, 0027, 0028, 0029, 0030, 0031, 0032, 0052, 0053, 0054, 0055, 0056, 0057, 0058, 0059, 0060, 0068, 0069, 0070, 0071 and 0073).
Zone 3	East End (census tracts 0026.01, 0026.02, 0026.03, 0026.04, 0026.05, 0026.06, 0072.01, 0072.02, 0072.03 and 0072.04).
Zone 4	Central (census tracts 0017, 0033, 0040, 0041, 0042, 0047, 0051, 0061, 0062, 0063, 0064, 0065, 0066 and 0067).
Zone 5	West End (census tracts 0043, 0044, 0045 and 0046).
Zone 6	Mountain (census tracts 0001.01, 0001.02, 0001.04, 0001.05, 0001.06, 0001.07, 0001.08, 0001.09, 0002.01, 0002.03, 0002.04, 0002.05, 0002.06, 0003.01, 0003.02, 0003.03, 0003.04, 0004.01, 0004.02, 0005.01, 0005.02, 0005.03, 0006, 0007, 0008, 0009, 0010, 0011, 0012, 0013, 0014, 0015, 0016, 0018, 0019, 0020, 0021, 0022, 0023 and 0024).
Zones 1-6	Former City of Hamilton
Zone 7	Grimsby and Stoney Creek (census tracts 0080.01, 0080.03, 0080.05, 0080.06, 0080.07, 0081, 0082, 0083, 0084.01, 0084.02, 0084.03, 0084.04, 0084.05, 0085.01, 0085.02, 0085.03, 0086, 0300, 0301, 0302, 0303.01 and 0303.02).
Zone 8	Burlington (census tracts 0200, 0201, 0202, 0203, 0204, 0205.01, 0205.02, 0206, 0207.01, 0207.02, 0207.03, 0207.04, 0208, 0209, 0210, 0211, 0212, 0213, 0214, 0215, 0216, 0217.01, 0217.02, 0218, 0219, 0220, 0221, 0222.01, 0222.02, 0222.03, 0223.01, 0223.02, 0223.05, 0223.06, 0223.07, 0223.09, 0223.10, 0223.12, 0223.13, 0223.14, 0223.15, 0223.16, and 0224).
Zone 9	Ancaster, Dundas, Flamborough, Glanbrook (census tracts 0100, 0101.01, 0101.02, 0120.01, 0120.02, 0121, 0122.01, 0122.02, 0123, 0124, 0130.02, 0130.03, 0131, 0132, 0133.01, 0133.02, 0140.02, 0140.03, 0140.04, 0141, 0142.01, 0142.02, 0143, 0144.01 and 0144.02).
Zones 1-9	Hamilton CMA

RMS ZONE DESCRIPTIONS - BRANTFORD CMA	
Zone I	Brantford City and Brant City.
Zone I	Brantford CMA

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, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharine's, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford, Vancouver 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

I.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown Core	**	**	2.8 b	3.3 b -	2.2 b	4.4 b ↑	**	4.1 d	3.0 b	4.1 a ↑
Central East	**	**	6.4 c	2.9 c ↓	3.5 c	2.8 b -	**	5.8 d	5.2 b	3.6 b ↓
East End	0.0 d	**	1.2 a	4.1 c ↑	0.8 a	3.9 c ↑	**	**	1.1 a	4.2 c ↑
Central	**	**	4.2 d	5.0 c -	3.0 d	4.6 c -	**	**	3.6 d	5.0 b -
West End	0.0 d	4.3 c ↑	3.0 c	3.7 b -	3.5 c	4.7 b -	0.0 d	3.0 c ↑	3.0 c	4.1 b -
Mountain	**	3.6 b	1.7 c	3.1 a ↑	0.9 a	3.9 a ↑	0.0 d	5.0 c ↑	1.3 a	3.6 a ↑
Hamilton City (Zones 1-6)	5.3 d	7.4 c -	2.9 a	3.5 a ↑	1.9 a	4.1 a ↑	3.9 d	4.9 c -	2.6 a	4.0 a ↑
Grimsby and Stoney Creek	0.0 d	**	0.0 c	3.2 b ↑	0.9 d	4.2 c ↑	**	**	0.6 b	3.8 b ↑
Burlington	**	**	2.2 b	1.5 a -	1.2 a	1.7 a ↑	0.2 b	0.5 a ↑	1.5 a	1.5 a -
Ancast./Dundas/Flambor./Glanbrk.	**	**	1.1 d	1.3 a -	0.6 b	1.9 b ↑	**	1.5 c	0.9 d	1.6 b -
Hamilton CMA	5.1 d	7.2 c -	2.7 a	3.1 a ↑	1.6 a	3.4 a ↑	1.9 c	3.3 b ↑	2.2 a	3.4 a ↑

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

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

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

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

↑ 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 Hamilton CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown Core	587 b	607 b	756 a	771 a	936 a	953 a	1,176 b	1,161 b	822 a	834 a
Central East	505 a	553 a	655 a	675 a	775 a	795 a	904 a	866 a	704 a	724 a
East End	580 a	608 a	725 a	749 a	826 a	889 a	960 a	1,029 a	786 a	856 b
Central	579 a	567 b	710 a	706 a	907 a	949 a	1,077 a	1,159 b	785 a	823 a
West End	579 c	628 d	805 a	828 a	984 a	999 b	1,188 c	1,091 c	884 a	905 b
Mountain	579 a	612 a	736 a	741 a	868 a	898 b	939 a	1,073 c	805 a	823 b
Hamilton City (Zones 1-6)	573 a	589 a	736 a	746 a	884 a	912 a	1,026 a	1,053 a	802 a	819 a
Grimsby and Stoney Creek	504 b	558 b	721 a	715 a	851 a	882 a	1,006 a	1,058 a	824 a	820 a
Burlington	935 b	853 b	1,077 a	1,126 a	1,199 a	1,267 a	1,395 a	1,508 a	1,173 a	1,241 a
Ancast./Dundas/Flambor./Glanbrk.	591 b	629 b	883 b	864 b	963 a	983 a	**	**	939 a	946 a
Hamilton CMA	592 a	607 a	792 a	828 a	959 a	1,034 a	1,173 a	1,289 a	881 a	942 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 Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown Core	800	788	5,670	5,662	3,541	3,546	184	177	10,195	10,173
Central East	197	195	1,658	1,650	1,286	1,285	159	153	3,300	3,283
East End	55	58	1,661	1,676	2,707	2,689	269	267	4,692	4,690
Central	214	215	1,312	1,316	1,143	1,144	258	277	2,927	2,952
West End	95	97	1,260	1,260	1,128	1,130	202	204	2,685	2,691
Mountain	216	217	3,160	3,150	3,665	3,674	420	419	7,461	7,460
Hamilton City (Zones 1-6)	1,577	1,570	14,721	14,714	13,470	13,468	1,492	1,497	31,260	31,249
Grimsby and Stoney Creek	68	68	540	537	723	767	76	76	1,407	1,448
Burlington	102	106	2,744	2,827	4,915	4,948	684	694	8,445	8,575
Ancast./Dundas/Flambor./Glanbrk.	19	19	545	545	679	679	76	76	1,319	1,319
Hamilton CMA	1,766	1,763	18,550	18,623	19,787	19,862	2,328	2,343	42,431	42,591

** 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 Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown Core	**	**	4.5 c	6.9 a ↑	3.7 b	9.6 b ↑	**	**	4.5 b	8.2 a ↑
Central East	**	**	7.7 b	3.3 c ↓	5.5 c	4.1 b ↓	**	**	6.8 b	4.4 b ↓
East End	0.0 d	**	1.7 b	10.3 c ↑	1.7 b	9.2 c ↑	**	**	1.8 a	10.1 d ↑
Central	**	**	5.6 d	7.8 b -	4.3 d	10.1 d ↑	**	**	4.9 d	8.9 b ↑
West End	0.0 d	5.7 c ↑	5.5 d	7.1 b -	4.9 c	9.6 b ↑	0.0 d	6.3 c ↑	4.9 c	7.9 b ↑
Mountain	**	6.6 b	2.3 c	6.0 a ↑	2.2 c	7.3 a ↑	**	10.2 d	2.3 c	6.8 a ↑
Hamilton City (Zones 1-6)	5.9 d	9.9 b ↑	4.2 b	6.7 a ↑	3.2 b	8.4 a ↑	5.3 d	10.4 c ↑	3.9 b	7.8 a ↑
Grimsby and Stoney Creek	0.0 d	**	0.4 b	4.9 b ↑	1.6 c	6.5 b ↑	**	**	1.1 a	5.7 b ↑
Burlington	2.7 c	**	3.4 b	3.0 b -	2.9 a	3.4 b -	0.7 a	1.4 a -	2.9 a	3.1 b -
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	3.4 c	3.0 b	2.6 b -	**	4.6 d	3.0 b	3.0 a -
Hamilton CMA	5.9 d	9.5 b ↑	3.9 b	6.0 a ↑	3.1 a	6.9 a ↑	3.1 c	7.0 b ↑	3.6 a	6.6 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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Downtown Core	**	++	3.2 c	4.1 c	2.8 b	4.1 b	1.8 c	2.7 c	3.0 b	4.1 c
Central East	++	++	1.4 a	++	1.0 a	++	**	++	1.2 a	++
East End	++	**	0.5 a	4.4 c	1.0 a	5.7 c	1.8 c	6.2 c	0.9 a	5.8 b
Central	1.3 a	3.8 d	3.2 c	++	3.8 c	**	2.4 c	5.5 d	3.3 c	**
West End	++	++	3.9 c	6.2 c	4.2 d	4.6 c	**	++	3.7 c	4.8 c
Mountain	++	**	2.4 c	4.3 c	1.9 c	3.8 c	0.9 d	2.5 c	1.9 c	4.5 c
Hamilton City (Zones 1-6)	1.8 c	4.5 d	2.5 a	3.9 b	2.3 a	4.2 b	1.7 b	3.5 c	2.3 a	4.2 b
Grimsby and Stoney Creek	++	++	0.8 d	4.9 d	1.5 c	**	**	5.9 d	2.2 c	4.3 d
Burlington	2.8 b	2.2 b	4.7 b	3.7 c	4.8 c	3.2 c	3.3 c	3.6 b	4.4 b	3.5 b
Ancast./Dundas/Flambor./Glanbrk.	-3.4 c	++	2.5 c	++	3.3 b	++	**	**	3.3 c	++
Hamilton CMA	1.7 c	4.0 d	2.9 a	3.8 b	2.8 a	3.8 b	2.5 b	3.6 b	2.8 a	3.9 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 Hamilton CMA												
Year of Construction	Bachelor				1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15			Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Hamilton CMA												
Pre 1960	**	**			3.5 c	3.5 b -	2.4 c	2.9 b -	**	**	3.4 c	3.9 b -
1960 - 1974	**	5.9 b			1.8 b	3.1 a ↑	1.5 a	3.7 a ↑	1.4 a	2.6 a ↑	1.7 a	3.4 a ↑
1975 - 1989	1.5 d	**			4.5 d	3.1 c -	1.1 a	3.5 c ↑	0.6 b	**	2.6 b	3.5 c -
1990 - 2004	**	**			**	**	**	**	**	**	**	0.0 d
2005+	**	**			**	3.0 b	**	0.5 a	**	**	**	1.1 a
Total	5.1 d	7.2 c -			2.7 a	3.1 a ↑	1.6 a	3.4 a ↑	1.9 c	3.3 b ↑	2.2 a	3.4 a ↑

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

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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

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Hamilton CMA																					
Year of Construction	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +				Total				
	Oct-14		Oct-15		Oct-14		Oct-15		Oct-14		Oct-15		Oct-14		Oct-15		Oct-14		Oct-15		
Hamilton CMA																					
Pre 1960	538	a	569	a	700	a	722	a	841	a	879	a	1,021	b	979	b	748	a	772	a	
1960 - 1974	649	a	677	a	809	a	878	a	978	a	1,074	a	1,181	a	1,328	a	907	a	1,006		
1975 - 1989	692	d	581	c	859	b	781	a	1,013	b	1,023	b	1,209	c	1,142	c	954	b	898	b	
1990 - 2004	**		556	b	**		699	b	**		921	b	**		**		**		821	b	
2005+	**		**		**		1,168	d	**		**		**		**		**		**		
Total	592	a	607	a	792	a	828	a	959	a	1,034	a	1,173	a	1,289	a	881	a	942		

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 Hamilton CMA																								
Size	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +				Total							
	Oct-14		Oct-15		Oct-14		Oct-15		Oct-14		Oct-15		Oct-14		Oct-15		Oct-14		Oct-15					
Hamilton CMA																								
3 to 5 Units	**		**		**		4.2	d		**		**		**		**		4.4	d	5.1	d			
6 to 19 Units	**		**		4.3	d	3.0	c	-	2.8	b	3.0	c	-	**		**		3.9	c	3.7	b		
20 to 49 Units	**		3.9	d	2.9	b	3.8	b	-	2.2	b	4.0	b	↑	0.0	d	**		2.8	b	3.9	a		
50 to 99 Units	**		**		2.0	b	3.4	a	↑	1.5	b	4.1	a	↑	**		2.6	a	1.8	b	3.8	a		
100 to 199 Units	**		4.3	b	3.5	c	2.6	a	-	1.4	a	3.0	b	↑	0.9	a	3.0	c	↑	2.2	a	2.9	a	
200+ Units	**		2.9	b	0.4	a	2.9	b	↑	0.3	a	3.4	c	↑	0.0	d	3.5	c	↑	0.4	a	3.2	c	
Total	5.1	d	7.2	c	-	2.7	a	3.1	a	↑	1.6	a	3.4	a	↑	1.9	c	3.3	b	↑	2.2	a	3.4	a

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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 Hamilton CMA																				
Size	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total							
	Oct-14	Oct-15		Oct-14	Oct-15		Oct-14	Oct-15		Oct-14	Oct-15		Oct-14	Oct-15						
Hamilton CMA																				
3 to 5 Units	519	a	543	a	712	b	717	b	856	a	919	b	1,070	b	1,035	b	759	a	772	a
6 to 19 Units	514	b	584	a	688	a	698	a	861	a	892	a	1,070	b	1,038	b	757	a	786	a
20 to 49 Units	599	a	609	b	731	a	761	a	859	a	920	a	1,054	b	1,158	b	779	a	827	a
50 to 99 Units	644	b	658	b	784	a	832	a	919	a	972	a	1,031	a	1,070	b	859	a	910	a
100 to 199 Units	664	b	706	b	884	a	947	a	1,026	a	1,141	a	1,227	a	1,295	b	982	a	1,073	a
200+ Units	**		**		811	a	894	b	1,032	a	1,206	a	1,726	d	1,824	a	916	a	1,113	b
Total	592	a	607	a	792	a	828	a	959	a	1,034	a	1,173	a	1,289	a	881	a	942	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

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Hamilton CMA																		
Zone	3-5			6-19			20-49		50-99		100-199		200+					
	Oct-14	Oct-15		Oct-14	Oct-15		Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15				
Downtown Core	**	**		5.5 d	4.6 d	-	3.8 d	4.8 b	-	**	5.7 b	3.1 c	3.0 b	-	**	3.8 c		
Central East	**	**		4.1 d	2.5 c	-	3.5 d	3.5 c	-	8.3 b	2.7 a	j	**		**	**		
East End	**	**		5.3 c	3.7 d	-	0.9 d	3.0 c	↑	1.7 c	5.5 b	↑	1.9 b	**	**	4.2 c		
Central	**	**		**	4.5 d		**	8.3 c		**	6.1 c	**	**	**	-	-		
West End	**	**		**	**		1.9 c	2.1 c	-	2.7 c	3.8 d	-	**		4.1 a	**	**	
Mountain	0.0 d	0.0 d	-	2.7 c	3.2 c	-	1.8 c	3.5 b	↑	1.9 c	3.3 a	↑	**		4.6 a	**	2.4 c	
Hamilton City (Zones 1-6)	4.9 d	**		4.6 c	3.9 b	-	3.1 c	4.3 a	↑	2.4 b	4.5 a	↑	2.4 b	3.5 b	↑	0.3 a	3.7 b	↑
Grimsby and Stoney Creek	**	0.0 d		0.0 c	1.7 c	↑	**	4.5 d		**	3.9 c		**	**		-	-	
Burlington	0.0 d	0.0 d	-	**	3.5 d		1.1 a	1.8 b	-	0.6 a	1.4 a	↑	1.8 b	1.6 b	-	0.7 a	**	
Ancast./Dundas/Flambor./Glanbrk.	**	**		**	3.6 c		**	1.0 d		**	0.9 d		**	**		-	-	
Hamilton CMA	4.4 d	5.1 d	-	3.9 c	3.7 b	-	2.8 b	3.9 a	↑	1.8 b	3.8 a	↑	2.2 a	2.9 a	↑	0.4 a	3.2 c	

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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 Hamilton CMA																					
Rent Range	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +				Total				
	Oct-14		Oct-15		Oct-14		Oct-15		Oct-14		Oct-15		Oct-14		Oct-15		Oct-14		Oct-15		
Hamilton CMA																					
LT \$600	5.2	d		**	4.5	d	3.6	d -	0.0	d		**		**		**		4.8	d	**	
\$600 - \$699	**			**	3.0	c	9.7	b ↑	0.7	b		**		**		**		3.0	b	9.5	b ↑
\$700 - \$799	**			**	2.1	b	3.6	b ↑	2.0	b	15.7	d ↑		**		**		2.1	b	7.9	b ↑
\$800 - \$899	**			**	1.4	a	1.4	a -	1.7	b	6.8	b ↑		**		**		1.8	b	4.9	b ↑
\$900 - \$999	**			**	5.3	d	3.1	d -	1.0	a	1.9	c ↑		**		**		2.2	c	3.3	c ↑
\$1000+	**			**	2.9	b	2.1	b -	2.1	a	2.3	a -		1.7	c	1.7	c -	2.2	a	2.2	a
Total	5.1	d		7.2	c -	2.7	a	3.1	a ↑	1.6	a	3.4	a ↑	1.9	c	3.3	b ↑	2.2	a	3.4	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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↑ 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 Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown Core	-	-	-	-	**	**	-	-	**	**
Central East	-	-	-	-	**	**	-	-	**	**
East End	**	**	**	**	1.9 b	**	**	**	2.4 c	**
Central	-	-	**	**	**	**	**	**	**	**
West End	-	-	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	**	**	1.4 a	1.1 a -	1.4 a	2.0 c -
Hamilton City (Zones 1-6)	**	**	**	**	1.7 c	**	1.6 c	1.7 c -	1.9 c	2.1 c -
Grimsby and Stoney Creek	-	-	-	-	**	**	**	**	**	**
Burlington	**	**	**	**	0.8 d	4.8 c ↑	0.5 a	1.6 a ↑	0.6 a	2.6 a ↑
Ancast./Dundas/Flambor./Glanbrk.	**	-	**	**	**	**	-	-	**	**
Hamilton CMA	**	**	**	**	1.2 a	4.5 d ↑	2.2 b	1.6 b -	1.9 a	2.3 b -

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

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

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

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

↑ 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 Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown Core	-	-	-	-	**	**	-	-	**	**
Central East	-	-	-	-	**	**	-	-	**	**
East End	**	**	**	**	**	**	894 b	917 a	815 b	918 a
Central	-	-	**	**	**	**	**	**	**	**
West End	-	-	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	**	**	1,027 b	1,078 b	1,000 b	1,045 c
Hamilton City (Zones 1-6)	**	**	**	**	802 b	982 d	982 b	988 a	914 b	986 b
Grimsby and Stoney Creek	-	-	-	-	**	**	**	**	**	**
Burlington	**	**	**	**	1,231 a	1,260 a	1,348 b	1,340 a	1,295 a	1,296 a
Ancast./Dundas/Flambor./Glanbrk.	**	-	**	**	**	**	-	-	**	**
Hamilton CMA	**	**	786 d	933 b	1,034 b	1,153 b	1,152 a	1,139 a	1,102 a	1,139 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown Core	0	0	0	0	3	3	0	0	3	3
Central East	0	0	0	0	4	4	0	0	4	4
East End	1	1	12	12	217	217	346	346	576	576
Central	0	0	6	6	2	2	3	3	11	11
West End	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Mountain	0	0	0	0	167	206	505	501	672	707
Hamilton City (Zones 1-6)	1	1	18	18	393	432	854	850	1,266	1,301
Grimsby and Stoney Creek	0	0	0	0	4	4	132	132	136	136
Burlington	2	2	48	49	446	444	859	845	1,355	1,340
Ancast./Dundas/Flambor./Glanbrk.	9	0	9	2	6	6	0	0	24	8
Hamilton CMA	12	3	75	69	849	886	1,845	1,827	2,781	2,785

** 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 Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown Core	-	-	-	-	**	**	-	-	**	**
Central East	-	-	-	-	**	**	-	-	**	**
East End	**	**	**	**	2.9 ^b	**	**	3.7 ^d	3.2 ^d	**
Central	-	-	**	**	**	**	**	**	**	**
West End	-	-	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	**	**	1.7 ^c	1.7 ^c	1.6 ^c	2.4 ^c
Hamilton City (Zones 1-6)	**	**	**	**	2.3 ^c	**	2.0 ^c	2.7 ^c	2.3 ^c	2.9 ^c
Grimsby and Stoney Creek	-	-	-	-	**	**	**	**	**	**
Burlington	**	**	**	**	2.5 ^b	7.4 ^b ↑	1.9 ^c	2.4 ^a	2.1 ^b	4.1 ^b ↑
Ancast./Dundas/Flambor./Glanbrk.	**	-	**	**	**	**	-	-	**	**
Hamilton CMA	**	**	**	**	2.5^a	**	3.3^b	2.5^b ↓	3.1^b	3.4^b -

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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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Downtown Core	-	-	-	-	-	-	-	-	-	-
Central East	-	-	-	-	-	-	-	-	-	-
East End	**	**	**	**	**	**	++	++	**	++
Central	-	-	-	-	-	-	-	-	-	-
West End	-	-	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	**	**	++	++	1.5 ^d	++
Hamilton City (Zones 1-6)	**	**	**	**	0.8 ^a	++	++	++	**	++
Grimsby and Stoney Creek	-	-	-	-	**	**	**	**	**	**
Burlington	**	**	**	**	1.3 ^a	3.3 ^c	++	3.8 ^d	++	3.1 ^c
Ancast./Dundas/Flambor./Glanbrk.	**	-	**	**	**	**	-	-	**	**
Hamilton CMA	**	**	**	**	1.2 ^a	++	1.0 ^d	**	1.1 ^a	1.7 ^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.

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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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown Core	**	**	2.8 b	3.3 b -	2.2 b	4.4 b ↑	**	4.1 d	3.0 b	4.1 a ↑
Central East	**	**	6.4 c	2.9 c ↓	3.5 c	2.8 b -	**	5.8 d	5.2 b	3.6 b ↓
East End	0.0 d	**	1.3 a	4.1 c ↑	0.9 a	3.9 c ↑	2.7 c	4.0 d -	1.2 a	4.0 c ↑
Central	**	**	4.2 d	5.0 c -	3.0 d	4.6 c -	**	**	3.5 d	5.0 b -
West End	0.0 d	4.3 c ↑	3.0 c	3.7 b -	3.5 c	4.7 b -	0.0 d	3.0 c ↑	3.0 c	4.1 b -
Mountain	**	3.6 b	1.7 c	3.1 a ↑	1.0 a	3.9 a ↑	1.2 d	2.7 b ↑	1.3 a	3.5 a ↑
Hamilton City (Zones 1-6)	5.3 d	7.4 c -	2.9 a	3.5 a ↑	1.9 a	4.1 a ↑	2.9 c	3.5 b -	2.6 a	3.9 a ↑
Grimsby and Stoney Creek	0.0 d	**	0.0 c	3.2 b ↑	0.9 d	4.2 c ↑	7.8 c	1.3 a ↓	1.9 b	3.5 b ↑
Burlington	**	**	2.1 b	1.4 a -	1.2 a	1.9 a ↑	0.4 a	1.1 a ↑	1.3 a	1.7 a ↑
Ancast./Dundas/Flambor./Glanbrk.	**	**	1.3 d	1.3 a -	0.6 b	1.8 b ↑	**	1.5 c	0.9 d	1.6 b -
Hamilton CMA	5.1 d	7.2 c -	2.7 a	3.1 a ↑	1.6 a	3.4 a ↑	2.1 b	2.5 a -	2.2 a	3.4 a ↑

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

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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 Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown Core	587 b	607 b	756 a	771 a	936 a	953 a	1,176 b	1,161 b	822 a	834 a
Central East	505 a	553 a	655 a	675 a	775 a	795 a	904 a	866 a	704 a	724 a
East End	574 a	608 a	725 a	749 a	817 a	891 a	923 a	941 a	789 a	873 a
Central	579 a	567 b	710 a	706 a	907 a	949 a	1,077 a	1,159 b	785 a	823 a
West End	579 c	628 d	805 a	828 a	984 a	999 b	1,188 c	1,091 c	884 a	905 b
Mountain	579 a	612 a	736 a	741 a	869 a	908 b	1,009 b	1,077 b	821 a	858 a
Hamilton City (Zones 1-6)	573 a	589 a	736 a	746 a	882 a	915 a	1,006 a	1,014 a	806 a	829 a
Grimsby and Stoney Creek	504 b	558 b	721 a	715 a	851 a	882 a	996 a	1,021 a	838 a	851 a
Burlington	933 b	859 b	1,077 a	1,123 a	1,203 a	1,266 a	1,371 a	1,422 a	1,190 a	1,249 a
Ancast./Dundas/Flambor./Glanbrk.	570 b	629 b	879 b	863 b	962 a	982 a	**	**	934 a	945 a
Hamilton CMA	592 a	608 a	792 a	829 a	963 a	1,040 a	1,163 a	1,206 a	894 a	959 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 Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown Core	800	788	5,670	5,662	3,544	3,549	184	177	10,198	10,176
Central East	197	195	1,658	1,650	1,290	1,289	159	153	3,304	3,287
East End	56	59	1,673	1,688	2,924	2,906	615	613	5,268	5,266
Central	214	215	1,318	1,322	1,145	1,146	261	280	2,938	2,963
West End	95	97	1,260	1,260	1,128	1,130	202	204	2,685	2,691
Mountain	216	217	3,160	3,150	3,832	3,880	925	920	8,133	8,167
Hamilton City (Zones 1-6)	1,578	1,571	14,739	14,732	13,863	13,900	2,346	2,347	32,526	32,550
Grimsby and Stoney Creek	68	68	540	537	727	771	208	208	1,543	1,584
Burlington	104	108	2,792	2,876	5,361	5,392	1,543	1,539	9,800	9,915
Ancast./Dundas/Flambor./Glanbrk.	28	19	554	547	685	685	76	76	1,343	1,327
Hamilton CMA	1,778	1,766	18,625	18,692	20,636	20,748	4,173	4,170	45,212	45,376

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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 Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Downtown Core	**	**	4.5 c	6.9 a ↑	3.7 b	9.6 b ↑	**	**	4.5 b	8.2 a ↑
Central East	**	**	7.7 b	3.3 c ↓	5.5 c	4.1 b ↓	**	**	6.8 b	4.4 b ↓
East End	0.0 d	**	1.9 b	10.3 c ↑	1.8 b	9.1 c ↑	3.0 c	8.4 c ↑	1.9 a	9.3 c ↑
Central	**	**	5.6 d	7.8 b -	4.3 d	10.1 d ↑	**	**	4.9 d	8.9 b ↑
West End	0.0 d	5.7 c ↑	5.5 d	7.1 b -	4.9 c	9.6 b ↑	0.0 d	6.3 c ↑	4.9 c	7.9 b ↑
Mountain	**	6.6 b	2.3 c	6.0 a ↑	2.2 c	7.1 a ↑	2.3 c	5.2 b ↑	2.3 c	6.5 a ↑
Hamilton City (Zones 1-6)	5.9 d	9.9 b ↑	4.2 b	6.7 a ↑	3.2 b	8.3 a ↑	3.8 c	7.0 b ↑	3.8 a	7.6 a ↑
Grimsby and Stoney Creek	0.0 d	**	0.4 b	4.9 b ↑	1.7 c	6.5 b ↑	9.6 b	1.3 a ↓	2.7 b	5.3 b ↑
Burlington	2.6 c	**	3.4 b	3.1 b -	2.9 a	3.7 b ↑	1.3 a	1.9 a ↑	2.8 a	3.2 b ↑
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	3.4 c	2.9 b	2.6 b -	**	4.6 d	3.0 c	3.0 a -
Hamilton CMA	5.9 d	9.5 b ↑	4.0 b	6.0 a ↑	3.0 a	6.8 a ↑	3.2 b	4.9 b ↑	3.5 a	6.4 a ↑

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

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Downtown Core	**	++	3.2 c	4.1 c	2.8 b	4.1 b	1.8 c	2.7 c	3.0 b	4.1 c
Central East	++	++	1.4 a	++	1.0 a	++	**	++	1.2 a	++
East End	0.3 b	**	1.3 a	4.4 c	0.9 a	5.6 c	**	5.4 c	1.1 a	5.4 b
Central	1.3 a	3.8 d	3.2 c	++	3.8 c	**	2.4 c	5.5 d	3.3 c	**
West End	++	++	3.9 c	6.2 c	4.2 d	4.6 c	**	++	3.7 c	4.8 c
Mountain	++	**	2.4 c	4.3 c	1.8 c	3.5 d	1.0 d	++	1.9 c	4.0 c
Hamilton City (Zones 1-6)	1.8 c	4.5 d	2.6 a	3.9 b	2.3 a	4.1 b	1.6 b	3.1 c	2.3 a	4.0 b
Grimsby and Stoney Creek	++	++	0.8 d	4.9 d	1.7 c	**	**	4.2 c	1.8 c	3.8 d
Burlington	2.8 b	2.8 c	4.6 b	3.7 c	4.4 c	3.2 c	2.8 b	3.6 b	3.9 b	3.4 b
Ancast./Dundas/Flambor./Glanbrk.	-3.0 b	++	2.4 c	++	3.3 b	++	**	**	3.1 c	++
Hamilton CMA	1.7 c	4.1 d	2.9 a	3.8 b	2.8 a	3.7 b	2.2 a	3.4 b	2.7 a	3.8 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:

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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

I.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA																								
Zone	Bachelor			1 Bedroom		2 Bedroom		3 Bedroom +		Total														
	Oct-14	Oct-15		Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15													
Brantford CMA	4.4	c	**		1.5	a	2.9	a	↑	1.9	b	2.3	b	-	6.7	c	2.0	c	↓	2.4	a	2.5	a	-

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

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

I.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Brantford CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Brantford CMA	648 b	627 a	782 a	779 a	855 a	870 a	946 a	950 b	836 a	843 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.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Brantford CMA	108	106	1,498	1,492	2,493	2,460	468	450	4,567	4,508

T** 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.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Brantford CMA	5.6 c	**	2.0 b	3.9 b ↑	2.9 a	3.8 c -	7.4 c	3.7 c ↓	3.2 b	3.8 b -

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

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

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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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Brantford CMA	**	4.4 d	2.4 b	4.4 b	1.8 c	3.9 b	2.6 c	3.9 d	2.1 b	4.1 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)

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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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Brantford CMA										
Pre 1960	**	**	**	4.1 d	1.2 a	2.5 c -	10.2 c	2.5 a ↓	3.3 d	3.0 d -
1960 - 1974	7.3 c	4.8 d -	2.4 c	2.8 b -	2.4 c	3.1 d -	**	0.7 b	3.1 c	2.9 b -
1975 - 1989	0.0 a	**	0.7 a	2.7 b ↑	1.6 b	1.5 a -	5.2 c	2.8 c ↓	1.6 a	2.0 a -
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	**	**	**	**	**	**	**	**
Total	4.4 c	**	1.5 a	2.9 a ↑	1.9 b	2.3 b -	6.7 c	2.0 c ↓	2.4 a	2.5 a -

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

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

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- 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 Brantford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Brantford CMA										
Pre 1960	550 ^a	598 ^c	660 ^a	661 ^b	791 ^a	812 ^b	**	960 ^a	758 ^b	776 ^b
1960 - 1974	591 ^a	592 ^a	740 ^a	719 ^a	797 ^a	814 ^a	930 ^b	936 ^b	790 ^a	790 ^a
1975 - 1989	784 ^a	747 ^a	836 ^a	849 ^a	919 ^a	934 ^a	960 ^a	955 ^c	891 ^a	904 ^a
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	**	**	**	**	**	**	**	**
Total	648 ^b	627 ^a	782 ^a	779 ^a	855 ^a	870 ^a	946 ^a	950 ^b	836 ^a	843 ^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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Brantford CMA										
3 to 5 Units	**	**	**	**	**	**	**	0.0 ^d	3.1 ^d	**
6 to 19 Units	**	**	**	0.0 ^d	**	3.1 ^d	**	3.6 ^d	2.9 ^c	2.7 ^c
20 to 49 Units	7.9 ^c	0.0 ^d ↓	1.4 ^a	3.0 ^c ↑	1.6 ^c	1.9 ^c -	**	**	2.0 ^b	2.3 ^b -
50 to 99 Units	**	**	1.7 ^b	3.7 ^b ↑	1.3 ^a	2.2 ^b ↑	6.6 ^a	2.1 ^b ↓	2.2 ^a	2.8 ^a ↑
100+ Units	**	**	0.4 ^a	1.1 ^d -	2.6 ^a	0.8 ^d ↓	**	**	2.1 ^a	1.0 ^a ↓
Total	4.4 ^c	**	1.5 ^a	2.9 ^a ↑	1.9 ^b	2.3 ^b -	6.7 ^c	2.0 ^c ↓	2.4 ^a	2.5 ^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 Brantford CMA											
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	
Brantford CMA											
3 to 5 Units	**	**	641	b	635	c	743	a	771	a	
6 to 19 Units	566	a	610	a	643	a	627	b	743	b	749
20 to 49 Units	607	b	589	a	727	a	715	a	848	a	842
50 to 99 Units	618	b	592	c	798	a	815	a	904	a	934
100+ Units	**	**	932	a	888	a	1,041	a	1,056	a	
Total	648	b	627	a	782	a	779	a	855	a	870
									946	a	950
									836	a	843

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 Brantford CMA											
Zone	3-5		6-19		20-49		50-99		100+		
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	
Brantford CMA	3.1	d	**		2.9	c	2.7	c	-	2.0	b
							2.3	b	-	2.2	a
									2.8	a	↑
									2.1	a	
									1.0	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

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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 Brantford CMA											
Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	
Brantford CMA											
LT \$600	**	**	**	**	**	**	**	**	**	**	4.1 d
\$600 - \$699	3.3 d	**	**	3.5 d	0.0 d	0.0 d	**	**	0.9 d	1.7 c	-
\$700 - \$799	**	**	1.7 c	2.9 c	**	**	**	**	2.3 c	2.6 c	-
\$800 - \$899	**	**	1.1 a	1.9 b	1.9 c	2.5 c	**	0.0 d	2.4 c	2.1 b	-
\$900 - \$999	**	**	3.7 d	2.9 c	1.5 a	1.9 b	**	**	1.7 b	2.1 b	-
\$1000+	**	**	**	**	4.7 c	4.4 d	11.6 d	2.4 b	6.7 c	4.4 d	↓
Total	4.4 c	**	1.5 a	2.9 a	1.9 b	2.3 b	6.7 c	2.0 c	2.4 a	2.5 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)

** 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

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA											
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	
Brantford CMA	-	-	-	-	2.6 c	0.6 b	1.1 a	1.8 c	1.6 b	1.5 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 Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Brantford CMA	-	-	-	-	968 a	1,010 a	1,159 a	1,194 a	1,089 a	1,132 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Brantford CMA	0	0	0	0	243	251	500	499	743	750

** 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 Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Brantford CMA	-	-	-	-	3.7 d	3.4 d -	2.9 b	5.5 c ↑	3.1 c	4.9 b ↑

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

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

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

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

↑ 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 Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Brantford CMA	-	-	-	-	2.3 b	2.3 b	1.8 b	2.8 a	2.1 a	2.4 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 Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Brantford CMA	4.4 c	**	1.5 a	2.9 a ↑	2.0 b	2.1 b -	3.9 c	1.9 c ↓	2.3 a	2.3 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 Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Brantford CMA	648 b	627 a	782 a	779 a	866 a	883 a	1,048 a	1,081 a	872 a	885 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 Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Brantford CMA	108	106	1,498	1,492	2,736	2,711	968	949	5,310	5,258

** 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 Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Brantford CMA	5.6 c	**	2.0 b	3.9 b ↑	3.0 b	3.8 c -	5.2 b	4.7 b -	3.2 b	4.0 b ↑

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

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

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

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

↑ 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

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Brantford CMA	**	4.4 d	2.4 b	4.4 b	1.9 c	3.7 b	2.4 c	3.6 d	2.1 a	3.9 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 (%) Hamilton CMA - October 2015

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-14	Oct-15	Oct-14	Oct-15
Hamilton CMA	n/a	0.4 b	2.2 a	3.4 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

↑ 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

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) By Building Size Hamilton CMA - October 2015

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-14	Oct-15	Oct-14	Oct-15
Hamilton CMA				
3 to 19 Units	n/a	0.0 d	4.0 c	4.1 b -
20 to 49 Units	n/a	0.0 c	2.8 b	3.9 a ↑
50 to 99 Units	n/a	0.0 c	1.8 b	3.8 a ↑
100+ Units	n/a	0.7 a	1.7 a	3.0 a ↑
Total	n/a	0.4 b	2.2 a	3.4 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

↑ 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

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Hamilton CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Hamilton CMA	n/a	15,386	n/a	3,287 ^d	n/a	21.4 ^d	n/a	0.4 ^b

¹ Columns 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

↑ 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

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Project Size Hamilton CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Hamilton CMA								
3 to 19 Units	n/a	426	n/a	**	n/a	**	n/a	0.0 ^d
20 to 49 Units	n/a	2,580	n/a	410 ^d	n/a	15.9 ^d	n/a	0.0 ^c
50 to 99 Units	n/a	4,043	n/a	732 ^d	n/a	18.1 ^d	n/a	0.0 ^c
100+ Units	n/a	8,337	n/a	2,039 ^d	n/a	24.5 ^d	n/a	0.7 ^a
Total	n/a	15,386	n/a	3,287 ^d	n/a	21.4 ^d	n/a	0.4 ^b

¹ Columns 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

↑ 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

5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Hamilton CMA - October 2015

	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total	
	Oct-14	Oct-15		Oct-14	Oct-15		Oct-14	Oct-15		Oct-14	Oct-15		Oct-14	Oct-15
Hamilton CMA														
Single Detached	**	**		**	**		**	1,016 c		**	1,271 d		**	1,201 c
Semi detached, Row and Duplex	**	**		**	**		**	1,001 d		**	1,226 b		**	1,149 b
Other-Primarily Accessory Suites	**	**		**	676 c		**	1,019 c		**	**		**	812 c
Total	**	**		**	696 c		**	1,011 b		**	1,246 b		**	1,106 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

↑ 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

5.2 Estimated Number of Households in Other Secondary Rented Units¹ by Dwelling Type Hamilton CMA - October 2015

	Estimated Number of Households in Other Secondary Rented Units ¹			
	Oct-14		Oct-15	
Hamilton CMA				
Single Detached	**		8,986 d	
Semi detached, Row and Duplex	**		12,352 c	
Other-Primarily Accessory Suites	**		**	
Total	**		25,590	

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

↑ 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

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 late summer and early fall 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 in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, 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 late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from 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.

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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