



RENTAL MARKET

REPORT

TORONTO CMA

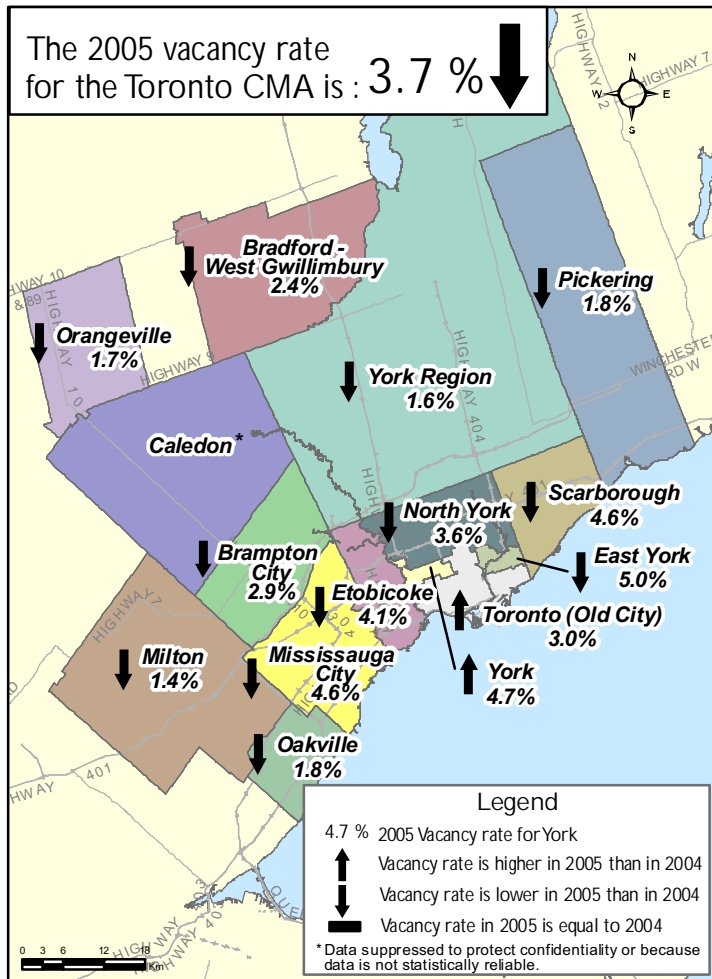
OCTOBER 2005

Report Highlights

The overall Toronto Census Metropolitan Area (CMA) vacancy rate remained high at 3.7 per cent in 2005 - the fourth highest level on record. The rental market did tighten in comparison to 2004, when a vacancy rate of 4.3 per cent was experienced.

Demand for rental accommodation increased slightly as a result of higher levels of immigration, incentives offered by property managers/owners in recent years and a stabilization of rents.

Conditions in the rental market will tighten further in 2006. Many renter households will be taking occupancy of previously purchased new homes, particularly condominium apartments. This shift will be more than offset by increased rental demand from a stronger inflow of immigrants into Toronto.



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Demand for Rental Accommodation Edges Higher in 2005

While tightening slightly in 2005, the rental market experienced the fourth highest vacancy rate on

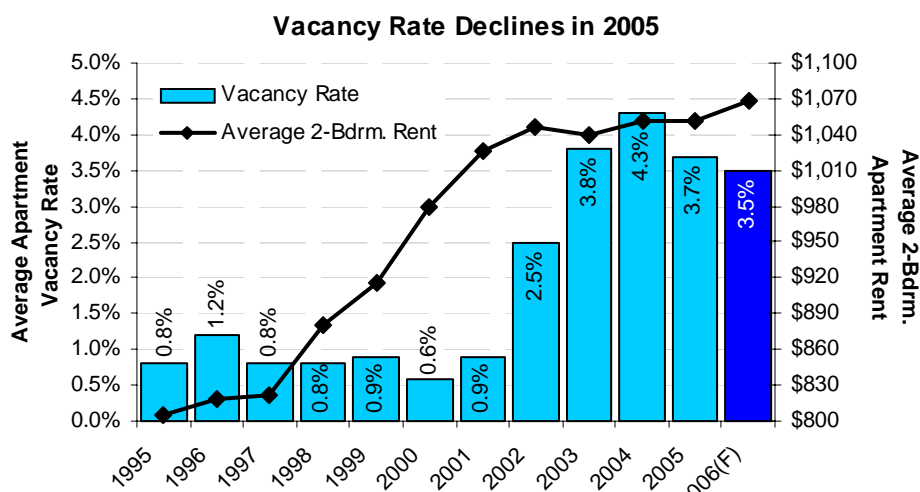
record. High vacancies kept average rents flat, representing declines in inflation-adjusted terms.

A number of factors contributed to the tightening in the rental market. These factors included increased immigration into the Toronto area, continuation of landlord incentives, lower rental unit completions and easing growth in home ownership demand.

Immigration Driving Population Growth

An increase in new immigrant households moving into the Toronto area contributed to tighter rental market conditions in 2005.

Well-established ethnic networks and a more diverse array of job opportunities, relative to many other Canadian metropolitan areas, continued to attract international



Source: CMHC Rental Market Survey, 1988-2005; CMHC Forecast

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- Consumer Intentions to Buy or Renovate a Home, Highlights Report & Detailed Statistical Tables
- Canadian Housing Statistics, selected individual tables
- Preliminary Housing Starts, Options A, B, C (A and B)
- Housing Market Outlook, Major Centres – 27 Reports
- Housing Now – 5 Regional Reports
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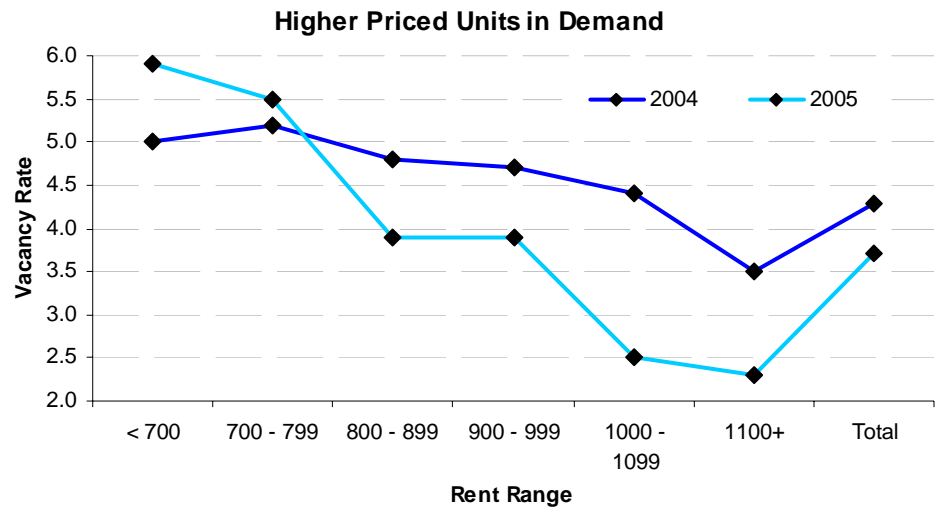
migrants. After dropping sharply in 2003, due in large part to increased geopolitical tensions, the number of immigrants settling in Toronto has started to trend upward once again.

According to the *Longitudinal Survey of Immigrants to Canada* undertaken by Statistics Canada, 75 per cent of new immigrant households settling in Canada initially choose the rental market to satisfy their housing needs. Initially, many of these households do not possess the employment, savings and/or credit rating required to move directly into the home ownership market.

Landlord Incentives Stimulate Rental Demand

Coming off a third straight year of increasing vacancies in 2004, rental property managers continued to employ numerous measures to attract and retain tenants in 2005. With vacancies increasing between 2002 and 2004, rents have flattened and incentives have emerged.

A key measure pointed at attraction and retention over the past year was the continuation of incentives offered by property owners/managers. Common incentives included "one month's free rent" and free parking. These offers served to lower effective monthly rents, particularly in relation to the cost of home ownership.



Since 2003, vacancies have been lower for apartments that command the highest rents. One reason for this trend is that most price and non-price incentives were offered at the upper end of the market, according to industry sources. These higher end units initially suffered most from competition with home ownership.

Incentives offered with more expensive rental apartments prompted some households, who were unable to move into home ownership, to move from lower to higher quality properties without a dramatic change in their monthly housing payment.

Many rental properties also undertook capital improvement programs over the past year. Capital spending on common area and suite

upgrades increased the quality and image of some rental properties. Tenants attracted to improved rental buildings played a role in declining vacancies over the past year.

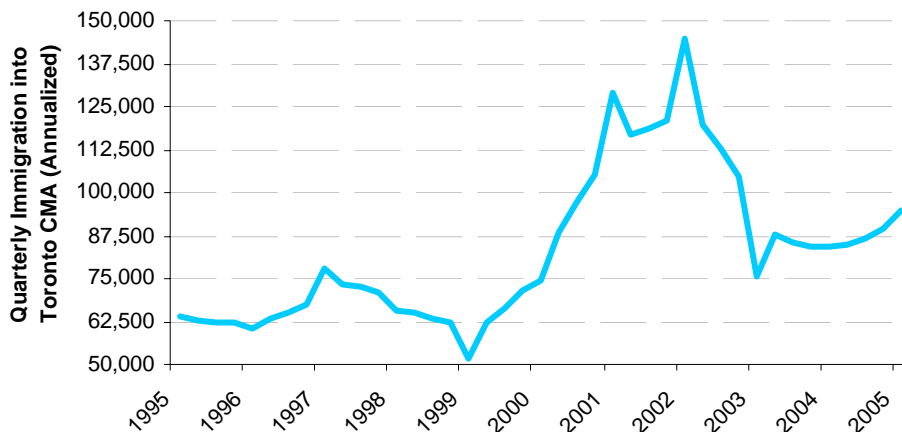
In addition to incentive programs, some rental property managers/owners resolved to keep rents level, or in some cases decrease rents in order to fill vacant units. The average two-bedroom rent for the Toronto CMA remained at the 2004 level of \$1,052.

Overall, the continuation of rent and non-rent incentives in recent years helped reduce vacancies in 2005 for some rental properties.

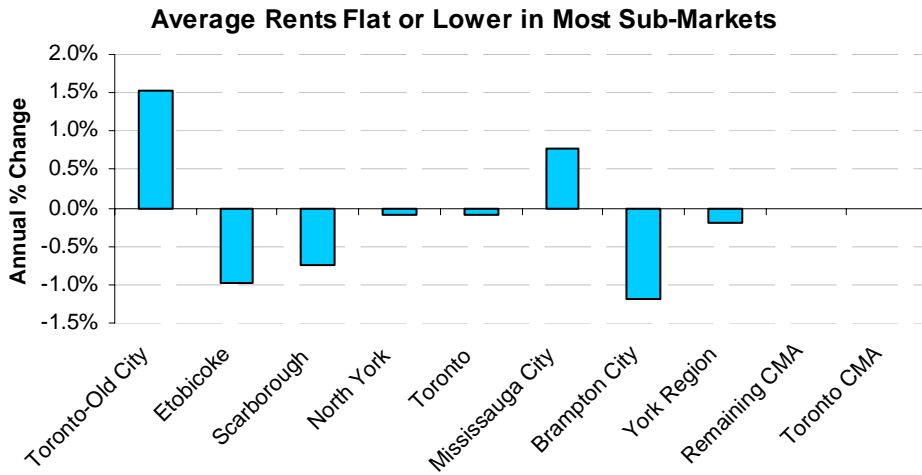
Lower Completions of New Rental Units

Lower growth in supply was a contributing factor leading to a tightening rental market in 2005. After increasing for three consecutive years between 2001 and 2003, the completion of new purpose-built rental apartments has trended downward. Market-based completions declined 44 per cent in 2004 and a further three per cent in 2005, for the year ending October. At the same time, the number of new renter households increased this year. With less new rental stock to accommodate this growth, more vacant units were filled in

Immigration Trending Upward



Source: Conference Board of Canada



Source: CMHC

While the demand for home ownership continued to have an adverse effect on the rental market, the impact in 2005 was more muted. The level of pent-up demand, which built in the recession years of the early 1990s, has diminished. In addition, rising average home prices have resulted in increased carrying costs. A plateauing in ownership demand resulted over the past year. It should be noted that this plateau is positioned at or near historic levels, for the existing and new home markets respectively.

comparison to the previous two years.

A decline in the number of registered investor-held condominium apartments, according to the 2005 CMHC Condominium Report, means there was less competition from rental condominium apartments. In the past, investor-held unit have drawn tenants from the primary rental market and led to increased vacancies. This draw arguably was not as strong over the past year.

Growth in Demand for Home Ownership Eased

Although the rental market tightened in 2005, strong demand for ownership housing kept the average vacancy rate at the fourth highest level on record.

Sales of existing homes reached record levels in 2005. New home construction, while off the 2002 peak, remained well above the historic average. First time buyers, many of whom previously lived in rental accommodation, continued to fuel a large component of ownership demand. Steady employment growth and very low mortgage rates kept home buyers confident in their ability to purchase and pay for a home over the long term.

Availability Remains High in 2005

Following a successful pilot in 2004, CMHC has continued to survey the availability of apartment units in the Toronto CMA.

Availability refers to the percentage of units that are either vacant or for which notice to move has been received from or given to the current tenant and for which a lease has not been signed by a new tenant.

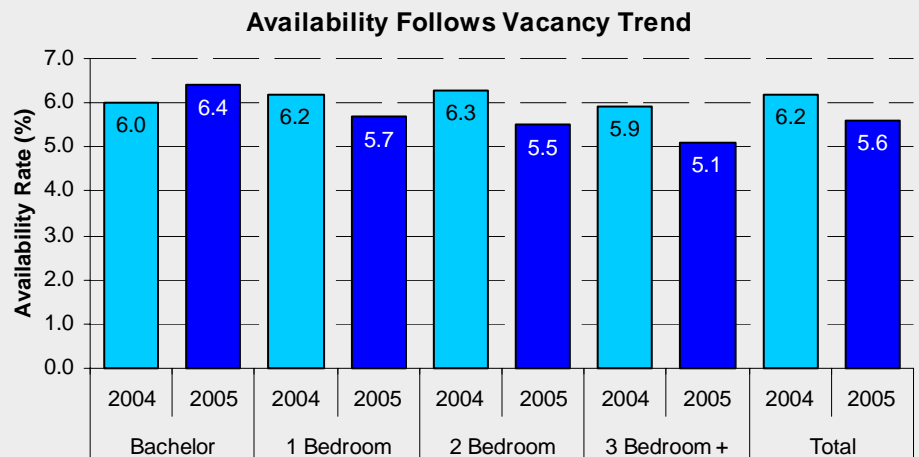
Units move in and out of the available pool largely as the result of the following:

- Renter households moving in or out of the ownership market;
- New households moving into

the rental market, due to new household formation within the current population or the immigration of renter households; and

- Renter households giving notice for one rental unit, in order to take advantage of lower rents and/or incentives offered elsewhere in the marketplace.

Availability rate trends have followed those observed in relation to the vacancy rate in the metropolitan area. Positive or negative changes in the vacancy rate, by bedroom type, were matched by the same direction of change in availability.



Source: CMHC Rental Market Survey

Larger Rental Buildings Experienced Lower Vacancy Rates

Larger rental apartment buildings experienced the greatest declines in vacancies between 2004 and 2005. The largest vacancy rate declines were experienced in buildings containing 200 or more apartments. In contrast, buildings with less than 50 units experienced no change or experienced increases in their vacancy rates, on average.

Competitive rent and non-rent incentives and/or higher-end finishings resulting from capital improvements in recent years were key factors in the attraction of

tenants to larger rental developments.

Larger rental properties may benefit from a combination of greater cash flow coupled with operating cost savings through economies of scale. These properties can more easily bear the added costs of incentives and/or capital improvements in the short term, in order to reduce vacancies and increase revenues going forward.

The benefits associated with lower vacancies were experienced by some

larger developments in 2005. The average rent for two-bedroom apartments in buildings with 200 or more units increased by 1.2 per cent. In contrast, growth in average two-bedroom rents for apartment buildings of all sizes was flat in 2005. Properties with between 50 and 200 units experienced a decline in average rents of less than 0.5 per cent. Smaller buildings containing between six and 50 units experienced average rent declines of over two per cent.

Vacancy Rates Lower in the Former City of Toronto

Compared to the CMA as a whole, the Former City of Toronto (Zones 1-4) experienced tighter rental market conditions in 2005. This is in terms of both vacancies and rent growth one and two-bedroom units, which make up approximately three-quarters of the total rental stock.

The vacancy rate for one and two bedroom units remained well below the "416" and broader Toronto CMA averages. The one-bedroom vacancy rate remained the same in comparison to 2004, and the two-

bedroom rate declined this year. These comparatively tighter market conditions resulted in above-average rent increases, with two bedroom rents rising 1.5 per cent and one bedroom rents rising 1.1 per cent.

Stronger demand for rental accommodation in the Former City is a function of the diversity of amenities available to households. These amenities include access to all major modes of public transportation, proximity to a wide array of cultural and recreational

opportunities, a broad array of consumer and social services, and numerous employment opportunities across many sectors of the economy.

A marked decline in the stock of investor-held condominium apartments also played a role in the tighter market conditions experienced in the Former City. Fewer opportunities to rent condominium apartments played a role in keeping the vacancy rate below the CMA average.

Rental Market Outlook for 2006

The vacancy rate peaked in 2004 and began to tighten over the past year. Vacancy rates will continue to move lower in 2006. The overall vacancy rate for the Toronto CMA will decline slightly to 3.5 per cent. This rate will still be very high by historical standards.

Two key factors will contribute to tightening market conditions. First, immigration into the Toronto area will continue to trend upward, leading to increased demand for rental accommodation. The second factor will be easing demand for ownership housing. Average home

prices will continue to grow next year, along with increasing mortgage rates. Mortgage rates will increase slightly causing monthly ownership costs to rise. As the population of the metropolitan area continues to grow, the share of households turning to the rental market, as opposed to home ownership, will increase.

Condominium Apartment Completions will be a Factor

In comparison to 2005, an increased number of households will move out of the rental market to take

occupancy of condominium apartments purchased at sales centres over the past two to three years. While substantial, this movement will not fully counteract the factors underlying increased rental demand next year.

Below Inflation Rent Increases will Persist

The continuation of soft rental market conditions in 2006 will keep rent increases below the general rate of inflation. Expect average rents for two-bedroom apartments across the metropolitan area to increase at an annual rate of 1.5 per cent.

National Apartment Vacancy Rate Stabilizes

The average rental apartment vacancy rate in Canada's 28 major centres¹ was unchanged at 2.7 per cent in October 2005 compared to last year. This follows three consecutive increases in the vacancy rate over the 2002 to 2004 period. The vacancy rate remains below the average of 2.8 per cent observed over the 1995 to 2004 period.

Thanks to a solid economy and strong job creation, household formation has been healthy, which has promoted demand for both ownership and rental housing. The stabilizing of the vacancy rate across the major centres reflects a number of factors. As the majority of new immigrants initially settle in rental housing, high levels of immigration have been a key driver of rental demand over the past year. Also, across most centres, more renters are remaining in rental units as the gap between the cost of home ownership and renting increased in 2005. These two factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the record level of existing home sales in 2005. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive form of housing that are often purchased by renter households switching to home ownership. In some cases, condos supplement the rental market as they may be purchased by investors who, in turn, rent them out. Therefore, high levels of

condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

Even though the average rental apartment vacancy rate has moved higher in recent years, many households are still facing affordability issues across Canada. Either these households need to move to less expensive units or require additional help to make their monthly shelter costs more affordable. In some cases, however, there are not enough vacant units to meet the needs of all households in core housing need. Therefore, additional affordable housing units continue to be required.

The centres with the highest vacancy rates in 2005 were Windsor (10.3 per cent), Saint John (NB) (5.7 per cent), Saskatoon (4.6 per cent), Thunder Bay (4.6 per cent), Edmonton (4.5 per cent), St. John's (NFLD) (4.5 per cent), and Saguenay (4.5 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Victoria (0.5 per cent), Sherbrooke (1.2 per cent), Québec (1.4 per cent), Vancouver (1.4 per cent), Trois-Rivières (1.5 per cent), Calgary (1.6 per cent), and Greater Sudbury (1.6 per cent).

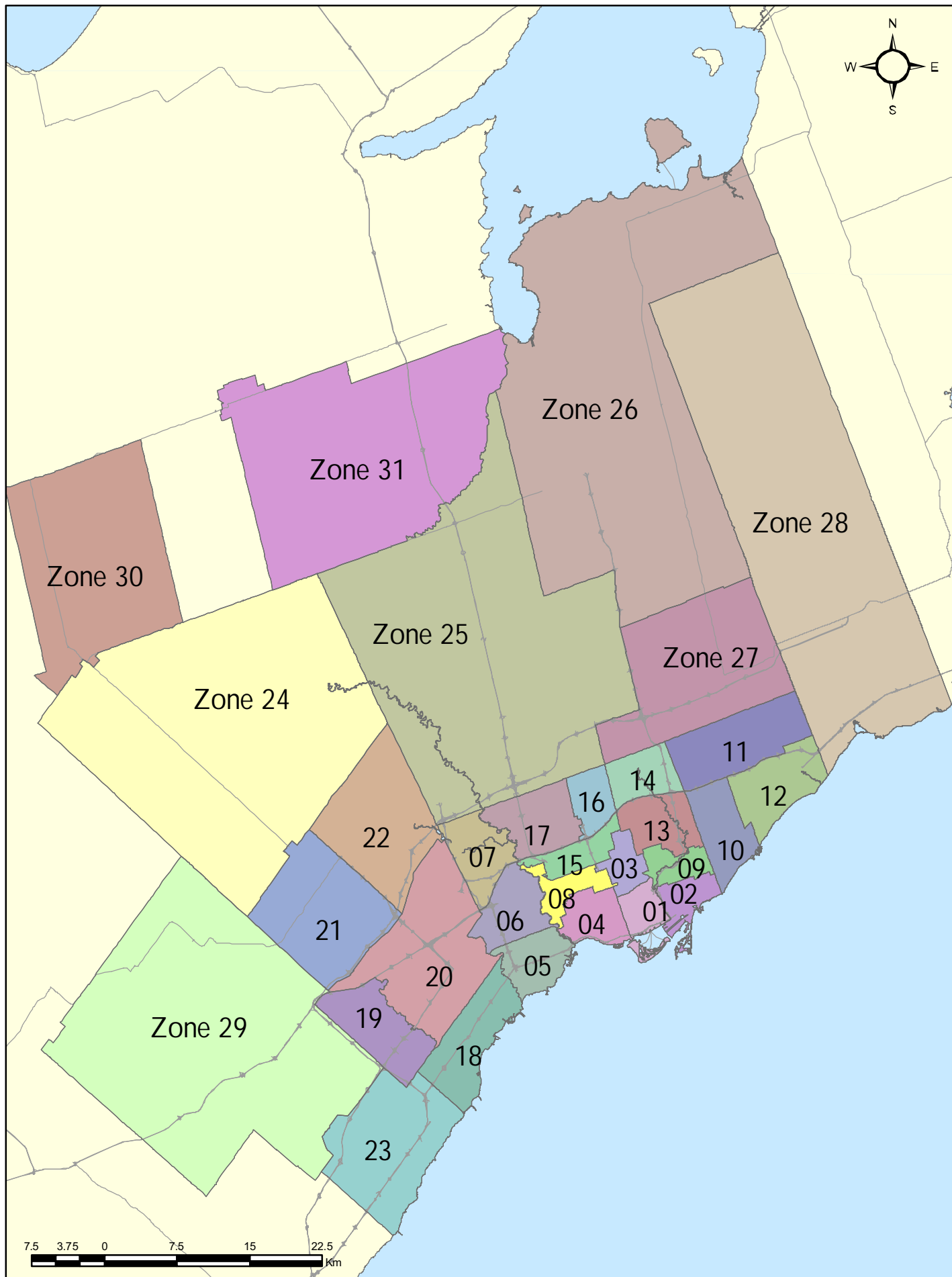
Average rents for two-bedroom apartments increased in 25 of the 28 major centres. However in 15 of the 25 major centres where rents were up, the increases were small. The greatest increases occurred in Kitchener, Victoria, and Quebec where rents were up 6.0 per cent, 4.8 per cent, and 4.2 per cent, respectively. Overall, the average rent for two-bedroom apartments across Canada's 28 major centres

increased by 1.6 per cent in October 2005 compared to last year.

The highest average monthly rents for two-bedroom apartments were in Toronto (\$1,052), Vancouver (\$1,004), and Ottawa (\$920), while the lowest were in Trois-Rivières (\$474) and Saguenay (\$472).

	2004	2005
Abbotsford	2.8	3.8
Calgary	4.3	1.6
Edmonton	5.3	4.5
Gatineau	2.1	3.1
Greater Sudbury	2.6	1.6
Halifax	2.9	3.3
Hamilton	3.4	4.3
Kingston	2.4	2.4
Kitchener	3.5	3.3
London	3.7	4.2
Montréal	1.5	2.0
Oshawa	3.4	3.3
Ottawa	3.9	3.3
Québec	1.1	1.4
Regina	2.7	3.2
Saguenay	5.3	4.5
Saint John	5.8	5.7
Saskatoon	6.3	4.6
Sherbrooke	0.9	1.2
St. Catharines-Niagara	2.6	2.7
St. John's	3.1	4.5
Thunder Bay	5.0	4.6
Toronto	4.3	3.7
Trois-Rivières	1.2	1.5
Vancouver	1.3	1.4
Victoria	0.6	0.5
Windsor	8.8	10.3
Winnipeg	1.1	1.7
Total	2.7	2.7

¹ Major centres are based on Statistics Canada Census Metropolitan Areas (CMA) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.



ZONE DESCRIPTIONS - TORONTO CMA

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

Zone Realignment and Census Tract Revision

For a number of centres, the zones were realigned to better match existing neighbourhoods (see zone descriptions) and, in some cases, the zones were renumbered. At the same time, the census tracts, which make up the zones, were revised to make them correspond to the 2001 census boundaries (as determined by Statistics Canada). The result of these two actions is the following: the universe size, the vacancy rate and the average rent reported for year 2004 in the 2004 rental market publications may be different from the year 2004 numbers reported in the 2005 reports.

Rental Market Report Tables

Available in ALL Rental Market Reports

Private Apartment Data:

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

Available in SELECTED Rental Market Reports

Private Apartment Data:

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

Private Row (Townhouse) Data:

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

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1-Toronto (Central)	3.4	3.1	2.0	2.0	1.9	2.6	3.4	1.6	2.3	2.4
Zone 2-Toronto (East)	5.5	6.2	3.5	3.1	4.8	2.6	**	**	4.2	3.5
Zone 3-Toronto (North)	3.2	1.7	2.7	2.4	3.0	2.0	4.6	1.9	2.9	2.1
Zone 4-Toronto (West)	4.1	8.5	3.1	3.9	3.2	3.6	1.0	6.2	3.2	4.8
Toronto-Old City (Zones 1-4)	3.6	4.2	2.7	2.7	2.9	2.6	3.6	3.0	2.9	3.0
Zone 5-Etobicoke (South)	6.3	4.7	4.2	5.6	4.0	4.1	**	2.3	4.2	4.7
Zone 6-Etobicoke (Central)	5.1	5.9	6.3	4.3	5.2	3.5	3.4	4.5	5.2	3.9
Zone 7-Etobicoke (North)	17.0	16.4	2.3	2.5	7.5	3.1	9.2	5.2	6.9	3.6
Etobicoke (Zones 5-7)	6.4	5.2	5.0	4.7	5.2	3.6	4.9	4.5	5.2	4.1
Zone 8-York	4.7	4.1	4.5	6.1	3.3	2.7	2.2	7.2	4.0	4.7
Zone 9-East York	5.5	2.8	7.6	5.8	4.9	4.6	5.1	2.7	6.4	5.0
Zone 10-Scarborough (Central)	9.5	7.8	5.6	4.3	5.3	4.3	3.3	3.8	5.4	4.4
Zone 11-Scarborough (North)	3.4	0.0	4.1	2.9	4.7	3.8	2.1	3.5	4.2	3.4
Zone 12-Scarborough (East)	1.3	4.7	6.3	5.2	4.5	5.9	4.5	4.2	4.9	5.4
Scarborough (Zones 10-12)	6.2	6.0	5.5	4.3	4.9	4.8	3.7	3.9	5.0	4.6
Zone 13-North York (Southeast)	5.2	0.4	5.7	3.9	6.5	3.6	7.6	3.1	6.4	3.6
Zone 14-North York (Northeast)	2.5	**	5.1	1.1	4.1	1.5	4.4	1.9	4.5	1.5
Zone 15-North York (Southwest)	5.9	10.4	6.4	5.6	4.3	5.2	2.0	2.2	5.0	5.2
Zone 16-North York (N.Central)	4.8	2.9	3.3	2.6	2.9	3.2	2.0	1.5	2.9	2.7
Zone 17-North York (Northwest)	6.7	2.9	4.9	4.6	6.0	5.1	5.1	3.9	5.5	4.7
North York (Zones 13-17)	5.4	4.1	5.1	3.7	5.0	3.7	4.6	2.6	5.0	3.6
Toronto (Zones 1-17)	4.1	4.3	4.3	3.8	4.4	3.6	4.3	3.4	4.3	3.7
Zone 18-Mississauga (South)	3.7	3.7	6.6	5.9	6.3	4.5	5.0	6.0	6.2	5.2
Zone 19-Mississauga (Northwest)	**	**	1.6	2.6	3.7	6.6	**	4.7	2.9	5.0
Zone 20-Mississauga (Northeast)	3.5	5.0	4.3	3.2	5.6	3.7	4.3	6.0	4.9	3.8
Mississauga City (Zones 18-20)	3.3	4.0	5.0	4.5	5.6	4.4	4.5	5.8	5.2	4.6
Zone 21-Brampton (West)	5.5	5.7	4.9	4.1	6.8	2.5	2.7	6.9	5.8	3.5
Zone 22-Brampton (East)	4.1	3.9	1.2	1.4	2.8	2.2	1.7	3.4	2.2	2.2
Brampton City (Zones 21-22)	5.1	5.1	3.6	3.2	5.0	2.4	2.0	4.6	4.2	2.9
Zone 23-Oakville	**	**	3.8	1.5	2.7	1.9	**	**	3.0	1.8
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	0.0	3.8	1.1	1.2	2.1	1.8	3.8	**	1.7	1.5
Zone 26-Aurora, Newmkt, Whit-St.	3.8	**	2.1	0.9	2.7	1.4	4.2	**	2.5	1.1
Zone 27-Markham	8.3	0.0	0.2	2.6	0.9	2.4	0.0	1.6	0.7	2.4
York Region (Zones 25-27)	1.9	2.2	1.2	1.5	2.0	1.8	3.1	0.9	1.8	1.6
Zone 28-Pickering/Ajax/Uxbridge	**	**	0.6	0.6	5.8	2.8	**	0.6	4.0	1.8
Zone 29-Milton, Halton Hills	0.0	10.1	2.5	1.3	1.9	1.1	0.0	1.6	2.0	1.4
Zone 30-Orangeville	**	**	1.9	1.9	1.5	1.3	**	**	1.8	1.7
Zone 31-Bradford, W. Gwillimbury	3.7	**	1.9	0.9	7.4	3.9	**	**	5.3	2.4
Remaining CMA (Zones 18-31)	3.8	4.3	4.1	3.4	4.8	3.3	3.3	4.1	4.3	3.5
Toronto CMA	4.1	4.3	4.3	3.8	4.5	3.6	4.1	3.5	4.3	3.7

** : Data suppressed to protect confidentiality or because data is 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1-Toronto (Central)	797	796	1,007	1,012	1,362	1,427	2,003	2,125
Zone 2-Toronto (East)	655	676	867	879	1,071	1,058	**	**
Zone 3-Toronto (North)	784	790	990	991	1,335	1,318	2,167	1,977
Zone 4-Toronto (West)	657	635	858	878	1,053	1,085	1,394	1,316
Toronto-Old City (Zones 1-4)	749	747	950	960	1,249	1,268	1,903	1,777
Zone 5-Etobicoke (South)	612	620	781	772	953	925	**	**
Zone 6-Etobicoke (Central)	701	745	907	905	1,077	1,072	1,305	1,319
Zone 7-Etobicoke (North)	599	596	794	789	945	943	985	1,008
Etobicoke (Zones 5-7)	627	638	841	834	1,014	1,004	1,199	1,217
Zone 8-York	640	627	811	812	971	955	1,246	**
Zone 9-East York	682	669	846	845	1,058	1,068	1,319	1,340
Zone 10-Scarborough (Central)	751	723	811	801	927	922	1,039	1,074
Zone 11-Scarborough (North)	783	788	906	902	1,053	1,034	1,202	1,179
Zone 12-Scarborough (East)	715	691	814	801	912	909	1,020	1,033
Scarborough (Zones 10-12)	744	724	830	820	948	941	1,058	1,071
Zone 13-North York (Southeast)	673	705	848	848	1,010	1,010	1,192	1,217
Zone 14-North York (Northeast)	886	**	976	934	1,177	1,168	1,294	1,354
Zone 15-North York (Southwest)	661	657	832	831	985	980	1,214	1,199
Zone 16-North York (N.Central)	720	629	909	903	1,081	1,065	1,238	1,228
Zone 17-North York (Northwest)	686	681	796	792	906	926	1,063	1,065
North York (Zones 13-17)	717	674	865	854	1,025	1,024	1,198	1,216
Toronto (Zones 1-17)	730	726	888	889	1,061	1,060	1,258	1,265
Zone 18-Mississauga (South)	701	711	852	862	983	994	1,035	1,074
Zone 19-Mississauga (Northwest)	**	**	965	978	1,103	1,100	**	1,199
Zone 20-Mississauga (Northeast)	691	689	909	935	1,043	1,057	1,198	1,240
Mississauga City (Zones 18-20)	694	702	890	903	1,027	1,035	1,147	1,157
Zone 21-Brampton (West)	642	647	860	866	985	973	1,063	**
Zone 22-Brampton (East)	786	756	936	939	1,051	1,040	1,156	1,162
Brampton City (Zones 21-22)	688	682	887	893	1,016	1,004	1,124	1,124
Zone 23-Oakville	**	**	918	905	1,083	1,068	**	**
Zone 24-Caledon	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	785	782	899	884	1,069	1,054	**	**
Zone 26-Aurora, Newmkt, Whit-St.	**	**	793	783	900	883	**	**
Zone 27-Markham	627	625	875	903	1,028	1,037	1,218	1,218
York Region (Zones 25-27)	691	691	851	851	996	994	1,185	1,198
Zone 28-Pickering/Ajax/Uxbridge	**	**	754	765	1,015	981	**	1,137
Zone 29-Milton, Halton Hills	**	614	806	798	931	946	1,043	**
Zone 30-Orangeville	**	**	728	753	877	887	**	**
Zone 31-Bradford, W. Gwillimbury	**	**	**	**	868	889	**	**
Remaining CMA (Zones 18-31)	690	693	877	886	1,019	1,019	1,144	1,153
Toronto CMA	727	724	886	888	1,052	1,052	1,235	1,243

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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



1.1.3 Number of Private Apartment Units Vacant and Universe in October 2005 by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1-Toronto (Central)	204	6,678	301	14,984	164	6,341	9	561	678	28,564
Zone 2-Toronto (East)	75	1,202	110	3,554	49	1,906	**	**	243	6,936
Zone 3-Toronto (North)	84	4,893	368	15,221	167	8,525	25	1,273	643	29,913
Zone 4-Toronto (West)	356	4,188	456	11,581	202	5,606	37	594	1,051	21,969
Toronto-Old City (Zones 1-4)	718	16,960	1,236	45,341	581	22,378	80	2,703	2,615	87,382
Zone 5-Etobicoke (South)	44	940	248	4,460	189	4,581	9	377	489	10,357
Zone 6-Etobicoke (Central)	11	195	196	4,569	267	7,675	112	2,500	586	14,940
Zone 7-Etobicoke (North)	5	30	25	975	85	2,720	58	1,099	172	4,824
Etobicoke (Zones 5-7)	60	1,165	468	10,003	540	14,977	178	3,976	1,247	30,121
Zone 8-York	57	1,399	478	7,858	169	6,201	42	577	746	16,035
Zone 9-East York	27	953	575	9,982	300	6,530	29	1,065	931	18,530
Zone 10-Scarborough (Central)	31	402	283	6,571	285	6,633	40	1,053	639	14,659
Zone 11-Scarborough (North)	0	92	66	2,304	139	3,678	23	672	229	6,745
Zone 12-Scarborough (East)	7	158	175	3,336	388	6,558	78	1,862	648	11,913
Scarborough (Zones 10-12)	39	651	524	12,210	811	16,868	141	3,587	1,516	33,317
Zone 13-North York (Southeast)	1	248	250	6,348	303	8,485	53	1,709	607	16,790
Zone 14-North York (Northeast)	**	**	39	3,511	91	5,973	42	2,196	173	11,722
Zone 15-North York (Southwest)	31	296	211	3,777	219	4,231	22	996	483	9,300
Zone 16-North York (N.Central)	4	131	114	4,369	185	5,838	29	1,870	332	12,209
Zone 17-North York (Northwest)	16	571	274	5,982	422	8,223	84	2,139	796	16,914
North York (Zones 13-17)	53	1,288	889	23,987	1,218	32,751	230	8,910	2,390	66,935
Toronto (Zones 1-17)	954	22,416	4,170	109,381	3,620	99,705	701	20,818	9,445	252,319
Zone 18-Mississauga (South)	12	324	292	4,945	271	6,042	70	1,156	644	12,468
Zone 19-Mississauga (Northwest)	**	**	31	1,175	129	1,958	24	503	185	3,695
Zone 20-Mississauga (Northeast)	14	275	125	3,897	219	5,986	65	1,090	422	11,248
Mississauga City (Zones 18-20)	27	659	447	10,017	619	13,987	158	2,749	1,250	27,411
Zone 21-Brampton (West)	9	164	84	2,027	69	2,732	25	358	186	5,281
Zone 22-Brampton (East)	3	77	15	1,106	49	2,222	22	656	89	4,061
Brampton City (Zones 21-22)	12	241	99	3,133	118	4,954	47	1,014	275	9,342
Zone 23-Oakville	**	**	20	1,309	48	2,490	**	**	80	4,354
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	3	89	8	656	16	903	**	**	27	1,747
Zone 26-Aurora, Newmkt, Whit-St.	**	**	7	740	11	812	**	**	19	1,677
Zone 27-Markham	0	12	13	507	15	636	1	61	29	1,216
York Region (Zones 25-27)	3	153	28	1,902	42	2,351	2	233	75	4,640
Zone 28-Pickering/Ajax/Uxbridge	**	**	1	197	29	1,050	4	629	34	1,889
Zone 29-Milton, Halton Hills	3	31	7	532	9	826	1	70	20	1,460
Zone 30-Orangeville	**	**	6	315	5	365	**	**	13	778
Zone 31-Bradford, W. Gwillimbury	**	**	2	260	15	397	**	**	18	738
Remaining CMA (Zones 18-31)	57	1,317	610	17,681	885	26,453	215	5,218	1,766	50,669
Toronto CMA	1,011	23,733	4,780	127,062	4,505	126,158	915	26,036	11,211	302,988

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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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1-Toronto (Central)	5.3	5.3	4.0	3.5	3.4	4.5	5.3	2.6	4.2	4.1
Zone 2-Toronto (East)	8.0	9.3	5.7	4.9	6.3	4.7	**	**	6.3	5.6
Zone 3-Toronto (North)	5.1	3.3	4.5	3.9	4.5	3.4	6.2	2.7	4.6	3.6
Zone 4-Toronto (West)	5.5	11.3	5.3	6.3	4.7	5.7	1.0	7.1	5.0	7.1
Toronto-Old City (Zones 1-4)	5.4	6.5	4.6	4.5	4.4	4.4	4.9	3.8	4.7	4.8
Zone 5-Etobicoke (South)	7.2	5.1	5.1	7.0	5.5	5.2	**	2.7	5.4	5.8
Zone 6-Etobicoke (Central)	7.8	7.0	8.4	5.8	7.2	4.9	5.2	6.1	7.2	5.4
Zone 7-Etobicoke (North)	20.8	16.4	3.1	3.2	8.5	4.6	10.8	6.6	8.0	4.8
Etobicoke (Zones 5-7)	7.7	5.7	6.4	6.1	6.9	4.9	6.6	5.9	6.7	5.5
Zone 8-York	7.0	5.8	6.9	7.9	4.4	4.0	3.3	8.8	5.8	6.2
Zone 9-East York	6.8	4.5	9.2	7.9	6.3	7.1	6.1	3.7	7.9	7.2
Zone 10-Scarborough (Central)	11.2	9.9	8.0	6.7	8.0	6.0	4.7	6.1	7.8	6.4
Zone 11-Scarborough (North)	8.0	3.5	7.0	5.1	7.6	6.0	4.4	5.1	7.1	5.6
Zone 12-Scarborough (East)	1.7	5.3	8.3	7.5	6.3	8.0	7.4	6.4	6.9	7.5
Scarborough (Zones 10-12)	7.9	7.9	7.9	6.6	7.2	6.7	6.1	6.1	7.4	6.6
Zone 13-North York (Southeast)	8.0	0.9	7.9	5.7	8.7	5.9	9.6	5.7	8.5	5.8
Zone 14-North York (Northeast)	3.0	**	6.4	2.6	5.6	3.3	5.7	3.3	5.8	3.1
Zone 15-North York (Southwest)	9.0	11.6	8.5	8.1	5.9	7.2	3.0	2.7	6.8	7.2
Zone 16-North York (N.Central)	8.5	5.4	4.4	4.5	4.2	5.5	4.3	4.3	4.4	4.9
Zone 17-North York (Northwest)	9.6	7.5	7.0	7.1	8.4	7.0	7.0	5.1	7.8	6.8
North York (Zones 13-17)	8.0	6.8	6.9	5.7	6.9	5.8	6.4	4.3	6.9	5.6
Toronto (Zones 1-17)	6.0	6.4	6.2	5.7	6.2	5.5	6.1	5.0	6.2	5.6
Zone 18-Mississauga (South)	4.1	4.8	9.2	8.2	8.7	5.8	7.7	7.7	8.7	6.9
Zone 19-Mississauga (Northwest)	**	**	4.1	6.4	5.4	9.9	**	6.7	4.9	8.3
Zone 20-Mississauga (Northeast)	4.7	5.3	5.3	4.7	7.1	5.9	5.6	7.8	6.2	5.7
Mississauga City (Zones 18-20)	4.2	5.2	7.0	6.6	7.6	6.4	6.4	7.6	7.2	6.6
Zone 21-Brampton (West)	6.4	8.1	6.6	7.6	9.0	5.7	3.8	7.2	7.7	6.6
Zone 22-Brampton (East)	8.2	6.5	6.1	4.6	7.0	4.4	3.6	4.6	6.2	4.5
Brampton City (Zones 21-22)	7.0	7.6	6.5	6.6	8.1	5.1	3.7	5.5	7.0	5.7
Zone 23-Oakville	**	**	4.5	3.0	4.5	2.9	**	**	4.6	3.1
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	3.0	7.2	3.0	3.8	4.4	4.0	5.0	**	3.8	3.9
Zone 26-Aurora, Newmkt, Whit-St.	5.6	**	3.6	1.7	3.3	2.1	4.2	**	3.5	1.9
Zone 27-Markham	8.3	0.0	0.4	4.3	1.3	4.2	1.6	3.3	1.0	4.2
York Region (Zones 25-27)	4.3	5.1	2.5	3.1	3.1	3.4	3.9	1.7	3.0	3.2
Zone 28-Pickering/Ajax/Uxbridge	**	**	0.6	1.5	8.3	4.9	**	1.7	6.5	3.5
Zone 29-Milton, Halton Hills	0.0	10.1	3.8	3.8	4.1	2.7	0.0	3.0	3.7	3.3
Zone 30-Orangeville	**	**	4.1	4.5	2.4	2.7	**	**	3.5	4.0
Zone 31-Bradford, W. Gwillimbury	7.3	**	3.4	2.1	10.8	6.6	**	**	8.1	4.4
Remaining CMA (Zones 18-31)	5.7	6.4	6.0	5.7	6.9	5.3	5.3	5.5	6.4	5.5
Toronto CMA	6.0	6.4	6.2	5.7	6.3	5.5	5.9	5.1	6.2	5.6

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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

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	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Toronto-Old City (Zones 1-4)										
Pre 1940	5.7	6.3	3.6	3.8	3.7	2.7	3.9	7.7	4.0	4.1
1940 - 1959	5.7	5.0	3.3	3.4	3.3	3.4	2.9	2.6	3.8	3.7
1960 - 1974	2.3	3.7	2.2	2.2	2.1	2.3	3.8	1.5	2.2	2.4
1975 - 1989	1.5	**	1.3	1.3	3.4	1.8	**	**	2.1	1.4
1990+	**	**	**	**	**	**	**	**	5.3	**
Total	3.6	4.2	2.7	2.7	2.9	2.6	3.6	3.0	2.9	3.0
Toronto (Zones 1-17)										
Pre 1940	5.7	6.1	3.6	3.6	3.5	2.8	3.9	8.3	4.0	4.0
1940 - 1959	5.8	4.8	5.2	5.1	3.9	4.6	3.0	3.2	4.7	4.8
1960 - 1974	3.0	3.7	4.1	3.4	4.4	3.4	4.0	3.0	4.2	3.4
1975 - 1989	1.6	1.2	3.4	2.6	5.9	3.0	6.9	4.5	4.8	2.9
1990+	**	**	7.6	**	5.8	6.7	**	**	6.2	6.1
Total	4.1	4.3	4.3	3.8	4.4	3.6	4.3	3.4	4.3	3.7
Remaining CMA (Zones 18-31)										
Pre 1940	6.6	8.4	3.0	3.1	3.9	3.0	**	**	3.7	3.8
1940 - 1959	1.6	**	6.6	2.7	4.3	4.6	**	**	5.0	3.7
1960 - 1974	3.9	4.6	4.7	4.3	4.9	3.4	3.7	5.2	4.7	3.9
1975 - 1989	1.8	1.2	2.7	1.9	4.7	3.3	3.2	3.0	3.8	2.8
1990+	n/u	n/u	**	**	**	**	**	**	**	**
Total	3.8	4.3	4.1	3.4	4.8	3.3	3.3	4.1	4.3	3.5
Toronto CMA										
Pre 1940	5.7	6.1	3.6	3.6	3.6	2.8	3.6	7.8	4.0	4.0
1940 - 1959	5.7	4.8	5.3	5.1	3.9	4.6	2.9	3.2	4.7	4.8
1960 - 1974	3.1	3.8	4.2	3.6	4.5	3.4	4.0	3.3	4.2	3.5
1975 - 1989	1.7	1.2	3.1	2.3	5.3	3.2	5.3	3.8	4.4	2.9
1990+	**	**	7.4	6.2	5.8	6.2	**	**	6.0	5.7
Total	4.1	4.3	4.3	3.8	4.5	3.6	4.1	3.5	4.3	3.7

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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

**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 +	
	2004	2005	2004	2005	2004	2005	2004	2005
Toronto-Old City (Zones 1-4)								
Pre 1940	667	671	878	882	1,137	1,172	1,585	1,716
1940 - 1959	740	738	903	906	1,235	1,166	2,084	1,732
1960 - 1974	776	764	969	977	1,264	1,278	1,950	1,885
1975 - 1989	792	**	1,086	1,095	1,306	**	**	**
1990+	**	**	**	**	**	**	**	**
Total	749	747	950	960	1,249	1,268	1,903	1,777
Toronto (Zones 1-17)								
Pre 1940	662	663	864	873	1,126	1,152	1,464	1,651
1940 - 1959	690	693	823	822	980	959	1,339	1,233
1960 - 1974	757	749	901	902	1,053	1,058	1,245	1,267
1975 - 1989	795	807	988	960	1,137	1,117	1,233	1,189
1990+	**	**	1,100	**	1,437	1,592	**	**
Total	730	726	888	889	1,061	1,060	1,258	1,265
Remaining CMA (Zones 18-31)								
Pre 1940	590	601	751	722	905	808	**	**
1940 - 1959	**	**	756	742	853	844	**	**
1960 - 1974	698	698	840	850	967	972	1,078	1,097
1975 - 1989	758	766	966	980	1,103	1,109	1,210	1,225
1990+	n/u	n/u	**	**	**	**	**	**
Total	690	693	877	886	1,019	1,019	1,144	1,153
Toronto CMA								
Pre 1940	660	661	860	868	1,112	1,138	1,440	1,625
1940 - 1959	689	691	821	820	974	954	1,331	1,227
1960 - 1974	752	744	892	895	1,037	1,042	1,221	1,241
1975 - 1989	793	804	979	969	1,119	1,113	1,222	1,204
1990+	**	**	1,094	1,251	1,413	1,523	**	**
Total	727	724	886	888	1,052	1,052	1,235	1,243

** : Data suppressed to protect confidentiality or because data is 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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Toronto-Old City (Zones 1-4)										
3 to 5 Units	1.6	10.0	1.9	2.8	3.7	3.6	**	**	2.7	4.0
6 to 19 Units	4.7	8.9	4.6	5.4	4.1	3.5	6.9	5.5	4.5	5.5
20 to 49 Units	5.4	3.9	3.8	3.5	4.5	2.7	3.3	**	4.4	3.5
50 to 99 Units	4.3	2.4	3.2	4.0	2.9	2.8	2.3	2.8	3.4	3.3
100 to 199 Units	2.7	2.3	2.4	2.1	2.0	1.8	6.9	3.2	2.5	2.1
200+ Units	2.8	3.9	1.9	1.8	2.1	2.1	3.0	1.0	2.1	2.3
Total	3.6	4.2	2.7	2.7	2.9	2.6	3.6	3.0	2.9	3.0
Toronto (Zones 1-17)										
3 to 5 Units	4.0	9.2	2.6	4.8	4.9	4.2	1.5	5.7	3.8	5.0
6 to 19 Units	4.1	8.7	6.2	6.0	4.8	4.5	4.5	5.2	5.3	5.6
20 to 49 Units	5.8	4.7	4.5	4.6	3.8	4.5	1.8	2.0	4.4	4.5
50 to 99 Units	4.9	2.7	4.8	4.3	4.1	3.7	3.9	3.9	4.5	3.9
100 to 199 Units	3.8	2.2	4.4	3.7	4.3	3.4	3.6	2.8	4.2	3.4
200+ Units	3.0	3.7	3.7	2.9	4.7	3.3	5.5	3.2	4.2	3.1
Total	4.1	4.3	4.3	3.8	4.4	3.6	4.3	3.4	4.3	3.7
Remaining CMA (Zones 18-31)										
3 to 5 Units	**	**	2.8	2.6	4.8	2.4	2.4	4.9	3.7	2.8
6 to 19 Units	8.5	12.8	6.4	4.7	4.0	4.8	**	**	5.1	5.0
20 to 49 Units	3.0	1.9	4.2	2.5	3.9	2.2	3.5	5.4	3.9	2.7
50 to 99 Units	2.0	2.7	3.7	2.9	4.1	2.9	2.8	2.3	3.7	2.8
100 to 199 Units	4.4	4.0	4.0	3.7	4.9	3.7	3.9	4.7	4.4	3.8
200+ Units	2.2	3.7	4.0	3.8	5.6	3.4	3.4	5.1	4.9	3.7
Total	3.8	4.3	4.1	3.4	4.8	3.3	3.3	4.1	4.3	3.5
Toronto CMA										
3 to 5 Units	4.0	8.9	2.6	4.6	4.9	4.1	1.6	5.6	3.8	4.8
6 to 19 Units	4.6	9.0	6.2	5.8	4.7	4.5	4.0	4.7	5.3	5.5
20 to 49 Units	5.7	4.6	4.4	4.4	3.8	4.0	2.6	3.8	4.4	4.3
50 to 99 Units	4.6	2.7	4.6	4.1	4.1	3.5	3.5	3.4	4.3	3.6
100 to 199 Units	3.9	2.4	4.3	3.7	4.4	3.5	3.7	3.2	4.3	3.5
200+ Units	2.9	3.7	3.8	3.0	4.9	3.3	5.3	3.4	4.3	3.2
Total	4.1	4.3	4.3	3.8	4.5	3.6	4.1	3.5	4.3	3.7

** : Data suppressed to protect confidentiality or because data is 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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Toronto-Old City (Zones 1-4)								
3 to 5 Units	**	**	892	926	1,145	1,217	**	**
6 to 19 Units	658	641	847	847	1,103	1,084	**	**
20 to 49 Units	660	678	881	881	1,184	1,149	**	**
50 to 99 Units	723	737	943	937	1,256	1,203	2,345	2,181
100 to 199 Units	762	785	990	994	1,364	1,333	2,463	**
200+ Units	820	801	990	1,003	1,306	1,360	1,789	1,817
Total	749	747	950	960	1,249	1,268	1,903	1,777
Toronto (Zones 1-17)								
3 to 5 Units	646	661	864	889	1,083	1,103	1,213	1,379
6 to 19 Units	643	633	809	808	989	965	1,226	1,186
20 to 49 Units	653	663	823	817	1,016	988	1,389	1,407
50 to 99 Units	719	726	858	855	997	989	1,225	1,184
100 to 199 Units	736	749	901	896	1,057	1,055	1,250	1,236
200+ Units	808	789	938	942	1,119	1,132	1,274	1,300
Total	730	726	888	889	1,061	1,060	1,258	1,265
Remaining CMA (Zones 18-31)								
3 to 5 Units	**	**	674	708	811	846	936	967
6 to 19 Units	574	586	735	736	915	907	**	**
20 to 49 Units	700	688	816	809	923	914	1,088	1,070
50 to 99 Units	697	698	844	852	966	977	1,089	1,129
100 to 199 Units	737	738	908	908	1,060	1,050	1,169	1,155
200+ Units	718	729	954	983	1,072	1,087	1,235	1,249
Total	690	693	877	886	1,019	1,019	1,144	1,153
Toronto CMA								
3 to 5 Units	643	657	850	874	1,064	1,084	1,180	1,343
6 to 19 Units	636	629	800	798	979	957	1,210	1,174
20 to 49 Units	655	664	822	816	996	971	1,240	1,227
50 to 99 Units	717	723	856	854	989	985	1,176	1,165
100 to 199 Units	736	747	902	899	1,058	1,054	1,234	1,220
200+ Units	806	788	940	945	1,111	1,124	1,269	1,294
Total	727	724	886	888	1,052	1,052	1,235	1,243

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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

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+	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1-Toronto (Central)	**	**	4.2	5.8	2.3	3.2	2.5	2.5	3.0	2.5	2.2	1.8
Zone 2-Toronto (East)	8.5	3.4	3.5	5.7	6.1	3.8	**	**	**	**	**	**
Zone 3-Toronto (North)	**	**	6.5	2.1	4.3	2.3	3.2	2.7	2.2	2.0	1.9	2.0
Zone 4-Toronto (West)	0.7	6.1	4.2	6.7	5.3	6.0	4.9	5.7	2.6	1.6	**	3.3
Toronto-Old City (Zones 1-4)	2.7	4.0	4.5	5.5	4.4	3.5	3.4	3.3	2.5	2.1	2.1	2.3
Zone 5-Etobicoke (South)	**	6.3	6.3	3.6	3.2	5.3	3.6	4.4	**	**	n/u	n/u
Zone 6-Etobicoke (Central)	**	4.3	2.5	2.2	3.3	4.9	3.4	2.6	3.5	2.8	9.2	6.0
Zone 7-Etobicoke (North)	12.0	**	4.2	4.8	4.1	3.6	1.6	2.2	**	**	**	**
Etobicoke (Zones 5-7)	5.8	6.6	5.4	3.4	3.3	5.1	3.1	3.2	3.3	2.9	10.4	5.7
Zone 8-York	5.2	**	4.5	8.8	5.1	4.3	4.8	**	3.1	2.4	**	**
Zone 9-East York	**	3.1	7.0	4.2	4.0	2.6	7.2	4.6	6.2	9.5	6.7	4.2
Zone 10-Scarborough (Central)	10.7	**	5.2	8.1	5.6	7.1	6.2	3.9	6.7	4.5	2.4	1.6
Zone 11-Scarborough (North)	**	n/s	8.9	0.0	4.9	n/s	**	**	5.1	3.4	3.1	3.4
Zone 12-Scarborough (East)	5.9	19.1	4.4	4.4	7.6	11.9	4.8	6.8	5.2	4.1	4.6	5.9
Scarborough (Zones 10-12)	9.2	12.0	5.3	7.5	5.7	7.5	5.7	4.8	5.6	4.0	3.6	4.0
Zone 13-North York (Southeast)	**	**	**	2.9	**	**	4.1	3.8	4.2	**	**	**
Zone 14-North York (Northeast)	**	**	0.8	2.0	9.4	4.7	**	**	**	1.5	**	**
Zone 15-North York (Southwest)	6.5	**	7.6	9.1	3.8	7.2	6.8	4.7	4.4	3.1	**	**
Zone 16-North York (N.Central)	**	**	5.7	3.7	7.8	8.8	2.9	1.8	3.1	2.6	1.5	1.9
Zone 17-North York (Northwest)	**	5.3	7.0	5.7	3.2	4.8	5.8	5.0	5.2	4.7	6.0	4.5
North York (Zones 13-17)	6.3	6.8	6.4	6.4	4.9	5.9	4.8	3.9	4.5	3.1	5.2	2.9
Toronto (Zones 1-17)	3.8	5.0	5.3	5.6	4.4	4.5	4.5	3.9	4.2	3.4	4.2	3.1
Zone 18-Mississauga (South)	**	**	7.8	8.3	8.3	**	6.6	5.7	5.5	5.2	**	**
Zone 19-Mississauga (Northwest)	**	**	**	**	**	**	5.8	3.7	**	3.4	**	**
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	**	3.1	5.3	3.4	4.7	4.0	5.3	3.7
Mississauga City (Zones 18-20)	**	**	6.3	8.1	5.8	3.7	6.1	4.8	4.5	4.4	5.4	4.6
Zone 21-Brampton (West)	6.1	6.9	7.8	4.5	**	**	3.7	2.1	**	**	5.3	3.3
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	3.4	3.6	1.1	0.7
Brampton City (Zones 21-22)	6.1	6.9	7.8	4.5	**	**	3.5	**	5.5	4.1	3.0	1.9
Zone 23-Oakville	**	**	**	**	**	**	**	**	**	1.1	**	**
Zone 24-Caledon	**	**	**	**	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	3.0	**	**	**	2.5	1.1	1.1	1.5	**	**	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	0.0	**	3.3	2.6	2.8	**	0.5	0.2	**	**	n/u	n/u
Zone 27-Markham	n/u	n/u	**	**	**	**	0.8	1.6	0.2	2.4	n/u	n/u
York Region (Zones 25-27)	1.0	3.5	3.9	3.1	2.4	1.0	0.8	1.0	1.6	1.7	n/u	n/u
Zone 28-Pickering/Ajax/Uxbridge	**	**	**	**	**	**	**	0.2	n/u	n/u	**	**
Zone 29-Milton, Halton Hills	1.1	3.2	3.3	4.1	2.7	2.7	**	0.6	**	**	n/u	n/u
Zone 30-Orangeville	**	**	2.1	**	1.8	0.0	0.7	0.7	n/u	n/u	n/u	n/u
Zone 31-Bradford, W. Gwillimbury	**	**	**	**	1.8	1.8	**	**	**	**	n/u	n/u
Remaining CMA (Zones 18-31)	3.7	2.8	5.1	5.0	3.9	2.7	3.7	2.8	4.4	3.8	4.9	3.7
Toronto CMA	3.8	4.8	5.3	5.5	4.4	4.3	4.3	3.6	4.3	3.5	4.3	3.2

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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

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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Toronto-Old City (Zones 1-4)										
LT \$700	5.2	7.4	5.7	6.3	**	**	**	**	5.3	7.2
\$700 - \$799	3.2	2.3	3.6	5.5	4.2	0.0	**	**	3.5	3.8
\$800 - \$899	4.3	2.3	3.0	2.5	3.3	3.5	**	**	3.4	2.6
\$900 - \$999	2.6	2.3	2.4	2.2	4.7	5.0	**	**	2.8	2.7
\$1000 - \$1099	**	**	2.2	1.5	3.8	3.5	**	**	2.6	2.1
\$1100+	**	**	1.8	2.1	2.4	2.0	4.5	3.4	2.4	2.1
Total	3.6	4.2	2.7	2.7	2.9	2.6	3.6	3.0	2.9	3.0
Toronto (Zones 1-17)										
LT \$700	5.5	6.4	5.1	6.0	3.2	4.5	**	**	5.1	6.2
\$700 - \$799	3.8	2.6	5.7	6.3	3.6	5.0	**	**	5.1	5.5
\$800 - \$899	4.3	2.2	4.5	3.6	5.4	5.2	3.5	1.5	4.7	4.0
\$900 - \$999	2.9	3.4	4.4	2.7	5.0	4.7	7.4	7.7	4.8	4.0
\$1000 - \$1099	**	**	2.8	1.3	5.1	2.8	4.2	2.4	4.2	2.3
\$1100+	**	**	2.2	2.1	3.6	2.1	4.3	2.8	3.5	2.3
Total	4.1	4.3	4.3	3.8	4.4	3.6	4.3	3.4	4.3	3.7
Remaining CMA (Zones 18-31)										
LT \$700	3.7	5.6	5.4	1.7	3.9	3.0	**	**	4.5	3.6
\$700 - \$799	5.0	3.9	6.0	7.2	4.0	2.4	**	**	5.5	5.7
\$800 - \$899	**	**	5.2	3.6	5.3	2.8	**	**	5.2	3.3
\$900 - \$999	**	**	2.4	2.3	5.5	4.1	3.6	3.5	4.4	3.5
\$1000 - \$1099	**	**	3.4	1.9	5.6	3.2	4.1	3.7	5.1	3.1
\$1100+	**	**	2.1	1.3	3.7	1.5	3.6	3.8	3.5	2.1
Total	3.8	4.3	4.1	3.4	4.8	3.3	3.3	4.1	4.3	3.5
Toronto CMA										
LT \$700	5.4	6.4	5.1	5.5	3.4	4.1	**	**	5.0	5.9
\$700 - \$799	3.8	2.7	5.8	6.4	3.7	4.3	2.1	0.0	5.2	5.5
\$800 - \$899	4.2	2.2	4.6	3.6	5.4	4.8	2.9	1.6	4.8	3.9
\$900 - \$999	3.0	3.3	4.0	2.6	5.1	4.6	6.9	7.0	4.7	3.9
\$1000 - \$1099	**	**	2.8	1.3	5.3	2.9	4.2	2.8	4.4	2.5
\$1100+	**	0.2	2.1	2.0	3.6	2.0	4.2	3.0	3.5	2.3
Total	4.1	4.3	4.3	3.8	4.5	3.6	4.1	3.5	4.3	3.7

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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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1-Toronto (Central)	n/u	n/u	n/s	n/s	n/s	n/s	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	**	6.9	**	**
Zone 4-Toronto (West)	n/u	n/u	**	n/s	n/u	n/u	**	**	**	**
Toronto-Old City (Zones 1-4)	n/u	n/u	**	n/s	**	**	**	6.1	**	**
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	**	**	**	3.2	**	3.1
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	8.0	4.8	11.6	17.7	10.3	12.9
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	5.4	4.1	7.5	11.9	6.7	9.2
Zone 8-York	n/u	n/u	n/u	n/u	**	n/s	**	n/s	**	n/s
Zone 9-East York	n/u	n/u	**	**	n/u	**	1.9	3.8	2.4	4.4
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	**	**	9.5	**	8.9
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	**	5.5	**	**	**	**
Zone 13-North York (Southeast)	n/u	n/u	n/u	n/u	**	2.1	7.1	7.4	6.2	6.7
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	3.4	**	**	**	**
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	2.3	**	6.4	3.9	6.0	3.6
North York (Zones 13-17)	n/u	n/u	n/u	n/u	3.4	2.6	5.3	5.2	5.0	4.8
Toronto (Zones 1-17)	n/u	n/u	**	**	4.7	4.0	5.5	8.1	5.3	7.1
Zone 18-Mississauga (South)	n/u	n/u	**	**	n/s	**	**	5.0	**	**
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	5.3	2.8	5.2	2.9
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	2.8	1.8	3.7	4.2	3.5	3.9
Mississauga City (Zones 18-20)	n/u	n/u	**	**	**	2.3	3.9	3.9	3.8	3.7
Zone 21-Brampton (West)	n/u	n/u	**	n/s	**	**	7.0	**	6.6	**
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	n/u	n/u	**	n/s	4.9	**	6.1	**	5.8	**
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	**	**	n/u	n/u	5.7	**	**	**	**	**
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
York Region (Zones 25-27)	**	**	n/u	n/u	5.7	**	**	**	**	**
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	**	**	7.4	**	4.7	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Remaining CMA (Zones 18-31)	**	**	0.0	**	**	3.0	4.5	4.2	4.5	4.0
Toronto CMA	**	**	**	**	4.7	3.7	5.1	6.4	5.0	5.8

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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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1-Toronto (Central)	n/u	n/u	n/s	n/s	n/s	n/s	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	**	n/u	n/u
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4-Toronto (West)	n/u	n/u	**	n/s	n/u	n/u	**	**
Toronto-Old City (Zones 1-4)	n/u	n/u	**	n/s	**	**	**	1,969
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/s	**	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	**	**	**	1,385
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	957	946	1,229	1,088
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	**	1,006	1,303	1,207
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	**	n/s
Zone 9-East York	n/u	n/u	**	**	n/u	n/s	1,244	**
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	**	**	1,211
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	**	**
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	**
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	**	1,019	**	**
Zone 13-North York (Southeast)	n/u	n/u	n/u	n/u	**	**	1,311	1,311
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	1,117	**	**
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	976	**	1,196	1,201
North York (Zones 13-17)	n/u	n/u	n/u	n/u	**	1,131	1,303	1,294
Toronto (Zones 1-17)	n/u	n/u	**	**	1,079	1,065	1,294	1,281
Zone 18-Mississauga (South)	n/u	n/u	**	**	n/s	**	**	1,211
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	**	1,421
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	**	1,042	1,278	1,268
Mississauga City (Zones 18-20)	n/u	n/u	**	**	**	1,025	1,334	1,304
Zone 21-Brampton (West)	n/u	n/u	**	n/s	**	**	**	**
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**
Brampton City (Zones 21-22)	n/u	n/u	**	n/s	**	**	**	**
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/s	**	n/u	n/u	n/s	**	n/s	**
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**
York Region (Zones 25-27)	n/s	**	n/u	n/u	n/s	**	**	**
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	n/u	n/u	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	**	**
Remaining CMA (Zones 18-31)	n/s	**	**	**	**	1,041	1,272	1,260
Toronto CMA	n/s	**	**	**	1,045	1,058	1,285	1,272

** : Data suppressed to protect confidentiality or because data is 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

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2005 by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1-Toronto (Central)	n/u	n/u	n/s	n/s	n/s	n/s	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	4	61	**	**
Zone 4-Toronto (West)	n/u	n/u	n/s	n/s	n/u	n/u	**	**	**	**
Toronto-Old City (Zones 1-4)	n/u	n/u	n/s	n/s	**	**	10	158	**	**
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	**	**	10	318	14	451
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	14	289	84	476	98	765
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	18	429	95	794	112	1,224
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	n/u	n/u	**	**	**	**	4	106	6	137
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	**	9	95	16	179
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	10	175	**	**	**	**
Zone 13-North York (Southeast)	n/u	n/u	n/u	n/u	3	142	70	942	73	1,084
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	6	169	**	**	**	**
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	**	19	489	19	528
North York (Zones 13-17)	n/u	n/u	n/u	n/u	10	394	105	2,006	115	2,400
Toronto (Zones 1-17)	n/u	n/u	**	**	40	1,019	292	3,618	333	4,661
Zone 18-Mississauga (South)	n/u	n/u	**	**	**	**	8	152	**	**
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	13	462	14	491
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	2	109	46	1,089	48	1,230
Mississauga City (Zones 18-20)	n/u	n/u	**	**	5	221	67	1,703	72	1,958
Zone 21-Brampton (West)	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	**	**	n/u	n/u	**	**	**	**	**	**
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
York Region (Zones 25-27)	**	**	n/u	n/u	**	**	**	**	**	**
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Remaining CMA (Zones 18-31)	**	**	**	**	13	423	114	2,742	127	3,202
Toronto CMA	**	**	**	**	53	1,443	407	6,360	460	7,863

** : Data suppressed to protect confidentiality or because data is 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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1-Toronto (Central)	n/a	n/u	n/a	n/s	n/a	n/s	n/a	**	n/a	**
Zone 2-Toronto (East)	n/a	n/u	n/a	n/u	n/a	**	n/a	n/u	n/a	**
Zone 3-Toronto (North)	n/a	n/u	n/a	n/u	n/a	**	n/a	12.1	n/a	**
Zone 4-Toronto (West)	n/a	n/u	n/a	n/s	n/a	n/u	n/a	**	n/a	**
Toronto-Old City (Zones 1-4)	n/a	n/u	n/a	n/s	n/a	**	n/a	8.1	n/a	**
Zone 5-Etobicoke (South)	n/a	n/u	n/a	n/u	n/a	**	n/a	n/u	n/a	**
Zone 6-Etobicoke (Central)	n/a	n/u	n/a	n/u	n/a	**	n/a	3.6	n/a	3.7
Zone 7-Etobicoke (North)	n/a	n/u	n/a	n/u	n/a	6.1	n/a	20.4	n/a	15.0
Etobicoke (Zones 5-7)	n/a	n/u	n/a	n/u	n/a	5.3	n/a	13.7	n/a	10.7
Zone 8-York	n/a	n/u	n/a	n/u	n/a	n/s	n/a	n/s	n/a	n/s
Zone 9-East York	n/a	n/u	n/a	**	n/a	**	n/a	4.7	n/a	5.1
Zone 10-Scarborough (Central)	n/a	n/u	n/a	n/u	n/a	**	n/a	15.5	n/a	12.7
Zone 11-Scarborough (North)	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Zone 12-Scarborough (East)	n/a	n/u	n/a	n/u	n/a	n/u	n/a	**	n/a	**
Scarborough (Zones 10-12)	n/a	n/u	n/a	n/u	n/a	6.9	n/a	**	n/a	**
Zone 13-North York (Southeast)	n/a	n/u	n/a	n/u	n/a	3.5	n/a	8.4	n/a	7.7
Zone 14-North York (Northeast)	n/a	n/u	n/a	n/u	n/a	5.4	n/a	**	n/a	**
Zone 15-North York (Southwest)	n/a	n/u	n/a	n/u	n/a	n/u	n/a	n/s	n/a	n/s
Zone 16-North York (N.Central)	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Zone 17-North York (Northwest)	n/a	n/u	n/a	n/u	n/a	**	n/a	6.7	n/a	6.2
North York (Zones 13-17)	n/a	n/u	n/a	n/u	n/a	3.9	n/a	7.1	n/a	6.5
Toronto (Zones 1-17)	n/a	n/u	n/a	**	n/a	5.2	n/a	10.0	n/a	8.9
Zone 18-Mississauga (South)	n/a	n/u	n/a	**	n/a	**	n/a	6.5	n/a	**
Zone 19-Mississauga (Northwest)	n/a	n/u	n/a	n/u	n/a	**	n/a	8.2	n/a	7.9
Zone 20-Mississauga (Northeast)	n/a	n/u	n/a	**	n/a	4.6	n/a	6.5	n/a	6.2
Mississauga City (Zones 18-20)	n/a	n/u	n/a	**	n/a	4.7	n/a	7.0	n/a	6.6
Zone 21-Brampton (West)	n/a	n/u	n/a	n/s	n/a	**	n/a	**	n/a	**
Zone 22-Brampton (East)	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Brampton City (Zones 21-22)	n/a	n/u	n/a	n/s	n/a	**	n/a	**	n/a	**
Zone 23-Oakville	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/a	**	n/a	n/u	n/a	**	n/a	**	n/a	**
Zone 27-Markham	n/a	n/u	n/a	n/u	n/a	n/u	n/a	**	n/a	**
York Region (Zones 25-27)	n/a	**	n/a	n/u	n/a	**	n/a	**	n/a	**
Zone 28-Pickering/Ajax/Uxbridge	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Zone 29-Milton, Halton Hills	n/a	n/u	n/a	n/u	n/a	n/u	n/a	**	n/a	**
Zone 30-Orangeville	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Zone 31-Bradford, W. Gwillimbury	n/a	n/u	n/a	n/u	n/a	n/u	n/a	**	n/a	**
Remaining CMA (Zones 18-31)	n/a	**	n/a	**	n/a	4.3	n/a	6.4	n/a	6.1
Toronto CMA	n/a	**	n/a	**	n/a	4.9	n/a	8.5	n/a	7.8

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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

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	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1-Toronto (Central)	3.4	3.1	2.0	2.0	1.9	2.6	3.4	1.9	2.3	2.4
Zone 2-Toronto (East)	5.5	6.2	3.5	3.1	4.8	2.5	**	**	4.2	3.5
Zone 3-Toronto (North)	3.2	1.7	2.7	2.4	3.0	2.0	4.5	2.2	3.0	2.2
Zone 4-Toronto (West)	4.1	8.5	3.1	3.9	3.2	3.6	2.0	6.0	3.3	4.8
Toronto-Old City (Zones 1-4)	3.6	4.2	2.7	2.7	2.9	2.6	3.8	3.2	2.9	3.0
Zone 5-Etobicoke (South)	6.3	4.7	4.2	5.6	4.0	4.1	**	2.3	4.2	4.7
Zone 6-Etobicoke (Central)	5.1	5.9	6.3	4.3	5.1	3.5	3.2	4.3	5.1	3.9
Zone 7-Etobicoke (North)	17.0	16.4	2.3	2.5	7.6	3.3	9.8	9.0	7.3	4.8
Etobicoke (Zones 5-7)	6.4	5.2	5.0	4.7	5.2	3.6	5.3	5.7	5.2	4.3
Zone 8-York	4.7	4.1	4.5	6.1	3.4	2.7	2.3	7.2	4.0	4.7
Zone 9-East York	5.5	2.8	7.6	5.7	4.9	4.6	4.8	2.8	6.4	5.0
Zone 10-Scarborough (Central)	9.5	7.8	5.6	4.3	5.3	4.3	3.3	4.3	5.4	4.4
Zone 11-Scarborough (North)	3.4	0.0	4.1	2.9	4.7	3.8	3.0	4.5	4.2	3.5
Zone 12-Scarborough (East)	1.3	4.7	6.3	5.2	4.5	5.9	4.6	6.3	4.9	5.8
Scarborough (Zones 10-12)	6.2	6.0	5.5	4.3	4.9	4.8	3.8	5.3	5.0	4.7
Zone 13-North York (Southeast)	5.2	0.4	5.7	3.9	6.4	3.5	7.4	4.6	6.3	3.8
Zone 14-North York (Northeast)	2.5	**	5.1	1.1	4.2	1.6	3.8	2.1	4.4	1.6
Zone 15-North York (Southwest)	5.9	10.4	6.4	5.6	4.3	5.2	2.0	2.2	5.0	5.2
Zone 16-North York (N.Central)	4.8	2.9	3.3	2.6	2.8	3.2	1.9	1.5	2.9	2.7
Zone 17-North York (Northwest)	6.7	2.9	4.9	4.6	6.0	5.1	5.3	3.9	5.5	4.7
North York (Zones 13-17)	5.4	4.1	5.1	3.7	5.0	3.7	4.7	3.1	5.0	3.6
Toronto (Zones 1-17)	4.1	4.3	4.3	3.8	4.4	3.6	4.5	4.1	4.4	3.8
Zone 18-Mississauga (South)	3.7	3.7	6.6	5.9	6.3	4.5	4.4	5.9	6.2	5.1
Zone 19-Mississauga (Northwest)	**	**	1.6	2.6	3.7	6.6	4.7	3.8	3.2	4.7
Zone 20-Mississauga (Northeast)	3.5	5.0	4.3	3.2	5.5	3.6	4.0	5.1	4.8	3.8
Mississauga City (Zones 18-20)	3.3	4.0	5.0	4.4	5.6	4.4	4.3	5.1	5.1	4.5
Zone 21-Brampton (West)	5.5	5.7	4.9	4.1	6.8	2.5	5.0	7.5	5.8	3.9
Zone 22-Brampton (East)	4.1	3.9	1.2	1.4	2.8	2.2	1.7	2.9	2.2	2.1
Brampton City (Zones 21-22)	5.1	5.1	3.6	3.2	5.0	2.4	3.3	5.3	4.3	3.2
Zone 23-Oakville	**	**	3.8	1.5	3.0	2.0	**	1.1	3.3	1.9
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	0.0	3.8	1.1	1.2	2.1	1.8	3.8	**	1.7	1.5
Zone 26-Aurora, Newmkt, Whit-St.	3.7	**	2.1	0.9	2.8	1.3	4.2	**	2.7	1.1
Zone 27-Markham	8.3	0.0	0.2	2.6	0.9	2.4	1.0	1.0	0.7	2.3
York Region (Zones 25-27)	1.9	2.2	1.2	1.5	2.1	1.8	3.2	0.6	1.8	1.6
Zone 28-Pickering/Ajax/Uxbridge	**	**	0.6	0.6	5.6	3.0	2.4	1.1	4.1	2.1
Zone 29-Milton, Halton Hills	0.0	10.1	2.5	1.3	1.9	1.1	2.9	1.9	2.2	1.4
Zone 30-Orangeville	**	**	1.9	1.9	1.4	1.2	**	**	1.6	1.6
Zone 31-Bradford, W. Gwillimbury	3.7	**	1.9	0.9	7.4	3.9	**	1.4	5.2	2.5
Remaining CMA (Zones 18-31)	3.8	4.3	4.1	3.4	4.8	3.3	3.7	4.1	4.4	3.5
Toronto CMA	4.1	4.3	4.3	3.8	4.5	3.6	4.3	4.1	4.4	3.8

** : Data suppressed to protect confidentiality or because data is 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

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 +	
	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1-Toronto (Central)	797	796	1,007	1,012	1,362	1,427	1,992	2,109
Zone 2-Toronto (East)	655	676	867	879	1,072	1,059	**	**
Zone 3-Toronto (North)	784	790	990	991	1,336	1,318	2,172	1,992
Zone 4-Toronto (West)	657	635	859	878	1,053	1,085	1,464	1,376
Toronto-Old City (Zones 1-4)	749	747	950	960	1,249	1,268	1,907	1,788
Zone 5-Etobicoke (South)	612	620	781	772	953	924	**	**
Zone 6-Etobicoke (Central)	701	745	907	905	1,078	1,073	1,315	1,326
Zone 7-Etobicoke (North)	599	596	794	789	946	943	1,048	1,032
Etobicoke (Zones 5-7)	627	638	841	834	1,014	1,004	1,215	1,216
Zone 8-York	640	627	811	812	971	955	1,161	**
Zone 9-East York	682	669	846	846	1,058	1,068	1,312	1,330
Zone 10-Scarborough (Central)	751	723	811	801	929	925	1,055	1,086
Zone 11-Scarborough (North)	783	788	906	902	1,050	1,030	1,208	1,158
Zone 12-Scarborough (East)	715	691	814	801	912	909	1,034	1,045
Scarborough (Zones 10-12)	744	724	830	820	948	942	1,082	1,083
Zone 13-North York (Southeast)	673	705	848	848	1,013	1,012	1,226	1,247
Zone 14-North York (Northeast)	886	**	976	934	1,177	1,167	1,315	1,354
Zone 15-North York (Southwest)	661	657	832	831	985	980	1,214	1,199
Zone 16-North York (N.Central)	720	629	909	903	1,081	1,066	1,238	1,229
Zone 17-North York (Northwest)	686	681	796	792	907	926	1,093	1,091
North York (Zones 13-17)	717	674	865	854	1,026	1,026	1,218	1,230
Toronto (Zones 1-17)	730	726	888	889	1,061	1,060	1,263	1,267
Zone 18-Mississauga (South)	701	711	852	862	983	993	1,079	1,090
Zone 19-Mississauga (Northwest)	**	**	965	978	1,105	1,101	1,346	1,312
Zone 20-Mississauga (Northeast)	691	689	909	934	1,042	1,056	1,236	1,255
Mississauga City (Zones 18-20)	694	702	890	903	1,028	1,035	1,225	1,217
Zone 21-Brampton (West)	642	647	859	866	986	974	1,147	1,173
Zone 22-Brampton (East)	786	756	936	939	1,051	1,040	1,154	1,166
Brampton City (Zones 21-22)	688	682	887	893	1,016	1,005	1,150	1,170
Zone 23-Oakville	**	**	918	905	1,073	1,064	**	**
Zone 24-Caledon	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	785	782	899	884	1,069	1,054	**	**
Zone 26-Aurora, Newmkt, Whit-St.	**	**	793	783	900	882	**	**
Zone 27-Markham	627	625	875	903	1,028	1,037	1,257	1,239
York Region (Zones 25-27)	691	690	851	851	996	994	1,217	1,185
Zone 28-Pickering/Ajax/Uxbridge	**	**	754	765	1,021	995	**	1,118
Zone 29-Milton, Halton Hills	**	614	806	798	931	946	1,045	**
Zone 30-Orangeville	**	**	728	753	849	886	**	**
Zone 31-Bradford, W. Gwillimbury	**	**	**	**	868	889	**	**
Remaining CMA (Zones 18-31)	690	693	877	886	1,019	1,019	1,190	1,191
Toronto CMA	727	724	886	888	1,052	1,052	1,245	1,248

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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

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2005 by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1-Toronto (Central)	204	6,678	301	14,984	164	6,341	11	573	680	28,576
Zone 2-Toronto (East)	75	1,202	110	3,554	49	1,912	**	**	243	6,942
Zone 3-Toronto (North)	84	4,893	368	15,221	168	8,533	29	1,334	648	29,982
Zone 4-Toronto (West)	356	4,188	456	11,581	202	5,606	41	679	1,055	22,054
Toronto-Old City (Zones 1-4)	718	16,960	1,236	45,341	582	22,392	90	2,860	2,626	87,554
Zone 5-Etobicoke (South)	44	940	248	4,460	189	4,589	9	377	489	10,365
Zone 6-Etobicoke (Central)	11	195	196	4,569	270	7,808	122	2,818	600	15,391
Zone 7-Etobicoke (North)	5	30	25	975	99	3,009	142	1,575	270	5,589
Etobicoke (Zones 5-7)	60	1,165	468	10,003	558	15,406	273	4,771	1,359	31,345
Zone 8-York	57	1,399	478	7,858	169	6,201	42	577	746	16,035
Zone 9-East York	27	953	575	10,006	302	6,537	33	1,171	937	18,667
Zone 10-Scarborough (Central)	31	402	283	6,571	292	6,717	49	1,148	655	14,838
Zone 11-Scarborough (North)	0	92	66	2,304	141	3,769	46	1,006	253	7,170
Zone 12-Scarborough (East)	7	158	175	3,336	388	6,558	126	1,986	696	12,037
Scarborough (Zones 10-12)	39	651	524	12,210	821	17,043	220	4,140	1,604	34,045
Zone 13-North York (Southeast)	1	248	250	6,348	306	8,627	123	2,651	680	17,874
Zone 14-North York (Northeast)	**	**	39	3,511	96	6,142	58	2,734	195	12,429
Zone 15-North York (Southwest)	31	296	211	3,777	219	4,231	22	996	483	9,300
Zone 16-North York (N.Central)	4	131	114	4,369	186	5,882	29	1,908	333	12,290
Zone 17-North York (Northwest)	16	571	274	5,982	422	8,262	103	2,628	815	17,442
North York (Zones 13-17)	53	1,288	889	23,987	1,228	33,144	335	10,917	2,506	69,335
Toronto (Zones 1-17)	954	22,416	4,170	109,405	3,660	100,724	993	24,435	9,778	256,980
Zone 18-Mississauga (South)	12	324	292	4,947	273	6,125	77	1,308	654	12,705
Zone 19-Mississauga (Northwest)	**	**	31	1,175	130	1,987	37	965	199	4,186
Zone 20-Mississauga (Northeast)	14	275	125	3,929	221	6,095	111	2,179	470	12,478
Mississauga City (Zones 18-20)	27	659	447	10,051	624	14,208	225	4,452	1,322	29,369
Zone 21-Brampton (West)	9	164	84	2,027	69	2,753	63	837	224	5,781
Zone 22-Brampton (East)	3	77	15	1,106	49	2,233	22	746	89	4,162
Brampton City (Zones 21-22)	12	241	99	3,133	118	4,986	85	1,583	313	9,943
Zone 23-Oakville	**	**	20	1,309	52	2,558	7	608	88	4,625
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	3	89	8	656	16	903	**	**	27	1,747
Zone 26-Aurora, Newmkt, Whit-St.	**	**	7	740	11	846	**	**	19	1,791
Zone 27-Markham	0	12	13	507	15	636	1	103	29	1,258
York Region (Zones 25-27)	3	156	28	1,902	42	2,385	2	353	75	4,796
Zone 28-Pickering/Ajax/Uxbridge	**	**	1	197	33	1,112	8	672	42	1,995
Zone 29-Milton, Halton Hills	3	31	7	532	9	826	2	109	21	1,499
Zone 30-Orangeville	**	**	6	315	5	371	**	**	13	838
Zone 31-Bradford, W. Gwillimbury	**	**	2	260	15	397	1	72	19	749
Remaining CMA (Zones 18-31)	57	1,319	610	17,715	898	26,876	329	7,960	1,894	53,871
Toronto CMA	1,011	23,735	4,780	127,120	4,558	127,601	1,322	32,395	11,671	310,851

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n/s : No units exist in the sample for this category

n/a : Not applicable

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	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Zone 1-Toronto (Central)	n/a	5.3	n/a	3.5	n/a	4.5	n/a	2.8	n/a	4.1
Zone 2-Toronto (East)	n/a	9.3	n/a	4.9	n/a	4.7	n/a	**	n/a	5.6
Zone 3-Toronto (North)	n/a	3.3	n/a	3.9	n/a	3.4	n/a	3.1	n/a	3.6
Zone 4-Toronto (West)	n/a	11.3	n/a	6.3	n/a	5.7	n/a	6.8	n/a	7.1
Toronto-Old City (Zones 1-4)	n/a	6.5	n/a	4.5	n/a	4.4	n/a	4.0	n/a	4.8
Zone 5-Etobicoke (South)	n/a	5.1	n/a	7.0	n/a	5.1	n/a	2.7	n/a	5.8
Zone 6-Etobicoke (Central)	n/a	7.0	n/a	5.8	n/a	4.9	n/a	5.8	n/a	5.4
Zone 7-Etobicoke (North)	n/a	16.4	n/a	3.2	n/a	4.7	n/a	10.8	n/a	6.2
Etobicoke (Zones 5-7)	n/a	5.7	n/a	6.1	n/a	4.9	n/a	7.2	n/a	5.7
Zone 8-York	n/a	5.8	n/a	7.9	n/a	4.0	n/a	8.8	n/a	6.2
Zone 9-East York	n/a	4.5	n/a	7.9	n/a	7.2	n/a	3.8	n/a	7.2
Zone 10-Scarborough (Central)	n/a	9.9	n/a	6.7	n/a	6.0	n/a	6.9	n/a	6.5
Zone 11-Scarborough (North)	n/a	3.5	n/a	5.1	n/a	6.0	n/a	6.5	n/a	5.7
Zone 12-Scarborough (East)	n/a	5.3	n/a	7.5	n/a	8.0	n/a	8.4	n/a	7.9
Scarborough (Zones 10-12)	n/a	7.9	n/a	6.6	n/a	6.7	n/a	7.5	n/a	6.8
Zone 13-North York (Southeast)	n/a	0.9	n/a	5.7	n/a	5.9	n/a	6.7	n/a	5.9
Zone 14-North York (Northeast)	n/a	**	n/a	2.6	n/a	3.3	n/a	3.8	n/a	3.2
Zone 15-North York (Southwest)	n/a	11.6	n/a	8.1	n/a	7.2	n/a	2.7	n/a	7.2
Zone 16-North York (N.Central)	n/a	5.4	n/a	4.5	n/a	5.5	n/a	4.2	n/a	4.9
Zone 17-North York (Northwest)	n/a	7.5	n/a	7.1	n/a	7.0	n/a	5.4	n/a	6.8
North York (Zones 13-17)	n/a	6.8	n/a	5.7	n/a	5.8	n/a	4.8	n/a	5.6
Toronto (Zones 1-17)	n/a	6.4	n/a	5.7	n/a	5.5	n/a	5.7	n/a	5.7
Zone 18-Mississauga (South)	n/a	4.8	n/a	8.2	n/a	5.8	n/a	7.6	n/a	6.9
Zone 19-Mississauga (Northwest)	n/a	**	n/a	6.4	n/a	9.8	n/a	7.4	n/a	8.2
Zone 20-Mississauga (Northeast)	n/a	5.3	n/a	4.7	n/a	5.9	n/a	7.2	n/a	5.7
Mississauga City (Zones 18-20)	n/a	5.2	n/a	6.6	n/a	6.4	n/a	7.3	n/a	6.6
Zone 21-Brampton (West)	n/a	8.1	n/a	7.6	n/a	5.6	n/a	8.6	n/a	6.8
Zone 22-Brampton (East)	n/a	6.5	n/a	4.6	n/a	4.4	n/a	4.0	n/a	4.4
Brampton City (Zones 21-22)	n/a	7.6	n/a	6.6	n/a	5.1	n/a	6.4	n/a	5.8
Zone 23-Oakville	n/a	**	n/a	3.0	n/a	3.0	n/a	2.0	n/a	3.1
Zone 24-Caledon	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 25-R. Hill, Vaughan, King	n/a	7.2	n/a	3.8	n/a	4.0	n/a	**	n/a	3.9
Zone 26-Aurora, Newmkt, Whit-St.	n/a	**	n/a	1.7	n/a	2.0	n/a	**	n/a	1.8
Zone 27-Markham	n/a	0.0	n/a	4.3	n/a	4.2	n/a	1.9	n/a	4.1
York Region (Zones 25-27)	n/a	5.0	n/a	3.1	n/a	3.3	n/a	1.1	n/a	3.1
Zone 28-Pickering/Ajax/Uxbridge	n/a	**	n/a	1.5	n/a	4.9	n/a	2.2	n/a	3.6
Zone 29-Milton, Halton Hills	n/a	10.1	n/a	3.8	n/a	2.7	n/a	4.7	n/a	3.4
Zone 30-Orangeville	n/a	**	n/a	4.5	n/a	2.7	n/a	**	n/a	3.7
Zone 31-Bradford, W. Gwillimbury	n/a	**	n/a	2.1	n/a	6.6	n/a	1.4	n/a	4.5
Remaining CMA (Zones 18-31)	n/a	6.4	n/a	5.7	n/a	5.3	n/a	5.8	n/a	5.6
Toronto CMA	n/a	6.4	n/a	5.7	n/a	5.5	n/a	5.7	n/a	5.7

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METHODOLOGY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on its initiation type (public or private), and whether it is an apartment or a row structure. The survey collects vacant unit data for all sampled structures. The market rent data are collected for only privately initiated structures. The available unit data are obtained only for privately initiated apartment or row structures. Most data contained in this publication refer to privately initiated apartment structures.

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

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. The changes in average rent do not necessarily correspond to rent changes within a given structure. The increase or decrease of the average rents between two years may or may not be statistically significant due to other factors such as the variability of the rents.

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

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

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

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

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

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

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers and building superintendents 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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