

# RENTAL MARKET REPORT

## Toronto CMA



Date Released: December 2006

### Report Highlights

The Toronto Census Metropolitan Area (CMA) average apartment vacancy rate declined to 3.2 per cent in 2006 - continuing to trend downward from a peak of 4.3 per cent reached in 2004. Average apartment rents increased, but still at a rate below inflation.

Demand for rental accommodation strengthened due to maturing demand for home ownership, a high level of youth employment and continued immigration into the Toronto area.

The rental market will become tighter in 2007. The average apartment vacancy rate will edge lower to 2.5 per cent and rents will grow, on average, at the rate of inflation.

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Figure 1

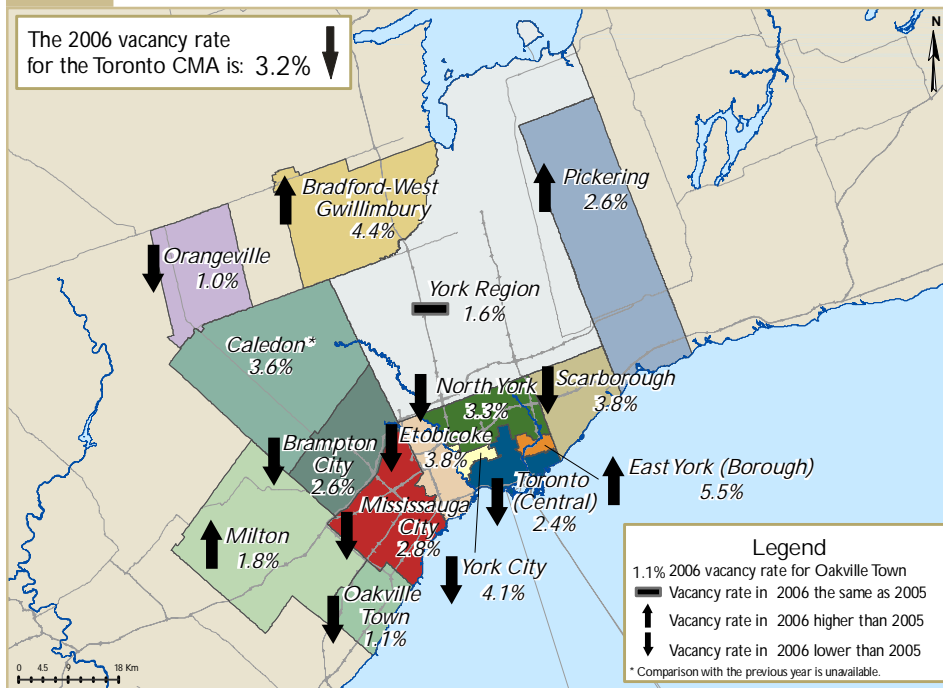
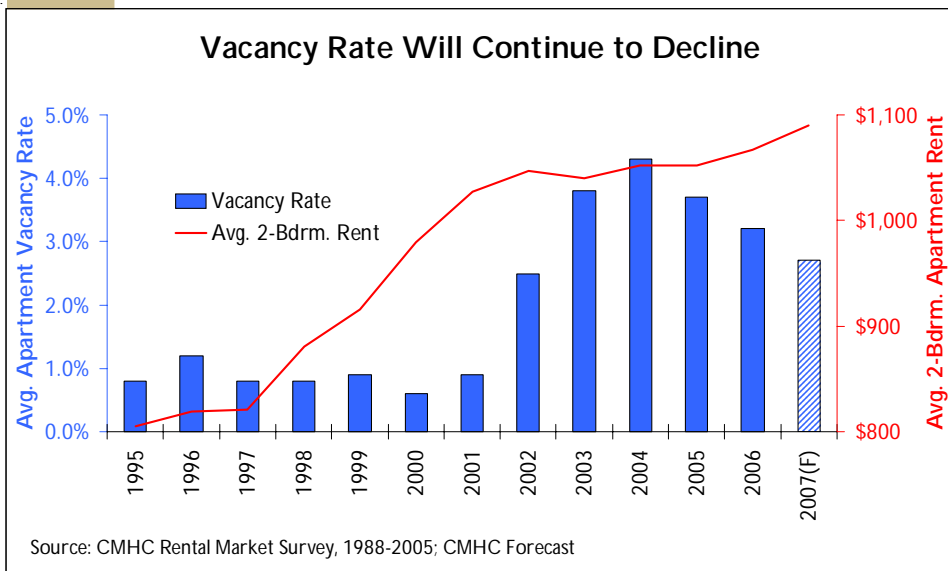


Figure 2



cost of condominium apartment ownership and renting, for example, remained in a range between \$80 and \$150. Due to rising home prices and mortgage rates, the gap widened substantially beginning in the second half of 2005. Based on 2006 estimates, the difference between the average mortgage carrying cost and average rent will be more than \$250. As the cost gap increased, many households considering home ownership put their decision to purchase on hold.

## Rental Market Tightened

Demand for rental housing in the Toronto CMA increased in 2006. The average apartment vacancy rate continued to trend lower from a 2004 peak. In response to tightening rental market conditions, average apartment rents increased at a greater rate than in 2005.

An increasing number of new households forming or moving into the Toronto area chose renting over the past year. Of particular importance to the increased attractiveness of rental relative to home ownership is the widening gap between the average owner's principal and interest payment, and the average rent. Between 2000 and 2004, the gap between the average

High home ownership costs have had a greater impact on the first-time buyer segment of the market. According to CMHC's Consumer Intentions to Buy and Renovate Survey, 75 per cent of households intending to purchase a home in 2002 were planning on moving from rental housing. Vacancy rates jumped the most during this period. Only 49 per cent of households intending to purchase a home in 2006 were living in rental accommodation.

A number of factors contributed to increased interest in rental housing. These factors included maturing demand for home ownership, a relatively high level of youth employment and the dominance of immigration as a source of population growth.

## Fewer People Chose Ownership

A combination of slower population growth and rising mortgage carrying costs has stalled existing and new home sales. Fewer rental households were in the market to purchase a home.

Figure 3

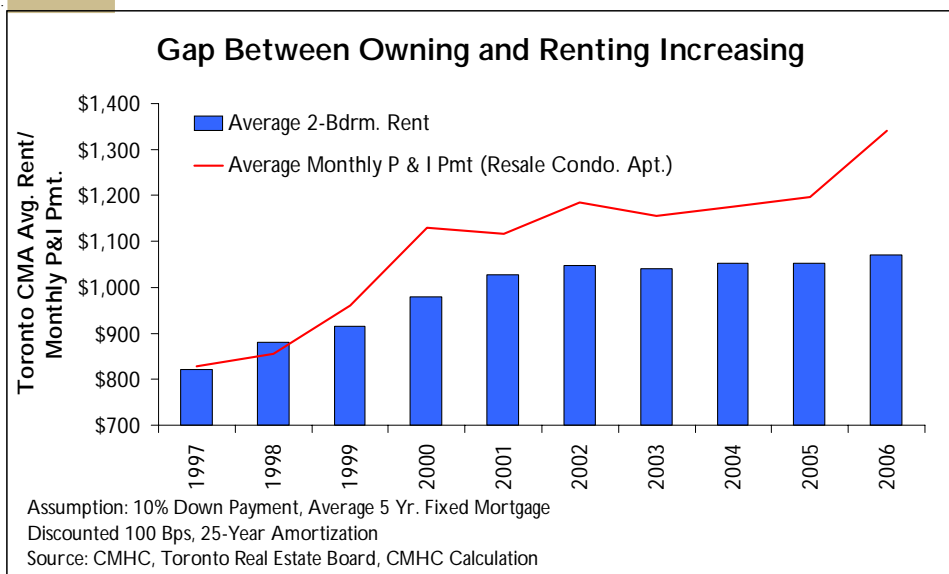
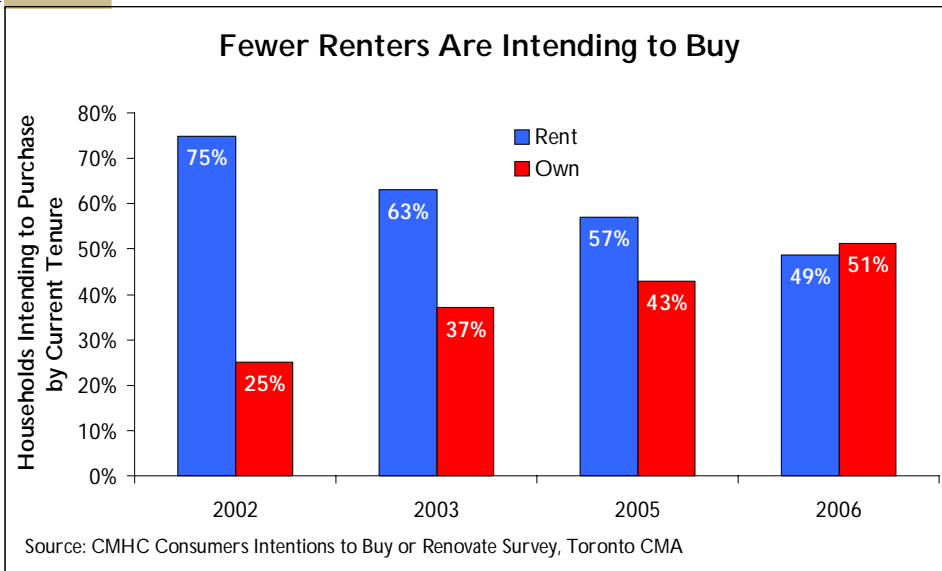


Figure 4



Purchasing a home tends to be difficult for youth, due to lack of a sufficient down-payment and/or insufficient income to comfortably cover the required mortgage payments and other expenses.

### Immigrants Dominate Population Growth

New immigrant households moving into the metropolitan area contributed to the tightening rental market conditions in 2006.

The Toronto CMA experienced a net gain in population growth over the past year. Immigration was the major driver of this growth, more than off-setting out-migration of households into surrounding centres and other provinces. Well-established ethnic networks and a more diverse array of job opportunities, relative to many other Canadian metropolitan areas, continued to attract international migrants.

### Youth Employment Boosts Rental Demand

It is important to note that the labour market remains very tight in the Toronto area. The unemployment rate is very low historically, which means that the majority of people who want to work are employed.

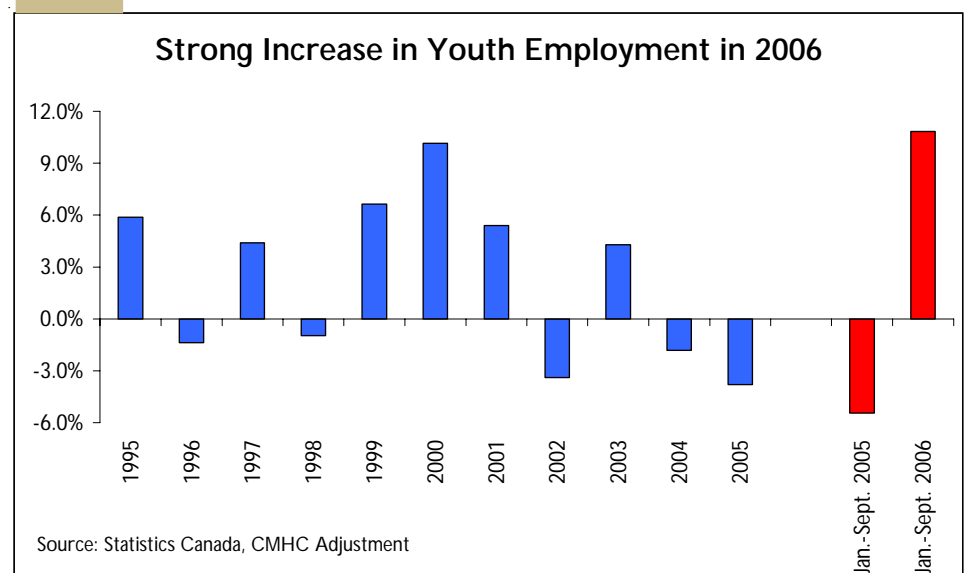
Young people reaped the benefits of tight labour market conditions in 2006. The average number of youth (i.e. individuals aged 15 to 24) employed through the first three quarters of the year grew at a rate of almost 11 per cent compared to the same period in 2005 - a rate much higher than the average for employment across all age groups. It should be noted that total youth employment growth has been driven by the creation of full-time jobs. Over the same time frame, the average number of youth employed on a full-time basis increased by approximately 16 per cent compared to six per cent for part-time youth jobs.

More jobs amongst youth can also be explained, in part, by the growth in

youth population resulting from the baby boom echo (those individuals born between the mid-1980s and mid-1990s).

Above average full-time youth employment growth arguably prompted many young people to decouple from their parents over the past year and form a new household of their own. The great majority of these youth decided to take up accommodation in the rental market.

Figure 5



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 or credit rating required to move directly into the home ownership market.

### Rent Growth Below Inflation

This year, CMHC is introducing a measure for the change in rents for existing structures. By focusing on existing structures, we can exclude the impact of new structures added to the rental universe between surveys and conversions and get a better indication of the rent increase in existing structures. For the Toronto CMA, the average rent for a two-bedroom apartment in existing structures increased by 1.1 per cent in October 2006 compared to a year ago, below the rate of inflation. Over the same period, average annual growth in wages and salaries exceeded inflation in the Toronto area. This suggests that, for some renter households, rent as a percentage of wages and salaries declined over the past year.

Lower rental housing costs relative to income not only served to heighten overall demand for rental housing, but may have also affected the type and quality of rental accommodation in which households chose to live. Vacancy rates were lowest for more expensive rental apartments.

### Strong Demand Offsets Increased Rental Supply

Rental apartment completions for the 12 months ending September 2006 increased 21 per cent to over 970 units compared to the same period ending in 2005. Much of the new supply was accounted for by developments that catered to the higher-end of the rental market, with unit finishings and amenities comparable to recently completed condominium apartments. The fact that vacancy rates declined for all rental apartments and higher end units in particular, even with a growing rental stock, is further testament to the increased demand for rental housing in 2006.

### Availability Follows Vacancy Trends

Availability rate 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. The availability rate provides a broader measure of the supply of units a landlord has available to market to prospective tenants. As a result, availability rates tend to be higher than vacancy rates.

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.

### Renting Popular in Former City of Toronto

Low vacancy rates in the former City of Toronto, relative to the amalgamated City and the CMA as a whole, point to strong rental demand in this sub-market. The vacancy rate in the former City in 2006 declined to 2.4 per cent in 2006 from three

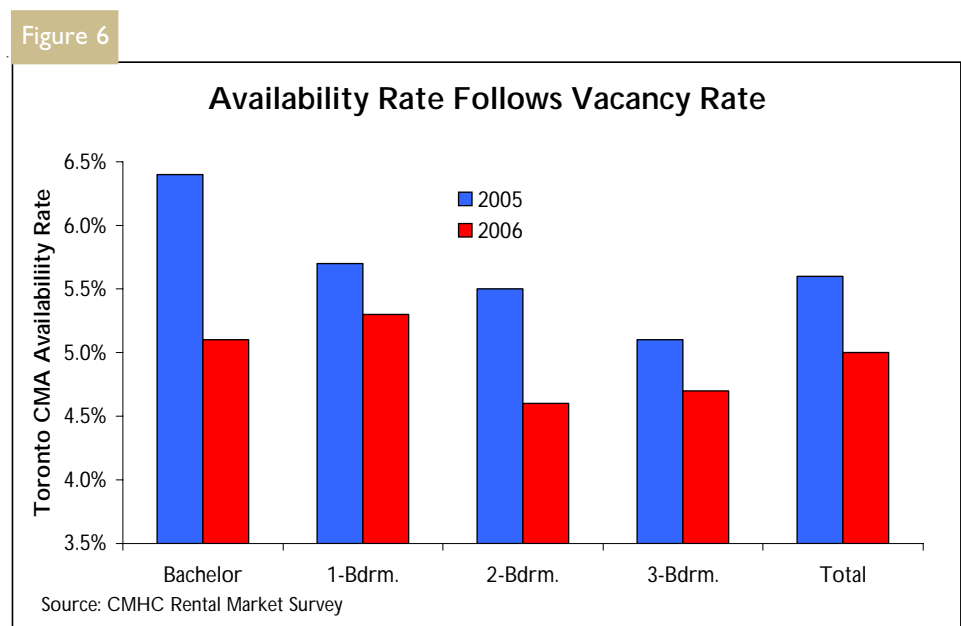
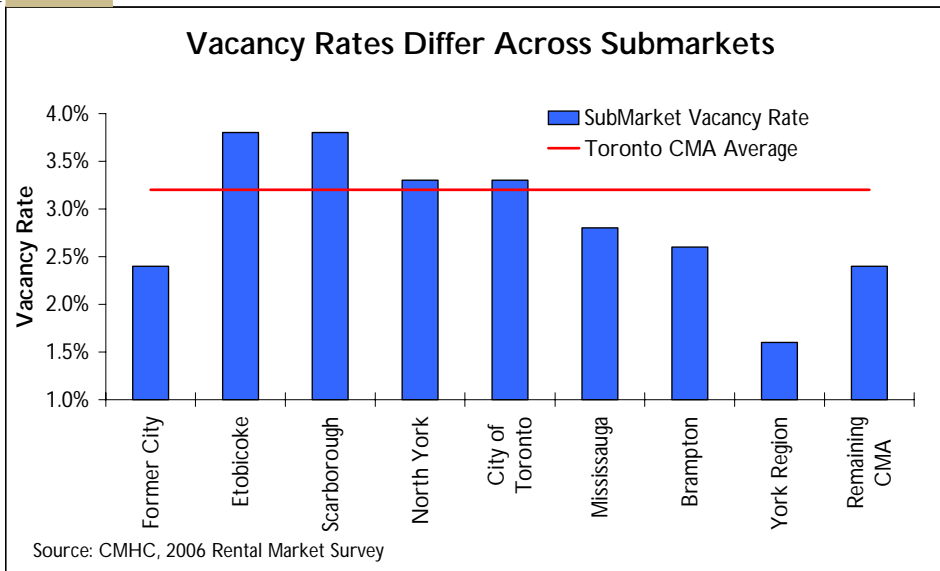


Figure 7



per cent in 2005. This vacancy rate is almost one percentage point lower than the average for the metropolitan area as a whole.

A number of factors contributed to stronger rental demand in the former City. First, a broad diversity of amenities is 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. Second, the cost of home ownership is well above the CMA average, with the average resale price for all home types at approximately \$450,000 versus slightly more than \$350,000 for the CMA. Higher than average home prices result in higher mortgage carrying costs. Many households wishing to live in the former City must rent, at least until a greater down payment is accumulated in order to bring carrying costs down to a manageable level.

## Demand for Rental Row Housing Lower

The average vacancy rate for rental row houses in the CMA was higher than the average for rental apartments, at 4.3 per cent versus 3.2 per cent. The relationship between the cost of renting and the cost of home ownership is a key factor underlying the higher vacancy rate for this home type. The average rent for a row house, at \$1,226, is approximately \$240 greater than that for an apartment. This rent level is closer to the average mortgage carrying cost for ownership housing in the CMA, especially if a less-expensive row house or condominium apartment is considered.

## Rental Market Outlook for 2007

Demand for rental housing will continue to increase in 2007. The vacancy rate will edge lower for the

third straight year to 2.5 per cent. Fewer vacant units will prompt further rent increases on the part of rental property owners and/or managers. The average rent for a two-bedroom apartment will move up to \$1,086.

The gap between the average rent and average mortgage carrying cost will widen further in 2007. As the population in the Toronto area continues to grow, through net-immigration, and young people continue to decouple from their parents, the share of households choosing to rent rather than own will increase.

Strong condominium apartment completions in 2006 and moving forward into 2007 will moderate the decline in the vacancy rate. The impact will be two-fold. First, renter households who purchased condominium apartments at the pre-construction stage over the past two to three years will move out of their rental accommodation in order to take occupancy of their new ownership housing. Second, investor-held condominium apartments will continue to compete with units in the purpose-built rental market. Some renters will continue to be attracted to rental condominium apartments, many of which offer a higher level of finishings and a broader array of amenities.

## Secondary Rental Market

CMHC's October Rental Market Survey, which covers private row and apartment structures with three or



more units, is being expanded to include information on the secondary rental market. More specifically, CMHC will now provide information on apartment condominiums offered for rent in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. The additional information should help to provide a more complete overview of the rental markets in those centres. Also, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments; and
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

The methodology section at the end of this report provides more detailed information on the Secondary Rental Market Survey.

## Condominium Apartment Rental Market

### Stock of Rental Apartments Increases

Condominium apartment completions have approached record levels over the past two years. The number of apartments registered under condominium corporations increased to 205,140 in 2006.

While the majority of registered apartments are owned by end users, it is important to note that the share held by investors and rented out edged up to 20.3 per cent compared to 18.6 per cent in 2005. The increased rental share was attributable to a greater proportion of investor ownership in new registered stock entering the survey. Those condominium apartment buildings that were included in both the 2005 and 2006 surveys (i.e. the matched sample) experienced a decline in the rental rate.

The share of investor-held units is substantially lower today compared to the mid-1990s, when it was estimated that at least one-third of the registered stock was held by investors and rented out. Between 1995 and 2002, many investor-held units were listed for sale as the price of apartments increased rapidly and investors took advantage of capital gains. Investors were able to sell their units to end users, as the

demand for home ownership was increasing over the same period.

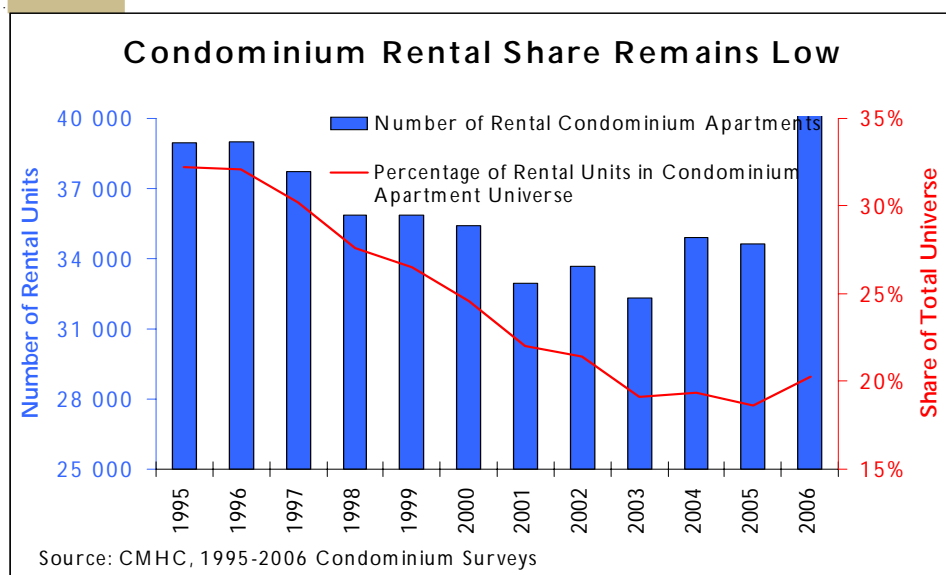
### Condominium Vacancy Rate Very Low

The vacancy rate for rented condominium apartments, at 0.4 per cent, was much lower than that for purpose-built rental apartments in 2006. Condominium apartments represent a viable alternative to purpose-built stock, especially at the higher end of the market. Many renter households searching for modern unit design coupled with luxury finishings and amenities have turned to the condominium component of the secondary rental market.

### Conditions Improve for Investors

The outlook for investors intending to purchase and rent out a condominium apartment appears

Figure 8



positive. The average rent for two-bedroom condominium apartments, at \$1,487, is 39 per cent higher than the average for purpose-built two-bedroom rental apartments. The comparatively low condominium apartment vacancy rate suggests investors will be able to raise rents at a rate at or above inflation going forward.

## Other Secondary Rental Types

Rented single-detached, semi-detached, town homes, duplexes and accessory suites represent a large component of the total rental market in the Toronto area. The number of rental units in these categories is estimated at approximately 156,123.

Average rents for these home types are higher than those observed for purpose-built rental apartments, but less than those observed for purpose-built rental town homes and rented condominium apartments. The differences in average rents are likely the result of different unit sizes, quality of finishing and location.

## National Rental Vacancy Rate Inches Down to 2.6 Per Cent

The average rental apartment vacancy rate in Canada's 28 major centres decreased slightly by 0.1 of a percentage point to 2.6 per cent in October 2006 compared to last year.

Solid job creation and healthy income gains helped to strengthen demand for both ownership and rental housing. High levels of immigration were a key driver of rental demand in 2006, as was the increasing gap between the cost of home ownership and renting. These 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 near record level of existing home sales and the high level of housing starts in 2006. 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 type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The centres with the highest vacancy rates in 2006 were Windsor (10.4 per cent), Saint John (NB) (6.8 per cent), and St. John's (NFLD) (5.1 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Calgary (0.5 per cent), Victoria (0.5 per cent), and Vancouver (0.7 per cent).

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Toronto (\$1,067) and Vancouver (\$1,045), followed by Calgary (\$960) and Ottawa (\$941). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$488) and Saguenay (\$485).

By excluding the impact of new structures added to the universe since the last survey and conversions from the calculation, we can get a better indication of the rent increase in existing structures. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 28 major centres increased by 3.2 per cent between October 2005 and October 2006. The greatest rent increases occurred in Calgary where rents were up 19.5 per cent and in Edmonton where rents increased by 9.9 per cent. Excluding Calgary and Edmonton, the average rent for two-bedroom apartments in existing

Apartment Vacancy Rates (%) by Major Centres		
	2005	2006
Abbotsford	3.8	2.0
Calgary	1.6	0.5
Edmonton	4.5	1.2
Gatineau	3.1	4.2
Greater Sudbury	1.6	1.2
Halifax	3.3	3.2
Hamilton	4.3	4.3
Kingston	2.4	2.1
Kitchener	3.3	3.3
London	4.2	3.6
Montréal	2.0	2.7
Oshawa	3.3	4.1
Ottawa	3.3	2.3
Québec	1.4	1.5
Regina	3.2	3.3
Saguenay	4.5	4.1
Saint John	5.7	6.8
Saskatoon	4.6	3.2
Sherbrooke	1.2	1.2
St. Catharines-Niagara	2.7	4.3
St. John's	4.5	5.1
Thunder Bay	4.6	4.9
Toronto	3.7	3.2
Trois-Rivières	1.5	1.0
Vancouver	1.4	0.7
Victoria	0.5	0.5
Windsor	10.3	10.4
Winnipeg	1.7	1.3
<b>Total</b>	<b>2.7</b>	<b>2.6</b>

structures was up only 2.4 per cent in 2006 compared to 2005.

In 2006, vacancy rates for rental condominium apartments were below one per cent in five of the seven centres surveyed (Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec). Rental condominiums in Vancouver and Toronto had the lowest vacancy rate at 0.4 per



cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 1.2 per cent and 2.8 per cent in 2006, respectively. The survey showed that vacancy rates for rental condominium apartments in 2006 were lower than vacancy rates in the conventional rental market in all the surveyed centres, except Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,487), Vancouver (\$1,273), and Calgary (\$1,257). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly

rents for two-bedroom private apartments in the conventional rental market in 2006.

Also, the average monthly rent for a two-bedroom unit in the secondary rental market (dwelling types other than private apartments such as duplexes and accessory apartments) was lower than the average rent in both the conventional and condominium apartment markets in Montréal and Vancouver. In Toronto, the average monthly rent for a two-bedroom unit in the secondary rental market was slightly higher than in the conventional rental market.

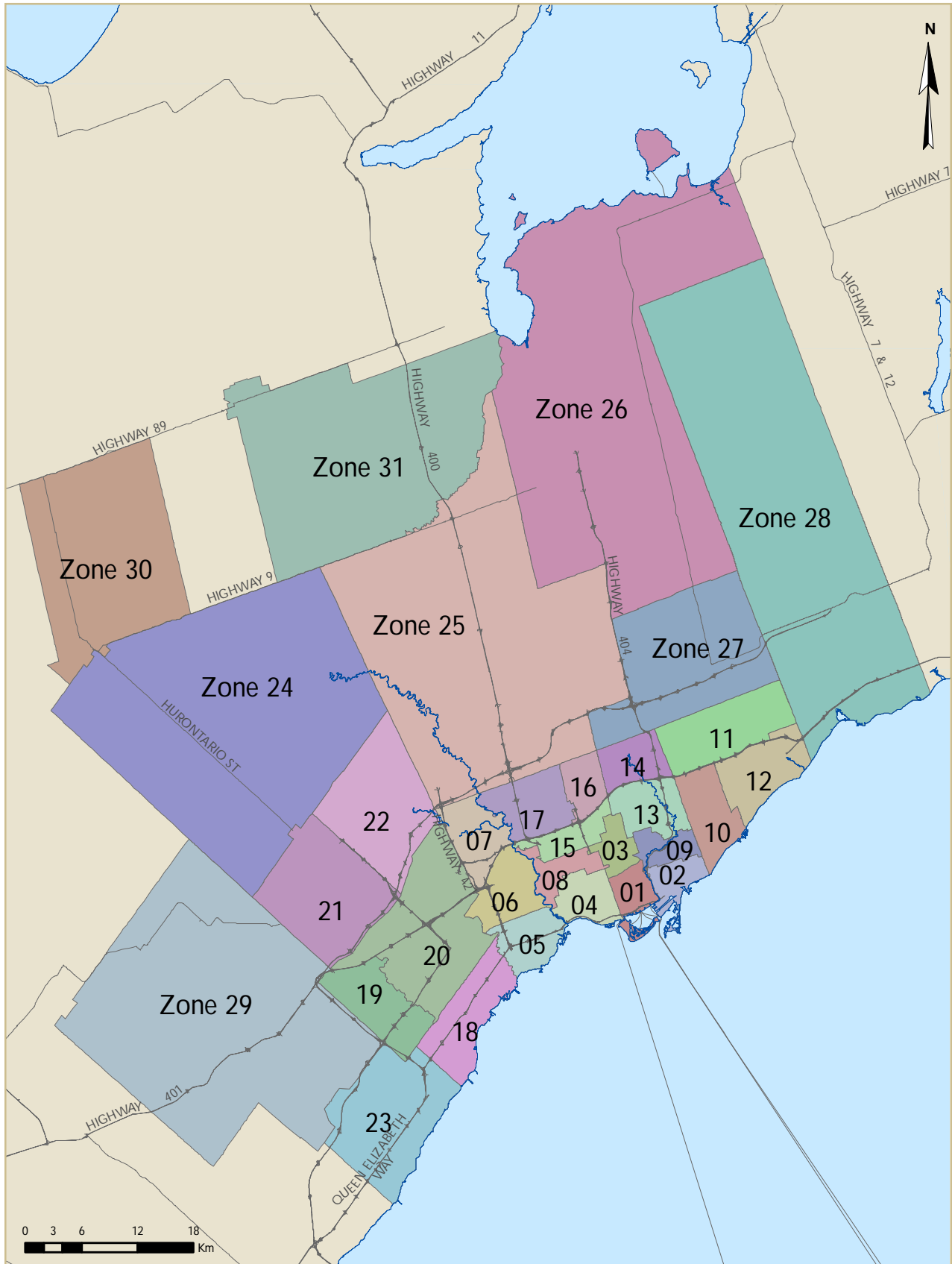
1 Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

2 CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

## Rental Market Survey – Now Also Done in the Spring

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in addition to the one conducted in the fall. The results of the spring survey will be published in June and will provide centre-level information on key rental market indicators such as vacancy rates and average rents. This will give users access to more timely information on market trends.



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

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

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

## RENTAL MARKET REPORT TABLES

### Available in ALL Rental Market Reports

#### Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.2.1 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
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type

### Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

#### Rental Condominium Apartment Data \*

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

### Available in the Montreal, Toronto and Vancouver Reports

#### Secondary Rented Unit Data \*

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type



1.1.1 Private Apartment Vacancy Rates (%)										
by Zone and Bedroom Type										
Toronto CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1-Toronto (Central)	3.1 b	1.9 a	2.0 a	1.9 a	2.6 a	1.8 b	1.6 c	1.7 b	2.4 a	1.9 a
Zone 2-Toronto (East)	6.2 c	4.4 b	3.1 b	3.4 c	2.6 c	**	**	0.7 b	3.5 b	2.9 a
Zone 3-Toronto (North)	1.7 a	2.4 a	2.4 a	1.6 a	2.0 a	2.2 a	1.9 c	2.4 c	2.1 a	1.9 a
Zone 4-Toronto (West)	**	3.9 c	3.9 b	3.6 b	3.6 c	3.4 d	**	**	4.8 c	3.8 b
Toronto-Former City (Zones 1-4)	4.2 c	2.8 a	2.7 a	2.3 a	2.6 a	2.3 a	3.0 b	3.4 d	3.0 a	2.4 a
Zone 5-Etobicoke (South)	4.7 d	6.8 c	5.6 b	4.2 b	4.1 c	3.7 c	2.3 c	**	4.7 b	4.1 b
Zone 6-Etobicoke (Central)	5.9 c	6.7 c	4.3 a	4.1 b	3.5 a	2.4 a	4.5 b	1.5 b	3.9 a	2.8 a
Zone 7-Etobicoke (North)	**	14.0 d	2.5 a	1.7 b	3.1 b	4.8 c	5.2 d	**	3.6 c	6.2 c
Etobicoke (Zones 5-7)	5.2 c	7.0 c	4.7 b	3.9 b	3.6 a	3.2 b	4.5 c	5.0 d	4.1 a	3.8 b
Zone 8-York	4.1 c	4.4 c	6.1 b	5.2 b	2.7 b	2.8 b	**	2.2 c	4.7 b	4.1 b
Zone 9-East York	2.8 b	8.4 b	5.8 a	7.1 b	4.6 a	3.0 b	2.7 a	3.4 b	5.0 a	5.5 b
Zone 10-Scarborough (Central)	7.8 c	6.2 c	4.3 a	5.0 b	4.3 a	3.9 b	3.8 b	4.0 c	4.4 a	4.4 b
Zone 11-Scarborough (North)	**	0.0 c	2.9 a	2.0 a	3.8 a	2.6 a	3.5 a	2.8 b	3.4 a	2.4 a
Zone 12-Scarborough (East)	4.7 d	**	5.2 a	3.0 a	5.9 a	4.1 b	4.2 a	4.2 c	5.4 a	3.8 b
Scarborough (Zones 10-12)	6.0 c	5.8 c	4.3 a	3.8 a	4.8 a	3.7 a	3.9 a	3.9 b	4.6 a	3.8 a
Zone 13-North York (Southeast)	0.4 b	4.9 d	3.9 b	4.8 c	3.6 b	3.3 b	3.1 c	2.7 b	3.6 b	3.8 b
Zone 14-North York (Northeast)	**	0.0 c	1.1 a	2.2 b	1.5 a	1.7 c	1.9 b	1.2 a	1.5 a	1.7 b
Zone 15-North York (Southwest)	**	4.1 d	5.6 b	4.9 b	5.2 b	3.7 c	2.2 c	**	5.2 b	4.0 b
Zone 16-North York (N.Central)	**	**	2.6 a	2.3 b	3.2 a	2.2 b	1.5 a	1.8 b	2.7 a	2.2 b
Zone 17-North York (Northwest)	2.9 b	**	4.6 a	3.6 b	5.1 a	4.7 b	3.9 b	3.0 b	4.7 a	4.1 b
North York (Zones 13-17)	4.1 c	4.3 d	3.7 a	3.7 b	3.7 a	3.3 a	2.6 a	2.1 a	3.6 a	3.3 a
Toronto (Zones 1-17)	4.3 b	3.5 a	3.8 a	3.6 a	3.6 a	3.1 a	3.4 a	3.2 b	3.7 a	3.3 a
Zone 18-Mississauga (South)	3.7 d	2.5 c	5.9 b	3.4 c	4.5 b	3.7 b	6.0 b	2.0 b	5.2 b	3.4 b
Zone 19-Mississauga (Northwest)	1.7 c	2.0 c	2.6 a	2.8 a	6.6 b	1.7 a	4.7 a	1.2 a	5.0 b	2.0 a
Zone 20-Mississauga (Northeast)	5.0 c	**	3.2 b	3.3 c	3.7 a	1.9 a	6.0 b	1.5 a	3.8 a	2.4 a
Mississauga City (Zones 18-20)	4.0 c	2.7 c	4.5 b	3.3 b	4.4 a	2.6 a	5.8 a	1.6 a	4.6 a	2.8 a
Zone 21-Brampton (West)	5.7 d	5.7 d	4.1 c	2.9 a	2.5 a	3.3 b	6.9 a	5.9 c	3.5 b	3.4 b
Zone 22-Brampton (East)	3.9 a	**	1.4 a	1.1 a	2.2 a	2.2 c	3.4 a	0.6 a	2.2 a	1.6 b
Brampton City (Zones 21-22)	5.1 c	4.7 d	3.2 b	2.3 a	2.4 a	2.8 a	4.6 a	2.3 c	2.9 a	2.6 a
Zone 23-Oakville	**	0.0 c	1.5 b	1.8 c	1.9 a	0.8 a	0.6 a	1.2 a	1.8 a	1.1 a
Zone 24-Caledon	**	**	**	**	**	3.0 d	**	**	**	3.6 d
Zone 25-R. Hill, Vaughan, King	3.8 a	0.0 c	1.2 a	0.9 a	1.8 a	1.7 c	0.0 d	1.3 d	1.5 a	1.3 a
Zone 26-Aurora, Newmkt, Whit-St.	0.0 c	**	0.9 a	3.2 d	1.4 a	**	1.4 a	0.0 d	1.1 a	2.4 c
Zone 27-Markham	0.0 a	**	2.6 a	1.5 c	2.4 a	0.8 a	1.6 a	**	2.4 a	1.1 a
York Region (Zones 25-27)	2.2 c	1.5 a	1.5 a	1.9 b	1.8 a	1.4 a	0.9 a	1.0 d	1.6 a	1.6 b
Zone 28-Pickering/Ajax/Uxbridge	**	**	0.6 a	3.1 c	2.8 a	3.7 b	0.6 a	1.0 a	1.8 a	2.6 a
Zone 29-Milton, Halton Hills	**	**	1.3 a	1.8 a	1.1 a	0.9 a	1.6 b	2.6 a	1.4 a	1.8 a
Zone 30-Orangeville	**	2.4 c	1.9 c	1.3 a	1.3 a	0.7 a	**	0.0 a	1.7 b	1.0 a
Zone 31-Bradford, W. Gwillimbury	0.0 c	**	0.9 a	4.6 d	3.9 b	3.9 d	0.0 c	**	2.4 a	4.4 c
Remaining CMA (Zones 18-31)	4.3 b	3.3 c	3.4 a	2.8 a	3.3 a	2.3 a	4.1 a	1.6 a	3.5 a	2.4 a
<b>Toronto CMA</b>	<b>4.3 b</b>	<b>3.5 a</b>	<b>3.8 a</b>	<b>3.5 a</b>	<b>3.6 a</b>	<b>2.9 a</b>	<b>3.5 a</b>	<b>2.9 a</b>	<b>3.7 a</b>	<b>3.2 a</b>

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

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

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

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1-Toronto (Central)	796 a	830 a	1,012 a	1,053 a	1,427 a	1,504 b	**	**	1,069 a	1,136 a
Zone 2-Toronto (East)	676 a	667 a	879 a	880 a	1,058 a	1,133 a	1,455 c	1,387 c	917 a	925 a
Zone 3-Toronto (North)	790 a	793 a	991 a	1,006 a	1,318 a	1,351 a	1,977 b	2,010 c	1,085 a	1,115 a
Zone 4-Toronto (West)	635 a	651 a	878 a	854 a	1,085 a	1,078 a	1,316 c	1,277 c	897 a	882 a
Toronto-Former City (Zones 1-4)	747 a	762 a	960 a	973 a	1,268 a	1,315 a	1,777 b	1,863 c	1,020 a	1,048 a
Zone 5-Etobicoke (South)	620 a	657 a	772 a	788 a	925 a	936 a	1,133 b	1,128 a	836 a	854 a
Zone 6-Etobicoke (Central)	745 a	725 a	905 a	900 a	1,072 a	1,093 a	1,319 a	1,355 a	1,060 a	1,070 a
Zone 7-Etobicoke (North)	596 a	622 a	789 a	822 a	943 a	925 a	1,008 a	1,010 a	924 a	930 a
Etobicoke (Zones 5-7)	638 a	669 a	834 a	846 a	1,004 a	1,015 a	1,217 a	1,216 a	961 a	976 a
Zone 8-York	627 a	656 a	812 a	822 a	955 a	1,003 a	1,160 b	1,356 c	859 a	891 a
Zone 9-East York	669 a	681 a	845 a	842 a	1,068 a	1,067 a	1,340 a	1,364 a	942 a	941 a
Zone 10-Scarborough (Central)	723 a	746 a	801 a	810 a	922 a	922 a	1,074 a	1,034 a	872 a	881 a
Zone 11-Scarborough (North)	788 a	774 a	902 a	887 a	1,034 a	1,049 a	1,179 a	1,176 a	1,000 a	1,001 a
Zone 12-Scarborough (East)	691 b	726 a	801 a	808 a	909 a	918 a	1,033 a	1,036 a	896 a	902 a
Scarborough (Zones 10-12)	724 a	745 a	820 a	824 a	941 a	948 a	1,071 a	1,056 a	906 a	913 a
Zone 13-North York (Southeast)	705 a	687 a	848 a	852 a	1,010 a	1,001 a	1,217 a	1,210 a	965 a	967 a
Zone 14-North York (Northeast)	700 a	684 b	934 a	948 b	1,168 a	1,183 b	1,354 b	1,439 c	1,130 a	1,171 b
Zone 15-North York (Southwest)	657 a	663 a	831 a	830 a	980 a	992 a	1,199 a	1,212 a	932 a	927 a
Zone 16-North York (N.Central)	629 b	692 a	903 a	904 a	1,065 a	1,083 a	1,228 a	1,243 a	1,025 a	1,040 a
Zone 17-North York (Northwest)	681 a	660 a	792 a	809 a	926 a	931 a	1,065 a	1,094 a	887 a	909 a
North York (Zones 13-17)	674 a	675 a	854 a	860 a	1,024 a	1,027 a	1,216 a	1,249 a	981 a	995 a
Toronto (Zones 1-17)	726 a	743 a	889 a	897 a	1,060 a	1,078 a	1,265 a	1,296 a	972 a	990 a
Zone 18-Mississauga (South)	711 a	700 a	862 a	860 a	994 a	996 a	1,074 a	1,103 a	942 a	942 a
Zone 19-Mississauga (Northwest)	711 b	658 a	978 a	973 a	1,100 a	1,105 a	1,199 a	1,207 a	1,070 a	1,066 a
Zone 20-Mississauga (Northeast)	689 a	704 a	935 a	926 a	1,057 a	1,049 a	1,240 a	1,215 a	1,020 a	1,017 a
Mississauga City (Zones 18-20)	702 a	696 a	903 a	898 a	1,035 a	1,033 a	1,157 a	1,168 a	990 a	989 a
Zone 21-Brampton (West)	647 a	640 a	866 a	851 a	973 a	971 a	1,053 a	1,097 a	927 a	922 a
Zone 22-Brampton (East)	756 a	**	939 a	965 a	1,040 a	1,059 a	1,162 a	1,161 a	1,027 a	1,052 a
Brampton City (Zones 21-22)	682 a	668 a	893 a	888 a	1,004 a	1,013 a	1,124 a	1,141 a	972 a	980 a
Zone 23-Oakville	731 a	728 a	905 a	924 a	1,068 a	1,084 a	1,239 a	1,266 a	1,023 a	1,051 a
Zone 24-Caledon	**	**	**	**	810 a	879 a	**	**	783 a	850 a
Zone 25-R. Hill, Vaughan, King	782 a	793 a	884 a	915 a	1,054 a	1,101 a	1,287 a	1,328 a	989 a	1,028 a
Zone 26-Aurora, Newmkt, Whit-St.	548 b	584 a	783 a	820 a	883 a	928 a	943 c	1,067 b	827 a	869 a
Zone 27-Markham	625 a	621 a	903 a	924 a	1,037 a	1,083 a	1,218 a	1,249 a	985 a	1,019 a
York Region (Zones 25-27)	691 a	705 a	851 a	886 a	994 a	1,041 a	1,198 a	1,258 a	933 a	975 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	765 a	789 a	981 a	963 a	1,137 a	1,156 a	1,008 a	1,019 a
Zone 29-Milton, Halton Hills	614 a	609 a	798 a	828 a	946 a	964 a	1,162 a	1,161 a	895 a	918 a
Zone 30-Orangeville	634 a	645 b	753 a	768 a	887 a	898 a	993 a	969 a	824 a	830 a
Zone 31-Bradford, W. Gwillimbury	639 a	663 b	767 a	787 a	889 a	929 a	1,030 a	899 b	851 a	876 a
Remaining CMA (Zones 18-31)	693 a	690 a	886 a	889 a	1,019 a	1,026 a	1,153 a	1,168 a	977 a	985 a
<b>Toronto CMA</b>	<b>724 a</b>	<b>740 a</b>	<b>888 a</b>	<b>896 a</b>	<b>1,052 a</b>	<b>1,067 a</b>	<b>1,243 a</b>	<b>1,272 a</b>	<b>973 a</b>	<b>989 a</b>

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

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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

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

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

### 1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006 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)	128 a	6,624	278 a	15,010	131 b	7,096	16 b	958	553 a	29,688
Zone 2-Toronto (East)	61 b	1,408	111 c	3,256	**	2,024	1 b	183	197 a	6,871
Zone 3-Toronto (North)	116 a	4,746	238 a	15,230	182 a	8,384	29 c	1,209	566 a	29,570
Zone 4-Toronto (West)	169 c	4,359	421 b	11,679	181 d	5,319	**	769	831 b	22,126
Toronto-Former City (Zones 1-4)	474 a	17,137	1,048 a	45,175	518 a	22,823	107 d	3,119	2,147 a	88,255
Zone 5-Etobicoke (South)	64 c	928	176 b	4,206	179 c	4,830	**	372	428 b	10,336
Zone 6-Etobicoke (Central)	15 c	219	194 b	4,686	187 a	7,853	38 b	2,504	434 a	15,262
Zone 7-Etobicoke (North)	4 d	31	16 b	931	131 c	2,752	**	1,536	323 c	5,250
Etobicoke (Zones 5-7)	83 c	1,178	386 b	9,823	497 b	15,435	219 d	4,412	1,185 b	30,848
Zone 8-York	71 c	1,609	427 b	8,218	161 b	5,844	15 c	712	675 b	16,383
Zone 9-East York	82 b	975	707 b	9,974	196 b	6,507	37 b	1,067	1,021 b	18,523
Zone 10-Scarborough (Central)	24 c	388	316 b	6,334	262 b	6,695	49 c	1,240	651 b	14,657
Zone 11-Scarborough (North)	0 c	97	45 a	2,312	102 a	3,915	16 b	572	163 a	6,896
Zone 12-Scarborough (East)	**	166	108 a	3,653	284 b	6,997	82 c	1,931	487 b	12,747
Scarborough (Zones 10-12)	38 c	650	469 a	12,300	648 a	17,606	147 b	3,743	1,301 a	34,300
Zone 13-North York (Southeast)	11 d	229	301 c	6,323	278 b	8,472	49 b	1,807	639 b	16,832
Zone 14-North York (Northeast)	0 c	67	72 b	3,243	98 c	5,900	30 a	2,424	200 b	11,633
Zone 15-North York (Southwest)	13 d	323	197 b	4,024	153 c	4,113	**	722	371 b	9,182
Zone 16-North York (N.Central)	**	179	101 b	4,456	134 b	5,961	34 b	1,953	277 b	12,548
Zone 17-North York (Northwest)	**	169	199 b	5,487	432 b	9,206	70 b	2,358	711 b	17,219
North York (Zones 13-17)	41 d	966	871 b	23,533	1,094 a	33,651	191 a	9,263	2,198 a	67,414
Toronto (Zones 1-17)	788 a	22,516	3,909 a	109,024	3,115 a	101,867	716 b	22,315	8,527 a	255,722
Zone 18-Mississauga (South)	7 c	270	175 c	5,118	222 b	5,998	21 b	1,064	424 b	12,451
Zone 19-Mississauga (Northwest)	1 c	49	30 a	1,068	27 a	1,634	5 a	434	64 a	3,185
Zone 20-Mississauga (Northeast)	**	185	131 c	3,946	112 a	6,054	17 a	1,136	266 a	11,321
Mississauga City (Zones 18-20)	14 c	504	336 b	10,132	361 a	13,687	43 a	2,634	754 a	26,957
Zone 21-Brampton (West)	8 d	140	59 a	2,044	90 b	2,720	19 c	323	177 b	5,227
Zone 22-Brampton (East)	**	31	11 a	976	52 c	2,383	4 a	724	67 b	4,115
Brampton City (Zones 21-22)	8 d	172	70 a	3,020	142 a	5,103	24 c	1,047	244 a	9,342
Zone 23-Oakville	0 c	97	21 c	1,164	21 a	2,679	5 a	414	47 a	4,355
Zone 24-Caledon	**	**	**	**	1 d	33	**	**	2 d	56
Zone 25-R. Hill, Vaughan, King	0 c	115	6 a	637	16 c	914	1 d	111	23 a	1,777
Zone 26-Aurora, Newmkt, Whit-St.	**	75	23 d	723	**	819	0 d	47	39 c	1,664
Zone 27-Markham	**	18	11 c	754	7 a	954	**	84	20 a	1,810
York Region (Zones 25-27)	3 a	208	40 b	2,114	36 a	2,686	2 d	242	82 b	5,251
Zone 28-Pickering/Ajax/Uxbridge	**	**	7 c	211	36 b	950	7 a	714	49 a	1,884
Zone 29-Milton, Halton Hills	**	37	10 a	544	8 a	904	2 a	83	28 a	1,568
Zone 30-Orangeville	1 c	51	4 a	337	2 a	338	0 a	53	8 a	778
Zone 31-Bradford, W. Gwillimbury	**	17	9 d	198	15 d	386	**	29	28 c	631
Remaining CMA (Zones 18-31)	36 c	1,096	498 a	17,736	622 a	26,767	84 a	5,222	1,241 a	50,822
<b>Toronto CMA</b>	<b>824 a</b>	<b>23,612</b>	<b>4,407 a</b>	<b>126,761</b>	<b>3,737 a</b>	<b>128,634</b>	<b>800 a</b>	<b>27,537</b>	<b>9,768 a</b>	<b>306,544</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 is not statistically reliable

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1-Toronto (Central)	5.3 b	3.6 b	3.5 b	3.5 b	4.5 b	3.6 b	2.6 c	3.5 c	4.1 a	3.5 a
Zone 2-Toronto (East)	9.3 c	6.1 b	4.9 b	6.0 b	4.7 c	3.2 d	**	**	5.6 b	5.2 b
Zone 3-Toronto (North)	3.3 b	4.3 b	3.9 a	3.3 a	3.4 b	3.6 b	2.7 c	4.3 c	3.6 a	3.6 a
Zone 4-Toronto (West)	11.3 d	4.8 c	6.3 b	5.6 b	5.7 c	5.7 c	**	**	7.1 b	5.6 b
Toronto-Former City (Zones 1-4)	6.5 b	4.3 a	4.5 a	4.2 a	4.4 a	4.0 a	3.8 c	5.2 c	4.8 a	4.2 a
Zone 5-Etobicoke (South)	5.1 d	7.2 c	7.0 b	4.8 b	5.2 c	4.5 c	2.7 c	**	5.8 b	4.8 b
Zone 6-Etobicoke (Central)	7.0 b	8.5 b	5.8 a	6.2 b	4.9 a	4.3 b	6.1 b	3.1 c	5.4 a	4.7 b
Zone 7-Etobicoke (North)	**	14.0 d	3.2 b	2.4 a	4.6 b	5.7 b	**	**	4.8 c	7.1 c
Etobicoke (Zones 5-7)	5.7 c	7.6 b	6.1 a	5.2 b	4.9 a	4.6 b	5.9 b	6.2 c	5.5 a	5.2 b
Zone 8-York	5.8 c	5.8 b	7.9 b	6.7 b	4.0 c	4.6 c	**	3.1 d	6.2 b	5.7 b
Zone 9-East York	4.5 b	12.0 c	7.9 a	9.3 b	7.1 a	4.9 a	3.7 b	6.1 a	7.2 a	7.7 a
Zone 10-Scarborough (Central)	9.9 b	6.7 c	6.7 a	6.7 b	6.0 a	5.4 b	6.1 b	5.7 b	6.4 a	6.0 a
Zone 11-Scarborough (North)	3.5 b	0.0 c	5.1 a	4.6 a	6.0 a	4.7 a	5.1 b	6.9 b	5.6 a	4.8 a
Zone 12-Scarborough (East)	5.3 d	**	7.5 a	5.0 b	8.0 a	5.7 b	6.4 a	6.5 b	7.5 a	5.7 a
Scarborough (Zones 10-12)	7.9 b	6.5 c	6.6 a	5.8 a	6.7 a	5.4 a	6.1 a	6.3 b	6.6 a	5.6 a
Zone 13-North York (Southeast)	0.9 a	5.9 d	5.7 b	6.5 b	5.9 b	5.3 b	5.7 c	4.0 b	5.8 a	5.6 b
Zone 14-North York (Northeast)	**	**	2.6 a	4.3 b	3.3 b	3.8 b	3.3 b	2.8 b	3.1 b	3.7 b
Zone 15-North York (Southwest)	11.6 d	4.8 c	8.1 b	7.0 b	7.2 b	5.8 b	2.7 c	**	7.2 b	6.0 b
Zone 16-North York (N.Central)	5.4 d	**	4.5 b	4.0 b	5.5 a	3.6 b	4.3 b	3.8 b	4.9 a	3.8 b
Zone 17-North York (Northwest)	7.5 a	**	7.1 a	5.0 a	7.0 a	5.9 b	5.1 b	4.1 b	6.8 a	5.4 b
North York (Zones 13-17)	6.8 b	5.3 c	5.7 a	5.5 a	5.8 a	5.0 a	4.3 a	3.5 b	5.6 a	4.9 a
Toronto (Zones 1-17)	6.4 b	5.0 a	5.7 a	5.4 a	5.5 a	4.7 a	5.0 a	4.9 b	5.6 a	5.1 a
Zone 18-Mississauga (South)	4.8 d	7.7 c	8.2 b	5.9 b	5.8 b	5.2 b	7.7 b	4.7 b	6.9 a	5.5 b
Zone 19-Mississauga (Northwest)	6.7 c	2.0 c	6.4 a	4.1 b	9.9 a	3.2 a	6.7 a	1.8 a	8.3 a	3.3 a
Zone 20-Mississauga (Northeast)	5.3 c	5.4 d	4.7 b	5.7 b	5.9 a	4.8 b	7.8 b	3.4 b	5.7 a	5.0 b
Mississauga City (Zones 18-20)	5.2 c	6.3 c	6.6 a	5.6 a	6.4 a	4.8 a	7.6 a	3.7 b	6.6 a	5.0 a
Zone 21-Brampton (West)	8.1 c	**	7.6 c	5.4 b	5.7 a	5.0 b	7.2 a	7.8 c	6.6 b	5.4 a
Zone 22-Brampton (East)	6.5 a	**	4.6 a	4.0 c	4.4 a	4.7 b	4.6 a	3.1 c	4.5 a	4.2 b
Brampton City (Zones 21-22)	7.6 b	**	6.6 b	4.9 a	5.1 a	4.9 b	5.5 a	4.5 c	5.7 a	4.9 a
Zone 23-Oakville	**	**	3.0 a	3.8 c	2.9 a	3.1 b	2.1 c	3.8 c	3.1 b	3.3 b
Zone 24-Caledon	**	**	**	**	**	3.0 d	**	**	**	3.6 d
Zone 25-R. Hill, Vaughan, King	7.2 a	0.0 c	3.8 a	2.4 c	4.0 a	3.2 c	1.0 a	**	3.9 a	2.7 a
Zone 26-Aurora, Newmkt, Whit-St.	**	**	1.7 b	4.1 c	2.1 b	2.6 c	1.4 a	0.0 d	1.9 b	3.3 d
Zone 27-Markham	0.0 a	**	4.3 a	2.0 c	4.2 a	1.1 a	3.3 a	**	4.2 a	1.6 b
York Region (Zones 25-27)	5.1 c	2.3 c	3.1 a	2.8 a	3.4 a	2.3 b	1.7 b	2.3 c	3.2 a	2.5 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	1.5 c	5.1 b	4.9 a	4.8 b	1.7 a	5.1 b	3.5 a	4.9 b
Zone 29-Milton, Halton Hills	**	**	3.8 a	2.6 a	2.7 a	1.8 a	3.0 b	2.6 a	3.3 a	2.6 a
Zone 30-Orangeville	**	4.4 d	4.5 c	2.9 a	2.7 a	1.8 a	**	1.9 a	4.0 b	2.5 a
Zone 31-Bradford, W. Gwillimbury	5.0 d	**	2.1 b	**	6.6 b	5.9 c	0.0 c	**	4.4 b	6.2 b
Remaining CMA (Zones 18-31)	6.4 b	5.7 b	5.7 a	4.9 a	5.3 a	4.2 a	5.5 a	4.0 a	5.5 a	4.5 a
<b>Toronto CMA</b>	<b>6.4 b</b>	<b>5.1 a</b>	<b>5.7 a</b>	<b>5.3 a</b>	<b>5.5 a</b>	<b>4.6 a</b>	<b>5.1 a</b>	<b>4.7 a</b>	<b>5.6 a</b>	<b>5.0 a</b>

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

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

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

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

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### 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	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
<b>Toronto-Former City (Zones 1-4)</b>										
Pre 1940	6.3 c	5.2 c	3.8 c	5.1 c	2.7 c	3.9 d	**	**	4.1 b	4.6 c
1940 - 1959	5.0 c	4.2 c	3.4 b	2.4 a	3.4 c	1.6 c	**	**	3.7 b	2.7 a
1960 - 1974	3.7 c	1.7 a	2.2 a	1.7 a	2.3 a	1.8 a	1.5 b	2.3 b	2.4 a	1.7 a
1975 - 1989	1.0 a	0.9 a	1.3 a	1.5 b	1.8 b	1.5 b	**	5.3 d	1.4 a	1.5 a
1990+	**	**	**	0.7 b	**	**	**	**	4.9 d	**
<b>Total</b>	<b>4.2 c</b>	<b>2.8 a</b>	<b>2.7 a</b>	<b>2.3 a</b>	<b>2.6 a</b>	<b>2.3 a</b>	<b>3.0 b</b>	<b>3.4 d</b>	<b>3.0 a</b>	<b>2.4 a</b>
<b>Toronto (Zones 1-17)</b>										
Pre 1940	6.1 c	5.0 c	3.6 b	4.8 c	2.8 c	3.5 d	**	**	4.0 b	4.3 c
1940 - 1959	4.8 b	5.0 b	5.1 a	4.4 a	4.6 a	3.1 b	3.2 c	4.1 c	4.8 a	4.0 a
1960 - 1974	3.7 c	2.5 a	3.4 a	3.3 a	3.4 a	2.8 a	3.0 a	2.3 a	3.4 a	3.0 a
1975 - 1989	1.2 a	1.2 a	2.6 a	2.1 b	3.0 a	3.3 b	4.5 c	**	2.9 a	3.1 b
1990+	**	**	**	0.9 d	6.7 c	5.9 c	**	**	6.1 c	4.5 d
<b>Total</b>	<b>4.3 b</b>	<b>3.5 a</b>	<b>3.8 a</b>	<b>3.6 a</b>	<b>3.6 a</b>	<b>3.1 a</b>	<b>3.4 a</b>	<b>3.2 b</b>	<b>3.7 a</b>	<b>3.3 a</b>
<b>Remaining CMA (Zones 18-31)</b>										
Pre 1940	**	**	3.1 c	4.6 d	3.0 c	3.8 d	0.0 d	**	3.8 c	5.2 c
1940 - 1959	0.0 c	**	2.7 c	**	4.6 b	6.0 b	**	5.5 d	3.7 b	**
1960 - 1974	4.6 b	2.9 c	4.3 a	2.6 a	3.4 a	2.8 a	5.2 a	1.6 b	3.9 a	2.6 a
1975 - 1989	1.2 a	0.7 b	1.9 a	2.0 a	3.3 a	1.4 a	3.0 a	1.5 a	2.8 a	1.6 a
1990+	n/u	n/u	**	**	1.2 a	0.5 b	**	**	1.4 a	**
<b>Total</b>	<b>4.3 b</b>	<b>3.3 c</b>	<b>3.4 a</b>	<b>2.8 a</b>	<b>3.3 a</b>	<b>2.3 a</b>	<b>4.1 a</b>	<b>1.6 a</b>	<b>3.5 a</b>	<b>2.4 a</b>
<b>Toronto CMA</b>										
Pre 1940	6.1 c	5.2 c	3.6 b	4.8 c	2.8 c	3.5 d	**	**	4.0 b	4.3 b
1940 - 1959	4.8 b	5.0 b	5.1 a	4.7 a	4.6 a	3.3 b	3.2 c	4.2 c	4.8 a	4.2 a
1960 - 1974	3.8 c	2.6 a	3.6 a	3.2 a	3.4 a	2.8 a	3.3 a	2.2 a	3.5 a	2.9 a
1975 - 1989	1.2 a	1.2 a	2.3 a	2.1 a	3.2 a	2.3 a	3.8 b	4.2 c	2.9 a	2.4 a
1990+	**	**	**	0.9 d	6.2 c	5.4 c	0.7 b	**	5.7 b	4.2 d
<b>Total</b>	<b>4.3 b</b>	<b>3.5 a</b>	<b>3.8 a</b>	<b>3.5 a</b>	<b>3.6 a</b>	<b>2.9 a</b>	<b>3.5 a</b>	<b>2.9 a</b>	<b>3.7 a</b>	<b>3.2 a</b>

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

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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
<b>Toronto-Former City (Zones 1-4)</b>										
Pre 1940	671 <sup>a</sup>	677 <sup>a</sup>	882 <sup>a</sup>	894 <sup>a</sup>	1,172 <sup>a</sup>	1,235 <sup>b</sup>	**	**	945 <sup>a</sup>	990 <sup>a</sup>
1940 - 1959	738 <sup>a</sup>	734 <sup>a</sup>	906 <sup>a</sup>	908 <sup>a</sup>	1,166 <sup>a</sup>	1,201 <sup>a</sup>	1,732 <sup>c</sup>	1,679 <sup>c</sup>	961 <sup>a</sup>	977 <sup>a</sup>
1960 - 1974	764 <sup>a</sup>	783 <sup>a</sup>	977 <sup>a</sup>	994 <sup>a</sup>	1,278 <sup>a</sup>	1,303 <sup>a</sup>	1,885 <sup>c</sup>	2,053 <sup>c</sup>	1,036 <sup>a</sup>	1,062 <sup>a</sup>
1975 - 1989	823 <sup>a</sup>	818 <sup>a</sup>	1,095 <sup>a</sup>	1,066 <sup>a</sup>	1,415 <sup>a</sup>	1,476 <sup>a</sup>	1,512 <sup>b</sup>	1,457 <sup>b</sup>	1,108 <sup>a</sup>	1,085 <sup>a</sup>
1990+	**	**	**	**	**	**	**	**	**	**
Total	747 <sup>a</sup>	762 <sup>a</sup>	960 <sup>a</sup>	973 <sup>a</sup>	1,268 <sup>a</sup>	1,315 <sup>a</sup>	1,777 <sup>b</sup>	1,863 <sup>c</sup>	1,020 <sup>a</sup>	1,048 <sup>a</sup>
<b>Toronto (Zones 1-17)</b>										
Pre 1940	663 <sup>a</sup>	675 <sup>a</sup>	873 <sup>a</sup>	879 <sup>a</sup>	1,152 <sup>a</sup>	1,212 <sup>b</sup>	**	**	930 <sup>a</sup>	972 <sup>a</sup>
1940 - 1959	693 <sup>a</sup>	698 <sup>a</sup>	822 <sup>a</sup>	831 <sup>a</sup>	959 <sup>a</sup>	979 <sup>a</sup>	1,233 <sup>b</sup>	1,273 <sup>b</sup>	871 <sup>a</sup>	884 <sup>a</sup>
1960 - 1974	749 <sup>a</sup>	767 <sup>a</sup>	902 <sup>a</sup>	911 <sup>a</sup>	1,058 <sup>a</sup>	1,064 <sup>a</sup>	1,267 <sup>a</sup>	1,305 <sup>a</sup>	991 <sup>a</sup>	1,007 <sup>a</sup>
1975 - 1989	807 <sup>a</sup>	810 <sup>a</sup>	960 <sup>a</sup>	978 <sup>a</sup>	1,117 <sup>a</sup>	1,144 <sup>a</sup>	1,189 <sup>a</sup>	1,186 <sup>a</sup>	1,043 <sup>a</sup>	1,053 <sup>a</sup>
1990+	1,033 <sup>c</sup>	1,083 <sup>c</sup>	1,270 <sup>c</sup>	1,174 <sup>c</sup>	1,592 <sup>c</sup>	1,530 <sup>c</sup>	**	**	1,428 <sup>c</sup>	1,379 <sup>c</sup>
Total	726 <sup>a</sup>	743 <sup>a</sup>	889 <sup>a</sup>	897 <sup>a</sup>	1,060 <sup>a</sup>	1,078 <sup>a</sup>	1,265 <sup>a</sup>	1,296 <sup>a</sup>	972 <sup>a</sup>	990 <sup>a</sup>
<b>Remaining CMA (Zones 18-31)</b>										
Pre 1940	601 <sup>a</sup>	593 <sup>a</sup>	722 <sup>a</sup>	730 <sup>a</sup>	808 <sup>a</sup>	843 <sup>a</sup>	1,161 <sup>c</sup>	1,151 <sup>c</sup>	754 <sup>a</sup>	742 <sup>a</sup>
1940 - 1959	559 <sup>b</sup>	616 <sup>a</sup>	742 <sup>a</sup>	740 <sup>a</sup>	844 <sup>a</sup>	847 <sup>a</sup>	967 <sup>a</sup>	1,010 <sup>b</sup>	801 <sup>a</sup>	801 <sup>a</sup>
1960 - 1974	698 <sup>a</sup>	701 <sup>a</sup>	850 <sup>a</sup>	857 <sup>a</sup>	972 <sup>a</sup>	983 <sup>a</sup>	1,097 <sup>a</sup>	1,116 <sup>a</sup>	929 <sup>a</sup>	938 <sup>a</sup>
1975 - 1989	766 <sup>a</sup>	754 <sup>a</sup>	980 <sup>a</sup>	973 <sup>a</sup>	1,109 <sup>a</sup>	1,102 <sup>a</sup>	1,225 <sup>a</sup>	1,214 <sup>a</sup>	1,080 <sup>a</sup>	1,076 <sup>a</sup>
1990+	n/u	n/u	785 <sup>b</sup>	778 <sup>b</sup>	903 <sup>a</sup>	910 <sup>b</sup>	**	**	899 <sup>a</sup>	906 <sup>a</sup>
Total	693 <sup>a</sup>	690 <sup>a</sup>	886 <sup>a</sup>	889 <sup>a</sup>	1,019 <sup>a</sup>	1,026 <sup>a</sup>	1,153 <sup>a</sup>	1,168 <sup>a</sup>	977 <sup>a</sup>	985 <sup>a</sup>
<b>Toronto CMA</b>										
Pre 1940	661 <sup>a</sup>	672 <sup>a</sup>	868 <sup>a</sup>	873 <sup>a</sup>	1,138 <sup>a</sup>	1,199 <sup>b</sup>	**	**	924 <sup>a</sup>	964 <sup>a</sup>
1940 - 1959	691 <sup>a</sup>	697 <sup>a</sup>	820 <sup>a</sup>	829 <sup>a</sup>	954 <sup>a</sup>	972 <sup>a</sup>	1,227 <sup>b</sup>	1,268 <sup>b</sup>	869 <sup>a</sup>	882 <sup>a</sup>
1960 - 1974	744 <sup>a</sup>	762 <sup>a</sup>	895 <sup>a</sup>	903 <sup>a</sup>	1,042 <sup>a</sup>	1,050 <sup>a</sup>	1,241 <sup>a</sup>	1,279 <sup>a</sup>	981 <sup>a</sup>	996 <sup>a</sup>
1975 - 1989	804 <sup>a</sup>	808 <sup>a</sup>	969 <sup>a</sup>	976 <sup>a</sup>	1,113 <sup>a</sup>	1,122 <sup>a</sup>	1,204 <sup>a</sup>	1,198 <sup>a</sup>	1,060 <sup>a</sup>	1,063 <sup>a</sup>
1990+	1,033 <sup>c</sup>	1,083 <sup>c</sup>	1,251 <sup>c</sup>	1,162 <sup>c</sup>	1,523 <sup>c</sup>	1,488 <sup>c</sup>	**	**	1,388 <sup>b</sup>	1,353 <sup>c</sup>
Total	724 <sup>a</sup>	740 <sup>a</sup>	888 <sup>a</sup>	896 <sup>a</sup>	1,052 <sup>a</sup>	1,067 <sup>a</sup>	1,243 <sup>a</sup>	1,272 <sup>a</sup>	973 <sup>a</sup>	989 <sup>a</sup>

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Toronto-Former City (Zones 1-4)										
3 to 5 Units	**	**	**	5.9 d	3.6 d	4.3 d	**	**	4.0 d	4.7 d
6 to 19 Units	**	**	5.4 c	5.9 d	3.5 d	**	**	**	5.5 c	5.9 d
20 to 49 Units	3.9 b	3.8 b	3.5 b	3.1 b	2.7 b	1.4 a	3.3 d	1.9 c	3.5 b	3.0 a
50 to 99 Units	2.4 b	2.3 b	4.0 b	2.1 a	2.8 b	1.4 a	2.8 b	3.1 c	3.3 b	2.0 a
100 to 199 Units	2.3 b	1.4 a	2.1 a	1.3 a	1.8 b	2.5 a	3.2 d	5.6 d	2.1 a	1.7 b
200+ Units	3.9 d	1.7 a	1.8 a	1.4 a	2.1 a	1.6 a	1.0 a	1.3 a	2.3 a	1.5 a
Total	4.2 c	2.8 a	2.7 a	2.3 a	2.6 a	2.3 a	3.0 b	3.4 d	3.0 a	2.4 a
Toronto (Zones 1-17)										
3 to 5 Units	**	**	4.8 d	5.8 d	4.2 d	3.5 d	**	**	5.0 c	4.1 d
6 to 19 Units	**	**	6.0 b	6.1 c	4.5 b	4.2 c	5.2 d	**	5.6 b	5.4 b
20 to 49 Units	4.7 b	4.8 a	4.6 a	4.2 a	4.5 a	3.5 a	2.0 c	2.7 b	4.5 a	4.1 a
50 to 99 Units	2.7 a	3.4 b	4.3 a	3.2 a	3.7 a	3.0 a	3.9 b	3.6 b	3.9 a	3.2 a
100 to 199 Units	2.2 a	2.9 b	3.7 a	3.8 b	3.4 a	2.7 a	2.8 a	2.4 a	3.4 a	3.1 a
200+ Units	3.7 d	2.1 a	2.9 a	2.8 a	3.3 a	2.9 a	3.2 b	3.6 c	3.1 a	2.8 a
Total	4.3 b	3.5 a	3.8 a	3.6 a	3.6 a	3.1 a	3.4 a	3.2 b	3.7 a	3.3 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	**	**	2.6 c	5.7 d	2.4 c	3.7 d	**	**	2.8 b	4.0 c
6 to 19 Units	**	**	4.7 c	4.2 b	4.8 b	2.6 b	0.0 c	0.0 c	5.0 b	3.6 b
20 to 49 Units	1.9 c	**	2.5 c	5.5 d	2.2 a	2.8 a	5.4 a	4.4 b	2.7 a	3.8 c
50 to 99 Units	2.7 b	2.8 c	2.9 a	1.8 b	2.9 a	2.7 b	2.3 a	1.3 a	2.8 a	2.2 a
100 to 199 Units	4.0 c	1.9 c	3.7 b	2.8 b	3.7 b	2.4 a	4.7 b	1.1 a	3.8 a	2.4 a
200+ Units	3.7 a	0.0 d	3.8 a	2.2 a	3.4 a	1.6 a	5.1 a	1.6 a	3.7 a	1.8 a
Total	4.3 b	3.3 c	3.4 a	2.8 a	3.3 a	2.3 a	4.1 a	1.6 a	3.5 a	2.4 a
Toronto CMA										
3 to 5 Units	**	**	4.6 d	5.8 d	4.1 d	3.5 d	**	**	4.8 c	4.1 c
6 to 19 Units	**	**	5.8 b	5.9 c	4.5 b	4.0 c	4.7 d	**	5.5 b	5.2 b
20 to 49 Units	4.6 b	4.7 a	4.4 a	4.3 a	4.0 a	3.4 a	3.8 b	3.6 b	4.3 a	4.0 a
50 to 99 Units	2.7 a	3.3 b	4.1 a	2.9 a	3.5 a	2.9 a	3.4 a	2.7 a	3.6 a	2.9 a
100 to 199 Units	2.4 a	2.8 b	3.7 a	3.6 b	3.5 a	2.6 a	3.2 a	2.1 a	3.5 a	2.9 a
200+ Units	3.7 c	2.1 a	3.0 a	2.7 a	3.3 a	2.7 a	3.4 b	3.4 c	3.2 a	2.7 a
Total	4.3 b	3.5 a	3.8 a	3.5 a	3.6 a	2.9 a	3.5 a	2.9 a	3.7 a	3.2 a

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

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Toronto-Former City (Zones 1-4)										
3 to 5 Units	728 <sup>c</sup>	696 <sup>c</sup>	926 <sup>b</sup>	933 <sup>b</sup>	1,217 <sup>a</sup>	1,237 <sup>b</sup>	**	**	1,096 <sup>a</sup>	1,125 <sup>b</sup>
6 to 19 Units	641 <sup>b</sup>	650 <sup>b</sup>	847 <sup>a</sup>	798 <sup>a</sup>	1,084 <sup>a</sup>	1,131 <sup>b</sup>	1,234 <sup>b</sup>	1,252 <sup>c</sup>	904 <sup>a</sup>	910 <sup>b</sup>
20 to 49 Units	678 <sup>a</sup>	665 <sup>a</sup>	881 <sup>a</sup>	883 <sup>a</sup>	1,149 <sup>a</sup>	1,185 <sup>a</sup>	1,945 <sup>c</sup>	2,069 <sup>b</sup>	881 <sup>a</sup>	894 <sup>a</sup>
50 to 99 Units	737 <sup>a</sup>	739 <sup>a</sup>	937 <sup>a</sup>	941 <sup>a</sup>	1,203 <sup>a</sup>	1,261 <sup>a</sup>	2,181 <sup>c</sup>	2,458 <sup>c</sup>	984 <sup>a</sup>	1,017 <sup>a</sup>
100 to 199 Units	785 <sup>a</sup>	807 <sup>a</sup>	994 <sup>a</sup>	1,030 <sup>a</sup>	1,333 <sup>a</sup>	1,401 <sup>a</sup>	**	**	1,080 <sup>a</sup>	1,138 <sup>a</sup>
200+ Units	801 <sup>a</sup>	822 <sup>a</sup>	1,003 <sup>a</sup>	1,026 <sup>a</sup>	1,360 <sup>a</sup>	1,412 <sup>a</sup>	1,817 <sup>b</sup>	1,758 <sup>c</sup>	1,066 <sup>a</sup>	1,091 <sup>a</sup>
Total	747 <sup>a</sup>	762 <sup>a</sup>	960 <sup>a</sup>	973 <sup>a</sup>	1,268 <sup>a</sup>	1,315 <sup>a</sup>	1,777 <sup>b</sup>	1,863 <sup>c</sup>	1,020 <sup>a</sup>	1,048 <sup>a</sup>
Toronto (Zones 1-17)										
3 to 5 Units	661 <sup>c</sup>	636 <sup>c</sup>	889 <sup>b</sup>	889 <sup>b</sup>	1,103 <sup>a</sup>	1,122 <sup>a</sup>	1,379 <sup>c</sup>	**	1,022 <sup>a</sup>	1,045 <sup>a</sup>
6 to 19 Units	633 <sup>a</sup>	653 <sup>a</sup>	808 <sup>a</sup>	795 <sup>a</sup>	965 <sup>a</sup>	997 <sup>a</sup>	1,186 <sup>a</sup>	1,189 <sup>a</sup>	878 <sup>a</sup>	890 <sup>a</sup>
20 to 49 Units	663 <sup>a</sup>	663 <sup>a</sup>	817 <sup>a</sup>	823 <sup>a</sup>	988 <sup>a</sup>	1,005 <sup>a</sup>	1,407 <sup>b</sup>	1,484 <sup>b</sup>	852 <sup>a</sup>	863 <sup>a</sup>
50 to 99 Units	726 <sup>a</sup>	729 <sup>a</sup>	855 <sup>a</sup>	861 <sup>a</sup>	989 <sup>a</sup>	1,011 <sup>a</sup>	1,184 <sup>a</sup>	1,269 <sup>b</sup>	916 <sup>a</sup>	933 <sup>a</sup>
100 to 199 Units	749 <sup>a</sup>	764 <sup>a</sup>	896 <sup>a</sup>	909 <sup>a</sup>	1,055 <sup>a</sup>	1,061 <sup>a</sup>	1,236 <sup>a</sup>	1,263 <sup>a</sup>	1,000 <sup>a</sup>	1,013 <sup>a</sup>
200+ Units	789 <sup>a</sup>	812 <sup>a</sup>	942 <sup>a</sup>	958 <sup>a</sup>	1,132 <sup>a</sup>	1,148 <sup>a</sup>	1,300 <sup>a</sup>	1,319 <sup>a</sup>	1,032 <sup>a</sup>	1,053 <sup>a</sup>
Total	726 <sup>a</sup>	743 <sup>a</sup>	889 <sup>a</sup>	897 <sup>a</sup>	1,060 <sup>a</sup>	1,078 <sup>a</sup>	1,265 <sup>a</sup>	1,296 <sup>a</sup>	972 <sup>a</sup>	990 <sup>a</sup>
Remaining CMA (Zones 18-31)										
3 to 5 Units	567 <sup>b</sup>	606 <sup>b</sup>	708 <sup>a</sup>	687 <sup>a</sup>	846 <sup>a</sup>	848 <sup>a</sup>	967 <sup>b</sup>	1,057 <sup>a</sup>	799 <sup>a</sup>	806 <sup>a</sup>
6 to 19 Units	586 <sup>a</sup>	604 <sup>a</sup>	736 <sup>a</sup>	746 <sup>a</sup>	907 <sup>b</sup>	906 <sup>a</sup>	1,064 <sup>a</sup>	1,096 <sup>b</sup>	823 <sup>a</sup>	827 <sup>a</sup>
20 to 49 Units	688 <sup>a</sup>	683 <sup>a</sup>	809 <sup>a</sup>	819 <sup>a</sup>	914 <sup>a</sup>	934 <sup>a</sup>	1,070 <sup>a</sup>	1,090 <sup>a</sup>	890 <sup>a</sup>	905 <sup>a</sup>
50 to 99 Units	698 <sup>a</sup>	703 <sup>a</sup>	852 <sup>a</sup>	864 <sup>a</sup>	977 <sup>a</sup>	987 <sup>a</sup>	1,129 <sup>a</sup>	1,146 <sup>a</sup>	940 <sup>a</sup>	951 <sup>a</sup>
100 to 199 Units	738 <sup>a</sup>	739 <sup>a</sup>	908 <sup>a</sup>	914 <sup>a</sup>	1,050 <sup>a</sup>	1,062 <sup>a</sup>	1,155 <sup>a</sup>	1,154 <sup>a</sup>	1,003 <sup>a</sup>	1,014 <sup>a</sup>
200+ Units	729 <sup>a</sup>	**	983 <sup>a</sup>	964 <sup>a</sup>	1,087 <sup>a</sup>	1,075 <sup>a</sup>	1,249 <sup>a</sup>	1,280 <sup>a</sup>	1,066 <sup>a</sup>	1,058 <sup>a</sup>
Total	693 <sup>a</sup>	690 <sup>a</sup>	886 <sup>a</sup>	889 <sup>a</sup>	1,019 <sup>a</sup>	1,026 <sup>a</sup>	1,153 <sup>a</sup>	1,168 <sup>a</sup>	977 <sup>a</sup>	985 <sup>a</sup>
Toronto CMA										
3 to 5 Units	657 <sup>c</sup>	633 <sup>c</sup>	874 <sup>a</sup>	874 <sup>b</sup>	1,084 <sup>a</sup>	1,106 <sup>a</sup>	1,343 <sup>c</sup>	**	1,005 <sup>a</sup>	1,029 <sup>a</sup>
6 to 19 Units	629 <sup>a</sup>	648 <sup>a</sup>	798 <sup>a</sup>	789 <sup>a</sup>	957 <sup>a</sup>	984 <sup>a</sup>	1,174 <sup>a</sup>	1,181 <sup>a</sup>	871 <sup>a</sup>	882 <sup>a</sup>
20 to 49 Units	664 <sup>a</sup>	664 <sup>a</sup>	816 <sup>a</sup>	822 <sup>a</sup>	971 <sup>a</sup>	989 <sup>a</sup>	1,227 <sup>a</sup>	1,283 <sup>a</sup>	857 <sup>a</sup>	869 <sup>a</sup>
50 to 99 Units	723 <sup>a</sup>	727 <sup>a</sup>	854 <sup>a</sup>	861 <sup>a</sup>	985 <sup>a</sup>	1,005 <sup>a</sup>	1,165 <sup>a</sup>	1,225 <sup>a</sup>	921 <sup>a</sup>	938 <sup>a</sup>
100 to 199 Units	747 <sup>a</sup>	762 <sup>a</sup>	899 <sup>a</sup>	910 <sup>a</sup>	1,054 <sup>a</sup>	1,061 <sup>a</sup>	1,220 <sup>a</sup>	1,241 <sup>a</sup>	1,000 <sup>a</sup>	1,013 <sup>a</sup>
200+ Units	788 <sup>a</sup>	812 <sup>a</sup>	945 <sup>a</sup>	959 <sup>a</sup>	1,124 <sup>a</sup>	1,136 <sup>a</sup>	1,294 <sup>a</sup>	1,315 <sup>a</sup>	1,036 <sup>a</sup>	1,054 <sup>a</sup>
Total	724 <sup>a</sup>	740 <sup>a</sup>	888 <sup>a</sup>	896 <sup>a</sup>	1,052 <sup>a</sup>	1,067 <sup>a</sup>	1,243 <sup>a</sup>	1,272 <sup>a</sup>	973 <sup>a</sup>	989 <sup>a</sup>

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

a – Excellent ( $0 \leq cv < 2.5$ ), 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 is not statistically reliable

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

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I.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+	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1-Toronto (Central)	**	**	5.8 d	5.8 d	3.2 c	1.1 a	2.5 b	1.2 a	2.5	**	1.8 a	1.6 a
Zone 2-Toronto (East)	**	**	5.7 c	5.0 d	3.8 b	6.1 b	1.5 a	2.7 c	**	**	2.7 a	0.3 a
Zone 3-Toronto (North)	**	**	**	5.9 d	2.3 a	2.3 a	2.7 a	1.8 a	2.0 a	1.5 a	2.0 a	1.1 a
Zone 4-Toronto (West)	**	**	**	**	6.0 c	3.9 c	5.7 c	3.2 b	1.6 b	2.6 b	3.3 d	2.1 a
Toronto-Former City (Zones 1-4)	4.0 d	4.7 d	5.5 c	5.9 d	3.5 b	3.0 a	3.3 b	2.0 a	2.1 b	1.7 b	2.3 a	1.5 a
Zone 5-Etobicoke (South)	**	**	3.6 d	4.7 d	5.3 b	5.5 b	4.4 d	2.0 c	4.4 c	2.8 c	n/u	n/u
Zone 6-Etobicoke (Central)	**	0.0 c	2.2 b	2.8 a	4.9 d	2.7 a	2.6 a	2.0 a	2.8 a	2.1 a	6.0 a	4.3 c
Zone 7-Etobicoke (North)	**	**	4.8 b	5.7 b	3.6 a	2.3 c	2.2 a	3.5 b	1.6 a	2.1 a	5.0 d	**
Etobicoke (Zones 5-7)	**	**	3.4 c	4.5 c	5.1 b	4.7 b	3.2 b	2.3 a	2.9 a	2.2 a	5.7 b	6.0 c
Zone 8-York	**	**	**	**	4.3 b	4.6 b	5.0 c	3.9 b	2.4 c	4.8 c	4.4 c	3.6 b
Zone 9-East York	**	3.1 d	4.2 d	**	2.6 b	4.2 b	4.6 a	3.5 c	9.5 d	11.0 d	4.2 a	4.4 b
Zone 10-Scarborough (Central)	**	**	8.1 c	**	7.1 b	5.5 b	3.9 b	3.2 b	4.5 c	5.2 c	1.6 a	2.4 a
Zone 11-Scarborough (North)	n/s	n/u	0.0 a	0.0 a	n/s	1.4 a	**	0.9 a	3.4 a	2.1 a	3.4 a	2.9 a
Zone 12-Scarborough (East)	19.1 a	13.6 c	4.4 a	14.9 a	11.9 a	1.9 a	6.8 a	**	4.1 a	2.5 a	5.9 b	4.0 b
Scarborough (Zones 10-12)	**	10.1 d	7.5 c	**	7.5 b	4.9 b	4.8 a	4.1 b	4.0 b	3.3 b	4.0 b	3.2 a
Zone 13-North York (Southeast)	**	**	2.9 a	5.0 a	2.2 b	4.1 c	3.8 b	3.8 b	3.2 b	2.8 b	3.8 b	4.2 d
Zone 14-North York (Northeast)	**	**	2.0 c	6.1 b	4.7 a	1.3 a	**	**	1.5 b	1.6 b	1.2 a	1.5 a
Zone 15-North York (Southwest)	**	**	**	2.6 c	7.2 b	5.1 b	4.7 b	5.5 c	3.1 b	3.4 b	2.0 c	**
Zone 16-North York (N.Central)	**	**	3.7 d	4.1 d	8.8 b	3.1 c	1.8 a	1.0 a	2.6 a	1.2 a	1.9 b	3.1 d
Zone 17-North York (Northwest)	5.3 a	4.8 a	5.7 c	2.9 c	4.8 c	6.3 b	5.0 b	5.4 b	4.7 b	4.0 b	4.5 a	3.3 d
North York (Zones 13-17)	**	**	6.4 c	3.4 c	5.9 b	4.8 b	3.9 a	4.0 b	3.1 a	2.6 a	2.9 a	3.1 c
Toronto (Zones 1-17)	5.0 c	4.1 d	5.6 b	5.4 b	4.5 a	4.1 a	3.9 a	3.2 a	3.4 a	3.1 a	3.1 a	2.8 a
Zone 18-Mississauga (South)	0.0 d	**	8.3 c	2.5 c	4.5 d	**	5.7 b	5.0 c	5.2 b	2.3 b	4.1 c	1.3 a
Zone 19-Mississauga (Northwest)	**	**	**	**	1.4 a	**	3.7 c	0.6 a	3.4 a	1.8 a	**	**
Zone 20-Mississauga (Northeast)	n/u	n/u	3.8 d	**	3.1 b	2.3 b	3.4 b	2.8 b	4.0 c	3.0 c	3.7 a	1.5 a
Mississauga City (Zones 18-20)	0.0 d	**	8.1 c	2.3 c	3.7 c	5.3 d	4.8 b	3.9 c	4.4 a	2.5 a	4.6 a	1.7 a
Zone 21-Brampton (West)	**	6.3 c	4.5 d	6.2 c	3.5 d	3.9 d	2.1 b	1.4 a	4.9 b	5.2 b	3.3 a	2.7 a
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	3.6 c	2.4 c	0.7 a	0.8 a
Brampton City (Zones 21-22)	**	6.3 c	4.5 d	6.2 c	3.5 d	3.9 d	2.1 b	1.4 a	4.1 c	3.4 c	1.9 a	1.7 a
Zone 23-Oakville	0.0 d	**	**	4.4 d	2.4 c	0.8 a	0.5 a	0.3 a	1.1 a	0.9 a	**	**
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	5.9 d	0.0 d	4.5 d	0.0 d	1.1 a	2.5 c	1.5 a	0.7 a	**	**	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	**	**	2.6 c	3.5 d	0.0 d	**	0.2 a	0.2 b	**	n/s	n/u	n/u
Zone 27-Markham	n/u	n/u	**	**	**	**	1.6 a	**	2.4 a	1.2 a	n/u	n/u
York Region (Zones 25-27)	3.5 d	**	3.1 d	2.8 b	1.0 a	2.8 c	1.0 a	0.5 a	1.7 a	1.4 a	n/u	n/u
Zone 28-Pickering/Ajax/Uxbridge	**	**	2.7 c	**	1.8 b	6.3 a	0.2 a	1.1 d	n/u	n/u	**	**
Zone 29-Milton, Halton Hills	3.2 d	4.3 c	4.1 c	4.6 d	2.7 a	4.3 a	0.6 a	0.8 a	**	**	n/u	n/u
Zone 30-Orangeville	**	**	4.0 d	2.6 c	0.0 a	0.4 a	0.7 a	0.3 a	n/u	n/u	n/u	n/u
Zone 31-Bradford, W. Gwillimbury	1.3 d	4.1 d	3.3 d	**	1.8 a	3.8 d	**	**	**	n/s	n/u	n/u
Remaining CMA (Zones 18-31)	2.8 b	4.0 c	5.0 b	3.6 b	2.7 a	3.8 c	2.8 a	2.2 a	3.8 a	2.4 a	3.7 a	1.8 a
<b>Toronto CMA</b>	<b>4.8 c</b>	<b>4.1 c</b>	<b>5.5 b</b>	<b>5.2 b</b>	<b>4.3 a</b>	<b>4.0 a</b>	<b>3.6 a</b>	<b>2.9 a</b>	<b>3.5 a</b>	<b>2.9 a</b>	<b>3.2 a</b>	<b>2.7 a</b>

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

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

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

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

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

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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Toronto-Former City (Zones 1-4)										
LT \$700	7.4 <sup>b</sup>	4.7 <sup>b</sup>	6.3 <sup>c</sup>	7.1 <sup>c</sup>	**	0.0 <sup>a</sup>	0.0 <sup>a</sup>	n/s	7.2 <sup>b</sup>	5.3 <sup>b</sup>
\$700 - \$799	2.3 <sup>a</sup>	2.2 <sup>a</sup>	5.5 <sup>b</sup>	4.2 <sup>b</sup>	0.0 <sup>a</sup>	5.0 <sup>d</sup>	0.0 <sup>a</sup>	0.0 <sup>a</sup>	3.8 <sup>a</sup>	3.3 <sup>b</sup>
\$800 - \$899	2.3 <sup>b</sup>	2.2 <sup>b</sup>	2.5 <sup>a</sup>	2.4 <sup>a</sup>	3.5 <sup>c</sup>	3.1 <sup>d</sup>	0.0 <sup>a</sup>	**	2.6 <sup>a</sup>	2.5 <sup>a</sup>
\$900 - \$999	2.3 <sup>b</sup>	0.6 <sup>a</sup>	2.2 <sup>a</sup>	2.2 <sup>a</sup>	5.0 <sup>c</sup>	4.7 <sup>c</sup>	**	**	2.7 <sup>a</sup>	2.6 <sup>a</sup>
\$1000 - \$1099	3.3 <sup>d</sup>	0.7 <sup>a</sup>	1.5 <sup>a</sup>	1.1 <sup>a</sup>	3.5 <sup>b</sup>	0.7 <sup>a</sup>	0.0 <sup>a</sup>	0.0 <sup>a</sup>	2.1 <sup>a</sup>	1.0 <sup>a</sup>
\$1100+	0.2 <sup>a</sup>	2.8 <sup>c</sup>	2.1 <sup>a</sup>	1.6 <sup>a</sup>	2.0 <sup>a</sup>	1.9 <sup>a</sup>	3.4 <sup>c</sup>	3.1 <sup>c</sup>	2.1 <sup>a</sup>	1.9 <sup>a</sup>
Total	4.2 <sup>c</sup>	2.8 <sup>a</sup>	2.7 <sup>a</sup>	2.3 <sup>a</sup>	2.6 <sup>a</sup>	2.3 <sup>a</sup>	3.0 <sup>b</sup>	3.4 <sup>d</sup>	3.0 <sup>a</sup>	2.4 <sup>a</sup>
Toronto (Zones 1-17)										
LT \$700	6.4 <sup>b</sup>	5.3 <sup>a</sup>	6.0 <sup>b</sup>	5.4 <sup>b</sup>	4.5 <sup>c</sup>	2.1 <sup>b</sup>	0.0 <sup>a</sup>	**	6.2 <sup>a</sup>	5.2 <sup>a</sup>
\$700 - \$799	2.6 <sup>a</sup>	3.0 <sup>b</sup>	6.3 <sup>a</sup>	5.4 <sup>a</sup>	5.0 <sup>b</sup>	4.1 <sup>c</sup>	0.0 <sup>a</sup>	3.3 <sup>d</sup>	5.5 <sup>a</sup>	4.8 <sup>a</sup>
\$800 - \$899	2.2 <sup>b</sup>	2.5 <sup>a</sup>	3.6 <sup>a</sup>	4.1 <sup>a</sup>	5.2 <sup>a</sup>	3.7 <sup>a</sup>	1.5 <sup>a</sup>	**	4.0 <sup>a</sup>	3.9 <sup>a</sup>
\$900 - \$999	3.4 <sup>c</sup>	0.9 <sup>a</sup>	2.7 <sup>a</sup>	2.7 <sup>a</sup>	4.7 <sup>a</sup>	4.0 <sup>a</sup>	7.7 <sup>b</sup>	4.7 <sup>b</sup>	4.0 <sup>a</sup>	3.5 <sup>a</sup>
\$1000 - \$1099	3.2 <sup>d</sup>	1.5 <sup>a</sup>	1.3 <sup>a</sup>	1.1 <sup>a</sup>	2.8 <sup>a</sup>	2.1 <sup>a</sup>	2.4 <sup>a</sup>	5.7 <sup>c</sup>	2.3 <sup>a</sup>	2.3 <sup>a</sup>
\$1100+	0.2 <sup>a</sup>	2.8 <sup>c</sup>	2.1 <sup>a</sup>	1.7 <sup>a</sup>	2.1 <sup>a</sup>	2.2 <sup>a</sup>	2.8 <sup>a</sup>	2.4 <sup>a</sup>	2.3 <sup>a</sup>	2.1 <sup>a</sup>
Total	4.3 <sup>b</sup>	3.5 <sup>a</sup>	3.8 <sup>a</sup>	3.6 <sup>a</sup>	3.6 <sup>a</sup>	3.1 <sup>a</sup>	3.4 <sup>a</sup>	3.2 <sup>b</sup>	3.7 <sup>a</sup>	3.3 <sup>a</sup>
Remaining CMA (Zones 18-31)										
LT \$700	5.6 <sup>c</sup>	5.5 <sup>b</sup>	1.7 <sup>b</sup>	**	3.0 <sup>d</sup>	4.8 <sup>d</sup>	**	0.0 <sup>a</sup>	3.6 <sup>b</sup>	8.9 <sup>c</sup>
\$700 - \$799	3.9 <sup>c</sup>	1.4 <sup>a</sup>	7.2 <sup>b</sup>	3.5 <sup>b</sup>	2.4 <sup>b</sup>	4.5 <sup>b</sup>	0.0 <sup>a</sup>	0.0 <sup>a</sup>	5.7 <sup>b</sup>	3.5 <sup>a</sup>
\$800 - \$899	1.3 <sup>d</sup>	2.1 <sup>c</sup>	3.6 <sup>b</sup>	2.2 <sup>a</sup>	2.8 <sup>a</sup>	5.4 <sup>b</sup>	2.8 <sup>c</sup>	0.0 <sup>a</sup>	3.3 <sup>a</sup>	3.3 <sup>a</sup>
\$900 - \$999	0.0 <sup>a</sup>	0.0 <sup>a</sup>	2.3 <sup>a</sup>	2.5 <sup>a</sup>	4.1 <sup>a</sup>	2.9 <sup>a</sup>	3.5 <sup>c</sup>	3.6 <sup>b</sup>	3.5 <sup>a</sup>	2.8 <sup>a</sup>
\$1000 - \$1099	0.0 <sup>a</sup>	0.0 <sup>a</sup>	1.9 <sup>a</sup>	2.9 <sup>a</sup>	3.2 <sup>a</sup>	1.5 <sup>a</sup>	3.7 <sup>b</sup>	2.4 <sup>a</sup>	3.1 <sup>a</sup>	1.9 <sup>a</sup>
\$1100+	0.0 <sup>a</sup>	0.0 <sup>a</sup>	1.3 <sup>a</sup>	1.8 <sup>b</sup>	1.5 <sup>a</sup>	1.3 <sup>a</sup>	3.8 <sup>b</sup>	1.3 <sup>a</sup>	2.1 <sup>a</sup>	1.3 <sup>a</sup>
Total	4.3 <sup>b</sup>	3.3 <sup>c</sup>	3.4 <sup>a</sup>	2.8 <sup>a</sup>	3.3 <sup>a</sup>	2.3 <sup>a</sup>	4.1 <sup>a</sup>	1.6 <sup>a</sup>	3.5 <sup>a</sup>	2.4 <sup>a</sup>
Toronto CMA										
LT \$700	6.4 <sup>b</sup>	5.3 <sup>a</sup>	5.5 <sup>b</sup>	6.3 <sup>b</sup>	4.1 <sup>c</sup>	2.6 <sup>b</sup>	1.1 <sup>d</sup>	**	5.9 <sup>a</sup>	5.6 <sup>a</sup>
\$700 - \$799	2.7 <sup>a</sup>	2.9 <sup>a</sup>	6.4 <sup>a</sup>	5.2 <sup>a</sup>	4.3 <sup>b</sup>	4.2 <sup>b</sup>	0.0 <sup>a</sup>	3.1 <sup>d</sup>	5.5 <sup>a</sup>	4.7 <sup>a</sup>
\$800 - \$899	2.2 <sup>a</sup>	2.5 <sup>a</sup>	3.6 <sup>a</sup>	3.8 <sup>a</sup>	4.8 <sup>a</sup>	4.0 <sup>a</sup>	1.6 <sup>b</sup>	**	3.9 <sup>a</sup>	3.8 <sup>a</sup>
\$900 - \$999	3.3 <sup>c</sup>	0.9 <sup>a</sup>	2.6 <sup>a</sup>	2.7 <sup>a</sup>	4.6 <sup>a</sup>	3.8 <sup>a</sup>	7.0 <sup>b</sup>	4.5 <sup>b</sup>	3.9 <sup>a</sup>	3.4 <sup>a</sup>
\$1000 - \$1099	3.2 <sup>d</sup>	1.5 <sup>a</sup>	1.3 <sup>a</sup>	1.4 <sup>a</sup>	2.9 <sup>a</sup>	2.0 <sup>a</sup>	2.8 <sup>a</sup>	4.9 <sup>b</sup>	2.5 <sup>a</sup>	2.2 <sup>a</sup>
\$1100+	0.2 <sup>a</sup>	2.8 <sup>c</sup>	2.0 <sup>a</sup>	1.7 <sup>a</sup>	2.0 <sup>a</sup>	2.0 <sup>a</sup>	3.0 <sup>a</sup>	2.2 <sup>a</sup>	2.3 <sup>a</sup>	2.0 <sup>a</sup>
Total	4.3 <sup>b</sup>	3.5 <sup>a</sup>	3.8 <sup>a</sup>	3.5 <sup>a</sup>	3.6 <sup>a</sup>	2.9 <sup>a</sup>	3.5 <sup>a</sup>	2.9 <sup>a</sup>	3.7 <sup>a</sup>	3.2 <sup>a</sup>

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 is not statistically reliable

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

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



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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
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 a	5.2 a	7.6 c	4.5 c
Zone 4-Toronto (West)	n/u	n/u	n/s	n/u	n/u	n/u	4.7 d	3.5 d	**	3.5 d
Toronto-Former City (Zones 1-4)	n/u	n/u	n/s	n/s	**	**	6.1 c	3.9 c	6.2 c	3.6 c
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	2.9 c	0.0 c	3.2 d	3.6 d	3.1 d	**
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	4.8 b	3.0 a	17.7 d	7.5 a	12.9 c	5.8 a
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	4.1 c	2.0 a	11.9 d	5.9 c	9.2 c	4.6 c
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	**	n/s	**	**	3.8 a	**	4.4 a	**
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	8.1 c	**	9.5 b	**	8.9 b	**
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	**	6.9 a	5.8 d	6.6 a
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 c	**	14.3 d	11.2 d	12.1 c	10.1 d
Zone 13-North York (Southeast)	n/u	n/u	n/u	n/u	2.1 a	3.5 a	7.4 a	5.6 d	6.7 a	5.3 d
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	3.4 a	**	3.0 b	**	3.1 d	**
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	**	3.9 b	**	3.6 b	**
North York (Zones 13-17)	n/u	n/u	n/u	n/u	2.6 a	3.1 d	5.2 b	5.0 d	4.8 b	4.7 c
Toronto (Zones 1-17)	n/u	n/u	**	n/s	4.0 b	3.7 c	8.1 b	5.9 b	7.1 b	5.5 b
Zone 18-Mississauga (South)	n/u	n/u	**	n/u	2.6 b	0.0 a	5.0 b	0.7 b	4.1 b	0.5 a
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	2.8 a	6.9 a	2.9 a	6.5 a
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	1.8 a	0.9 a	4.2 a	2.5 a	3.9 a	2.3 a
Mississauga City (Zones 18-20)	n/u	n/u	**	**	2.3 b	0.5 a	3.9 a	3.5 a	3.7 a	3.1 a
Zone 21-Brampton (West)	n/u	n/u	n/s	n/s	**	**	**	4.3 c	**	3.5 c
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	**	**	**	3.7 b	**	3.1 c
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	2.0 c	**	3.0 b	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	**	n/u	n/u	n/u	**	**	**	0.7 a	**	0.6 a
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
York Region (Zones 25-27)	**	n/u	n/u	n/u	**	**	**	0.7 b	**	0.6 b
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	**	n/s	**	n/s	6.8 c	n/s
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/u	**	**	3.0 d	1.0 a	4.2 b	2.9 a	4.0 b	2.6 a
<b>Toronto CMA</b>	<b>**</b>	<b>n/u</b>	<b>**</b>	<b>**</b>	<b>3.7 b</b>	<b>2.8 b</b>	<b>6.4 a</b>	<b>4.6 b</b>	<b>5.8 a</b>	<b>4.3 b</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 is not statistically reliable

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
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	**	**	2,256 a	2,225 a	2,179 a	2,139 a
Zone 4-Toronto (West)	n/u	n/u	n/s	n/u	n/u	n/u	1,840 c	1,878 c	1,840 c	1,878 c
Toronto-Former City (Zones 1-4)	n/u	n/u	n/s	n/s	**	**	1,969 b	1,973 b	1,935 b	1,937 b
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	1,139 a	1,149 a	1,385 a	1,353 a	1,312 a	1,283 a
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	946 a	982 a	1,088 a	1,013 a	1,035 a	1,001 a
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	1,006 a	1,039 a	1,207 a	1,140 a	1,137 a	1,103 a
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	n/u	n/u	**	n/s	n/s	**	1,247 a	1,192 b	1,163 b	1,256 b
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	1,141 a	1,028 a	1,211 a	1,135 a	1,178 a	1,065 a
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	1,119 b	1,174 a	1,074 b	1,128 a
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 a	973 a	1,158 b	1,185 a	1,124 a	1,132 a
Zone 13-North York (Southeast)	n/u	n/u	n/u	n/u	1,179 a	1,209 a	1,311 a	1,347 a	1,292 a	1,326 a
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	1,117 a	**	1,354 a	1,436 b	1,297 a	1,397 b
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	**	1,201 a	1,222 b	1,184 a	1,186 b
North York (Zones 13-17)	n/u	n/u	n/u	n/u	1,131 a	1,162 a	1,294 a	1,363 a	1,266 a	1,332 a
Toronto (Zones 1-17)	n/u	n/u	**	n/s	1,065 a	1,092 a	1,281 a	1,310 a	1,231 a	1,263 a
Zone 18-Mississauga (South)	n/u	n/u	**	n/u	938 a	994 a	1,211 a	1,188 a	1,113 a	1,118 a
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	1,421 a	1,392 a	1,408 a	1,360 a
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	1,042 a	1,043 a	1,268 a	1,235 a	1,238 a	1,202 a
Mississauga City (Zones 18-20)	n/u	n/u	**	**	1,025 a	1,044 a	1,304 a	1,249 a	1,266 a	1,208 a
Zone 21-Brampton (West)	n/u	n/u	n/s	n/s	**	**	1,261 a	1,191 a	1,256 b	1,135 a
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	**	**	1,250 a	1,193 a	1,242 a	1,144 a
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	1,203 c	**	1,139 b	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	**	n/u	n/u	n/u	**	**	**	1,218 a	**	1,183 a
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
York Region (Zones 25-27)	**	n/u	n/u	n/u	**	**	**	1,218 b	**	1,183 b
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	**	n/s	843 a	n/s	1,069 c	n/s
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/u	**	**	1,041 a	1,004 a	1,260 a	1,205 a	1,228 a	1,167 a
<b>Toronto CMA</b>	<b>**</b>	<b>n/u</b>	<b>904 a</b>	<b>**</b>	<b>1,058 a</b>	<b>1,063 a</b>	<b>1,272 a</b>	<b>1,269 a</b>	<b>1,229 a</b>	<b>1,226 a</b>

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

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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

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

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

### 2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2006 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	**	**	3 a	61	3 c	69
Zone 4-Toronto (West)	n/u	n/u	n/u	n/u	n/u	n/u	3 d	80	3 d	80
Toronto-Former City (Zones 1-4)	n/u	n/u	n/s	n/s	**	**	6 c	153	6 c	167
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	0 c	135	12 d	340	**	475
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	8 a	277	36 a	486	44 a	763
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	8 a	412	48 c	826	56 c	1,238
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	n/s	n/s	**	**	**	118	**	134
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	118	**	61	**	179
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	25 a	360	28 a	426
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	**	184	61 d	545	74 d	729
Zone 13-North York (Southeast)	n/u	n/u	n/u	n/u	6 a	169	51 d	915	57 d	1,084
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	**	**	589	**	723
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	**	**	454	**	528
North York (Zones 13-17)	n/u	n/u	n/u	n/u	12 d	377	101 d	2,039	113 c	2,416
Toronto (Zones 1-17)	n/u	n/u	n/s	n/s	37 c	1,004	219 b	3,680	256 b	4,684
Zone 18-Mississauga (South)	n/u	n/u	n/u	n/u	0 a	87	1 b	153	1 a	240
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	32 a	462	32 a	491
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	1 a	115	28 a	1,146	30 a	1,295
Mississauga City (Zones 18-20)	n/u	n/u	**	**	1 a	231	62 a	1,761	63 a	2,026
Zone 21-Brampton (West)	n/u	n/u	n/s	n/s	**	**	17 c	388	18 c	500
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	**	**	18 b	478	19 c	601
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	2 a	315	2 a	352
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
York Region (Zones 25-27)	n/u	n/u	n/u	n/u	**	**	2 b	315	2 b	352
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
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/u	n/u	**	**	5 a	485	84 a	2,893	89 a	3,412
<b>Toronto CMA</b>	<b>n/u</b>	<b>n/u</b>	<b>**</b>	<b>**</b>	<b>42 b</b>	<b>1,489</b>	<b>302 b</b>	<b>6,574</b>	<b>345 b</b>	<b>8,096</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 is not statistically reliable

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
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	**	**	12.1 a	5.2 a	12.1 d	4.5 c
Zone 4-Toronto (West)	n/u	n/u	n/s	n/u	n/u	n/u	4.7 d	3.5 d	**	3.5 d
Toronto-Former City (Zones 1-4)	n/u	n/u	n/s	n/s	**	**	8.1 c	3.9 c	8.1 c	3.6 c
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	3.8 d	**	3.6 d	4.6 d	3.7 c	3.8 d
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	6.1 b	4.2 a	20.4 d	8.4 a	15.0 c	6.9 a
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	5.3 c	3.4 b	13.7 d	6.9 b	10.7 d	5.7 b
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	**	n/s	**	**	4.7 a	**	5.1 a	**
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	9.5 c	**	15.5 d	**	12.7 c	**
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	**	10.6 a	**	9.9 a
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	6.9 c	10.7 d	**	14.8 c	14.6 d	13.8 c
Zone 13-North York (Southeast)	n/u	n/u	n/u	n/u	3.5 a	9.2 a	8.4 a	8.5 c	7.7 a	8.6 c
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	5.4 a	**	5.5 c	**	5.5 c	**
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	**	6.7 a	**	6.2 a	**
North York (Zones 13-17)	n/u	n/u	n/u	n/u	3.9 b	9.2 c	7.1 a	8.8 c	6.5 a	8.8 c
Toronto (Zones 1-17)	n/u	n/u	**	n/s	5.2 b	7.3 b	10.0 a	8.8 b	8.9 a	8.5 b
Zone 18-Mississauga (South)	n/u	n/u	**	n/u	5.3 c	0.0 a	6.5 b	0.7 b	6.0 b	0.5 a
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	8.2 a	8.9 a	7.9 a	8.4 a
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	4.6 a	0.9 a	6.5 a	3.4 a	6.2 a	3.1 b
Mississauga City (Zones 18-20)	n/u	n/u	**	**	4.7 b	0.5 a	7.0 a	4.6 a	6.6 a	4.1 a
Zone 21-Brampton (West)	n/u	n/u	n/s	n/s	**	**	**	7.4 b	**	6.4 b
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	**	**	**	6.4 b	**	5.6 b
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	2.0 c	**	3.0 b	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	**	n/u	n/u	n/u	**	**	**	0.7 a	**	0.6 a
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
York Region (Zones 25-27)	**	n/u	n/u	n/u	**	**	**	0.7 b	**	0.6 b
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	**	n/s	**	n/s	6.8 c	n/s
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/u	**	**	4.3 c	1.8 c	6.4 a	4.1 a	6.1 b	3.7 a
<b>Toronto CMA</b>	<b>**</b>	<b>n/u</b>	<b>**</b>	<b>**</b>	<b>4.9 b</b>	<b>5.5 b</b>	<b>8.5 a</b>	<b>6.7 b</b>	<b>7.8 a</b>	<b>6.5 a</b>

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

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

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

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

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

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1-Toronto (Central)	3.1 b	1.9 a	2.0 a	1.9 a	2.6 a	1.8 b	1.9 c	1.7 b	2.4 a	1.9 a
Zone 2-Toronto (East)	6.2 c	4.4 b	3.1 b	3.4 c	2.5 c	**	**	0.7 b	3.5 b	2.9 a
Zone 3-Toronto (North)	1.7 a	2.4 a	2.4 a	1.6 a	2.0 a	2.2 a	2.2 b	2.5 c	2.2 a	1.9 a
Zone 4-Toronto (West)	**	3.9 c	3.9 b	3.6 b	3.6 c	3.4 d	6.0 d	**	4.8 c	3.8 b
Toronto-Former City (Zones 1-4)	4.2 c	2.8 a	2.7 a	2.3 a	2.6 a	2.3 a	3.2 c	3.5 c	3.0 a	2.4 a
Zone 5-Etobicoke (South)	4.7 d	6.8 c	5.6 b	4.2 b	4.1 c	3.7 c	2.3 c	**	4.7 b	4.1 b
Zone 6-Etobicoke (Central)	5.9 c	6.7 c	4.3 a	4.1 b	3.5 a	2.3 a	4.3 b	1.8 b	3.9 a	2.8 a
Zone 7-Etobicoke (North)	**	14.0 d	2.5 a	1.7 b	3.3 b	4.6 b	9.0 c	10.3 d	4.8 b	6.1 c
Etobicoke (Zones 5-7)	5.2 c	7.0 c	4.7 b	3.9 b	3.6 a	3.2 b	5.7 b	5.1 c	4.3 a	3.9 b
Zone 8-York	4.1 c	4.4 c	6.1 b	5.2 b	2.7 b	2.8 b	**	2.2 c	4.7 b	4.1 b
Zone 9-East York	2.8 b	8.4 b	5.7 a	7.1 b	4.6 a	3.1 b	2.8 a	3.3 b	5.0 a	5.5 b
Zone 10-Scarborough (Central)	7.8 c	6.2 c	4.3 a	5.0 b	4.3 a	4.0 b	4.3 b	4.8 c	4.4 a	4.5 b
Zone 11-Scarborough (North)	**	0.0 c	2.9 a	2.0 a	3.8 a	2.6 a	4.5 c	4.4 d	3.5 a	2.6 a
Zone 12-Scarborough (East)	4.7 d	**	5.2 a	3.0 a	5.9 a	4.1 b	6.3 a	5.1 c	5.8 a	4.0 b
Scarborough (Zones 10-12)	6.0 c	5.8 c	4.3 a	3.8 a	4.8 a	3.7 a	5.3 a	4.8 b	4.7 a	3.9 a
Zone 13-North York (Southeast)	0.4 b	4.9 d	3.9 b	4.8 c	3.5 b	3.3 b	4.6 b	3.7 c	3.8 a	3.9 b
Zone 14-North York (Northeast)	**	0.0 c	1.1 a	2.2 b	1.6 a	1.7 c	2.1 a	1.6 c	1.6 a	1.8 b
Zone 15-North York (Southwest)	**	4.1 d	5.6 b	4.9 b	5.2 b	3.7 c	2.2 c	**	5.2 b	4.0 b
Zone 16-North York (N.Central)	**	**	2.6 a	2.3 b	3.2 a	2.2 b	1.5 a	1.7 c	2.7 a	2.2 b
Zone 17-North York (Northwest)	2.9 b	**	4.6 a	3.6 b	5.1 a	4.7 b	3.9 b	3.6 b	4.7 a	4.2 b
North York (Zones 13-17)	4.1 c	4.3 d	3.7 a	3.7 b	3.7 a	3.2 a	3.1 a	2.6 a	3.6 a	3.3 a
Toronto (Zones 1-17)	4.3 b	3.5 a	3.8 a	3.6 a	3.6 a	3.1 a	4.1 a	3.6 b	3.8 a	3.4 a
Zone 18-Mississauga (South)	3.7 d	2.5 c	5.9 b	3.4 c	4.5 b	3.6 b	5.9 b	1.8 b	5.1 b	3.4 b
Zone 19-Mississauga (Northwest)	1.7 c	2.0 c	2.6 a	2.8 a	6.6 b	1.6 a	3.8 a	4.1 a	4.7 b	2.6 a
Zone 20-Mississauga (Northeast)	5.0 c	**	3.2 b	3.3 c	3.6 a	1.8 a	5.1 a	2.0 a	3.8 a	2.3 a
Mississauga City (Zones 18-20)	4.0 c	2.7 c	4.4 b	3.3 b	4.4 a	2.6 a	5.1 a	2.4 a	4.5 a	2.8 a
Zone 21-Brampton (West)	5.7 d	5.7 d	4.1 c	2.9 a	2.5 a	3.2 b	7.5 c	5.0 b	3.9 b	3.4 b
Zone 22-Brampton (East)	3.9 a	**	1.4 a	1.1 a	2.2 a	2.2 c	2.9 a	0.7 a	2.1 a	1.6 b
Brampton City (Zones 21-22)	5.1 c	4.7 d	3.2 b	2.3 a	2.4 a	2.7 a	5.3 b	2.7 b	3.2 a	2.6 a
Zone 23-Oakville	**	0.0 c	1.5 b	1.8 c	2.0 a	0.8 a	1.1 a	1.1 a	1.9 a	1.1 a
Zone 24-Caledon	**	**	**	**	**	3.0 d	**	**	**	3.6 d
Zone 25-R. Hill, Vaughan, King	3.8 a	0.0 c	1.2 a	0.9 a	1.8 a	1.7 c	0.0 d	1.3 d	1.5 a	1.3 a
Zone 26-Aurora, Newmkt, Whit-St.	0.0 c	**	0.9 a	3.2 d	1.3 a	**	0.7 b	0.6 b	1.1 a	2.1 c
Zone 27-Markham	0.0 a	**	2.6 a	1.5 c	2.4 a	0.8 a	1.0 a	**	2.3 a	1.1 a
York Region (Zones 25-27)	2.2 c	1.5 a	1.5 a	1.9 b	1.8 a	1.3 a	0.6 a	**	1.6 a	1.5 b
Zone 28-Pickering/Ajax/Uxbridge	**	**	0.6 a	3.1 c	3.0 a	3.7 b	1.1 a	1.0 a	2.1 a	2.6 a
Zone 29-Milton, Halton Hills	**	**	1.3 a	1.8 a	1.1 a	0.9 a	1.9 a	1.1 a	1.4 a	1.7 a
Zone 30-Orangeville	**	2.4 c	1.9 c	1.3 a	1.2 a	0.6 a	**	0.0 a	1.6 b	0.9 a
Zone 31-Bradford, W. Gwillimbury	0.0 c	**	0.9 a	4.6 d	3.9 b	3.9 d	1.4 a	5.0 d	2.5 a	4.5 c
Remaining CMA (Zones 18-31)	4.3 b	3.3 c	3.4 a	2.8 a	3.3 a	2.3 a	4.1 a	2.1 a	3.5 a	2.5 a
<b>Toronto CMA</b>	<b>4.3 b</b>	<b>3.5 a</b>	<b>3.8 a</b>	<b>3.5 a</b>	<b>3.6 a</b>	<b>2.9 a</b>	<b>4.1 a</b>	<b>3.2 b</b>	<b>3.8 a</b>	<b>3.2 a</b>

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

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

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

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

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1-Toronto (Central)	796 a	830 a	1,012 a	1,053 a	1,427 a	1,504 b	**	**	1,070	1,136
Zone 2-Toronto (East)	676 a	667 a	879 a	880 a	1,059 a	1,135 a	1,455 c	1,387 c	917 c	925 c
Zone 3-Toronto (North)	790 a	793 a	991 a	1,006 a	1,318 a	1,351 a	1,992 b	2,019 c	1,087 b	1,117 c
Zone 4-Toronto (West)	635 a	651 a	878 a	854 a	1,085 a	1,078 a	1,376 b	1,335 c	900 b	886 c
Toronto-Former City (Zones 1-4)	747 a	762 a	960 a	973 a	1,268 a	1,315 a	1,788 b	1,868 b	1,021 b	1,050 b
Zone 5-Etobicoke (South)	620 a	657 a	772 a	788 a	924 a	936 a	1,133 b	1,128 a	836 b	854 a
Zone 6-Etobicoke (Central)	745 a	725 a	905 a	900 a	1,073 a	1,094 a	1,326 a	1,355 a	1,067 a	1,076 a
Zone 7-Etobicoke (North)	596 a	622 a	789 a	822 a	943 a	930 a	1,032 a	1,011 a	939 a	939 a
Etobicoke (Zones 5-7)	638 a	669 a	834 a	846 a	1,004 a	1,016 a	1,216 a	1,206 a	967 a	980 a
Zone 8-York	627 a	656 a	812 a	822 a	955 a	1,003 a	1,160 b	1,356 c	859 b	891 c
Zone 9-East York	669 a	681 a	846 a	842 a	1,068 a	1,069 a	1,330 a	1,345 a	944 a	944 a
Zone 10-Scarborough (Central)	723 a	746 a	801 a	810 a	925 a	924 a	1,086 a	1,039 a	876 a	883 a
Zone 11-Scarborough (North)	788 a	774 a	902 a	887 a	1,030 a	1,046 a	1,158 a	1,175 a	1,004 a	1,009 a
Zone 12-Scarborough (East)	691 b	726 a	801 a	808 a	909 a	918 a	1,045 a	1,048 a	899 a	905 a
Scarborough (Zones 10-12)	724 a	745 a	820 a	824 a	942 a	948 a	1,083 a	1,073 a	911 a	918 a
Zone 13-North York (Southeast)	705 a	687 a	848 a	852 a	1,012 a	1,005 a	1,247 a	1,256 a	982 a	989 a
Zone 14-North York (Northeast)	700 a	684 b	934 a	948 b	1,167 a	1,184 b	1,354 a	1,438 b	1,140 a	1,185 b
Zone 15-North York (Southwest)	657 a	663 a	831 a	830 a	980 a	992 a	1,199 a	1,212 a	932 a	927 a
Zone 16-North York (N.Central)	629 b	692 a	903 a	904 a	1,066 a	1,083 a	1,229 a	1,266 a	1,027 a	1,045 a
Zone 17-North York (Northwest)	681 a	660 a	792 a	809 a	926 a	931 a	1,091 a	1,116 a	896 a	918 a
North York (Zones 13-17)	674 a	675 a	854 a	860 a	1,026 a	1,028 a	1,230 a	1,270 a	990 a	1,007 a
Toronto (Zones 1-17)	726 a	743 a	889 a	897 a	1,060 a	1,078 a	1,267 a	1,298 a	977 a	995 a
Zone 18-Mississauga (South)	711 a	700 a	862 a	860 a	993 a	996 a	1,090 a	1,114 a	945 a	946 a
Zone 19-Mississauga (Northwest)	711 b	658 a	978 a	973 a	1,101 a	1,107 a	1,312 a	1,260 a	1,114 a	1,083 a
Zone 20-Mississauga (Northeast)	689 a	704 a	934 a	926 a	1,056 a	1,049 a	1,255 a	1,224 a	1,043 a	1,033 a
Mississauga City (Zones 18-20)	702 a	696 a	903 a	898 a	1,035 a	1,033 a	1,217 a	1,194 a	1,010 a	1,001 a
Zone 21-Brampton (West)	647 a	640 a	866 a	851 a	974 a	972 a	1,173 a	1,143 a	957 a	939 a
Zone 22-Brampton (East)	756 a	**	939 a	965 a	1,040 a	1,059 a	1,166 a	1,166 a	1,030 a	1,055 a
Brampton City (Zones 21-22)	682 a	668 a	893 a	888 a	1,005 a	1,012 a	1,170 a	1,156 a	989 a	989 a
Zone 23-Oakville	731 a	728 a	905 a	924 a	1,064 a	1,081 a	1,227 a	1,212 a	1,029 a	1,053 a
Zone 24-Caledon	**	**	**	**	810 a	879 a	**	**	783	850
Zone 25-R. Hill, Vaughan, King	782 a	793 a	884 a	915 a	1,054 a	1,101 a	1,287 a	1,328 a	989 a	1,028 a
Zone 26-Aurora, Newmkt, Whit-St.	551 b	584 a	783 a	820 a	882 a	926 a	975 b	1,201 b	831 b	920 b
Zone 27-Markham	625 a	621 a	903 a	924 a	1,037 a	1,083 a	1,239 a	1,249 a	995 a	1,019 a
York Region (Zones 25-27)	690 a	705 a	851 a	886 a	994 a	1,039 a	1,185 a	1,236 a	936 a	987 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	765 a	789 a	995 a	963 a	1,118 a	1,156 a	1,011 a	1,019 a
Zone 29-Milton, Halton Hills	614 a	609 a	798 a	828 a	946 a	964 a	1,126 a	1,100 a	900 a	927 a
Zone 30-Orangeville	634 a	645 b	753 a	768 a	886 a	896 a	956 a	952 a	830 a	837 a
Zone 31-Bradford, W. Gwillimbury	639 a	663 b	767 a	787 a	889 a	929 a	987 a	946 a	849 a	879 a
Remaining CMA (Zones 18-31)	693 a	690 a	886 a	889 a	1,019 a	1,026 a	1,191 a	1,180 a	992 a	995 a
<b>Toronto CMA</b>	<b>724 a</b>	<b>740 a</b>	<b>888 a</b>	<b>896 a</b>	<b>1,052 a</b>	<b>1,067 a</b>	<b>1,248 a</b>	<b>1,271 a</b>	<b>979 a</b>	<b>995 a</b>

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

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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

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

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



**3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2006  
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)	128 a	6,624	278 a	15,010	131 b	7,096	16 b	970	553 a	29,700
Zone 2-Toronto (East)	61 b	1,408	111 c	3,256	**	2,030	1 b	183	197 a	6,877
Zone 3-Toronto (North)	116 a	4,746	238 a	15,230	182 a	8,393	32 c	1,269	569 a	29,639
Zone 4-Toronto (West)	169 c	4,359	421 b	11,679	181 d	5,319	**	849	834 b	22,206
Toronto-Former City (Zones 1-4)	474 a	17,137	1,048 a	45,175	518 a	22,837	113 c	3,271	2,153 a	88,422
Zone 5-Etobicoke (South)	64 c	928	176 b	4,206	179 c	4,830	**	372	428 b	10,336
Zone 6-Etobicoke (Central)	15 c	219	194 b	4,686	187 a	7,988	50 b	2,844	446 a	15,737
Zone 7-Etobicoke (North)	4 d	31	16 b	931	139 b	3,029	208 d	2,022	367 c	6,013
Etobicoke (Zones 5-7)	83 c	1,178	386 b	9,823	506 b	15,847	267 c	5,238	1,241 b	32,086
Zone 8-York	71 c	1,609	427 b	8,218	161 b	5,844	15 c	712	675 b	16,383
Zone 9-East York	82 b	975	707 b	9,974	201 b	6,523	39 b	1,185	1,028 b	18,657
Zone 10-Scarborough (Central)	24 c	388	316 b	6,334	272 b	6,813	63 c	1,301	675 b	14,836
Zone 11-Scarborough (North)	0 c	97	45 a	2,312	105 a	3,981	41 d	932	191 a	7,322
Zone 12-Scarborough (East)	**	166	108 a	3,653	284 b	6,997	104 c	2,055	509 b	12,871
Scarborough (Zones 10-12)	38 c	650	469 a	12,300	661 a	17,790	208 b	4,288	1,375 a	35,029
Zone 13-North York (Southeast)	11 d	229	301 c	6,323	284 b	8,641	100 c	2,722	696 b	17,916
Zone 14-North York (Northeast)	0 c	67	72 b	3,243	100 c	6,034	49 c	3,013	220 b	12,356
Zone 15-North York (Southwest)	13 d	323	197 b	4,024	153 c	4,113	**	722	371 b	9,182
Zone 16-North York (N.Central)	**	179	101 b	4,456	134 b	5,961	34 c	2,034	277 b	12,629
Zone 17-North York (Northwest)	**	169	199 b	5,487	436 b	9,280	101 b	2,812	746 b	17,747
North York (Zones 13-17)	41 d	966	871 b	23,533	1,106 a	34,028	292 a	11,302	2,311 a	69,830
Toronto (Zones 1-17)	788 a	22,516	3,909 a	109,024	3,152 a	102,870	934 b	25,996	8,783 a	260,406
Zone 18-Mississauga (South)	7 c	270	175 c	5,118	222 b	6,085	22 b	1,217	425 b	12,691
Zone 19-Mississauga (Northwest)	1 c	49	30 a	1,068	27 a	1,663	37 a	896	96 a	3,676
Zone 20-Mississauga (Northeast)	**	185	131 c	3,980	113 a	6,169	45 a	2,282	296 a	12,616
Mississauga City (Zones 18-20)	14 c	504	336 b	10,166	362 a	13,918	105 a	4,395	816 a	28,983
Zone 21-Brampton (West)	8 d	140	59 a	2,044	92 b	2,832	36 b	710	195 b	5,727
Zone 22-Brampton (East)	**	31	11 a	976	52 c	2,394	5 a	814	68 b	4,216
Brampton City (Zones 21-22)	8 d	172	70 a	3,020	143 a	5,226	41 b	1,525	262 a	9,943
Zone 23-Oakville	0 c	97	21 c	1,164	23 a	2,748	6 a	596	51 a	4,606
Zone 24-Caledon	**	**	**	**	1 d	33	**	**	2 d	56
Zone 25-R. Hill, Vaughan, King	0 c	115	6 a	637	16 c	914	1 d	111	23 a	1,777
Zone 26-Aurora, Newmkt, Whit-St.	**	75	23 d	723	**	856	2 b	362	42 c	2,016
Zone 27-Markham	**	18	11 c	754	7 a	954	**	84	20 a	1,810
York Region (Zones 25-27)	3 a	208	40 b	2,114	36 a	2,724	**	557	84 b	5,603
Zone 28-Pickering/Ajax/Uxbridge	**	**	7 c	211	36 b	950	7 a	714	49 a	1,884
Zone 29-Milton, Halton Hills	**	37	10 a	544	8 a	904	2 a	194	28 a	1,679
Zone 30-Orangeville	1 c	51	4 a	337	2 a	362	0 a	89	8 a	838
Zone 31-Bradford, W. Gwillimbury	**	17	9 d	198	15 d	386	2 d	40	29 c	642
Remaining CMA (Zones 18-31)	36 c	1,096	498 a	17,770	627 a	27,252	168 a	8,115	1,330 a	54,234
<b>Toronto CMA</b>	<b>824 a</b>	<b>23,612</b>	<b>4,407 a</b>	<b>126,794</b>	<b>3,779 a</b>	<b>130,122</b>	<b>1,102 b</b>	<b>34,111</b>	<b>10,113 a</b>	<b>314,640</b>

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



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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1-Toronto (Central)	5.3 b	3.6 b	3.5 b	3.5 b	4.5 b	3.6 b	2.8 c	3.5 c	4.1 a	3.5 a
Zone 2-Toronto (East)	9.3 c	6.1 b	4.9 b	6.0 b	4.7 c	3.2 d	**	**	5.6 b	5.2 b
Zone 3-Toronto (North)	3.3 b	4.3 b	3.9 a	3.3 a	3.4 b	3.6 b	3.1 c	4.3 c	3.6 a	3.6 a
Zone 4-Toronto (West)	11.3 d	4.8 c	6.3 b	5.6 b	5.7 c	5.7 c	**	**	7.1 b	5.6 b
Toronto-Former City (Zones 1-4)	6.5 b	4.3 a	4.5 a	4.2 a	4.4 a	4.0 a	4.0 c	5.2 c	4.8 a	4.2 a
Zone 5-Etobicoke (South)	5.1 d	7.2 c	7.0 b	4.8 b	5.1 c	4.5 c	2.7 c	**	5.8 b	4.8 b
Zone 6-Etobicoke (Central)	7.0 b	8.5 b	5.8 a	6.2 b	4.9 a	4.3 b	5.8 b	3.3 c	5.4 a	4.7 b
Zone 7-Etobicoke (North)	**	14.0 d	3.2 b	2.4 a	4.7 b	5.6 b	10.8 d	11.4 d	6.2 b	7.1 c
Etobicoke (Zones 5-7)	5.7 c	7.6 b	6.1 a	5.2 b	4.9 a	4.6 b	7.2 b	6.3 c	5.7 a	5.2 a
Zone 8-York	5.8 c	5.8 b	7.9 b	6.7 b	4.0 c	4.6 c	**	3.1 d	6.2 b	5.7 b
Zone 9-East York	4.5 b	12.0 c	7.9 a	9.3 b	7.2 a	4.9 a	3.8 b	5.7 b	7.2 a	7.7 a
Zone 10-Scarborough (Central)	9.9 b	6.7 c	6.7 a	6.7 b	6.0 a	5.5 b	6.9 b	6.6 c	6.5 a	6.2 a
Zone 11-Scarborough (North)	3.5 b	0.0 c	5.1 a	4.6 a	6.0 a	4.7 a	6.5 c	8.3 c	5.7 a	5.1 a
Zone 12-Scarborough (East)	5.3 d	**	7.5 a	5.0 b	8.0 a	5.7 b	8.4 a	7.4 b	7.9 a	5.8 a
Scarborough (Zones 10-12)	7.9 b	6.5 c	6.6 a	5.8 a	6.7 a	5.4 a	7.5 a	7.4 b	6.8 a	5.8 a
Zone 13-North York (Southeast)	0.9 a	5.9 d	5.7 b	6.5 b	5.9 b	5.3 b	6.7 b	5.5 b	5.9 a	5.8 b
Zone 14-North York (Northeast)	**	**	2.6 a	4.3 b	3.3 b	3.8 b	3.8 b	4.2 d	3.2 b	4.1 b
Zone 15-North York (Southwest)	11.6 d	4.8 c	8.1 b	7.0 b	7.2 b	5.8 b	2.7 c	**	7.2 b	6.0 b
Zone 16-North York (N.Central)	5.4 d	**	4.5 b	4.0 b	5.5 a	3.6 b	4.2 b	3.8 b	4.9 a	3.8 b
Zone 17-North York (Northwest)	7.5 a	**	7.1 a	5.0 a	7.0 a	6.0 b	5.4 a	4.8 b	6.8 a	5.5 a
North York (Zones 13-17)	6.8 b	5.3 c	5.7 a	5.5 a	5.8 a	5.0 a	4.8 a	4.4 b	5.6 a	5.1 a
Toronto (Zones 1-17)	6.4 b	5.0 a	5.7 a	5.4 a	5.5 a	4.8 a	5.7 a	5.4 a	5.7 a	5.1 a
Zone 18-Mississauga (South)	4.8 d	7.7 c	8.2 b	5.9 b	5.8 a	5.1 b	7.6 a	4.2 b	6.9 a	5.4 b
Zone 19-Mississauga (Northwest)	6.7 c	2.0 c	6.4 a	4.1 b	9.8 a	3.1 a	7.4 a	5.5 a	8.2 a	4.0 a
Zone 20-Mississauga (Northeast)	5.3 c	5.4 d	4.7 b	5.6 b	5.9 a	4.7 b	7.2 a	3.4 b	5.7 a	4.8 a
Mississauga City (Zones 18-20)	5.2 c	6.3 c	6.6 a	5.6 a	6.4 a	4.7 a	7.3 a	4.1 a	6.6 a	4.9 a
Zone 21-Brampton (West)	8.1 c	**	7.6 c	5.4 b	5.6 a	4.9 b	8.6 c	7.6 b	6.8 b	5.5 a
Zone 22-Brampton (East)	6.5 a	**	4.6 a	4.0 c	4.4 a	4.7 b	4.0 a	3.0 b	4.4 a	4.2 b
Brampton City (Zones 21-22)	7.6 b	**	6.6 b	4.9 a	5.1 a	4.8 b	6.4 b	5.1 b	5.8 a	4.9 a
Zone 23-Oakville	**	**	3.0 a	3.8 c	3.0 b	3.2 b	2.0 b	3.1 d	3.1 b	3.3 b
Zone 24-Caledon	**	**	**	**	**	3.0 d	**	**	**	3.6 d
Zone 25-R. Hill, Vaughan, King	7.2 a	0.0 c	3.8 a	2.4 c	4.0 a	3.2 c	1.0 a	**	3.9 a	2.7 a
Zone 26-Aurora, Newmkt, Whit-St.	**	**	1.7 b	4.1 c	2.0 b	2.4 c	0.7 b	0.6 b	1.8 b	2.8 c
Zone 27-Markham	0.0 a	**	4.3 a	2.0 c	4.2 a	1.1 a	1.9 a	**	4.1 a	1.6 b
York Region (Zones 25-27)	5.0 c	2.3 c	3.1 a	2.8 a	3.3 a	2.2 b	1.1 a	1.4 d	3.1 a	2.4 a
Zone 28-Pickering/Ajax/Uxbridge	**	**	1.5 c	5.1 b	4.9 a	4.8 b	2.2 a	5.1 b	3.6 a	4.9 b
Zone 29-Milton, Halton Hills	**	**	3.8 a	2.6 a	2.7 a	1.8 a	4.7 a	1.1 a	3.4 a	2.4 a
Zone 30-Orangeville	**	4.4 d	4.5 c	2.9 a	2.7 b	1.7 a	**	1.1 a	3.7 b	2.3 a
Zone 31-Bradford, W. Gwillimbury	5.0 d	**	2.1 b	**	6.6 b	5.9 c	1.4 a	5.0 d	4.5 b	6.2 b
Remaining CMA (Zones 18-31)	6.4 b	5.7 b	5.7 a	4.9 a	5.3 a	4.2 a	5.8 a	4.0 a	5.6 a	4.4 a
<b>Toronto CMA</b>	<b>6.4 b</b>	<b>5.1 a</b>	<b>5.7 a</b>	<b>5.3 a</b>	<b>5.5 a</b>	<b>4.7 a</b>	<b>5.7 a</b>	<b>5.1 a</b>	<b>5.7 a</b>	<b>5.0 a</b>

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

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

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

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

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

### 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Vacancy Rates (%) Toronto - 2006

Condo Sub Area	Rental Condominium Apartments	Apartments in the RMS <sup>1</sup>
Centre	0.3 a	3.1 a
West	0.2 a	3.8 b
East	0.4 a	3.8 a
North	0.5 a	3.3 a
Toronto	0.4 a	3.3 a
Peel	0.6 a	2.7 a
Halton	0.1 a	1.8 a
York	0.8 a	1.6 b
Durham	1.4 a	3.9 b
<b>Toronto GTA(2)</b>	<b>0.4 a</b>	<b>3.2 a</b>
<b>Toronto CMA</b>	<b>0.4 a</b>	<b>3.2 a</b>

1 Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

2 GTA total for the RMS vacancy rate does not include data for Brock Twp and Scugog Twp

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

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

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

### 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Average Rents (\$) by Bedroom Type Toronto - 2006

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>
Centre	**	750 a	1,414 b	933 a	1,830 b	1,219 a	**	1,682 b
West	n/s	669 a	**	846 a	1,172 c	1,015 a	**	1,216 a
East	n/s	745 a	1,033 c	824 a	1,239 b	948 a	**	1,056 a
North	n/s	675 a	1,204 b	860 a	1,323 c	1,027 a	**	1,249 a
Toronto	**	743 a	1,305 a	897 a	1,527 b	1,078 a	**	1,296 a
Peel	n/s	689 a	1,138 b	896 a	1,306 b	1,027 a	**	1,159 a
Halton	n/s	701 a	**	868 a	1,268 b	1,007 a	**	1,172 a
York	n/s	705 a	**	886 a	1,516 b	1,041 a	**	1,258 a
Durham	n/s	618 a	**	758 a	1,178 b	873 a	**	1,067 a
<b>Toronto GTA(2)</b>	<b>**</b>	<b>739 a</b>	<b>1,272 a</b>	<b>892 a</b>	<b>1,484 b</b>	<b>1,055 a</b>	<b>**</b>	<b>1,261 a</b>
<b>Toronto CMA</b>	<b>**</b>	<b>740 a</b>	<b>1,275 a</b>	<b>896 a</b>	<b>1,487 b</b>	<b>1,067 a</b>	<b>**</b>	<b>1,272 a</b>

1 Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

2 GTA total for the RMS vacancy rate does not include data for Brock Twp and Scugog Twp

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 is not statistically reliable

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

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

## 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Total Vacancy Rates (%) By Building Size Toronto - 2006

Size	Rental Condominium Apartments	Apartments in the RMS <sup>1</sup>
<b>Toronto</b>		
3 to 19 Units	0.0 c	5.0 b
20 to 49 Units	2.2 c	4.1 a
50 to 99 Units	0.8 a	3.2 a
100 to 199 Units	0.4 a	3.1 a
200+ Units	0.3 a	2.8 a
Total	0.4 a	3.3 a
<b>Toronto GTA(2)</b>		
3 to 19 Units	0.0 c	4.8 b
20 to 49 Units	2.2 c	4.2 a
50 to 99 Units	0.6 a	3.0 a
100 to 199 Units	0.6 a	3.0 a
200+ Units	0.4 a	2.7 a
Total	0.4 a	3.2 a
<b>Toronto CMA</b>		
3 to 19 Units	0.0 c	4.8 b
20 to 49 Units	2.1 c	4.0 a
50 to 99 Units	0.6 a	2.9 a
100 to 199 Units	0.6 a	2.9 a
200+ Units	0.4 a	2.7 a
Total	0.4 a	3.2 a

<sup>1</sup> Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

<sup>2</sup> GTA total for the RMS vacancy rate does not include data for Brock Twp and Scugog Twp

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 is not statistically reliable

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

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

### 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Toronto - 2006

Condo Sub Area	Condominium Universe	Rental Units <sup>1</sup>	Percentage of Units in Rental	Vacancy Rate
Centre	60,317	15,329 a	25.4 a	0.3 a
West	18,780	2,973 a	15.8 a	0.2 a
East	28,101	5,139 a	18.3 a	0.4 a
North	45,768	9,633 a	21.0 a	0.5 a
<b>Toronto</b>	<b>152,966</b>	<b>33,172 a</b>	<b>21.7 a</b>	<b>0.4 a</b>
Peel	29,132	5,210 a	17.9 a	0.6 a
Halton	9,688	1,022 a	10.5 a	0.1 a
York	15,983	2,543 a	15.9 a	0.8 a
Durham	4,984	532 a	10.7 a	1.4 a
<b>Toronto GTA(2)</b>	<b>212,753</b>	<b>42,536 a</b>	<b>20.0 a</b>	<b>0.4 a</b>
<b>Toronto CMA</b>	<b>205,138</b>	<b>41,749 a</b>	<b>20.4 a</b>	<b>0.4 a</b>

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

<sup>2</sup> GTA total for the RMS vacancy rate does not include data for Brock Twp and Scugog Twp

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 is not statistically reliable

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

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

### 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Toronto - 2006

Condo Sub Area	Condominium Universe	Rental Units <sup>1</sup>	Percentage of Units in Rental	Vacancy Rate
<b>Toronto</b>				
3 to 19 Units	1,106	**	**	0.0 c
20 to 49 Units	3,918	418 c	10.7 c	2.2 c
50 to 99 Units	11,396	1,519 c	13.3 c	0.8 a
100 to 199 Units	39,025	6,953 a	17.8 a	0.4 a
200+ Units	97,521	24,151 a	24.8 a	0.3 a
Total	152,966	33,172 a	21.7 a	0.4 a
<b>Toronto GTA(2)</b>				
3 to 19 Units	1,259	**	**	0.0 c
20 to 49 Units	6,210	665 c	10.7 c	2.2 c
50 to 99 Units	17,955	2,209 a	12.3 a	0.6 a
100 to 199 Units	61,874	9,993 a	16.2 a	0.6 a
200+ Units	125,598	29,524 a	23.5 a	0.4 a
Total	212,896	42,564 a	20.0 a	0.4 a
<b>Toronto CMA</b>				
3 to 19 Units	1,188	**	**	0.0 c
20 to 49 Units	5,037	525 c	10.4 c	2.1 c
50 to 99 Units	15,760	2,029 a	12.9 a	0.6 a
100 to 199 Units	58,587	9,685 a	16.5 a	0.6 a
200+ Units	124,566	29,365 a	23.6 a	0.4 a
Total	205,138	41,749 a	20.4 a	0.4 a

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

<sup>2</sup> GTA total for the RMS vacancy rate does not include data for Brock Twp and Scugog Twp

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

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### 5.1 Secondary Rented Unit<sup>1</sup> Average Rents (\$) by Dwelling Type Toronto - 2006

	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	Total
Single Detached	n/s	**	990 <sup>d</sup>	1,493 <sup>c</sup>	1,307 <sup>c</sup>
Semi detached, Row and Duplex	n/s	**	966 <sup>b</sup>	1,283 <sup>b</sup>	1,158 <sup>b</sup>
Other-Primarily Accessory Suites	n/s	763 <sup>c</sup>	1,282 <sup>d</sup>	**	1,025 <sup>c</sup>
<b>Total</b>	<b>n/s</b>	<b>785<sup>c</sup></b>	<b>1,096<sup>c</sup></b>	<b>1,390<sup>b</sup></b>	<b>1,159<sup>b</sup></b>

<sup>1</sup>The secondary rented units exclude both condominium apartments and apartments in purpose built rental structures with three rental units or more.

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 is not statistically reliable

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

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

### 5.2 Estimated Number of Households in Secondary Rented Units<sup>1</sup> by Dwelling Type Toronto - 2006

	Estimated Number of Secondary Households in Secondary Rented Units <sup>1</sup>
Single Detached	54,004 <sup>c</sup>
Semi detached, Row and Duplex	50,172 <sup>b</sup>
Other-Primarily Accessory Suites	51,947 <sup>c</sup>
<b>Total</b>	<b>156,123<sup>b</sup></b>

<sup>1</sup>The secondary rented units exclude both condominium apartments and apartments in purpose built rental structures with three rental units or more.

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 is not statistically reliable

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

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## 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 data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

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

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. This year, CMHC is also introducing a new 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 2005 and 2006 Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights and in the narrative section of the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

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

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

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

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

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

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

In 2006, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Vancouver, Toronto and Montréal.



## DEFINITIONS

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

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

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

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

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

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

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

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

All data presented in this publication is based on Statistics Canada's 2001 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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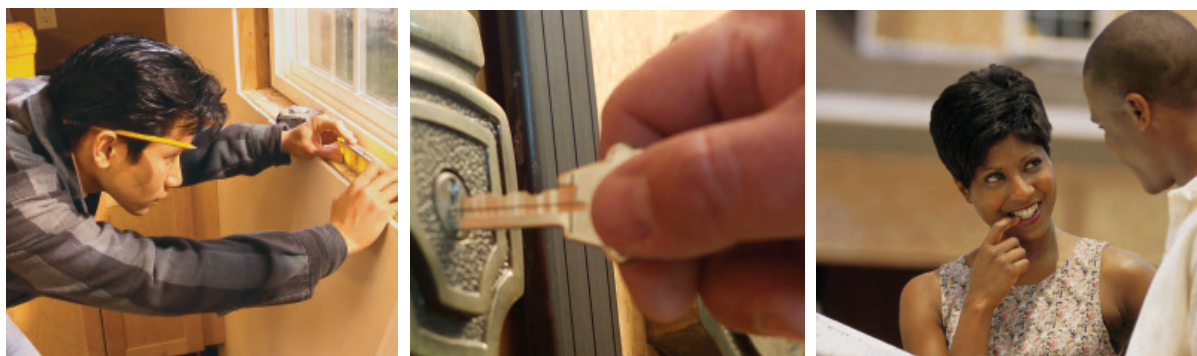
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