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Hamilton CMA

RENTAL MARKET REPORT

Vacancy Rate Eases in 2002

Canada Mortgage and Housing Corporation

NOVEMBER 26, 2002

The Hamilton Census Metropolitan Area (CMA) rental market eased this year with the 2002 apartment vacancy rate rising to 1.6 percent compared to 1.3 percent in 2001, according to the annual October Rental Market Survey released by Canada Mortgage and Housing Corporation (CMHC). The CMHC survey found 665 vacant privately owned apartments in the CMA, up from 544 one year ago. Declining mortgage rates lowered home ownership carrying costs, resulting in many tenants making the move into home ownership. Further lowering rental demand this year has been a decline in youth employment. Meanwhile rental supply remained somewhat unchanged as the rental apartment universe declined by 83 units to 41,795.

Apartment Vacancy Rates	2001	2002
Bachelor	2.7%	2.5%
1 Bedroom	1.3%	1.5%
2 Bedroom	1.2%	1.6%
3 Bedroom and +	0.8%	1.1%
Total	1.3%	1.6%

A tight rental market the last couple of years has enabled rents to increase slightly above the rate of inflation in 2002 for most bedroom types. Bachelor apartments saw the largest average rent increase at 5.1 percent, pushing the bachelor average rent to \$476. This increase more than takes back the 1.5 percent decline in bachelor rents witnessed in 2001. One bedroom apartments recorded the smallest average rent increase rising 3.1 percent to \$627, while the average rent of a two bedroom apartment climbed 3.4 percent to \$765. The average rent for an apartment with three or more bedrooms climbed 4.3 percent to \$952 following a 5.7 percent increase in 2001.

Average Apartment Rents	2001	2002
Bachelor	\$453	\$476
1 Bedroom	\$608	\$627
2 Bedroom	\$740	\$765
3 Bedroom and +	\$913	\$952
Total	\$677	\$699

This year's rental market survey shows the Hamilton CMA as having the eighth lowest vacancy rate out of the 28 major centres in Canada. Within the Hamilton CMA, Stoney Creek and Burlington recorded the lowest vacancy rates at 0.6 percent. The old city of Hamilton recorded an apartment vacancy rate of 1.9 percent while the amalgamated city of Hamilton came in at 1.8 percent. Given its proximity to Toronto and low vacancy rate, Burlington recorded the highest two bedroom average rent at \$927. The area with the highest apartment vacancy rate, Central East Hamilton, recorded the lowest CMA two bedroom rent at \$649.

Apartment Units (2002)	Vacant	Total
Bachelor	53	2,137
1 Bedroom	276	18,220
2 Bedroom	308	18,953
3 Bedroom and +	29	2,503
Total	665	41,795

To obtain more information and a complete analysis of trends and a perspective of the local rental market in the Hamilton Census Metropolitan Area, order the annual CMHC Rental Market Report today by calling 1-800-493-0059.

Note: All data is for privately initiated apartment buildings with 3 units and over.

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Canada

1. Apartment Vacancy Rates

Apartment Vacancy Rates by Zone and Bedroom Type Hamilton CMA

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Zone 1 – Downtown Core	1.7	2.2	1.7	1.5	2.3	0.9	**	**	1.9	1.4
Zone 2 – Central East	1.3	3.5	1.3	2.7	0.2	5.6	**	**	0.8	3.8
Zone 3 – East End	4.2	**	1.5	2.9	2.5	3.6	0.7	1.8	2.0	3.2
Zone 4 – Central	8.4	1.5	3.0	2.2	3.5	2.0	**	**	4.1	2.0
Zone 5 – West End	1.1	0.0	0.9	1.1	0.3	0.4	0.0	0.0	0.6	0.7
Zone 6 – Mountain	1.9	**	1.0	1.0	0.5	1.2	0.0	1.6	0.7	1.2
Zone 1-6 – Hamilton City	2.7	2.4	1.5	1.7	1.6	2.1	1.3	1.3	1.6	1.9
Zone 7 – Stoney Creek City	**	**	1.3	1.0	1.0	0.3	0.0	0.0	1.0	0.6
Zone 8 - Burlington City	**	**	0.1	0.6	0.3	0.5	0.0	1.1	0.3	0.6
Zone 9 - Dundas Town	0.0	6.6	0.2	0.7	0.6	0.7	**	0.0	0.4	0.8
Zone 10 - Other Areas	0.0	**	0.4	**	1.2	0.9	**	**	0.7	0.9
Hamilton CMA	2.7	2.5	1.3	1.5	1.2	1.6	0.8	1.1	1.3	1.6

2. Average Apartment Rents

Average Apartment Rents by Zone and Bedroom Type Hamilton CMA

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Zone 1 – Downtown Core	\$453	\$470	\$578	\$591	\$729	\$744	**	**	\$629	\$639
Zone 2 – Central East	\$404	\$414	\$536	\$549	\$670	\$649	**	**	\$587	\$588
Zone 3 – East End	\$462	**	\$578	\$612	\$666	\$713	\$782	\$829	\$641	\$687
Zone 4 – Central	\$405	\$419	\$542	\$548	\$664	\$679	**	**	\$586	\$600
Zone 5 – West End	\$511	\$558	\$612	\$637	\$728	\$753	\$888	\$914	\$673	\$699
Zone 6 – Mountain	\$499	**	\$586	\$605	\$694	\$708	\$849	\$853	\$647	\$662
Zone 1-6 – Hamilton City	\$450	\$472	\$574	\$591	\$696	\$713	\$848	\$868	\$630	\$647
Zone 7 – Stoney Creek City	**	**	\$588	\$617	\$653	\$679	\$745	\$798	\$635	\$661
Zone 8 - Burlington City	**	**	\$791	\$824	\$878	\$927	\$1,052	\$1,113	\$864	\$909
Zone 9 - Dundas Town	\$479	\$484	\$645	\$653	\$779	\$803	**	\$955	\$730	\$748
Zone 10 - Other Areas	\$430	**	\$647	**	\$761	\$776	**	**	\$688	\$674
Hamilton CMA	\$453	\$476	\$608	\$627	\$740	\$765	\$913	\$952	\$677	\$699