



RENTAL MARKET REPORT

Vacancy Rate Moves Higher in 2003

The Hamilton Census Metropolitan Area (CMA) vacancy rate moved higher this year nearly doubling to 3.0 percent compared to 1.6 percent in 2002, according to the annual October Rental Market Survey released by Canada Mortgage and Housing Corporation (CMHC). The CMHC survey found 1,269 vacant privately owned apartments in the CMA, up from 665 one year ago. Mortgage rates near historic lows kept home ownership carrying costs at low levels resulting in a many tenants making the move into home ownership. While rental demand was moving lower, rental supply increased by 417 apartment units to 42,212 private rental apartments.

After four consecutive years of recording a vacancy rate below two percent, the Hamilton rental market eased significantly recording its highest vacancy rate since 1998. Vacancy rates increased for all bedroom types ranging from a high of 4.9 percent for bachelor units to 1.7 percent for apartments with three or more bedrooms. The most common rental apartments, one and two bedrooms, recorded vacancy rates of 3.2 and 2.8 percent respectively.

Higher vacancy rates this year translated into lower rent increases. The average private apartment rent (all units) increased 1.6 percent this year. Units with three or more bedrooms even registered a decline of \$6, while all other apartment types saw modest rent increases.

Within the Hamilton CMA, the old city of Hamilton recorded the highest apartment vacancy rate at 3.7 percent and Burlington recorded the lowest rate at 0.6 percent.

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.

**Contact: Brent Weimer (416) 218-3329
Ontario Market Analysis**

Canada Mortgage and Housing Corporation
NOVEMBER 2003

Apartment Vacancy Rates	2002	2003
Bachelor	2.5%	4.9%
1 Bedroom	1.5%	3.2%
2 Bedroom	1.6%	2.8%
3 Bedroom and +	1.1%	1.7%
Total	1.6%	3.0%

Average Apartment Rents	2002	2003
Bachelor	\$476	\$498
1 Bedroom	\$627	\$633
2 Bedroom	\$765	\$778
3 Bedroom and +	\$952	\$946
Total	\$699	\$710

Apartment Units (2002)	Vacant	Total
Bachelor	104	2,142
1 Bedroom	595	18,732
2 Bedroom	526	18,838
3 Bedroom and +	44	2,500
Total	1,269	42,212

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



I. Apartment Vacancy Rates

Apartment Vacancy Rates by Zone and Bedroom Type Hamilton CMA

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Zone 1 – Downtown Core	2.2	5.6	1.5	3.3	0.9	4.0	**	**	1.4	3.7
Zone 2 – Central East	3.5	8.5	2.7	6.5	5.6	7.2	**	**	3.8	6.6
Zone 3 – East End	**	**	2.9	3.4	3.6	3.6	1.8	3.0	3.2	3.6
Zone 4 – Central	1.5	5.0	2.2	7.8	2.0	6.2	**	**	2.0	6.8
Zone 5 – West End	0.0	**	1.1	2.0	0.4	2.4	0.0	1.1	0.7	2.0
Zone 6 – Mountain	**	1.9	1.0	2.4	1.2	1.2	1.6	1.1	1.2	1.8
Zone 1-6 – Hamilton City	2.4	5.2	1.7	3.7	2.1	3.6	1.3	2.4	1.9	3.7
Zone 7 – Stoney Creek City	**	**	1.0	**	0.3	**	0.0	**	0.6	**
Zone 8 - Burlington City	**	**	0.6	0.5	0.5	0.7	1.1	0.4	0.6	0.6
Zone 9 - Dundas Town	6.6	6.8	0.7	1.4	0.7	1.7	0.0	6.7	0.8	1.8
Zone 10 - Other Areas	**	**	**	2.6	0.9	2.4	**	**	0.9	2.3
Hamilton CMA	2.5	4.9	1.5	3.2	1.6	2.8	1.1	1.7	1.6	3.0

2. Average Apartment Rents

Average Apartment Rents by Zone and Bedroom Type Hamilton CMA

Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Zone 1 – Downtown Core	\$470	\$486	\$591	\$616	\$744	\$764	**	**	\$639	\$664
Zone 2 – Central East	\$414	\$403	\$549	\$546	\$649	\$663	**	**	\$588	\$598
Zone 3 – East End	**	**	\$612	\$609	\$713	\$707	\$829	\$838	\$687	\$676
Zone 4 – Central	\$419	\$438	\$548	\$537	\$679	\$686	**	**	\$600	\$590
Zone 5 – West End	\$558	**	\$637	\$636	\$753	\$769	\$914	\$939	\$699	\$704
Zone 6 – Mountain	**	\$518	\$605	\$611	\$708	\$732	\$853	\$885	\$662	\$679
Zone 1-6 – Hamilton City	\$472	\$489	\$591	\$601	\$713	\$728	\$868	\$865	\$647	\$659
Zone 7 – Stoney Creek City	**	**	\$617	**	\$679	**	\$798	**	\$661	**
Zone 8 - Burlington City	**	**	\$824	\$823	\$927	\$924	\$1,113	\$1,106	\$909	\$909
Zone 9 - Dundas Town	\$484	\$511	\$653	\$680	\$803	\$827	\$955	\$949	\$748	\$774
Zone 10 - Other Areas	**	**	**	\$598	\$776	\$778	**	**	\$674	\$676
Hamilton CMA	\$476	\$498	\$627	\$633	\$765	\$778	\$952	\$946	\$699	\$710