



# RENTAL MARKET REPORT

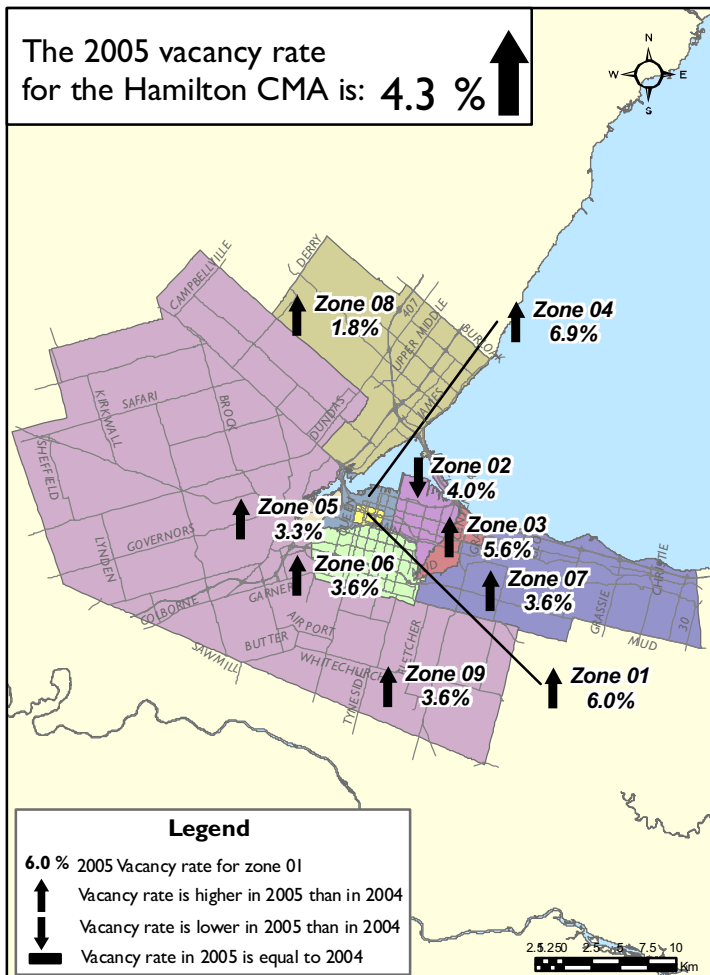
HAMILTON CMA

OCTOBER 2005

## Hamilton Average Vacancy Rate Jumps

The average apartment vacancy rate in the Hamilton Census Metropolitan Area (hereafter referred to as Hamilton) reached 4.3 per cent in October 2005 - the highest rate ever on record. Favourable borrowing terms have induced renters to move into home-ownership and softened rental demand.

The average private apartment rent remained virtually unchanged at \$727 in 2005 from the previous year. In the wake of excess rental supply and low rental demand, average rent increases have been stable.



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## Demographics Favour Home Ownership

Hamilton's rising trend in vacancy rates since the turn of this century is reflective of its changing demographic structure. The median population age in Hamilton is 38 years - an age structure strongly skewed towards an older population. This older population has several implications for the housing market, the most striking being increased second-round home buying demand. Baby boomers are wealthy and chances are they already own a home. Their mobility is lower and a typical next move would be to a second or third home and not into rental accommodation.

## More Renters Moved into Ownership

A significant increase in apartment and townhouse completions provides another explanation for the rise in vacancy rates in 2005. Those who were previously renting an apartment or a townhouse are likely to have taken possession and moved into their newly completed condominium thereby resulting in an increase in vacant units. Condominium completions in both apartments and town houses have increased significantly between October 2004 and September 2005 (period between last year's and this year's rental market survey)

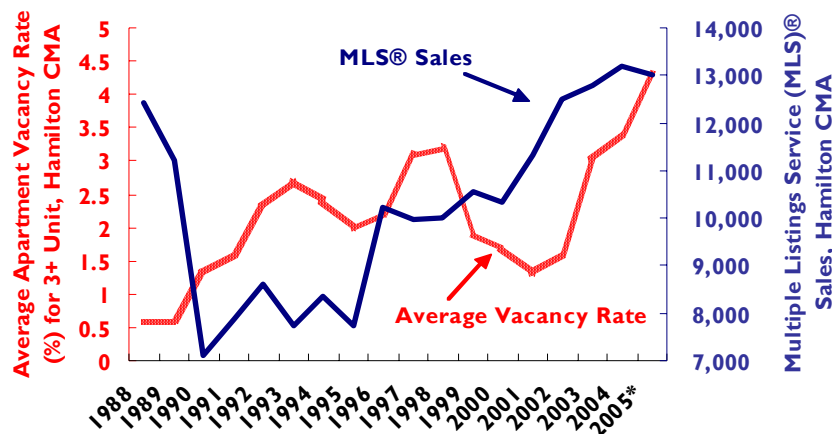
Greater Toronto Area showed that only 6.5% of the condominium properties are being rented. The rise in Burlington's average apartment vacancy rate is driven by first-time buyer purchases of condominiums.

## Downtown Hamilton Has the Highest Vacancies

Every submarket within Hamilton saw an increase in its average vacancy rate. Downtown Hamilton recorded a high number of vacant units with Central Hamilton recording an average apartment vacancy rate of 6.9 per cent. Many of the older rental properties (those built before 1940s) are located in downtown Hamilton. Their high vacancy rates are indicative of renters' preference for newer rental buildings.

The average apartment vacancy rate rose marginally to 3.6 per cent in Zone 9 which include Ancaster and Dundas. These areas, which usually boast superior quality rental stock, are sought after residential destination for renters and thus have traditionally low vacancy rates compared to rest of Hamilton.

### Softening Rental Demand in a Hot Housing Market



Source: CMHC and CREA  
\*Forecast MLS sales

The younger ages of the demographic pyramid, which have traditionally opted to rent before buying, are being lured into home-ownership through affordable borrowing costs due to historically low mortgage rates. More young people are opting to live at home with their parents longer in order to save for a down payment and bypass rental altogether.

compared to the same period for last year's survey. Condominium apartment completions have more than quadrupled in Burlington while townhouse completions have jumped by 10 per cent in Hamilton City.

## Condominium Rentals Low

The number of condominiums offered for lease is minimal in Burlington. The recent Condominium Survey for the

## Availability Rate Rises

CMHC introduced a measure called the availability rate last year for all 28 major centres across Canada. In addition to vacant units, the availability rate measures the units for which an existing tenant has given notice to move out and for which a new tenant has not signed a lease.

The private apartment availability rate rose to 7.3 per cent from 5.4 per cent last year. The apartment availability rate in the more expensive and desirable neighbourhoods like Burlington and Zone 9 (which include Ancaster and Dundas) are lower at 3.6 and 5.4 per

cent respectively compared to the corresponding rate of 8.2 per cent in Hamilton City. High turnover due to low quality rental stock is the likely reason for the high availability rates in downtown Hamilton while high house prices in Zone 9 have kept people in rental accommodation.

The availability rate for town homes was surveyed for the first time in the 2005 rental market survey. The availability rate was 5.1 per cent for Hamilton while Hamilton City recorded a higher rate at 6.9 per cent. The older buildings, found within the downtown core are less popular among renters and therefore movement through such structures is higher.

### Flat Average Rent

In the wake of strong home sales and high vacancy rates in Hamilton since the turn of this century, rent increases have been stable. Average rent increases have been well below the 1.5 per cent increase on

occupied rental units stipulated by the provincial rent guideline. The average apartment rent virtually remained unchanged at \$727 in October 2005 compared to last year.

The average rent for the benchmark two-bedroom apartment (the most popular rental bedroom type) stayed unchanged at \$791 in October 2005. A notable drop of three per cent to \$493 in the average rent for one-bedroom apartment was recorded this year. Despite the lower rents, landlords were having trouble marketing this apartment type well as indicated by a corresponding vacancy rate of nearly six per cent. Almost all one-bedroom rental apartments were built before 1974 and many are in need of repairs. In order to attract and retain tenants for this rental type, rent increases have been well below that set out by the provincial rent guideline. The average three-bedroom apartment rent also saw a decrease to \$961 in 2005 from \$967 last year. This fall in rent had a positive impact on rental

Actual Rent Increase vs. Provincial Rent Guideline*		
Year	Provincial Rent Guideline	2 Bedroom Rent Increase**
1991	5.40%	4.80%
1992	6.00%	4.70%
1993	4.90%	4.40%
1994	3.20%	0.50%
1995	2.90%	2.00%
1996	2.80%	1.80%
1997	2.80%	1.80%
1998	3.00%	4.10%
1999	3.00%	5.40%
2000	2.60%	3.00%
2001	2.90%	2.90%
2002	3.90%	3.40%
2003	2.90%	1.70%
2004	2.90%	1.80%
2005	1.50%	0.25%
2006	2.10%	0.5%***

\*Percentage rent increase on occupied rental units  
 \*\*Hamilton CMA  
 \*\*\*Forecast  
 Source: CMHC Annual Rental Market Survey

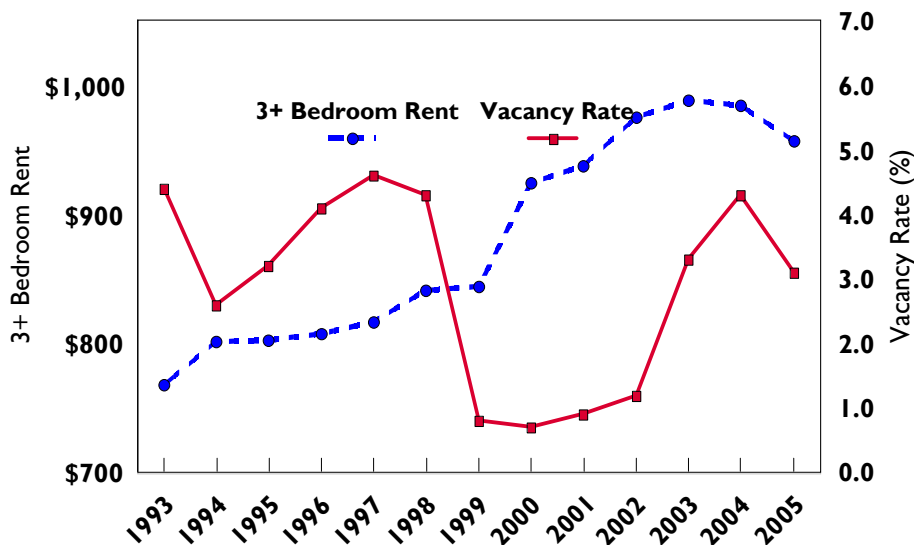
demand and the corresponding average vacancy rate fell to three per cent in 2005 from 3.1 per cent in the previous year.

### Townhouse Vacancy Rates Fall

The average town or row house vacancy rate fell to 3.1 per cent from 4.3 per cent a year earlier - making it the first reduction in four years. The average three-bedroom rent fell to \$957 in 2005 - down by three per cent from last year. This reduction in rents has had a positive effect on rental demand for townhouses.

A fall in the rental supply of town homes is another reason for the reduction in its vacancy rates. Total supply of row units fell by 6.5 per cent to 2,616 in October 2005 from the same time last year.

### Townhouse Vacancy Rate Lower



Source: CMHC

## Higher rents in popular areas

Easy access to downtown Toronto through the GO train service from Burlington makes it an ideal location for renters looking to commute to work. Those looking to live in expensive neighbourhoods like Ancaster are willing to pay a higher rent premium to live there. These sought after neighbourhoods can, therefore, afford to charge higher rents from their tenants. The average two-bedroom apartment rent in Burlington was \$936 - 18 per cent above the corresponding average for Hamilton. The corresponding rent in Zone 9 (which include Dundas and Ancaster) was nine per cent above the average.

## Low vacancies in highest inter-quintile range

For quintile analysis rents, ranked from lowest to highest, are divided into five groups - starting with the lowest fifth to the highest fifth. The first quintile is the rent below which 20 per cent of the rents lie (that is the border between the first 20 per cent and second 20 per cent).

The fifth inter-quintile range had a lower vacancy rate compared to that of the other inter-quintile ranges. The fifth inter-quintile range's average vacancy rate was 2.5 per cent in 2005 compared to 5.9 per cent in the first inter-quintile range. Rental units charging higher rents are typically newer and larger. They are usually occupied by families and likely to be in popular areas. The mobility is thus lower in the higher inter-quintile ranges than in the lower inter-quintile ranges.

The first inter-quintile range recorded a 50 per cent increase in its vacancy rate this year. Lower rents are typically associated with smaller and older buildings. Movement out of such units tends to be higher.

## Low New Rental Supply

Private rental construction in Hamilton has been low for almost a decade. During the period between 1990 and 1995, total private rental construction reached 715 units. During the resale home sales boom which started from 1997 and peaked in 2004, just 364 rental units started construction.

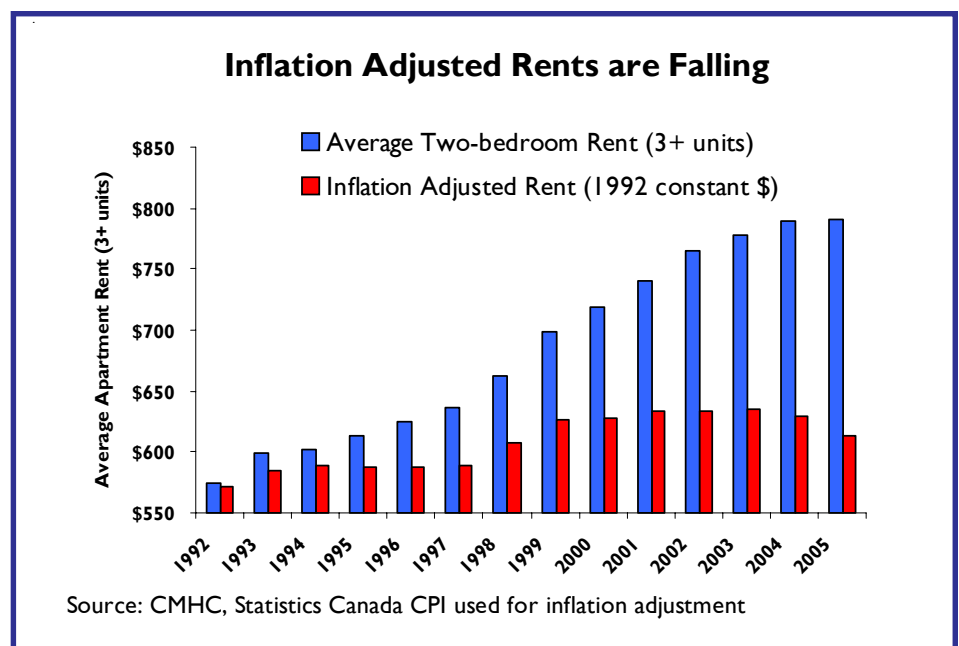
During the eighties when mortgage rates spiked to double digit levels along with house prices, home-ownership was not an option for many people and renting was the alternative. With historically low mortgage rates and flexible borrowing options prevalent in the market today, more people are entering into home-ownership. This is demonstrated by record breaking home sales in Hamilton over the last five years. The rental market has been feeling the pinch and property developers have responded with less rental housing construction.

There has been a notable increase in rental starts to 251 units so far this year, which marks a deviation from a downward trend in rental construction seen over the past decade. The majority of this

construction is concentrated in Burlington - often a sought after residential locality by daily commuters to downtown Toronto via the GO train service. Burlington enjoys a low vacancy rate and high average rents compared to Hamilton. Rental property developers are being encouraged by the positive rental market there to invest in new developments.

## Slow Job Growth

Falling employment and strong competition from housing demand have affected Hamilton's rental demand this year. October's employment was down by three per cent compared to the same time last year. The only increase in employment by four per cent was recorded by those aged between 45-64 years. This age group, consisting of mainly baby-boomers, is usually homeowners and does not form the bulk of the rental demand. Their mobility is lower and next move would typically be to ownership of a second or third home. Employment in the younger age groups between 15-24 years and 25-44 years, which form the bulk of the rental population, is down by 19 and three per cent respectively.



## Forecast

Hamilton's average apartment vacancy rate is predicted stay high from a historical perspective and edge down slightly to 4.2 per cent next year. With high vacancy rates, landlords will have to keep rents low to attract new tenants and retain old ones. Expect the average apartment rent increase to be minimal at 0.5 per cent and the corresponding rent to be at \$731.

Hamilton received a strong boost in immigration last year. Net immigration rose by 13 per in 2004. Before entering home-ownership, which can take up to five years, immigrants typically rent. Though immigration was up strongly last year, declines in employment and strong competition from home-ownership negated any positives effects this may have had on rental demand.

With the growing national immigration targets, Hamilton is likely to receive more newcomers in the future. This would translate into positive rental demand and will help to bring down the average apartment vacancy rate.

While mortgage rates have started to rise, they will remain low by historical standards. Home buying activity will remain strong and will not drastically reduce Hamilton's average vacancy rates. Escalating house prices will reduce some home buying activity and home purchases will decrease, but will not be significant enough to have an impact on the rental market.

Employment is expected to rise only by a moderate one per cent next year. Manufacturing sector problems coupled with export pressures due to the rising Canadian dollar, will curtail job growth in 2006. The increase in new jobs is likely to be

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

amongst the older age group (45-64 years). This age group is most likely to be existing homeowners looking to move to a house that is bigger and better. A rise in employment in this age group is therefore unlikely to increase demand for rental accommodation.

An aging baby-boomer population will only help to shrink the pool of renters in the future. Although net immigration is expected to increase next year and by proxy higher rental demand, increased competition from home buying activity and moderate job growth will mitigate any positive effects this will have on the rental demand.

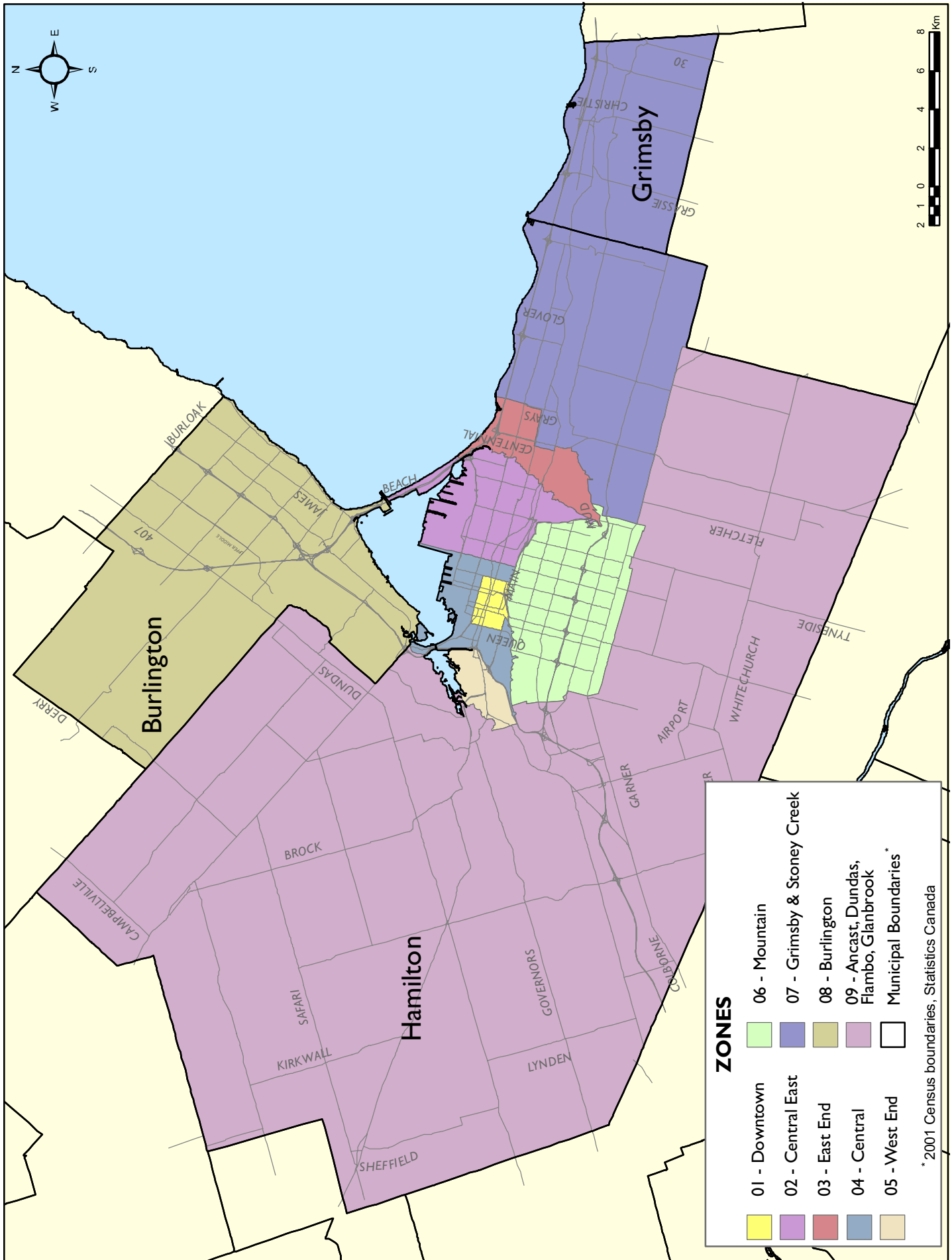
## National Apartment Vacancy Rate Stabilizes

The average rental apartment vacancy rate in Canada's 28 major centres<sup>1</sup> was unchanged at 2.7 per cent in October 2005 compared to last year. This follows three consecutive increases in the vacancy rate over the 2002 to 2004 period. The vacancy rate remains below the average of 2.8 per cent observed over the 1995 to 2004 period.

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

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

*-continued on page 7.*



## ZONE DESCRIPTIONS - HAMILTON CMA

Zone 1	<b>Downtown Core</b> (census tracts 34-39 and 48-50).
Zone 2	<b>Central East</b> (census tracts 25, 27-32, 52-60, 68-71 and 73).
Zone 3	<b>East End</b> (census tracts 26.01-26.06 and 72.01-72.04).
Zone 4	<b>Central</b> (census tracts 17, 33, 40-42, 47, 51 and 61-67).
Zone 5	<b>West End</b> (census tracts 43-46).
Zone 6	<b>Mountain</b> (census tracts 1.01-1.07, 2.01-2.04, 3.01-3.04, 4.01-4.02, 5.01-5.03, 6-16 and 18-24).
<b>Zones 1-6</b>	<b>Hamilton City</b>
Zone 7	<b>Grimsby and Stoney Creek</b> (census tracts 80.01, 80.03-80.05, 81-83, 84.01-84.05, 85.01-85.03, 86, 300-302 and 303.01-303.02).
Zone 8	<b>Burlington</b> (census tracts 200-204, 205.01-205.02, 206, 207.01-207.04, 208-216, 217.01-217.02, 218-222, 223.01-223.02, 223.05-223.08 and 224).
Zone 9	<b>Ancaster, Dundas, Flamborough, Glanbrook</b> (census tracts 100-101, 120-121, 122.01-122.02, 123-124, 130.02-130.03, 131-133, 140.01-140.02, 141, 142.01-142.02, and 143-144).
<b>Zones 1-9</b>	<b>Hamilton CMA</b>

### Zone Realignment and Census Tract Revision

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

### Zone Restructuring in Hamilton

Ancaster, Flamborough, Glanbrook and Grimsby were previously included in Zone 10 under 'Other Areas'. In the Rental Market Report 2005, Zone 10 has been removed and the total number of zones has been reduced to nine. Grimsby is now under Zone 7 which also includes Stoney Creek. Ancaster, Dundas, Flamborough and Glanbrook now fall under Zone 9. The zone realignment was made to better reflect rent strata.

*-continued from page 6.*

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

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

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

Average rents for two-bedroom apartments increased in 25 of the 28 major centres. However in 15 of the 25 major centres where rents were up, the increases were small. The greatest increases

occurred in Kitchener, Victoria, and Quebec where rents were up 6.0 per cent, 4.8 per cent, and 4.2 per cent, respectively. Overall, the average rent for two-bedroom apartments across Canada's 28 major centres increased by 1.6 per cent in October 2005 compared to last year.

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

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

## 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



**I.1.1 Private Apartment Vacancy Rates (%)  
by Zone and Bedroom Type  
Hamilton CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Downtown Core	3.1	6.8	4.6	5.7	4.5	6.3	**	5.5	4.3	6.0
Central East	6.8	7.8	4.5	2.9	5.8	4.9	**	**	5.4	4.0
East End	5.6	6.2	2.3	5.5	5.1	6.0	4.7	3.8	4.2	5.6
Central	5.7	6.4	6.4	7.7	5.6	7.3	**	**	5.9	6.9
West End	**	2.0	3.6	4.0	1.1	2.6	**	**	2.5	3.3
Mountain	1.7	4.5	2.5	4.1	3.0	3.0	3.5	3.5	2.7	3.6
Hamilton City (Zones 1-6)	3.6	6.2	3.9	5.0	4.2	5.0	4.0	3.6	4.0	5.0
Grimsby and Stoney Creek	0.0	1.5	1.8	3.7	1.5	3.9	0.0	**	1.5	3.6
Burlington	**	**	1.3	2.5	1.3	1.3	2.1	1.9	1.4	1.8
Ancast./Dundas/Flambor./Glanbrk.	4.2	4.5	3.3	4.9	3.4	2.8	0.0	0.0	3.3	3.6
<b>Hamilton CMA</b>	<b>3.4</b>	<b>5.9</b>	<b>3.5</b>	<b>4.6</b>	<b>3.4</b>	<b>4.1</b>	<b>3.1</b>	<b>3.0</b>	<b>3.4</b>	<b>4.3</b>

**I.1.2 Private Apartment Average Rents (\$)  
by Zone and Bedroom Type  
Hamilton CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Downtown Core	503	500	608	609	777	769	**	**
Central East	**	**	564	562	676	675	**	**
East End	523	**	618	614	730	718	850	860
Central	448	470	559	564	696	743	**	**
West End	**	**	654	680	790	769	**	**
Mountain	**	501	635	618	754	732	908	876
Hamilton City (Zones 1-6)	503	486	611	607	744	736	895	877
Grimsby and Stoney Creek	**	**	621	598	745	713	**	**
Burlington	**	**	821	837	939	936	1,126	1,116
Ancast./Dundas/Flambor./Glanbrk.	566	590	685	719	813	861	971	1,064
<b>Hamilton CMA</b>	<b>509</b>	<b>493</b>	<b>641</b>	<b>646</b>	<b>789</b>	<b>791</b>	<b>967</b>	<b>961</b>

**I.1.3 Number of Private Apartment Units Vacant and Universe in October 2005  
by Zone and Bedroom Type  
Hamilton CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown Core	61	900	329	5,750	225	3,598	16	300	632	10,548
Central East	15	195	47	1,633	72	1,475	**	**	139	3,482
East End	4	70	90	1,641	165	2,737	19	518	278	4,965
Central	16	248	90	1,175	83	1,147	**	**	191	2,757
West End	2	100	51	1,276	27	1,052	**	**	87	2,630
Mountain	11	248	129	3,132	106	3,523	15	435	262	7,338
Hamilton City (Zones 1-6)	110	1,760	737	14,607	679	13,531	65	1,821	1,590	31,720
Grimsby and Stoney Creek	1	78	24	655	35	912	**	**	63	1,743
Burlington	**	**	60	2,437	58	4,321	15	813	136	7,642
Ancast./Dundas/Flambor./Glanbrk.	1	22	31	625	26	932	0	54	58	1,633
<b>Hamilton CMA</b>	<b>114</b>	<b>1,931</b>	<b>851</b>	<b>18,325</b>	<b>799</b>	<b>19,696</b>	<b>82</b>	<b>2,786</b>	<b>1,847</b>	<b>42,738</b>

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

n/u : No units exist in the universe for this category

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

n/a : Not applicable

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Downtown Core	6.5	8.8	7.3	8.6	7.5	8.9	**	6.2	7.2	8.7
Central East	7.6	9.6	5.7	5.5	7.2	10.4	**	**	6.6	7.9
East End	10.8	6.2	4.2	10.6	6.4	10.7	7.0	6.4	5.8	10.2
Central	10.2	13.1	8.5	11.1	9.6	10.8	**	**	9.4	10.5
West End	**	6.6	6.1	6.2	2.8	4.9	**	**	4.6	5.6
Mountain	5.6	7.0	3.5	7.2	4.4	5.9	6.2	7.4	4.1	6.6
Hamilton City (Zones 1-6)	6.9	9.0	5.9	8.2	6.2	8.5	6.9	5.9	6.2	8.2
Grimsby and Stoney Creek	0.0	4.6	2.8	7.3	3.8	7.4	1.9	**	3.2	7.1
Burlington	**	**	3.5	4.6	2.6	3.0	3.1	3.7	2.9	3.6
Ancast./Dundas/Flambor./Glanbrk.	8.4	4.5	4.6	7.3	4.2	4.3	2.2	3.9	4.3	5.4
<b>Hamilton CMA</b>	<b>6.5</b>	<b>8.7</b>	<b>5.4</b>	<b>7.6</b>	<b>5.3</b>	<b>7.0</b>	<b>5.4</b>	<b>5.2</b>	<b>5.4</b>	<b>7.3</b>

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
<b>Hamilton CMA</b>										
Pre 1940	7.1	6.8	6.7	7.2	5.5	8.0	7.1	5.3	6.4	7.3
1940 - 1959	3.3	7.6	3.7	5.3	3.9	3.6	**	**	3.8	4.7
1960 - 1974	1.6	5.0	2.8	4.0	3.0	3.8	3.0	2.5	2.9	3.9
1975 - 1989	**	**	3.7	5.0	4.2	3.6	2.9	3.5	3.8	4.2
1990+	**	**	4.1	**	5.4	**	**	n/s	3.6	**
Total	3.4	5.9	3.5	4.6	3.4	4.1	3.1	3.0	3.4	4.3

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
<b>Hamilton CMA</b>								
Pre 1940	437	433	545	550	685	663	**	811
1940 - 1959	473	441	596	585	710	719	**	**
1960 - 1974	548	546	661	673	805	809	969	958
1975 - 1989	**	**	661	675	821	843	978	1,010
1990+	**	**	565	**	861	**	**	n/s
Total	509	493	641	646	789	791	967	961

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

n/u : No units exist in the universe for this category

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

n/a : Not applicable



### I.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
<b>Hamilton CMA</b>										
3 to 5 Units	2.7	5.4	6.5	5.2	3.0	8.2	6.8	3.3	4.7	6.0
6 to 19 Units	7.2	8.5	4.8	6.2	5.6	4.2	5.6	3.3	5.4	5.4
20 to 49 Units	3.7	8.1	4.4	5.8	3.5	3.9	3.8	2.1	4.0	5.1
50 to 99 Units	1.2	4.0	2.7	4.3	2.8	4.1	5.9	3.9	2.8	4.2
100 to 199 Units	1.0	4.1	2.3	3.7	2.6	3.7	1.9	2.9	2.4	3.7
200+ Units	**	**	3.6	4.0	4.5	3.9	2.5	2.4	3.9	3.8
<b>Total</b>	<b>3.4</b>	<b>5.9</b>	<b>3.5</b>	<b>4.6</b>	<b>3.4</b>	<b>4.1</b>	<b>3.1</b>	<b>3.0</b>	<b>3.4</b>	<b>4.3</b>

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
<b>Hamilton CMA</b>								
3 to 5 Units	435	447	575	539	757	715	866	905
6 to 19 Units	470	432	545	559	686	691	**	**
20 to 49 Units	493	485	608	612	737	747	827	**
50 to 99 Units	475	478	650	655	787	779	901	883
100 to 199 Units	562	582	694	715	827	845	1,009	1,008
200+ Units	**	**	659	**	834	**	989	**
<b>Total</b>	<b>509</b>	<b>493</b>	<b>641</b>	<b>646</b>	<b>789</b>	<b>791</b>	<b>967</b>	<b>961</b>

### I.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Hamilton CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Downtown Core	**	7.8	7.3	9.0	5.7	6.8	4.1	5.6	3.2	5.8	3.8	4.2
Central East	4.6	3.2	6.7	4.0	4.2	4.3	**	**	2.1	3.0	n/s	n/s
East End	10.6	3.1	2.8	3.8	1.5	3.7	2.4	**	**	**	**	**
Central	7.7	9.3	6.3	9.1	**	7.9	5.2	5.0	**	2.8	n/u	n/u
West End	**	**	**	7.1	**	**	**	**	1.5	2.6	**	**
Mountain	10.6	**	3.3	2.7	3.7	5.7	1.9	3.1	2.4	3.2	**	**
Hamilton City (Zones 1-6)	5.6	7.1	6.0	6.3	4.2	5.5	3.4	4.9	2.9	4.3	4.3	4.2
Grimsby and Stoney Creek	0.0	4.9	**	**	2.1	**	**	**	1.0	3.4	n/u	n/u
Burlington	**	**	**	**	**	**	1.5	1.7	1.4	2.3	**	**
Ancast./Dundas/Flambor./Glanbrk.	**	**	6.3	6.0	**	3.5	1.6	2.8	**	**	**	**
<b>Hamilton CMA</b>	<b>4.7</b>	<b>6.0</b>	<b>5.4</b>	<b>5.4</b>	<b>4.0</b>	<b>5.1</b>	<b>2.8</b>	<b>4.2</b>	<b>2.4</b>	<b>3.7</b>	<b>3.9</b>	<b>3.8</b>

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

n/u : No units exist in the universe for this category

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

n/a : Not applicable

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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
<b>Hamilton CMA</b>										
LT \$600	3.5	7.6	4.2	6.0	3.1	6.5	n/s	**	4.0	6.3
\$600 - \$699	2.3	**	3.6	8.1	4.3	6.2	**	**	3.8	7.1
\$700 - \$799	**	**	2.9	3.1	4.0	7.2	6.4	3.0	3.8	6.0
\$800 - \$899	n/s	n/s	0.6	1.4	2.7	2.8	2.7	4.8	2.4	2.9
\$900 - \$999	n/s	n/s	**	**	1.9	1.9	4.0	3.3	2.4	2.7
\$1000+	n/s	n/s	**	**	0.7	1.1	2.9	3.6	1.6	2.0
<b>Total</b>	<b>3.4</b>	<b>5.9</b>	<b>3.5</b>	<b>4.6</b>	<b>3.4</b>	<b>4.1</b>	<b>3.1</b>	<b>3.0</b>	<b>3.4</b>	<b>4.3</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	**	n/s	n/u	n/u	**	**	6.2	**	5.2	**
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	8.6	2.6	3.2	2.9	4.5	2.9
Hamilton City (Zones 1-6)	**	n/s	**	**	5.9	4.5	4.1	3.7	4.7	3.9
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	n/u	**	**	**	1.5	**	6.5	3.7	4.5	2.6
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	0.0	0.0
<b>Hamilton CMA</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>3.5</b>	<b>2.3</b>	<b>4.9</b>	<b>3.5</b>	<b>4.3</b>	<b>3.1</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u
Central East	n/u	n/u	n/u	n/u	n/s	**	n/u	n/u
East End	n/s	n/s	n/u	n/u	**	**	**	**
Central	n/u	n/u	n/s	**	n/s	**	n/u	n/u
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	783	818	907	893
Hamilton City (Zones 1-6)	n/s	n/s	n/s	**	**	810	892	886
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**
Burlington	n/u	**	**	**	**	**	1,096	**
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**
<b>Hamilton CMA</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>938</b>	<b>886</b>	<b>984</b>	<b>957</b>

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

n/u : No units exist in the universe for this category

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

n/a : Not applicable

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	n/s	n/s	n/u	n/u	**	**	**	**	**	**
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	5	193	13	430	18	623
Hamilton City (Zones 1-6)	n/s	n/s	**	**	12	271	31	827	43	1,104
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	**	**	**	30	811	34	1,323
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	0	53
<b>Hamilton CMA</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>17</b>	<b>727</b>	<b>64</b>	<b>1,799</b>	<b>80</b>	<b>2,616</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Downtown Core	n/a	n/u	n/a	n/u	n/a	n/s	n/a	n/u	n/a	n/s
Central East	n/a	n/u	n/a	n/u	n/a	**	n/a	n/u	n/a	**
East End	n/a	n/s	n/a	n/u	n/a	**	n/a	**	n/a	**
Central	n/a	n/u	n/a	**	n/a	**	n/a	n/u	n/a	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/a	n/u	n/a	n/u	n/a	5.3	n/a	7.7	n/a	6.9
Hamilton City (Zones 1-6)	n/a	n/s	n/a	**	n/a	6.4	n/a	7.1	n/a	6.9
Grimsby and Stoney Creek	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Burlington	n/a	**	n/a	**	n/a	**	n/a	5.5	n/a	4.1
Ancast./Dundas/Flambor./Glanbrk.	n/a	**	n/a	**	n/a	**	n/a	**	n/a	1.9
<b>Hamilton CMA</b>	<b>n/a</b>	<b>**</b>	<b>n/a</b>	<b>**</b>	<b>n/a</b>	<b>3.6</b>	<b>n/a</b>	<b>6.0</b>	<b>n/a</b>	<b>5.1</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Downtown Core	3.1	6.8	4.6	5.7	4.5	6.3	**	5.5	4.3	6.0
Central East	6.8	7.8	4.5	2.9	5.8	5.1	**	**	5.4	4.1
East End	5.5	**	2.3	5.5	5.0	6.0	5.3	4.1	4.3	5.5
Central	5.7	6.4	6.4	7.6	5.5	7.2	**	**	5.8	6.9
West End	**	2.0	3.6	4.0	1.1	2.6	**	**	2.5	3.3
Mountain	1.7	4.5	2.5	4.1	3.2	3.0	3.3	3.2	2.9	3.5
Hamilton City (Zones 1-6)	3.6	6.2	3.9	5.0	4.3	5.0	4.1	3.6	4.1	5.0
Grimsby and Stoney Creek	0.0	1.5	1.8	3.7	1.5	3.9	0.0	**	1.4	3.5
Burlington	**	**	1.3	2.4	1.3	1.3	4.4	2.8	1.9	1.9
Ancast./Dundas/Flambor./Glanbrk.	3.0	3.2	3.3	4.8	3.4	2.8	0.0	0.0	3.2	3.4
<b>Hamilton CMA</b>	<b>3.3</b>	<b>5.9</b>	<b>3.5</b>	<b>4.6</b>	<b>3.4</b>	<b>4.0</b>	<b>3.9</b>	<b>3.2</b>	<b>3.5</b>	<b>4.2</b>

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

n/u : No units exist in the universe for this category

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

n/a : Not applicable

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	2004	2005	2004	2005	2004	2005	2004	2005
Downtown Core	503	500	608	609	777	769	**	**
Central East	**	**	564	562	676	675	**	**
East End	**	**	618	614	731	721	860	870
Central	448	470	559	564	696	743	**	**
West End	**	**	654	680	790	769	**	**
Mountain	**	501	635	618	755	739	908	887
Hamilton City (Zones 1-6)	503	486	611	607	745	738	894	880
Grimsby and Stoney Creek	**	**	621	598	745	714	876	**
Burlington	**	**	819	835	947	938	1,111	1,082
Ancast./Dundas/Flambor./Glanbrk.	526	541	683	716	813	860	**	**
<b>Hamilton CMA</b>	<b>508</b>	<b>492</b>	<b>641</b>	<b>646</b>	<b>794</b>	<b>795</b>	<b>975</b>	<b>959</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown Core	61	900	329	5,750	225	3,598	16	300	632	10,548
Central East	15	195	47	1,633	76	1,482	**	**	142	3,489
East End	**	**	90	1,641	168	2,806	38	915	300	5,431
Central	16	248	90	1,181	83	1,149	**	**	191	2,765
West End	2	100	51	1,276	27	1,052	**	**	87	2,630
Mountain	11	248	129	3,132	111	3,716	28	865	280	7,961
Hamilton City (Zones 1-6)	110	1,760	737	14,613	691	13,802	96	2,648	1,633	32,824
Grimsby and Stoney Creek	1	78	24	655	35	916	**	**	66	1,879
Burlington	**	**	60	2,502	63	4,767	45	1,624	170	8,965
Ancast./Dundas/Flambor./Glanbrk.	1	31	31	634	26	938	0	83	58	1,686
<b>Hamilton CMA</b>	<b>114</b>	<b>1,941</b>	<b>851</b>	<b>18,404</b>	<b>816</b>	<b>20,423</b>	<b>146</b>	<b>4,586</b>	<b>1,927</b>	<b>45,354</b>

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Downtown Core	n/a	8.8	n/a	8.6	n/a	8.9	n/a	6.2	n/a	8.7
Central East	n/a	9.6	n/a	5.5	n/a	10.6	n/a	**	n/a	7.9
East End	n/a	**	n/a	10.6	n/a	10.6	n/a	6.4	n/a	9.8
Central	n/a	13.1	n/a	11.1	n/a	10.8	n/a	**	n/a	10.4
West End	n/a	6.6	n/a	6.2	n/a	4.9	n/a	**	n/a	5.6
Mountain	n/a	7.0	n/a	7.2	n/a	5.9	n/a	7.5	n/a	6.6
Hamilton City (Zones 1-6)	n/a	9.0	n/a	8.2	n/a	8.5	n/a	6.3	n/a	8.2
Grimsby and Stoney Creek	n/a	4.6	n/a	7.3	n/a	7.4	n/a	**	n/a	6.8
Burlington	n/a	**	n/a	4.5	n/a	2.9	n/a	4.6	n/a	3.7
Ancast./Dundas/Flambor./Glanbrk.	n/a	3.2	n/a	7.2	n/a	4.2	n/a	3.7	n/a	5.3
<b>Hamilton CMA</b>	<b>n/a</b>	<b>8.7</b>	<b>n/a</b>	<b>7.6</b>	<b>n/a</b>	<b>6.9</b>	<b>n/a</b>	<b>5.5</b>	<b>n/a</b>	<b>7.1</b>

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

n/u : No units exist in the universe for this category

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

n/a : Not applicable

## METHODOLOGY

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

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

### Definitions

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

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

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent. The changes in average rent do not necessarily correspond to rent changes within a given structure. The increase or decrease of the average rents between two years may or may not be statistically significant due to other factors such as the variability of the rents.

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

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

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

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

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

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

### Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

## Information and Subscriptions

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