



# RENTAL MARKET

# REPORT

OSHAWA CMA

OCTOBER 2005

## Highlights

- ❑ The Oshawa CMA apartment vacancy rate edged down to 3.3 per cent
- ❑ Oshawa's vacancy rate is above long term historical average
- ❑ Stronger demand for smaller bedroom apartments
- ❑ Rental apartments recorded a higher availability rate
- ❑ Soft rental market conditions caused limited rent increases
- ❑ Average rents are the highest in Whitby (Zone 3)
- ❑ Row-house rental apartments gained popularity
- ❑ Low production of new rental accommodation

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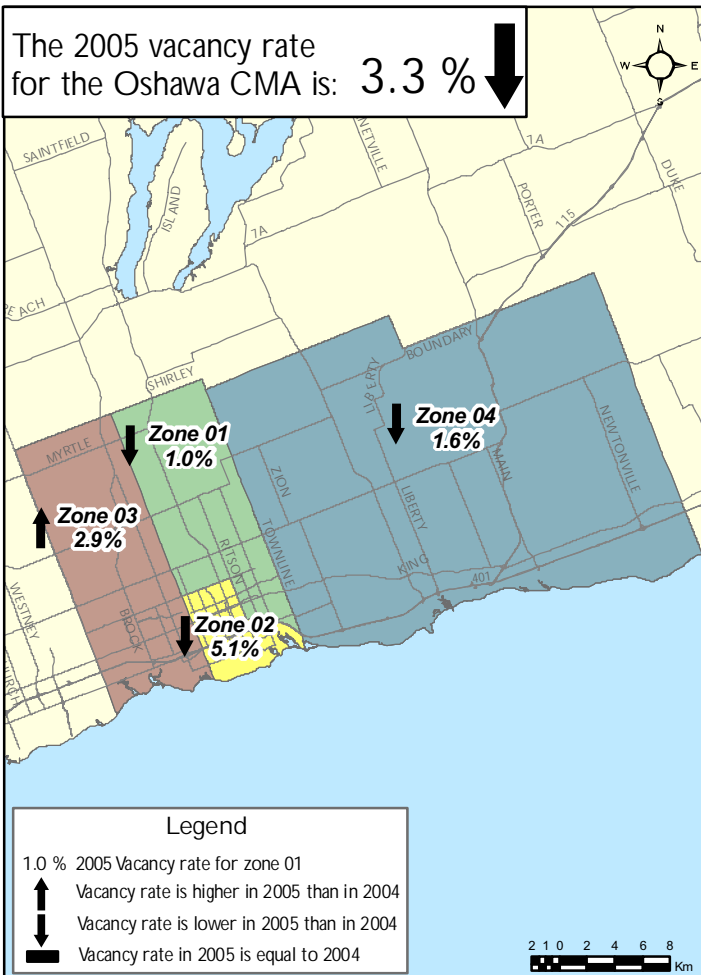
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The 2005 vacancy rate for the Oshawa CMA is: **3.3 %**



## 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 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).

| Apartment Vacancy Rates (%)<br>by Major Centres |            |            |
|-------------------------------------------------|------------|------------|
|                                                 | 2004       | 2005       |
| Abbotsford                                      | 28         | 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-Nagara                           | 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> |

<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.

## Oshawa Vacancy Rate Changes Direction

The private apartment vacancy rate in the Oshawa Census Metropolitan Area (CMA) has inched down from last year, breaking an upward trend started in 2001. Based on the October 2005 Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC), the vacancy rate has edged down to 3.3 per cent from 3.4 per cent recorded in October 2004.

What factors have led to stabilizations in the vacancy rate?

Firstly, youth employment, 15-24 years of age, has improved since last year. A better job situation in the primary renter age group has propped up the rental market, as young adults were able to live independently.

Secondly, migration flows into Oshawa have been on the rise and have boosted rental demand. The key driver of this growth are intra-provincial migrants (migrants from other parts of Ontario). Oshawa is especially in favour with Torontonians relocating into the area for more affordable home prices. Although the majority of those migrants will move directly into homeownership, some will settle as renters for a period of

time. Furthermore, international migration is also on the rise. Immigrants tend to rent upon immediate arrival, supporting rental demand.

Thirdly, since last fall, no new rental apartments have been constructed in the Oshawa CMA. Fewer supply pressures along with rising migration numbers helped boost rental market, and caused vacancy rates to decline slightly.

In addition, based on the Greater Toronto Condominium Study conducted by CMHC in 2005, the number of registered condominium apartments offered for rent in GTA has inched down. Relatively flat rents for condominium apartments and improving returns for other assets, caused the number of investor-held units to decline. This tendency in the Durham Region caused some spillover of renters from condominium apartments into the privately initiated rental market.

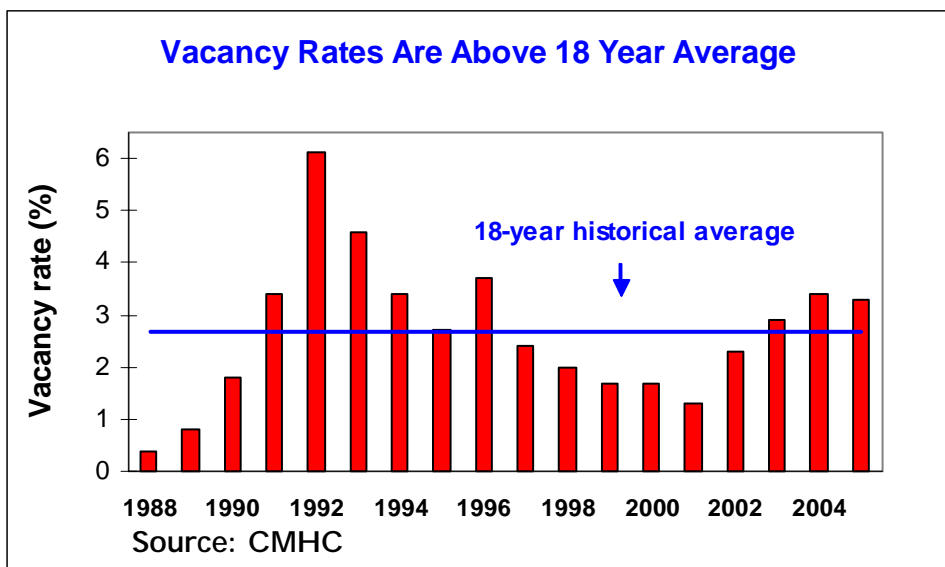
Finally, the pressure of rising home prices has moderated home purchases. Even in relatively affordable centres like Oshawa some first time buyers have postponed their homebuying decision, thus intensifying demand for rentals.

Vacancy rates dropped for most bedroom types, particularly for bachelor suites. Vacancy rates for bachelor apartments dropped from 4.2 to 2.2 per cent compared to last October. A greater cost difference between homeownership and renting a bachelor suite explains why rental demand grew for bachelor suites. One and two bedroom apartments have also recorded a dip in their vacancies, edging from 3.1 to 2.7 and from 3.6 to 3.5 per cent respectively.

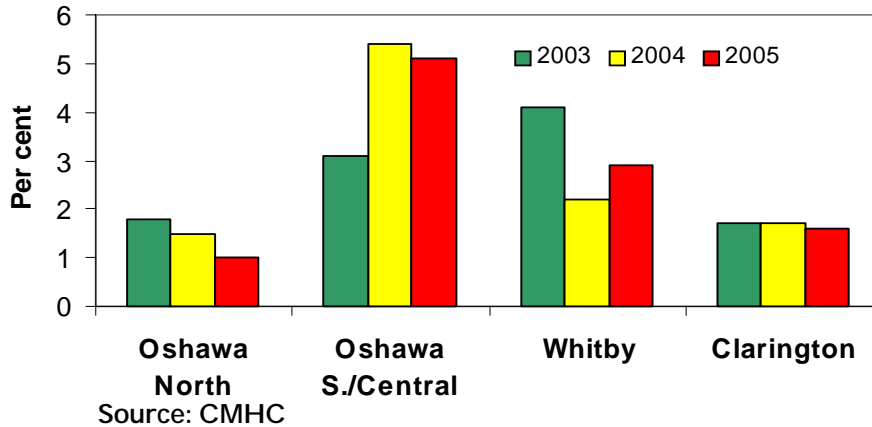
Alternatively, in the case of three or more bedroom apartments, the opposite trend is evolving. The cost of renting a large apartment is comparable to monthly payments associated with the ownership of similar-sized homes. Very low borrowing rates by historical standards drew renters of large sized apartments into homeownership. As a result demand for three plus bedroom apartments has softened, causing the vacancy rate to rise to 4.2 from 2.5 per cent registered last October.

In addition, popular three bedroom rental rows recorded a significant decline in vacancy rates, which decreased to 1.8 per cent from 5.1 a year ago. Less than a six per cent difference in rents between three bedroom apartments and the same sized rental row accommodation has enticed some renters to move to townhomes. Townhomes provide more ground-oriented amenities and larger living space.

Vacancy rates tightened in all rent ranges below \$800. As explained earlier, rental units charging lower rents are not as likely to be in competition with homeownership, resulting a tighter vacancy rate at the lower-end. Likewise apartments priced at \$1,000 and above have gained popularity. Those accommodations were in high demand from renters looking for



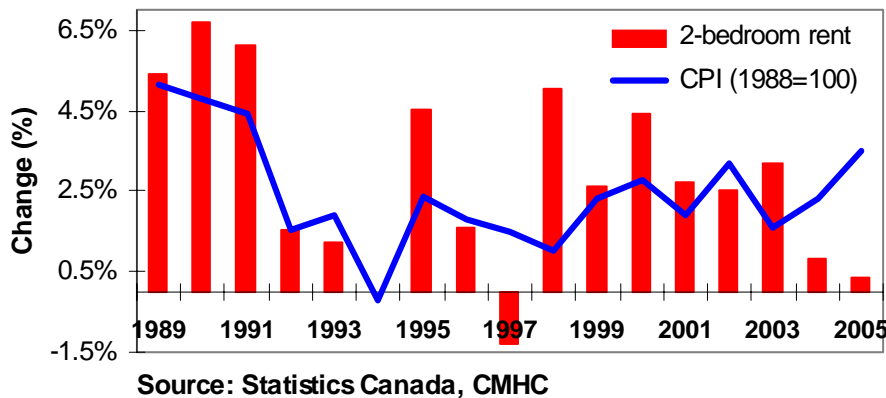
### Highest Vacancy Rate in Central and Southern Parts of Oshawa



Whitby (Zone 3) has become the most popular destination for homebuyers within the Oshawa CMA. Whitby's home construction levels are the highest among all Oshawa submarkets and due to robust housing demand continue to rise. Strong movement into homeownership in this area, caused rental vacancy rates to increase this year.

Low numbers of rental units in Clarington (Zone 4) have kept rental demand tight. Clarington's vacancy rates has edged lower compared to October 2004.

### Rents Not Keeping Up with Inflation



### High Vacancies Limited Rent Increases

The average rent for privately initiated rental apartments in the Oshawa CMA remained essentially unchanged. Still high levels of vacancies translated into increased choice for renters.

Although posted rents have remained stable since last October, in inflation adjusted terms, rents are actually lower. The October 2005 Consumer Price Index (CPI) rose by 2.64 per cent from October 2004. Strong competition for tenants has limited a landlords' ability to increase rents. Bachelor apartments' rents remained unchanged at \$611. The average rent for the one, two and three plus bedroom apartments increased by scanty 0.40, 0.35 and 0.72 per cent to \$753, \$855 and \$980 respectively. These increases were well below the 1.5 per cent 2005 rent increase guideline for occupied units set by the Ministry of Municipal Affairs and Housing.

The most expensive rental accommodations are in Whitby, followed by the Northern part of Oshawa City.

Newer and larger rental buildings recorded the highest rents.

more fashionable buildings with more amenities.

Even though vacancy rates have stabilized, they remain historically high. Homebuyers continue to benefit from favourable housing market conditions. Respectable employment levels in Oshawa support homeownership. Furthermore, low borrowing rates are keeping mortgage-carrying cost affordable, thus supporting ownership demand. Indeed, 2005 sales are slightly below last year's record, and are the second best sales level experienced in Oshawa.

### Tightest vacancy rate in Oshawa City North

Oshawa City North (Zone 1) has experienced the tightest vacancy rates within the metropolitan area.

The demand for most bedroom types was higher than a year ago. Students from surrounding University and Colleges have supported strong rental demand. As mentioned earlier higher youth employment rates in 2005 have also boosted rental demand. Despite the tight rental market conditions in the Northern part of Oshawa City, average rents have edged lower compared to last October.

Central and Southern parts of Oshawa (Zone 2) recorded a decline in vacancy rates compared to October 2004, but remained the highest within the Oshawa CMA. In the soft rental environment some renters from Zone 2, renting in older apartment buildings, were able to move into the other areas with newer, higher quality rental accommodations.



## Availability Rates are Higher

A new measure, the availability rate has been collected in the Rental Market Survey since last year. A unit is considered available if the existing tenant has given or has received an official notice to move and a new tenant has not signed a lease. Availability is a broader definition of rental supply.

An increase in availability rates was evident in all bedroom types, except for bachelor apartments. Oshawa's availability rate reached 4.8 per cent, above last year's 4.4 per cent.

Higher availability rate has different implications for landlords, investors and renters. For landlords and investors, a high availability rate implies higher potential revenue losses at a time when marketing and operating expenses are on the rise. For renters a high availability rate indicates an elevated supply of rental accommodation.

## Lack of New Rental Supply

There has been a low level of new rental construction in the Oshawa CMA for almost a decade. In the late 1980s and early 1990s ownership was expensive due to high borrowing costs. Consequently, renting was a necessity for many households. The response to increased rental demand was a strong production of rental accommodation. Both apartments and

row house types recorded high completions numbers. However, as mortgage rate started to come down in the mid-1990s, many households took advantage of more affordable homeownership options and moved out of rental. As a result in the 1997-2005 completion of rental accommodation (private and assisted) was 94 per cent below the level recorded in the period of 1988-1996.

## Rental Market Outlook

The rental market will see a modest tightening next year. Vacancy rates will edge down to three per cent in 2006, from 3.3 recorded this year. There are number of reasons that support this view.

Firstly, stimulus to the homeownership market coming from very low interest rates and relatively affordable home prices will ease. While still low by historical norms, mortgage rates are expected to rise gradually this and the following year. One, three, and five-year mortgage rates are forecast to be in the 4.50-5.75, 5.25-6.25, and 5.50-6.50 per cent ranges respectively in 2005-2006. With strong housing demand expected to continue, home prices will rise above general rate of inflation in both new and resale

|      | Rental completions |            |
|------|--------------------|------------|
|      | Rows               | Apartments |
| 1988 | 112                | 252        |
| 1989 | 0                  | 403        |
| 1990 | 197                | 378        |
| 1991 | 100                | 164        |
| 1992 | 398                | 929        |
| 1993 | 243                | 321        |
| 1994 | 0                  | 83         |
| 1995 | 8                  | 110        |
| 1996 | 0                  | 27         |
| 1997 | 0                  | 0          |
| 1998 | 0                  | 0          |
| 1999 | 30                 | 4          |
| 2000 | 8                  | 0          |
| 2001 | 0                  | 0          |
| 2002 | 38                 | 130        |
| 2003 | 0                  | 0          |
| 2004 | 0                  | 4          |
| 2005 | 9                  | 0          |

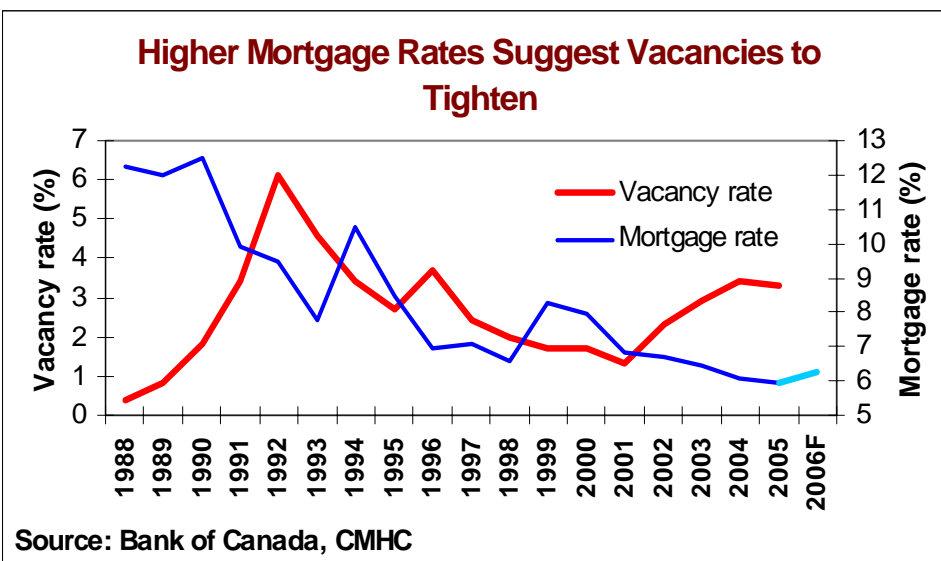
markets. The average price for the most popular new single detached home type is expected to increase by eight per cent, to reach \$315,000 mark in 2006. Rising costs of homeownership will cause some households to postpone their home-buying decision, thus moderating movement out of rentals.

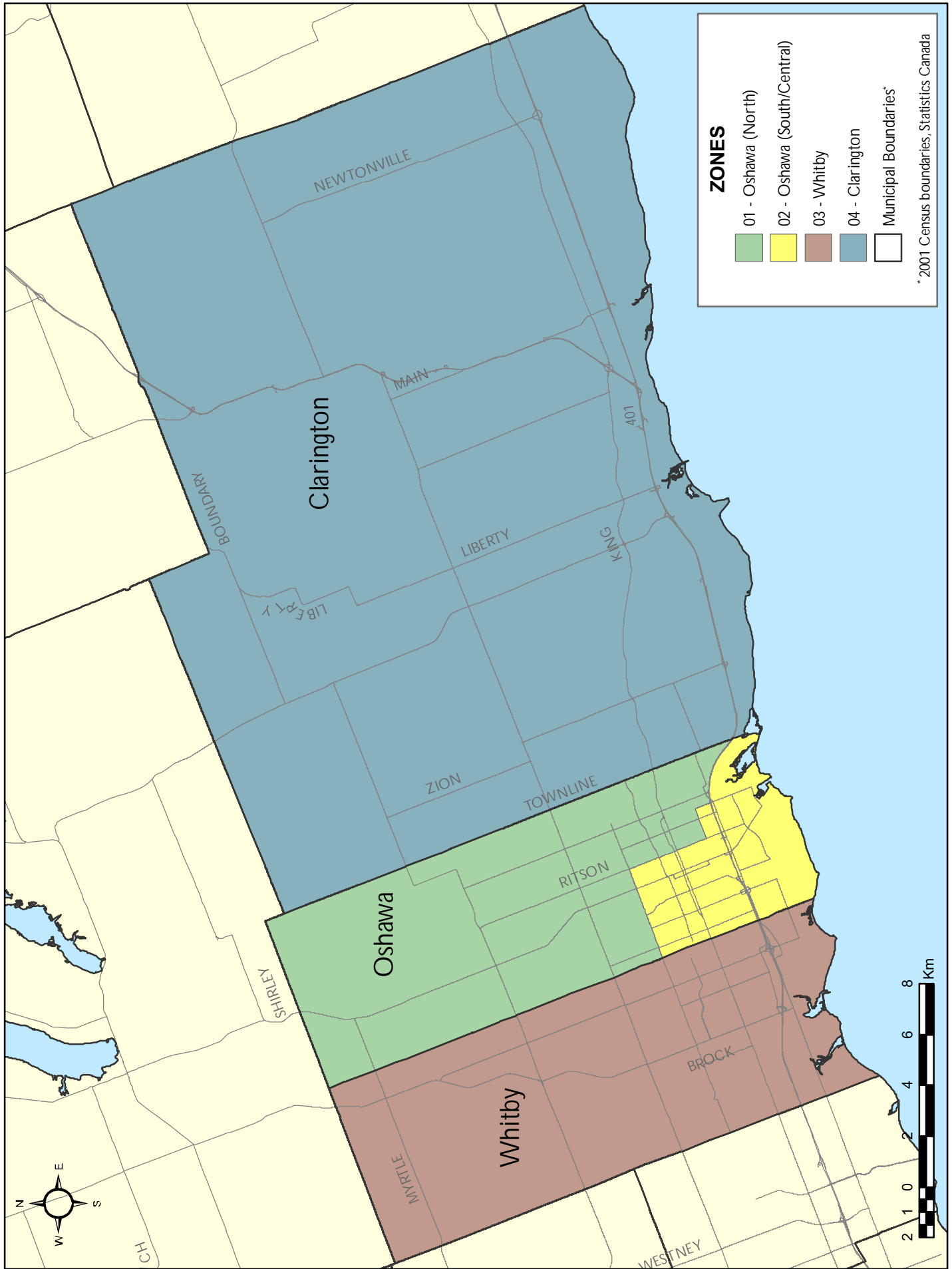
Secondly, in recent years landlords have also been offering incentives in attempt to retain or lure tenants into rental accommodation. This action will eventually help to reduce relative cost of renting versus owning, boosting rental demand.

Thirdly, little new supply of private rental apartments will cause the vacancy rate to edge down.

Fourthly, new household formation driven by an increasing number of migrants coming to the area will also cause vacancy rates to decline.

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Finally, an improvement in the job situation in the younger renter age groups will contribute to the tighter rental market.

High vacancy rates will limit the magnitude of rent increases. Average

two bedroom rents will rise by 1.2 per cent to \$865 in October 2006, increasing below the 2.1 per cent 2006 guideline on occupied units set by the Ministry of Municipal Affairs and Housing.

To see a jump in demand for rental accommodations, the housing market would have to experience serious negative shocks, such as a large hike in mortgage rates or an employment plunge.

## 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

### ZONE DESCRIPTIONS - OSHAWA CMA

|           |                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------|
| Zone 1    | <b>Oshawa (North)</b> includes census tracts 7, 8, 9, 13, 14, 15 and 16.                                     |
| Zone 2    | <b>Oshawa (South/Central)</b> includes census tracts 1, 2, 3, 4, 5, 6, 10, 11 and 12.                        |
| Zones 1-2 | <b>Oshawa City</b>                                                                                           |
| Zone 3    | <b>Whitby</b> includes the Town of Whitby only (census tracts 100, 101, 102, 103, 104 and 105).              |
| Zone 4    | <b>Clarington</b> includes the Town of Clarington only (census tracts 200, 201, 202, 203, 204, 205 and 206). |
| Zones 1-4 | <b>Oshawa 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.

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

| Zone                         | Bachelor   |            | 1 Bedroom  |            | 2 Bedroom  |            | 3 Bedroom + |            | Total      |            |
|------------------------------|------------|------------|------------|------------|------------|------------|-------------|------------|------------|------------|
|                              | 2004       | 2005       | 2004       | 2005       | 2004       | 2005       | 2004        | 2005       | 2004       | 2005       |
| Zone 1 - Oshawa (North)      | 3.6        | 2.2        | 1.4        | 1.0        | 1.7        | 0.9        | 0.0         | 1.6        | 1.5        | 1.0        |
| Zone 2 - Oshawa (S./Central) | 6.9        | 3.3        | 4.4        | 3.8        | 5.9        | 5.5        | 4.7         | 8.0        | 5.4        | 5.1        |
| Oshawa City (Zones 1-2)      | 6.1        | 3.1        | 3.3        | 2.8        | 4.2        | 3.6        | 2.6         | 5.2        | 3.9        | 3.5        |
| Zone 3 - Whitby              | **         | **         | 2.9        | 2.8        | 1.9        | 3.3        | **          | **         | 2.2        | 2.9        |
| Zone 4 - Clarington          | **         | **         | 2.2        | 0.8        | 1.2        | **         | **          | **         | 1.7        | 1.6        |
| <b>Oshawa CMA</b>            | <b>4.2</b> | <b>2.2</b> | <b>3.1</b> | <b>2.7</b> | <b>3.6</b> | <b>3.5</b> | <b>2.5</b>  | <b>4.2</b> | <b>3.4</b> | <b>3.3</b> |

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

| Zone                         | Bachelor   |            | 1 Bedroom  |            | 2 Bedroom  |            | 3 Bedroom + |            |
|------------------------------|------------|------------|------------|------------|------------|------------|-------------|------------|
|                              | 2004       | 2005       | 2004       | 2005       | 2004       | 2005       | 2004        | 2005       |
| Zone 1 - Oshawa (North)      | 635        | 633        | 797        | 782        | 890        | 873        | 997         | **         |
| Zone 2 - Oshawa (S./Central) | 581        | 579        | 706        | 704        | 816        | 823        | 938         | 939        |
| Oshawa City (Zones 1-2)      | 594        | 589        | 740        | 732        | 846        | 844        | 964         | 974        |
| Zone 3 - Whitby              | **         | **         | 787        | 817        | 879        | 899        | **          | **         |
| Zone 4 - Clarington          | **         | **         | 689        | **         | **         | **         | **          | **         |
| <b>Oshawa CMA</b>            | <b>611</b> | <b>611</b> | <b>750</b> | <b>753</b> | <b>852</b> | <b>855</b> | <b>973</b>  | <b>980</b> |

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

| Zone                         | Bachelor |            | 1 Bedroom |              | 2 Bedroom  |              | 3 Bedroom + |            | Total      |               |
|------------------------------|----------|------------|-----------|--------------|------------|--------------|-------------|------------|------------|---------------|
|                              | Vacant   | Total      | Vacant    | Total        | Vacant     | Total        | Vacant      | Total      | Vacant     | Total         |
| Zone 1 - Oshawa (North)      | 1        | 50         | 9         | 895          | 17         | 2,020        | 4           | 271        | 32         | 3,237         |
| Zone 2 - Oshawa (S./Central) | 7        | 216        | 58        | 1,536        | 160        | 2,885        | 28          | 357        | 253        | 4,993         |
| Oshawa City (Zones 1-2)      | 8        | 266        | 67        | 2,431        | 177        | 4,905        | 33          | 628        | 285        | 8,230         |
| Zone 3 - Whitby              | **       | **         | 27        | 941          | 45         | 1,349        | **          | **         | 78         | 2,654         |
| Zone 4 - Clarington          | **       | **         | 1         | 186          | **         | **           | **          | **         | 8          | 519           |
| <b>Oshawa CMA</b>            | <b>8</b> | <b>365</b> | <b>95</b> | <b>3,558</b> | <b>229</b> | <b>6,542</b> | <b>39</b>   | <b>938</b> | <b>372</b> | <b>11,403</b> |

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

| Zone                         | Bachelor   |            | 1 Bedroom  |            | 2 Bedroom  |            | 3 Bedroom + |            | Total      |            |
|------------------------------|------------|------------|------------|------------|------------|------------|-------------|------------|------------|------------|
|                              | 2004       | 2005       | 2004       | 2005       | 2004       | 2005       | 2004        | 2005       | 2004       | 2005       |
| Zone 1 - Oshawa (North)      | 5.7        | 2.2        | 2.4        | 1.9        | 2.1        | 2.4        | 0.6         | 2.0        | 2.1        | 2.2        |
| Zone 2 - Oshawa (S./Central) | 6.9        | 5.1        | 5.6        | 5.5        | 6.9        | 6.7        | 5.2         | 8.8        | 6.4        | 6.4        |
| Oshawa City (Zones 1-2)      | 6.6        | 4.6        | 4.4        | 4.2        | 4.9        | 4.9        | 3.2         | 5.8        | 4.7        | 4.8        |
| Zone 3 - Whitby              | **         | **         | 4.3        | 5.4        | 3.5        | 5.0        | **          | **         | 4.0        | 4.8        |
| Zone 4 - Clarington          | **         | **         | 2.8        | 4.9        | 1.2        | **         | **          | **         | 2.0        | 4.1        |
| <b>Oshawa CMA</b>            | <b>6.6</b> | <b>3.3</b> | <b>4.3</b> | <b>4.5</b> | <b>4.4</b> | <b>4.9</b> | <b>3.7</b>  | <b>5.2</b> | <b>4.4</b> | <b>4.8</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



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

| Year of Construction | Bachelor |      | 1 Bedroom |      | 2 Bedroom |      | 3 Bedroom + |      | Total |      |
|----------------------|----------|------|-----------|------|-----------|------|-------------|------|-------|------|
|                      | 2004     | 2005 | 2004      | 2005 | 2004      | 2005 | 2004        | 2005 | 2004  | 2005 |
| <b>Oshawa CMA</b>    |          |      |           |      |           |      |             |      |       |      |
| Pre 1940             | **       | **   | 2.9       | 2.6  | 4.4       | **   | **          | **   | 3.4   | 3.1  |
| 1940 - 1959          | **       | **   | 5.1       | 4.4  | 5.3       | 6.0  | **          | **   | 5.3   | 5.3  |
| 1960 - 1974          | 2.9      | 0.9  | 3.9       | 2.1  | 3.9       | 3.4  | 3.3         | 5.2  | 3.8   | 3.1  |
| 1975 - 1989          | **       | **   | 1.4       | 2.9  | 2.5       | 2.9  | 1.5         | **   | 2.1   | 2.9  |
| 1990+                | **       | **   | **        | **   | **        | **   | **          | **   | **    | **   |
| Total                | 4.2      | 2.2  | 3.1       | 2.7  | 3.6       | 3.5  | 2.5         | 4.2  | 3.4   | 3.3  |

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

| Year of Construction | Bachelor |      | 1 Bedroom |      | 2 Bedroom |      | 3 Bedroom + |      |
|----------------------|----------|------|-----------|------|-----------|------|-------------|------|
|                      | 2004     | 2005 | 2004      | 2005 | 2004      | 2005 | 2004        | 2005 |
| <b>Oshawa CMA</b>    |          |      |           |      |           |      |             |      |
| Pre 1940             | **       | **   | 624       | 617  | **        | **   | **          | **   |
| 1940 - 1959          | **       | **   | 673       | 644  | 788       | 787  | **          | **   |
| 1960 - 1974          | 601      | 597  | 747       | 754  | 845       | 846  | 948         | 952  |
| 1975 - 1989          | **       | **   | 802       | 815  | 888       | 900  | **          | **   |
| 1990+                | **       | n/s  | **        | **   | **        | **   | **          | **   |
| Total                | 611      | 611  | 750       | 753  | 852       | 855  | 973         | 980  |

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

| Size              | Bachelor |      | 1 Bedroom |      | 2 Bedroom |      | 3 Bedroom + |      | Total |      |
|-------------------|----------|------|-----------|------|-----------|------|-------------|------|-------|------|
|                   | 2004     | 2005 | 2004      | 2005 | 2004      | 2005 | 2004        | 2005 | 2004  | 2005 |
| <b>Oshawa CMA</b> |          |      |           |      |           |      |             |      |       |      |
| 3 to 5 Units      | **       | **   | 4.3       | 1.2  | 1.3       | 3.9  | 2.5         | **   | 2.3   | 2.4  |
| 6 to 19 Units     | 8.6      | 0.0  | 4.6       | 3.4  | 2.7       | 4.0  | **          | **   | 3.5   | 3.6  |
| 20 to 49 Units    | **       | **   | 5.6       | 4.9  | 6.1       | 3.8  | **          | **   | 5.7   | 4.1  |
| 50 to 99 Units    | **       | **   | **        | **   | **        | 3.9  | **          | 1.9  | **    | 3.0  |
| 100+ Units        | **       | **   | 1.1       | 1.7  | 4.2       | 2.8  | 2.7         | 6.4  | 3.0   | 3.0  |
| Total             | 4.2      | 2.2  | 3.1       | 2.7  | 3.6       | 3.5  | 2.5         | 4.2  | 3.4   | 3.3  |

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

| Size              | Bachelor |      | 1 Bedroom |      | 2 Bedroom |      | 3 Bedroom + |       |
|-------------------|----------|------|-----------|------|-----------|------|-------------|-------|
|                   | 2004     | 2005 | 2004      | 2005 | 2004      | 2005 | 2004        | 2005  |
| <b>Oshawa CMA</b> |          |      |           |      |           |      |             |       |
| 3 to 5 Units      | **       | **   | 627       | 635  | 748       | 754  | 865         | **    |
| 6 to 19 Units     | 574      | 573  | 663       | 665  | 797       | 802  | **          | **    |
| 20 to 49 Units    | **       | **   | 721       | 730  | 846       | 850  | **          | **    |
| 50 to 99 Units    | **       | **   | **        | **   | **        | **   | **          | **    |
| 100+ Units        | **       | **   | 834       | 826  | 893       | 894  | 984         | 1,001 |
| Total             | 611      | 611  | 750       | 753  | 852       | 855  | 973         | 980   |

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

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

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

n/a : Not applicable

### 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Oshawa CMA

| Zone                         | 3-5        |            | 6-19       |            | 20-49      |            | 50-99     |            | 100+       |            |
|------------------------------|------------|------------|------------|------------|------------|------------|-----------|------------|------------|------------|
|                              | 2004       | 2005       | 2004       | 2005       | 2004       | 2005       | 2004      | 2005       | 2004       | 2005       |
| Zone 1 - Oshawa (North)      | 1.8        | 0.9        | 2.2        | **         | **         | **         | **        | 0.9        | **         | 0.8        |
| Zone 2 - Oshawa (S./Central) | 3.5        | 4.4        | 4.1        | 4.8        | 7.2        | 4.7        | **        | 5.7        | **         | 5.6        |
| Oshawa City (Zones 1-2)      | 3.0        | 3.3        | 3.7        | 4.3        | 6.7        | 4.4        | **        | 3.6        | **         | 2.4        |
| Zone 3 - Whitby              | **         | **         | 3.5        | 2.1        | **         | **         | **        | **         | **         | **         |
| Zone 4 - Clarington          | 2.0        | **         | 1.6        | **         | **         | **         | **        | **         | **         | **         |
| <b>Oshawa CMA</b>            | <b>2.3</b> | <b>2.4</b> | <b>3.5</b> | <b>3.6</b> | <b>5.7</b> | <b>4.1</b> | <b>**</b> | <b>3.0</b> | <b>3.0</b> | <b>3.0</b> |

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

| Rent Range        | Bachelor   |            | 1 Bedroom  |            | 2 Bedroom  |            | 3 Bedroom + |            | Total      |            |
|-------------------|------------|------------|------------|------------|------------|------------|-------------|------------|------------|------------|
|                   | 2004       | 2005       | 2004       | 2005       | 2004       | 2005       | 2004        | 2005       | 2004       | 2005       |
| <b>Oshawa CMA</b> |            |            |            |            |            |            |             |            |            |            |
| LT \$600          | 6.3        | 0.0        | 6.9        | 4.8        | **         | **         | **          | n/s        | 7.1        | 3.0        |
| \$600 - \$699     | **         | 4.2        | 3.3        | 1.2        | 0.9        | 1.8        | **          | **         | 2.8        | 1.8        |
| \$700 - \$799     | **         | **         | 3.6        | 3.2        | 2.9        | 2.4        | **          | **         | 3.1        | 2.8        |
| \$800 - \$899     | **         | **         | **         | 2.4        | 4.7        | 5.2        | **          | **         | 4.2        | 4.5        |
| \$900 - \$999     | n/s        | n/s        | **         | **         | 3.7        | 2.9        | **          | 6.8        | 3.5        | 3.6        |
| \$1000+           | n/s        | n/s        | **         | **         | **         | **         | **          | **         | 1.8        | 1.6        |
| <b>Total</b>      | <b>4.2</b> | <b>2.2</b> | <b>3.1</b> | <b>2.7</b> | <b>3.6</b> | <b>3.5</b> | <b>2.5</b>  | <b>4.2</b> | <b>3.4</b> | <b>3.3</b> |

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

| Zone                         | Bachelor   |            | 1 Bedroom |           | 2 Bedroom |           | 3 Bedroom + |            | Total      |            |
|------------------------------|------------|------------|-----------|-----------|-----------|-----------|-------------|------------|------------|------------|
|                              | 2004       | 2005       | 2004      | 2005      | 2004      | 2005      | 2004        | 2005       | 2004       | 2005       |
| Zone 1 - Oshawa (North)      | n/u        | n/u        | n/u       | n/u       | n/s       | n/s       | 0.5         | **         | 0.5        | **         |
| Zone 2 - Oshawa (S./Central) | n/u        | n/u        | n/u       | n/u       | **        | **        | **          | 2.5        | **         | 2.7        |
| Oshawa City (Zones 1-2)      | n/u        | n/u        | n/u       | n/u       | **        | **        | 5.3         | 1.8        | 5.1        | 1.9        |
| Zone 3 - Whitby              | n/u        | n/u        | n/u       | n/u       | n/u       | n/u       | **          | **         | **         | **         |
| Zone 4 - Clarington          | n/u        | n/u        | **        | **        | n/u       | n/u       | **          | **         | **         | **         |
| <b>Oshawa CMA</b>            | <b>n/u</b> | <b>n/u</b> | <b>**</b> | <b>**</b> | <b>**</b> | <b>**</b> | <b>5.1</b>  | <b>1.8</b> | <b>4.8</b> | <b>1.9</b> |

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

| Zone                         | Bachelor   |            | 1 Bedroom  |           | 2 Bedroom |           | 3 Bedroom + |              |
|------------------------------|------------|------------|------------|-----------|-----------|-----------|-------------|--------------|
|                              | 2004       | 2005       | 2004       | 2005      | 2004      | 2005      | 2004        | 2005         |
| Zone 1 - Oshawa (North)      | n/u        | n/u        | n/u        | n/u       | n/s       | n/s       | **          | **           |
| Zone 2 - Oshawa (S./Central) | n/u        | n/u        | n/u        | n/u       | **        | **        | **          | 983          |
| Oshawa City (Zones 1-2)      | n/u        | n/u        | n/u        | n/u       | **        | **        | **          | 1,039        |
| Zone 3 - Whitby              | n/u        | n/u        | n/u        | n/u       | n/u       | n/u       | n/s         | **           |
| Zone 4 - Clarington          | n/u        | n/u        | n/s        | **        | n/u       | n/u       | **          | **           |
| <b>Oshawa CMA</b>            | <b>n/u</b> | <b>n/u</b> | <b>n/s</b> | <b>**</b> | <b>**</b> | <b>**</b> | <b>**</b>   | <b>1,038</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 Oshawa CMA

| Zone                         | Bachelor   |            | 1 Bedroom |           | 2 Bedroom |           | 3 Bedroom + |            | Total     |            |
|------------------------------|------------|------------|-----------|-----------|-----------|-----------|-------------|------------|-----------|------------|
|                              | Vacant     | Total      | Vacant    | Total     | Vacant    | Total     | Vacant      | Total      | Vacant    | Total      |
| Zone 1 - Oshawa (North)      | n/u        | n/u        | n/u       | n/u       | n/s       | n/s       | **          | **         | **        | **         |
| Zone 2 - Oshawa (S./Central) | n/u        | n/u        | n/u       | n/u       | **        | **        | 10          | 394        | 12        | 445        |
| Oshawa City (Zones 1-2)      | n/u        | n/u        | n/u       | n/u       | **        | **        | 15          | 843        | 17        | 894        |
| Zone 3 - Whitby              | n/u        | n/u        | n/u       | n/u       | n/u       | n/u       | **          | **         | **        | **         |
| Zone 4 - Clarington          | n/u        | n/u        | **        | **        | n/u       | n/u       | **          | **         | **        | **         |
| <b>Oshawa CMA</b>            | <b>n/u</b> | <b>n/u</b> | <b>**</b> | <b>**</b> | <b>**</b> | <b>**</b> | <b>16</b>   | <b>872</b> | <b>18</b> | <b>949</b> |

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

| Zone                         | Bachelor   |            | 1 Bedroom  |           | 2 Bedroom  |           | 3 Bedroom + |            | Total      |            |
|------------------------------|------------|------------|------------|-----------|------------|-----------|-------------|------------|------------|------------|
|                              | 2004       | 2005       | 2004       | 2005      | 2004       | 2005      | 2004        | 2005       | 2004       | 2005       |
| Zone 1 - Oshawa (North)      | n/a        | n/u        | n/a        | n/u       | n/a        | n/s       | n/a         | **         | n/a        | **         |
| Zone 2 - Oshawa (S./Central) | n/a        | n/u        | n/a        | n/u       | n/a        | **        | n/a         | 3.8        | n/a        | 3.8        |
| Oshawa City (Zones 1-2)      | n/a        | n/u        | n/a        | n/u       | n/a        | **        | n/a         | 2.4        | n/a        | 2.5        |
| Zone 3 - Whitby              | n/a        | n/u        | n/a        | n/u       | n/a        | n/u       | n/a         | **         | n/a        | **         |
| Zone 4 - Clarington          | n/a        | n/u        | n/a        | **        | n/a        | n/u       | n/a         | **         | n/a        | **         |
| <b>Oshawa CMA</b>            | <b>n/a</b> | <b>n/u</b> | <b>n/a</b> | <b>**</b> | <b>n/a</b> | <b>**</b> | <b>n/a</b>  | <b>2.5</b> | <b>n/a</b> | <b>2.5</b> |

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

| Zone                         | Bachelor   |            | 1 Bedroom  |            | 2 Bedroom  |            | 3 Bedroom + |            | Total      |            |
|------------------------------|------------|------------|------------|------------|------------|------------|-------------|------------|------------|------------|
|                              | 2004       | 2005       | 2004       | 2005       | 2004       | 2005       | 2004        | 2005       | 2004       | 2005       |
| Zone 1 - Oshawa (North)      | 3.6        | 2.2        | 1.4        | 1.0        | 1.7        | 0.9        | 0.3         | 1.3        | 1.4        | 1.0        |
| Zone 2 - Oshawa (S./Central) | 6.9        | 3.3        | 4.4        | 3.8        | 5.8        | 5.5        | 7.4         | 5.1        | 5.8        | 4.9        |
| Oshawa City (Zones 1-2)      | 6.1        | 3.1        | 3.3        | 2.8        | 4.2        | 3.6        | 4.1         | 3.2        | 4.0        | 3.3        |
| Zone 3 - Whitby              | **         | **         | 2.9        | 2.8        | 1.9        | 3.3        | **          | **         | 2.2        | 2.9        |
| Zone 4 - Clarington          | **         | **         | 1.9        | 0.7        | 1.2        | **         | **          | **         | 1.5        | 1.6        |
| <b>Oshawa CMA</b>            | <b>4.2</b> | <b>2.2</b> | <b>3.1</b> | <b>2.7</b> | <b>3.6</b> | <b>3.5</b> | <b>3.8</b>  | <b>3.1</b> | <b>3.5</b> | <b>3.2</b> |

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

| Zone                         | Bachelor   |            | 1 Bedroom  |            | 2 Bedroom  |            | 3 Bedroom + |              |
|------------------------------|------------|------------|------------|------------|------------|------------|-------------|--------------|
|                              | 2004       | 2005       | 2004       | 2005       | 2004       | 2005       | 2004        | 2005         |
| Zone 1 - Oshawa (North)      | 635        | 633        | 797        | 782        | 890        | 873        | 1,037       | 1,062        |
| Zone 2 - Oshawa (S./Central) | 581        | 579        | 706        | 704        | 818        | 824        | 953         | 962          |
| Oshawa City (Zones 1-2)      | 594        | 589        | 740        | 732        | 846        | 844        | 991         | 1,011        |
| Zone 3 - Whitby              | **         | **         | 787        | 817        | 879        | 899        | **          | **           |
| Zone 4 - Clarington          | **         | **         | 689        | **         | **         | **         | **          | **           |
| <b>Oshawa CMA</b>            | <b>611</b> | <b>611</b> | <b>750</b> | <b>754</b> | <b>853</b> | <b>856</b> | <b>992</b>  | <b>1,009</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

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

| Zone                         | Bachelor |            | 1 Bedroom |              | 2 Bedroom  |              | 3 Bedroom + |              | Total      |               |
|------------------------------|----------|------------|-----------|--------------|------------|--------------|-------------|--------------|------------|---------------|
|                              | Vacant   | Total      | Vacant    | Total        | Vacant     | Total        | Vacant      | Total        | Vacant     | Total         |
| Zone 1 - Oshawa (North)      | 1        | 50         | 9         | 895          | 17         | 2,020        | 9           | 720          | 37         | 3,686         |
| Zone 2 - Oshawa (S./Central) | 7        | 216        | 58        | 1,536        | 162        | 2,936        | 38          | 751          | 265        | 5,438         |
| Oshawa City (Zones 1-2)      | 8        | 266        | 67        | 2,431        | 179        | 4,956        | 48          | 1,471        | 302        | 9,124         |
| Zone 3 - Whitby              | **       | **         | 27        | 941          | 45         | 1,349        | **          | **           | 78         | 2,660         |
| Zone 4 - Clarington          | **       | **         | 1         | 212          | **         | **           | **          | **           | 9          | 568           |
| <b>Oshawa CMA</b>            | <b>8</b> | <b>365</b> | <b>95</b> | <b>3,584</b> | <b>231</b> | <b>6,593</b> | <b>55</b>   | <b>1,810</b> | <b>390</b> | <b>12,352</b> |

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

| Zone                         | Bachelor   |            | 1 Bedroom  |            | 2 Bedroom  |            | 3 Bedroom + |            | Total      |            |
|------------------------------|------------|------------|------------|------------|------------|------------|-------------|------------|------------|------------|
|                              | 2004       | 2005       | 2004       | 2005       | 2004       | 2005       | 2004        | 2005       | 2004       | 2005       |
| Zone 1 - Oshawa (North)      | n/a        | 2.2        | n/a        | 1.9        | n/a        | 2.4        | n/a         | 1.4        | n/a        | 2.1        |
| Zone 2 - Oshawa (S./Central) | n/a        | 5.1        | n/a        | 5.5        | n/a        | 6.7        | n/a         | 6.2        | n/a        | 6.2        |
| Oshawa City (Zones 1-2)      | n/a        | 4.6        | n/a        | 4.2        | n/a        | 4.9        | n/a         | 3.9        | n/a        | 4.5        |
| Zone 3 - Whitby              | n/a        | **         | n/a        | 5.4        | n/a        | 5.0        | n/a         | **         | n/a        | 4.9        |
| Zone 4 - Clarington          | n/a        | **         | n/a        | 4.3        | n/a        | **         | n/a         | **         | n/a        | 3.9        |
| <b>Oshawa CMA</b>            | <b>n/a</b> | <b>3.3</b> | <b>n/a</b> | <b>4.5</b> | <b>n/a</b> | <b>4.9</b> | <b>n/a</b>  | <b>3.9</b> | <b>n/a</b> | <b>4.6</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.



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