



RENTAL MARKET

REPORT

ONTARIO HIGHLIGHTS*

OCTOBER 2005 SURVEY

Ontario vacancy rate edges lower

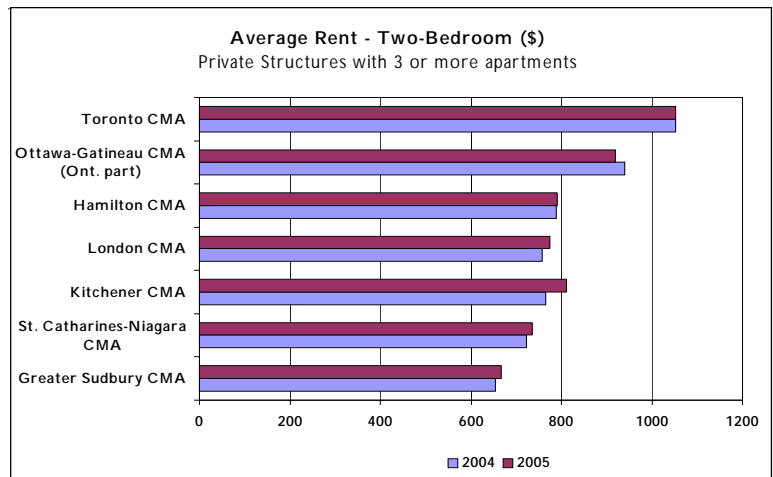
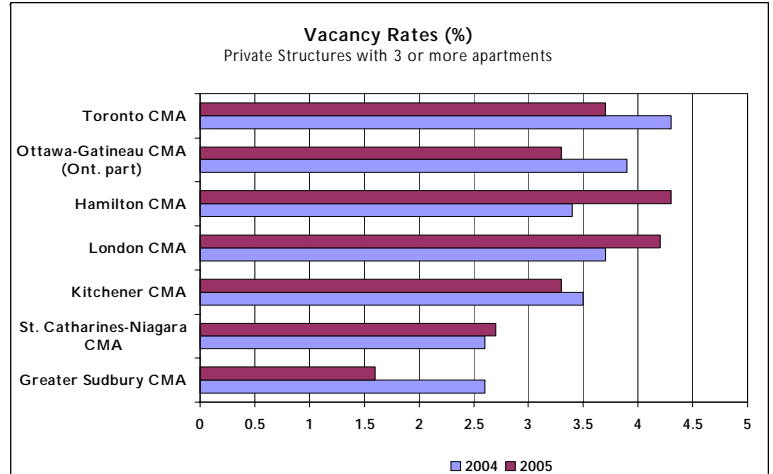
For the first time since 2000, Ontario vacancy rates edged lower, dropping to 3.8 percent from 4.1 per cent last year. Vacancy rates tightened across most bedroom types, with the exception of bachelor suites. Less expensive, smaller suites registered higher vacancy rates as households shopped for better value.

Vacancy rate trends were mixed across the province. Vacancy rates dropped in over half of all CMAs. Larger, more expensive home ownership markets such as Toronto and Ottawa experienced declining vacancy rates. Alternatively, less expensive ownership markets saw higher vacancies. Windsor, London, Hamilton and Kingston saw vacancy rates continue to rise. Rising commodity prices, positive in-migration and better employment opportunities for youth helped pull vacancies lower in Northern Ontario.

Ontario rents grew at one of the slowest paces in a decade. Average 2005 rents for two bedroom apartments rose by less than one per cent (0.6%). When adjusted for inflation, the average Ontario two bedroom apartment rent was in line with comparable rents in 1999.

An increase in rental demand was mainly due to the declining relative cost of renting vs owning. While home prices continued to rise, higher vacancies in recent years prompted many landlords to hold the line on rents. Consequently, the cost of renting vs owning drifted lower, particularly when adjusting for inflation and landlord incentives.

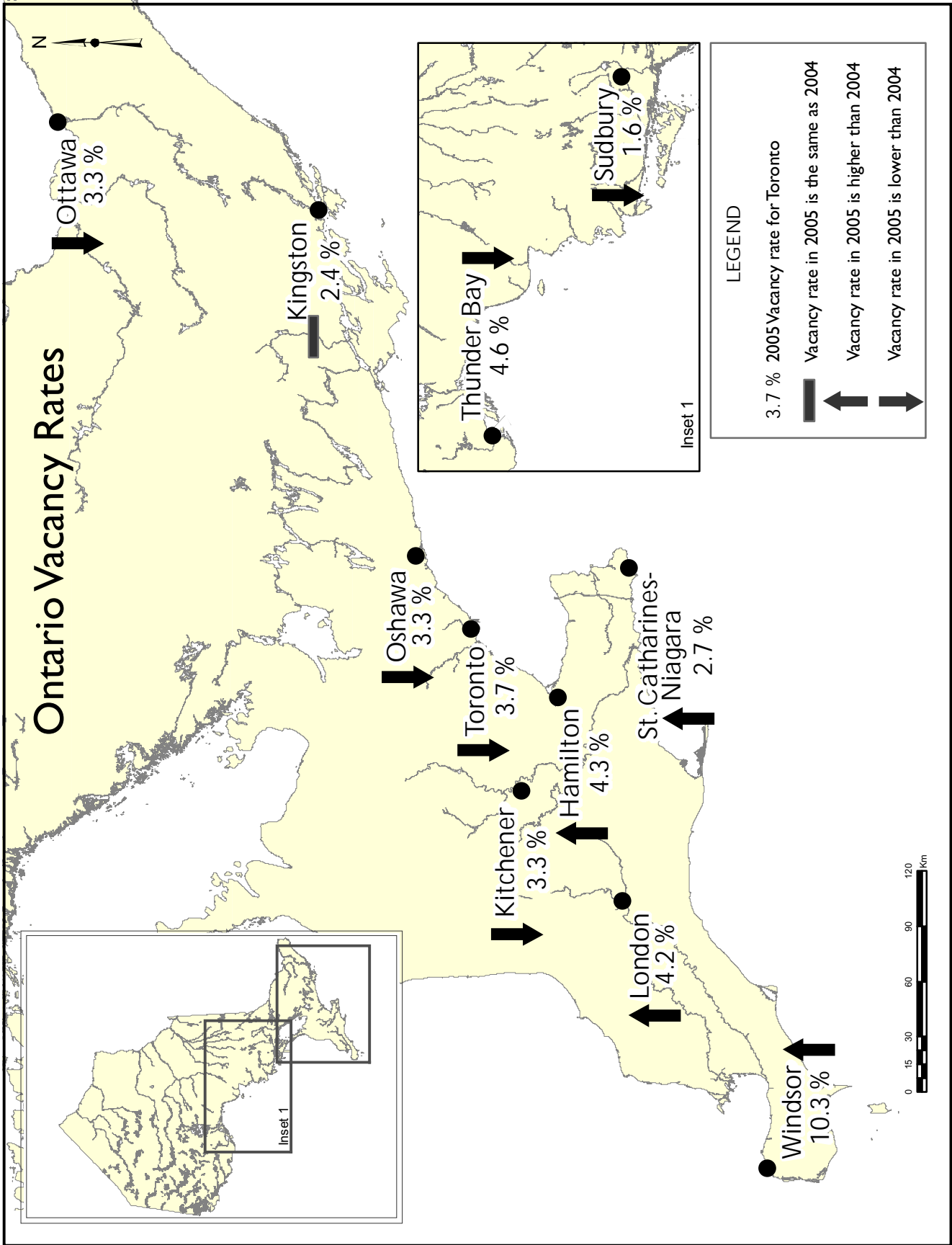
Immigrants tend to rent upon immediate arrival, helping boost demand for rental accommodation.



While Ontario is losing migrants to the oil rich western regions of Canada, a resurgence of immigrants landing in Ontario has taken hold this year.

The rising cost of homeownership and high immigration are largely responsible for boosting rental demand. These factors helped offset the drag on the rental market caused by rising condominium completions--over half of which are occupied by first time buyers.

*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.



Tables included in the Ontario Provincial Highlight Report

	Page
Ontario CMAs	
Apartment Data by Centre and Bedroom Type	
- Vacancy Rates (%)	4
- Average Rents (\$)	4
- Number of Units - Vacant and Universe	5
- Availability Rates (%)	5
Ontario - Eastern Ontario Centres	
Apartment Data by Centre and Bedroom Type	
- Vacancy Rates (%)	
- Average Rents (\$)	6
- Number of Units - Vacant and Universe	6
- Availability Rates (%)	7
Row Data by Centre and Bedroom Type	7
- Vacancy Rates (%)	
- Average Rents (\$)	8
- Number of Units - Vacant and Universe	8
- Availability Rates (%)	9
	9
Ontario - Golden Horseshoe Centres	
Apartment Data by Centre and Bedroom Type	
- Vacancy Rates (%)	
- Average Rents (\$)	10
- Number of Units - Vacant and Universe	10
- Availability Rates (%)	11
Row Data by Centre and Bedroom Type	11
- Vacancy Rates (%)	
- Average Rents (\$)	12
- Number of Units - Vacant and Universe	12
- Availability Rates (%)	13
	13
Ontario - Northern Ontario Centres	
Apartment Data by Centre and Bedroom Type	
- Vacancy Rates (%)	14
- Average Rents (\$)	14
- Number of Units - Vacant and Universe	15
- Availability Rates (%)	15
Row Data by Centre and Bedroom Type	
- Vacancy Rates (%)	
- Average Rents (\$)	16
- Number of Units - Vacant and Universe	16
- Availability Rates (%)	17
	17
Ontario - Southwestern Ontario Centres	
Apartment Data by Centre and Bedroom Type	
- Vacancy Rates (%)	18
- Average Rents (\$)	18
- Number of Units - Vacant and Universe	19
- Availability Rates (%)	19
Row Data by Centre and Bedroom Type	
- Vacancy Rates (%)	20
- Average Rents (\$)	20
- Number of Units - Vacant and Universe	21
- Availability Rates (%)	21

Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Greater Sudbury CMA	5.6	3.5	2.9	2.4	2.0	1.0	2.4	0.8	2.6	1.6
Hamilton CMA	3.4	5.9	3.5	4.6	3.4	4.1	3.1	3.0	3.4	4.3
Kingston CMA (1)	0.8	3.0	1.9	1.0	3.1	2.8	1.0	5.7	2.4	2.4
Kingston Zone 1	0.9	3.6	2.7	0.8	5.0	4.7	**	6.8	3.1	3.3
Kingston Zone 2	**	**	0.7	1.1	1.3	1.6	**	**	1.0	1.5
Kingston Zone 3	3.0	10.7	1.8	1.0	3.7	3.4	**	**	3.0	2.8
Kingston Zone 4	4.2	0.0	2.6	1.7	2.4	0.9	**	**	2.6	1.3
Kitchener CMA	2.1	3.6	2.6	2.6	4.0	3.7	4.1	3.8	3.5	3.3
London CMA	2.9	4.5	2.5	2.9	4.7	5.2	4.1	4.5	3.7	4.2
Oshawa CMA	4.2	2.2	3.1	2.7	3.6	3.5	2.5	4.2	3.4	3.3
Ottawa-Gatineau CMA (Ont. part)	3.2	3.4	4.0	3.1	4.0	3.4	3.3	4.1	3.9	3.3
St. Catharines-Niagara CMA	3.7	3.7	3.1	2.9	2.3	2.6	2.8	1.7	2.6	2.7
Thunder Bay CMA	7.7	17.2	5.5	5.1	4.5	3.3	2.1	1.6	5.0	4.6
Toronto CMA	4.1	4.3	4.3	3.8	4.5	3.6	4.1	3.5	4.3	3.7
Windsor CMA	11.0	11.9	8.2	10.5	9.2	9.7	8.8	9.7	8.8	10.3
Ontario 10,000+	4.2	4.5	4.0	3.7	4.2	3.7	3.9	3.6	4.1	3.8

(1) No Rental Market Report is released for Kingston CMA

Private Apartment Average Rents (\$)
by Bedroom Type
Province of Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Greater Sudbury CMA	393	410	529	544	655	668	734	758	599	615
Hamilton CMA	509	493	641	646	789	791	967	961	723	727
Kingston CMA (1)	505	513	646	660	785	807	946	995	726	751
Kingston Zone 1	498	506	643	652	832	806	**	**	724	741
Kingston Zone 2	**	**	656	681	798	832	**	**	739	770
Kingston Zone 3	**	512	654	659	748	768	**	**	720	737
Kingston Zone 4	511	509	619	633	771	849	**	**	712	765
Kitchener CMA	541	544	651	677	765	811	990	1,099	734	775
London CMA	471	489	602	620	758	775	945	904	691	707
Oshawa CMA	611	611	750	753	852	855	973	980	823	825
Ottawa-Gatineau CMA (Ont. part)	623	628	771	762	940	920	1,156	1,125	843	831
St. Catharines-Niagara CMA	454	471	611	624	722	736	829	855	681	697
Thunder Bay CMA	414	410	550	556	679	689	808	798	616	627
Toronto CMA	727	724	886	888	1,052	1,052	1,235	1,243	973	973
Windsor CMA	488	498	650	650	776	780	903	959	694	695
Ontario 10,000+	646	652	774	780	898	903	1,107	1,119	846	852

(1) No Rental Market Report is released for Kingston CMA

** : 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

**Number of Private Apartment Units Vacant and Universe in October 2005
by Bedroom Type
Province of Ontario – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Greater Sudbury CMA	27	750	88	3,700	60	5,959	5	602	179	11,012
Hamilton CMA	114	1,931	851	18,325	799	19,696	82	2,786	1,847	42,738
Kingston CMA (1)	21	698	44	4,185	187	6,632	42	746	294	12,261
Kingston Zone 1	13	364	13	1,580	71	1,498	29	432	127	3,873
Kingston Zone 2	**	**	12	1,117	35	2,181	**	**	55	3,714
Kingston Zone 3	5	48	11	1,026	74	2,177	**	**	95	3,383
Kingston Zone 4	0	27	8	463	7	775	**	**	17	1,291
Kitchener CMA	26	713	240	9,083	601	16,326	58	1,533	925	27,655
London CMA	57	1,273	461	15,636	1,074	20,685	76	1,673	1,667	39,267
Oshawa CMA	8	365	95	3,558	229	6,542	39	938	372	11,403
Ottawa-Gatineau CMA (Ont. part)	169	5,018	888	28,380	831	24,450	110	2,670	1,998	60,519
St. Catharines-Niagara CMA	17	461	169	5,836	227	8,699	20	1,226	433	16,222
Thunder Bay CMA	46	268	106	2,091	97	2,902	2	130	251	5,391
Toronto CMA	1,011	23,733	4,780	127,062	4,505	126,158	915	26,036	11,211	302,988
Windsor CMA	147	1,241	824	7,848	566	5,837	35	363	1,573	15,289
Ontario 10,000+	1,775	39,109	9,394	250,716	10,594	286,252	1,575	43,478	23,337	619,555

(1) No Rental Market Report is released for Kingston CMA

**Private Apartment Availability Rates (%)
by Bedroom Type
Province of Ontario – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Greater Sudbury CMA	6.8	6.8	5.3	4.6	3.6	3.0	3.9	3.1	4.4	3.8
Hamilton CMA	6.5	8.7	5.4	7.6	5.3	7.0	5.4	5.2	5.4	7.3
Kingston CMA (1)	1.7	4.6	3.9	2.5	5.2	4.5	1.9	6.1	4.3	3.9
Kingston Zone 1	2.0	5.2	4.6	1.8	7.3	6.6	**	6.8	4.9	4.5
Kingston Zone 2	**	**	2.8	2.2	3.6	3.8	**	**	3.1	3.2
Kingston Zone 3	3.0	10.7	3.2	3.3	5.1	4.3	**	**	4.4	4.1
Kingston Zone 4	4.2	0.0	5.5	3.9	5.8	3.0	**	**	5.8	3.5
Kitchener CMA	4.8	6.5	5.2	5.0	6.9	6.5	6.3	6.0	6.3	6.0
London CMA	4.6	7.2	4.5	5.2	7.0	7.7	7.1	7.2	5.9	6.7
Oshawa CMA	6.6	3.3	4.3	4.5	4.4	4.9	3.7	5.2	4.4	4.8
Ottawa-Gatineau CMA (Ont. part)	6.3	5.2	6.6	5.3	7.0	6.0	5.6	6.7	6.7	5.6
St. Catharines-Niagara CMA	6.2	5.4	4.7	5.1	4.0	4.3	4.6	4.3	4.4	4.6
Thunder Bay CMA	9.4	20.3	8.9	6.5	6.7	4.2	13.1	1.6	7.9	5.8
Toronto CMA	6.0	6.4	6.2	5.7	6.3	5.5	5.9	5.1	6.2	5.6
Windsor CMA	13.3	13.6	10.0	12.4	10.5	11.4	8.8	11.6	10.4	12.1
Ontario 10,000+	6.2	6.6	6.1	5.7	6.3	5.7	5.8	5.3	6.1	5.7

(1) No Rental Market Report is released for Kingston CMA

** : 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

Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Belleville CA	3.1	5.0	2.7	3.2	3.9	2.9	1.1	1.4	3.4	3.0
Zone 1 - City of Belleville	3.5	3.4	1.3	2.7	2.8	2.2	0.0	1.9	2.3	2.4
Zone 2 - City of Quinte West	**	**	6.7	4.5	6.2	4.5	**	**	6.2	4.5
Brockville CA	5.8	4.4	2.4	1.8	2.5	3.4	0.0	2.5	2.5	2.9
Cornwall CA	2.5	1.5	3.9	2.6	3.1	2.4	4.4	0.8	3.4	2.3
Zone 1 - City Centre	2.8	1.6	5.7	2.3	5.3	3.2	2.8	2.3	5.1	2.7
Zone 2 - City North	**	**	2.2	2.9	1.7	1.9	5.3	0.0	2.2	1.9
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	0.0	0.0	**	**	0.0	0.0
Greater Napanee Town	**	**	5.3	0.0	1.7	2.7	**	**	2.4	2.2
Hawkesbury CA	2.0	0.0	2.3	0.0	8.5	7.9	5.9	0.0	6.4	5.4
Pembroke CA	**	**	4.5	5.5	1.4	2.8	0.0	**	2.6	3.3
Petawawa CA	**	**	8.6	**	23.2	**	**	**	17.2	**
Prince Edward County	**	**	2.4	9.5	1.1	2.1	**	**	1.8	4.9

Private Apartment Average Rents (\$)
by Bedroom Type
Province of Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Belleville CA	489	490	618	632	707	722	842	844	680	695
Zone 1 - City of Belleville	501	492	635	653	727	744	887	888	698	714
Zone 2 - City of Quinte West	**	**	565	565	659	677	**	**	634	648
Brockville CA	434	453	540	549	636	651	672	659	601	614
Cornwall CA	430	439	497	528	608	647	639	666	568	602
Zone 1 - City Centre	**	**	512	541	600	645	596	**	560	598
Zone 2 - City North	**	**	482	514	616	652	668	682	574	606
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Greater Napanee Town	**	**	543	534	656	659	**	**	627	626
Hawkesbury CA	**	**	464	486	582	585	671	**	551	563
Pembroke CA	**	**	477	505	594	610	**	**	547	565
Petawawa CA	n/s	n/s	454	**	552	**	**	**	**	**
Prince Edward County	**	**	**	533	**	620	**	**	566	582

** : 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

**Number of Private Apartment Units Vacant and Universe in October 2005
by Bedroom Type
Province of Ontario – Eastern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	6	112	56	1,755	109	3,736	3	208	174	5,811
Zone 1 - City of Belleville	4	106	36	1,323	57	2,555	3	159	99	4,144
Zone 2 - City of Quinte West	**	**	20	432	53	1,181	**	**	74	1,667
Brockville CA	4	93	11	594	46	1,359	2	90	63	2,135
Cornwall CA	4	261	27	1,044	50	2,120	3	337	85	3,763
Zone 1 - City Centre	2	123	12	520	28	871	3	122	45	1,636
Zone 2 - City North	**	**	15	524	22	1,207	0	214	40	2,083
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	0	43	**	**	0	44
Greater Napanee Town	**	**	0	132	11	404	**	**	13	576
Hawkesbury CA	0	45	0	173	44	555	0	31	44	803
Pembroke CA	**	**	15	265	16	569	**	**	31	915
Petawawa CA	**	**	**	**	**	**	**	**	**	**
Prince Edward County	**	**	11	119	5	254	**	**	20	404

**Private Apartment Availability Rates (%)
by Bedroom Type
Province of Ontario – Eastern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Belleville CA	n/a	6.8	n/a	3.9	n/a	4.0	n/a	2.5	n/a	4.0
Zone 1 - City of Belleville	n/a	5.3	n/a	3.7	n/a	2.9	n/a	1.9	n/a	3.2
Zone 2 - City of Quinte West	n/a	**	n/a	4.5	n/a	6.3	n/a	**	n/a	5.9
Brockville CA	n/a	13.3	n/a	3.6	n/a	4.6	n/a	3.8	n/a	4.6
Cornwall CA	n/a	2.9	n/a	2.8	n/a	2.5	n/a	0.8	n/a	2.5
Zone 1 - City Centre	n/a	2.8	n/a	2.3	n/a	3.4	n/a	2.3	n/a	2.9
Zone 2 - City North	n/a	**	n/a	3.2	n/a	2.0	n/a	0.0	n/a	2.2
Zone 3 - Outlying Areas	n/a	n/u	n/a	n/u	n/a	0.0	n/a	**	n/a	0.0
Greater Napanee Town	n/a	**	n/a	3.0	n/a	4.7	n/a	**	n/a	4.5
Hawkesbury CA	n/a	0.0	n/a	0.0	n/a	7.9	n/a	0.0	n/a	5.4
Pembroke CA	n/a	**	n/a	9.9	n/a	4.6	n/a	**	n/a	5.7
Petawawa CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Prince Edward County	n/a	**	n/a	15.2	n/a	2.6	n/a	**	n/a	6.9

** : 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

Private Row (Townhouse) Vacancy Rates (%)
by Bedroom Type
Province of Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Belleville CA	n/u	n/u	**	**	5.0	8.5	2.7	**	5.4	5.3
Zone 1 - City of Belleville	n/u	n/u	**	**	5.9	7.8	2.0	4.0	5.5	5.1
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	**	**	**	**	5.0	**
Brockville CA	n/u	n/u	0.0	7.1	**	0.0	**	**	1.9	3.8
Cornwall CA	n/s	n/s	n/s	n/s	**	**	**	**	**	**
Zone 1 - City Centre	n/s	n/s	n/s	n/s	**	**	**	**	**	**
Zone 2 - City North	n/u	n/u	n/u	n/u	0.0	0.0	**	**	0.0	0.0
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	n/s	**	n/s	**	**	**	**	**	**	**
Hawkesbury CA	n/u	n/u	**	**	**	**	0.0	0.0	3.3	0.0
Pembroke CA	n/u	n/u	n/s	**	0.0	**	n/u	**	**	**
Petawawa CA	n/u	n/u	n/s	n/s	**	**	n/s	n/s	**	**
Prince Edward County	n/u	n/u	**	**	**	**	**	**	**	**

Private Row (Townhouse) Average Rents (\$)
by Bedroom Type
Province of Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Belleville CA	n/u	n/u	**	**	624	**	748	**	703	**
Zone 1 - City of Belleville	n/u	n/u	**	**	618	648	759	700	709	673
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	**	**	**	**	656	**
Brockville CA	n/u	n/u	546	547	**	652	**	**	670	684
Cornwall CA	n/s	n/s	n/s	n/s	**	**	**	**	**	**
Zone 1 - City Centre	n/s	n/s	n/s	n/s	**	**	**	**	**	**
Zone 2 - City North	n/u	n/u	n/u	n/u	628	**	**	n/s	636	**
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	n/s	**	n/s	**	**	**	**	**	**	**
Hawkesbury CA	n/u	n/u	**	**	**	**	689	**	627	**
Pembroke CA	n/u	n/u	n/s	n/s	642	**	n/u	n/s	**	**
Petawawa CA	n/u	n/u	n/s	n/s	**	**	n/s	n/s	**	**
Prince Edward County	n/u	n/u	**	**	**	**	**	**	**	**

** : 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

Number of Private Row (Townhouse) Units Vacant and Universe in October 2005 by Bedroom Type

Province of Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	n/u	n/u	**	**	5	63	**	**	8	158
Zone 1 - City of Belleville	n/u	n/u	**	**	4	51	3	75	7	138
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brockville CA	n/u	n/u	1	14	0	24	**	**	2	52
Cornwall CA	n/s	n/s	n/s	n/s	**	**	**	**	**	**
Zone 1 - City Centre	n/s	n/s	n/s	n/s	**	**	**	**	**	**
Zone 2 - City North	n/u	n/u	n/u	n/u	0	18	**	**	0	21
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	**	**	**	**	**	**	**	**	**	**
Hawkesbury CA	n/u	n/u	**	**	**	**	0	11	0	61
Pembroke CA	n/u	n/u	**	**	**	**	**	**	**	**
Petawawa CA	n/u	n/u	n/s	n/s	**	**	n/s	n/s	**	**
Prince Edward County	n/u	n/u	**	**	**	**	**	**	**	**

Private Row (Townhouse) Availability Rates (%) by Bedroom Type

Province of Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Belleville CA	n/a	n/u	n/a	**	n/a	10.6	n/a	**	n/a	7.6
Zone 1 - City of Belleville	n/a	n/u	n/a	**	n/a	7.8	n/a	4.0	n/a	5.8
Zone 2 - City of Quinte West	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Brockville CA	n/a	n/u	n/a	14.3	n/a	4.2	n/a	**	n/a	9.6
Cornwall CA	n/a	n/s	n/a	n/s	n/a	**	n/a	**	n/a	**
Zone 1 - City Centre	n/a	n/s	n/a	n/s	n/a	**	n/a	**	n/a	**
Zone 2 - City North	n/a	n/u	n/a	n/u	n/a	0.0	n/a	**	n/a	0.0
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Hawkesbury CA	n/a	n/u	n/a	**	n/a	**	n/a	0.0	n/a	0.0
Pembroke CA	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**
Petawawa CA	n/a	n/u	n/a	n/s	n/a	**	n/a	n/s	n/a	**
Prince Edward County	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**

** : 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

**Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Ontario – Greater Golden Horseshoe - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Barrie CA	**	8.8	3.5	1.8	2.7	1.9	**	**	3.0	2.1
Zone 1 - South	**	**	0.0	0.0	0.8	1.6	**	**	0.6	1.6
Zone 2 - North	**	**	3.7	1.9	2.9	1.9	**	**	3.3	2.1
Brantford CA	**	**	1.4	1.2	2.0	2.2	1.4	1.4	1.7	1.8
Cobourg CA	0.0	**	4.5	0.0	1.1	0.5	0.0	**	2.0	0.3
Collingwood CA	**	**	3.3	2.6	5.1	2.6	**	**	4.5	2.4
Guelph CA	5.2	4.5	2.9	3.6	3.4	3.5	3.5	3.3	3.3	3.6
Zone 1 - West	0.0	8.6	4.1	3.8	4.9	4.3	**	6.4	4.4	4.3
Zone 2 - South	5.9	4.3	1.8	2.8	1.1	2.0	0.0	0.9	1.7	2.4
Zone 3 - East	7.4	**	2.7	5.3	3.9	4.3	**	**	4.1	4.4
Haldimand Town	**	**	4.4	1.3	2.8	3.2	0.0	11.5	3.2	3.2
Kawartha Lakes CA	**	**	3.1	4.0	2.0	1.0	**	**	3.1	2.9
Midland CA	2.5	5.4	4.1	2.5	2.2	2.6	0.0	**	2.9	2.8
Orillia CA	10.6	6.1	2.3	1.9	2.1	2.8	2.0	**	2.8	2.6
Peterborough CA	7.3	5.2	1.6	3.4	1.7	2.5	0.9	1.5	1.7	2.8
Zone 1 - Downtown	6.5	5.0	2.1	3.3	2.3	3.7	2.0	1.1	2.3	3.5
Zone 2 - Rest of CA	8.9	5.9	1.1	3.6	1.4	1.7	0.6	1.6	1.3	2.2
Port Hope CA	7.4	**	0.9	2.8	2.3	**	0.0	**	1.9	1.2

**Private Apartment Average Rents (\$)
by Bedroom Type
Province of Ontario – Greater Golden Horseshoe - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Barrie CA	**	**	782	785	920	909	**	**	875	861
Zone 1 - South	**	**	**	**	1,145	944	**	**	1,085	916
Zone 2 - North	**	**	774	786	892	906	**	**	855	857
Brantford CA	**	**	633	661	684	722	758	824	673	708
Cobourg CA	473	**	649	685	776	805	878	**	732	766
Collingwood CA	**	**	605	618	727	738	**	**	658	668
Guelph CA	628	619	727	734	829	830	920	1,043	789	800
Zone 1 - West	**	**	728	742	830	830	**	925	797	803
Zone 2 - South	652	**	741	748	856	860	**	1,156	796	817
Zone 3 - East	**	**	654	650	778	778	**	**	753	748
Haldimand Town	**	**	638	612	683	686	664	713	661	655
Kawartha Lakes CA	**	**	670	687	822	847	**	**	738	761
Midland CA	484	502	612	620	715	720	753	727	670	676
Orillia CA	519	519	665	678	763	774	774	838	715	725
Peterborough CA	529	521	675	693	775	797	922	967	747	764
Zone 1 - Downtown	**	496	659	659	787	792	**	**	727	725
Zone 2 - Rest of CA	572	**	697	738	768	801	922	**	763	797
Port Hope CA	502	**	742	746	**	816	**	**	**	**

** : 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

**Number of Private Apartment Units Vacant and Universe in October 2005
by Bedroom Type
Province of Ontario – Greater Golden Horseshoe - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CA	13	143	21	1,166	36	1,891	**	**	70	3,371
Zone 1 - South	**	**	0	50	3	189	**	**	4	259
Zone 2 - North	**	**	21	1,116	33	1,701	**	**	66	3,112
Brantford CA	**	**	18	1,490	55	2,521	7	489	84	4,619
Cobourg CA	**	**	0	253	2	532	**	**	2	883
Collingwood CA	**	**	6	242	7	287	**	**	14	583
Guelph CA	10	224	78	2,196	138	3,906	10	303	236	6,628
Zone 1 - West	3	35	35	913	78	1,809	7	117	123	2,874
Zone 2 - South	7	167	26	955	26	1,301	1	131	60	2,554
Zone 3 - East	**	**	17	328	34	796	**	**	53	1,200
Haldimand Town	**	**	2	159	6	188	4	36	12	389
Kawartha Lakes CA	**	**	26	648	7	688	**	**	43	1,476
Midland CA	2	40	9	360	15	602	**	**	29	1,027
Orillia CA	6	106	10	552	24	854	**	**	41	1,563
Peterborough CA	8	144	64	1,871	74	3,028	6	416	153	5,460
Zone 1 - Downtown	5	105	35	1,067	44	1,196	1	91	86	2,459
Zone 2 - Rest of CA	2	39	29	804	30	1,833	5	325	67	3,001
Port Hope CA	**	**	6	200	**	**	**	**	7	575

**Private Apartment Availability Rates (%)
by Bedroom Type
Province of Ontario – Greater Golden Horseshoe - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Barrie CA	n/a	8.8	n/a	2.9	n/a	3.1	n/a	**	n/a	3.1
Zone 1 - South	n/a	**	n/a	0.0	n/a	2.7	n/a	**	n/a	2.4
Zone 2 - North	n/a	**	n/a	3.0	n/a	3.1	n/a	**	n/a	3.2
Brantford CA	n/a	**	n/a	2.0	n/a	3.5	n/a	2.5	n/a	2.9
Cobourg CA	n/a	**	n/a	2.9	n/a	1.0	n/a	**	n/a	1.8
Collingwood CA	n/a	**	n/a	2.6	n/a	2.6	n/a	**	n/a	2.4
Guelph CA	n/a	4.5	n/a	4.8	n/a	5.1	n/a	4.1	n/a	4.9
Zone 1 - West	n/a	8.6	n/a	5.3	n/a	5.7	n/a	6.4	n/a	5.7
Zone 2 - South	n/a	4.3	n/a	4.2	n/a	3.2	n/a	1.9	n/a	3.6
Zone 3 - East	n/a	**	n/a	5.3	n/a	6.6	n/a	**	n/a	6.0
Haldimand Town	n/a	**	n/a	2.0	n/a	3.2	n/a	11.5	n/a	3.4
Kawartha Lakes CA	n/a	**	n/a	4.3	n/a	1.0	n/a	**	n/a	3.1
Midland CA	n/a	5.4	n/a	3.1	n/a	4.2	n/a	**	n/a	4.0
Orillia CA	n/a	6.1	n/a	1.9	n/a	3.6	n/a	**	n/a	3.1
Peterborough CA	n/a	7.4	n/a	4.9	n/a	3.5	n/a	2.0	n/a	4.0
Zone 1 - Downtown	n/a	7.9	n/a	4.3	n/a	5.4	n/a	1.1	n/a	4.9
Zone 2 - Rest of CA	n/a	5.9	n/a	5.8	n/a	2.3	n/a	2.3	n/a	3.3
Port Hope CA	n/a	**	n/a	6.2	n/a	**	n/a	**	n/a	2.4

** : 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

Private Row (Townhouse) Vacancy Rates (%)
by Bedroom Type
Province of Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Barrie CA	**	n/s	**	**	**	**	15.0	**	14.1	**
Zone 1 - South	n/u	n/u	**	**	**	**	10.0	**	**	**
Zone 2 - North	**	n/s	**	**	**	**	**	**	15.8	**
Brantford CA	n/u	n/u	n/u	n/u	4.1	**	1.8	3.9	2.5	**
Cobourg CA	n/u	n/u	**	**	0.0	**	**	**	0.0	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Guelph CA	**	**	**	**	4.1	3.4	4.4	4.7	4.3	4.3
Zone 1 - West	n/u	n/u	n/u	n/u	**	9.7	11.4	6.5	11.6	7.1
Zone 2 - South	n/u	n/u	n/u	n/u	2.3	1.9	0.0	3.8	0.9	3.1
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Haldimand Town	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Kawartha Lakes CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	**	1.2	**	1.2
Peterborough CA	**	**	**	2.6	4.7	1.0	2.8	3.6	2.5	2.6
Zone 1 - Downtown	n/u	n/u	**	5.6	5.8	1.4	0.0	4.6	2.3	3.6
Zone 2 - Rest of CA	**	**	**	**	0.0	0.0	4.1	3.1	2.7	1.9
Port Hope CA	**	**	**	**	n/u	n/u	n/u	n/u	**	**

Private Row (Townhouse) Average Rents (\$)
by Bedroom Type
Province of Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Barrie CA	**	n/s	**	**	**	**	1,002	**	961	**
Zone 1 - South	n/u	n/u	**	**	**	**	953	**	**	**
Zone 2 - North	**	n/s	**	**	**	**	**	**	964	**
Brantford CA	n/u	n/u	n/u	n/u	798	**	883	**	856	**
Cobourg CA	n/u	n/u	**	n/s	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Guelph CA	**	**	**	**	**	958	**	1,124	**	1,071
Zone 1 - West	n/u	n/u	n/u	n/u	**	953	**	1,004	**	996
Zone 2 - South	n/u	n/u	n/u	n/u	**	960	**	1,177	**	1,096
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Haldimand Town	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Kawartha Lakes CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	**	932	**	915
Peterborough CA	**	**	**	518	**	660	**	802	690	681
Zone 1 - Downtown	n/u	n/u	**	**	**	643	**	860	**	727
Zone 2 - Rest of CA	**	**	**	**	704	699	856	776	704	652
Port Hope CA	**	**	**	**	n/u	n/u	n/u	n/u	**	**

** : 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

Number of Private Row (Townhouse) Units Vacant and Universe in October 2005 by Bedroom Type

Province of Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CA	n/s	n/s	**	**	**	**	**	**	**	**
Zone 1 - South	n/u	n/u	**	**	**	**	**	**	**	**
Zone 2 - North	n/s	n/s	**	**	**	**	**	**	**	**
Brantford CA	n/u	n/u	n/u	n/u	**	**	18	457	**	**
Cobourg CA	n/u	n/u	**	**	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Guelph CA	**	**	**	**	11	321	33	695	44	1,018
Zone 1 - West	n/u	n/u	n/u	n/u	6	62	16	246	22	308
Zone 2 - South	n/u	n/u	n/u	n/u	5	257	16	425	21	682
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Haldimand Town	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Kawartha Lakes CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	2	166	2	172
Peterborough CA	**	**	2	76	1	105	10	280	13	507
Zone 1 - Downtown	n/u	n/u	2	36	1	74	4	87	7	197
Zone 2 - Rest of CA	**	**	**	**	0	31	6	193	6	310
Port Hope CA	**	**	**	**	n/u	n/u	n/u	n/u	**	**

Private Row (Townhouse) Availability Rates (%) by Bedroom Type

Province of Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Barrie CA	n/a	n/s	n/a	**	n/a	**	n/a	**	n/a	**
Zone 1 - South	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**
Zone 2 - North	n/a	n/s	n/a	**	n/a	**	n/a	**	n/a	**
Brantford CA	n/a	n/u	n/a	n/u	n/a	**	n/a	7.0	n/a	**
Cobourg CA	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**
Collingwood CA	n/a	n/u	n/a	n/u	n/a	n/u	n/a	**	n/a	**
Guelph CA	n/a	**	n/a	**	n/a	12.1	n/a	7.2	n/a	8.7
Zone 1 - West	n/a	n/u	n/a	n/u	n/a	12.9	n/a	6.9	n/a	8.1
Zone 2 - South	n/a	n/u	n/a	n/u	n/a	12.1	n/a	7.5	n/a	9.2
Zone 3 - East	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Haldimand Town	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Kawartha Lakes CA	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Midland CA	n/a	n/u	n/a	n/u	n/a	**	n/a	**	n/a	**
Orillia CA	n/a	n/u	n/a	n/u	n/a	**	n/a	1.2	n/a	1.2
Peterborough CA	n/a	**	n/a	3.9	n/a	4.8	n/a	7.5	n/a	5.7
Zone 1 - Downtown	n/a	n/u	n/a	8.3	n/a	6.8	n/a	4.6	n/a	6.1
Zone 2 - Rest of CA	n/a	**	n/a	**	n/a	0.0	n/a	8.8	n/a	5.5
Port Hope CA	n/a	**	n/a	**	n/a	n/u	n/a	n/u	n/a	**

** : 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

Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Bracebridge Town	0.0	0.0	2.7	1.4	1.3	0.0	**	0.0	1.5	0.4
Elliot Lake CA	**	0.0	8.2	4.7	5.2	5.3	6.4	13.5	6.3	5.6
Gravenhurst Town	6.4	**	1.5	**	0.7	2.8	0.0	20.0	1.5	3.5
Huntsville Town	6.5	0.0	2.7	3.6	5.6	5.3	0.0	0.0	4.2	4.2
Kenora CA	**	**	5.4	1.8	9.5	3.4	**	**	7.3	2.9
North Bay CA	3.6	4.9	4.1	1.2	3.4	3.3	4.1	2.3	3.7	2.7
Sault Ste. Marie CA	8.6	5.7	5.1	3.4	6.0	3.1	7.0	3.2	5.8	3.3
Zone 1 - Downtown	**	**	**	0.8	**	1.1	**	0.0	**	0.9
Zone 2 - City East	10.5	**	5.7	3.2	3.9	2.1	5.2	2.9	4.9	2.6
Zone 3 - City West	**	**	4.3	4.4	9.0	5.0	11.0	4.1	7.5	4.9
Temiskaming Shores CA	3.7	11.2	2.5	3.6	6.1	4.0	6.7	11.0	4.9	5.2
Timmins CA	14.0	8.6	8.2	4.7	8.6	3.5	8.8	0.8	8.8	4.0
West Nipissing Town	**	**	1.8	3.0	3.3	2.8	**	**	2.7	3.6

Private Apartment Average Rents (\$)
by Bedroom Type
Province of Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Bracebridge Town	456	463	631	640	736	734	**	831	695	697
Elliot Lake CA	**	330	427	431	484	491	479	497	465	473
Gravenhurst Town	483	**	634	648	793	794	791	828	718	737
Huntsville Town	509	535	630	638	776	802	832	851	704	722
Kenora CA	402	**	514	559	684	711	**	**	596	629
North Bay CA	447	440	532	553	686	695	**	762	631	637
Sault Ste. Marie CA	396	399	494	524	603	624	675	670	561	586
Zone 1 - Downtown	**	**	**	**	**	**	**	656	**	**
Zone 2 - City East	**	**	500	532	619	641	**	691	568	597
Zone 3 - City West	**	**	481	511	581	601	**	651	549	572
Temiskaming Shores CA	385	400	453	458	540	549	638	638	512	521
Timmins CA	427	448	492	543	596	644	672	760	555	606
West Nipissing Town	**	**	455	455	534	531	**	**	500	505

** : 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

Number of Private Apartment Units Vacant and Universe in October 2005 by Bedroom Type

Province of Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	0	14	1	73	0	173	0	14	1	274
Elliot Lake CA	0	32	14	301	44	835	12	89	70	1,257
Gravenhurst Town	**	**	**	**	4	140	1	5	8	226
Huntsville Town	0	17	5	145	9	174	0	12	14	348
Kenora CA	**	**	3	143	7	200	**	**	11	380
North Bay CA	10	207	13	1,094	58	1,745	5	210	86	3,256
Sault Ste. Marie CA	7	130	59	1,719	78	2,540	11	350	155	4,739
Zone 1 - Downtown	**	**	1	148	2	206	0	24	4	379
Zone 2 - City East	**	**	33	1,014	30	1,418	5	171	70	2,675
Zone 3 - City West	**	**	25	557	45	916	6	156	82	1,685
Temiskaming Shores CA	3	28	4	116	7	181	5	46	19	370
Timmins CA	7	85	28	596	31	866	1	122	67	1,669
West Nipissing Town	**	**	4	128	5	195	**	**	13	364

Private Apartment Availability Rates (%) by Bedroom Type

Province of Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Bracebridge Town	n/a	0.0	n/a	4.1	n/a	1.9	n/a	8.0	n/a	2.7
Elliot Lake CA	n/a	0.0	n/a	4.7	n/a	5.5	n/a	13.5	n/a	5.7
Gravenhurst Town	n/a	**	n/a	**	n/a	6.4	n/a	20.0	n/a	5.8
Huntsville Town	n/a	6.2	n/a	4.3	n/a	8.4	n/a	0.0	n/a	6.3
Kenora CA	n/a	**	n/a	1.8	n/a	3.4	n/a	**	n/a	2.9
North Bay CA	n/a	4.9	n/a	1.8	n/a	3.4	n/a	2.3	n/a	2.9
Sault Ste. Marie CA	n/a	6.8	n/a	4.1	n/a	4.2	n/a	3.2	n/a	4.2
Zone 1 - Downtown	n/a	**	n/a	1.7	n/a	3.3	n/a	0.0	n/a	2.4
Zone 2 - City East	n/a	**	n/a	4.0	n/a	2.9	n/a	2.9	n/a	3.3
Zone 3 - City West	n/a	**	n/a	4.7	n/a	6.5	n/a	4.1	n/a	5.9
Temiskaming Shores CA	n/a	11.2	n/a	3.6	n/a	4.0	n/a	11.0	n/a	5.2
Timmins CA	n/a	8.6	n/a	5.4	n/a	4.3	n/a	4.2	n/a	4.9
West Nipissing Town	n/a	**	n/a	3.0	n/a	2.8	n/a	**	n/a	3.6

** : 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

Private Row (Townhouse) Vacancy Rates (%)
by Bedroom Type
Province of Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	13.9	11.1	4.9	4.9	7.7	6.8
Gravenhurst Town	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Huntsville Town	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	**	**	1.4	2.3	0.7	1.6	0.9	2.1
Sault Ste. Marie CA	n/s	n/s	**	**	**	**	38.7	3.0	**	3.9
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	**	0.0	**	2.6
Zone 3 - City West	n/s	n/s	n/u	n/u	**	**	**	**	**	**
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	**	**	2.3	2.2	**	2.8	3.7	2.3
West Nipissing Town	n/u	n/u	**	**	**	**	**	**	**	**

Private Row (Townhouse) Average Rents (\$)
by Bedroom Type
Province of Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Bracebridge Town	n/u	n/u	n/s	**	n/s	**	n/s	**	n/s	**
Elliot Lake CA	n/u	n/u	n/u	n/u	457	460	478	489	471	480
Gravenhurst Town	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Huntsville Town	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	**	**	644	638	746	748	709	707
Sault Ste. Marie CA	n/s	n/s	**	**	**	**	**	**	**	**
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Zone 2 - City East	n/u	n/u	**	**	**	**	**	**	**	**
Zone 3 - City West	n/s	n/s	n/u	n/u	**	n/s	**	**	**	**
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	**	**	618	640	**	765	630	689
West Nipissing Town	n/u	n/u	**	**	**	**	**	**	**	**

** : 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

Number of Private Row (Townhouse) Units Vacant and Universe in October 2005 by Bedroom Type

Province of Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	4	36	4	81	8	117
Gravenhurst Town	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Huntsville Town	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	**	**	5	221	7	431	14	670
Sault Ste. Marie CA	n/s	n/s	**	**	**	**	5	184	8	215
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	0	91	3	117
Zone 3 - City West	n/s	n/s	n/u	n/u	**	**	**	**	**	**
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	**	**	2	91	2	71	4	176
West Nipissing Town	n/u	n/u	**	**	**	**	**	**	**	**

Private Row (Townhouse) Availability Rates (%) by Bedroom Type

Province of Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Bracebridge Town	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**
Elliot Lake CA	n/a	n/u	n/a	n/u	n/a	11.1	n/a	4.9	n/a	6.8
Gravenhurst Town	n/a	n/u	n/a	n/u	n/a	**	n/a	n/u	n/a	**
Huntsville Town	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**
Kenora CA	n/a	n/u	n/a	n/u	n/a	n/u	n/a	**	n/a	**
North Bay CA	n/a	**	n/a	**	n/a	3.2	n/a	2.1	n/a	2.7
Sault Ste. Marie CA	n/a	n/s	n/a	**	n/a	**	n/a	4.6	n/a	5.3
Zone 1 - Downtown	n/a	n/u	n/a	n/u	n/a	n/u	n/a	**	n/a	**
Zone 2 - City East	n/a	n/u	n/a	**	n/a	**	n/a	3.3	n/a	5.1
Zone 3 - City West	n/a	n/s	n/a	n/u	n/a	**	n/a	**	n/a	**
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/a	n/u	n/a	**	n/a	2.2	n/a	2.8	n/a	2.3
West Nipissing Town	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**

** : 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

Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Chatham-Kent CA	9.3	**	8.6	6.5	7.3	7.2	11.5	10.5	8.2	7.4
Zone 1 - Chatham City	**	**	8.0	5.9	6.4	6.8	10.8	10.1	7.5	7.0
Zone 2 - Wallaceburg	28.6	**	18.8	13.6	12.4	10.4	23.5	9.5	15.4	11.6
Zone 3 - Rest of Kent	**	**	5.0	4.8	8.7	7.3	10.2	15.4	7.5	7.0
Georgian Highlands Town	**	**	3.5	3.8	4.8	2.8	**	**	3.9	2.7
Ingersoll Town	n/u	n/u	**	5.8	0.9	2.7	n/s	**	0.8	3.6
Leamington CA	**	**	4.6	3.2	4.2	3.5	**	**	4.3	3.3
Norfolk CA	**	**	5.7	1.7	3.9	2.4	**	**	4.2	2.1
Owen Sound CA	1.9	0.8	1.7	1.1	1.1	1.1	0.4	**	1.3	1.2
Sarnia CA	1.6	8.7	5.8	5.5	6.3	4.8	9.2	11.6	6.1	5.5
Stratford CA	6.1	12.9	1.9	2.1	1.9	5.2	1.3	**	1.9	4.2
Tillsonburg CA	6.2	**	5.7	4.1	4.3	2.4	4.1	**	4.7	2.9
Woodstock CA	**	**	5.6	6.7	3.8	3.0	**	**	4.8	4.4

Private Apartment Average Rents (\$)
by Bedroom Type
Province of Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Chatham-Kent CA	408	**	529	536	622	624	629	604	593	591
Zone 1 - Chatham City	**	**	532	541	625	627	630	602	595	593
Zone 2 - Wallaceburg	**	**	532	**	609	622	675	**	593	594
Zone 3 - Rest of Kent	**	**	510	506	611	607	578	**	577	571
Georgian Highlands Town	**	**	496	509	**	**	**	**	**	**
Ingersoll Town	n/u	n/u	**	561	**	615	n/s	**	**	600
Leamington CA	**	**	590	596	713	710	**	**	674	672
Norfolk CA	**	**	509	525	564	581	**	**	552	568
Owen Sound CA	443	**	578	581	703	692	708	**	644	640
Sarnia CA	**	494	574	599	668	685	**	**	621	644
Stratford CA	444	482	590	601	690	722	824	827	660	682
Tillsonburg CA	431	**	552	555	653	665	694	**	618	628
Woodstock CA	**	**	589	599	698	714	**	**	650	661

** : 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

Number of Private Apartment Units Vacant and Universe in October 2005 by Bedroom Type

Province of Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Chatham-Kent CA	**	**	94	1,451	189	2,618	63	597	351	4,740
Zone 1 - Chatham City	**	**	66	1,107	133	1,967	53	523	255	3,660
Zone 2 - Wallaceburg	**	**	19	140	29	281	3	32	53	461
Zone 3 - Rest of Kent	**	**	10	204	27	370	7	42	43	619
Georgian Highlands Town	**	**	2	60	4	126	**	**	6	213
Ingersoll Town	n/u	n/u	3	52	3	110	**	**	6	166
Leamington CA	**	**	16	489	25	710	**	**	42	1,244
Norfolk CA	**	**	4	216	16	643	**	**	19	893
Owen Sound CA	1	127	7	664	9	787	**	**	22	1,814
Sarnia CA	13	152	127	2,283	133	2,767	22	188	295	5,390
Stratford CA	5	35	16	726	53	1,037	**	**	81	1,936
Tillsonburg CA	**	**	10	255	14	578	**	**	26	880
Woodstock CA	**	**	53	796	33	1,124	**	**	90	2,032

Private Apartment Availability Rates (%) by Bedroom Type

Province of Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Chatham-Kent CA	n/a	**	n/a	7.8	n/a	8.4	n/a	11.9	n/a	8.7
Zone 1 - Chatham City	n/a	**	n/a	7.1	n/a	7.8	n/a	11.4	n/a	8.1
Zone 2 - Wallaceburg	n/a	**	n/a	15.1	n/a	11.8	n/a	15.9	n/a	13.3
Zone 3 - Rest of Kent	n/a	**	n/a	6.8	n/a	8.9	n/a	15.4	n/a	8.6
Georgian Highlands Town	n/a	**	n/a	5.5	n/a	5.4	n/a	**	n/a	4.7
Ingersoll Town	n/a	n/u	n/a	5.8	n/a	2.7	n/a	**	n/a	3.6
Leamington CA	n/a	**	n/a	3.5	n/a	4.2	n/a	**	n/a	3.9
Norfolk CA	n/a	**	n/a	3.2	n/a	4.1	n/a	**	n/a	3.7
Owen Sound CA	n/a	1.6	n/a	2.6	n/a	10.8	n/a	**	n/a	6.5
Sarnia CA	n/a	10.8	n/a	7.4	n/a	6.4	n/a	15.0	n/a	7.2
Stratford CA	n/a	12.9	n/a	3.8	n/a	6.3	n/a	**	n/a	5.4
Tillsonburg CA	n/a	**	n/a	5.7	n/a	4.5	n/a	**	n/a	5.0
Woodstock CA	n/a	**	n/a	7.6	n/a	4.4	n/a	**	n/a	5.7

** : 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

**Private Row (Townhouse) Vacancy Rates (%)
by Bedroom Type
Province of Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Chatham-Kent CA	**	**	11.7	**	12.0	9.1	10.8	4.4	11.6	6.6
Zone 1 - Chatham City	n/u	n/u	**	**	**	**	**	**	**	**
Zone 2 - Wallaceburg	**	**	**	**	7.7	4.6	**	**	6.5	3.2
Zone 3 - Rest of Kent	**	**	**	**	4.1	**	**	**	6.1	6.3
Georgian Highlands Town	n/u	n/u	**	**	**	**	**	**	**	**
Ingersoll Town	n/u	n/u	**	**	**	**	6.6	**	3.9	**
Leamington CA	n/s	n/u	**	**	**	32.5	**	**	**	28.9
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Owen Sound CA	**	**	**	n/s	**	**	**	**	**	**
Sarnia CA	**	**	**	**	6.1	5.7	5.0	3.7	5.7	4.7
Stratford CA	n/s	n/u	**	**	**	0.0	**	0.0	0.0	0.0
Tillsonburg CA	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Woodstock CA	n/u	n/u	n/u	n/u	6.6	2.5	1.4	3.8	3.3	3.3

**Private Row (Townhouse) Average Rents (\$)
by Bedroom Type
Province of Ontario – Southwestern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Chatham-Kent CA	**	**	**	**	545	581	**	**	560	577
Zone 1 - Chatham City	n/u	n/u	**	**	**	**	**	**	**	**
Zone 2 - Wallaceburg	**	**	**	**	582	599	**	**	563	577
Zone 3 - Rest of Kent	**	**	**	**	560	**	**	**	541	541
Georgian Highlands Town	n/u	n/u	**	**	**	**	**	**	**	**
Ingersoll Town	n/u	n/u	**	**	**	**	**	**	**	**
Leamington CA	n/s	n/u	**	n/s	**	**	**	**	**	**
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Owen Sound CA	**	**	**	n/s	**	**	**	**	**	**
Sarnia CA	**	**	**	**	637	657	**	**	650	648
Stratford CA	n/s	n/u	**	**	**	781	**	902	833	823
Tillsonburg CA	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Woodstock CA	n/u	n/u	n/u	n/u	583	587	685	692	647	653

** : 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

Number of Private Row (Townhouse) Units Vacant and Universe in October 2005 by Bedroom Type

Province of Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Chatham-Kent CA	**	**	**	**	21	231	3	59	24	354
Zone 1 - Chatham City	n/u	n/u	**	**	**	**	**	**	**	**
Zone 2 - Wallaceburg	**	**	**	**	3	65	**	**	3	93
Zone 3 - Rest of Kent	**	**	**	**	**	**	**	**	5	84
Georgian Highlands Town	n/u	n/u	**	**	**	**	**	**	**	**
Ingersoll Town	n/u	n/u	**	**	**	**	**	**	**	**
Leamington CA	n/u	n/u	**	**	13	40	**	**	13	45
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Owen Sound CA	**	**	n/s	n/s	**	**	**	**	**	**
Sarnia CA	**	**	**	**	26	460	11	287	38	816
Stratford CA	n/u	n/u	**	**	0	33	0	32	0	69
Tillsonburg CA	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Woodstock CA	n/u	n/u	n/u	n/u	3	128	8	219	12	347

Private Row (Townhouse) Availability Rates (%) by Bedroom Type

Province of Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Chatham-Kent CA	n/a	**	n/a	**	n/a	9.6	n/a	6.1	n/a	7.6
Zone 1 - Chatham City	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**
Zone 2 - Wallaceburg	n/a	**	n/a	**	n/a	4.6	n/a	**	n/a	5.4
Zone 3 - Rest of Kent	n/a	**	n/a	**	n/a	**	n/a	**	n/a	6.3
Georgian Highlands Town	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**
Ingersoll Town	n/a	n/u	n/a	**	n/a	**	n/a	**	n/a	**
Leamington CA	n/a	n/u	n/a	**	n/a	32.5	n/a	**	n/a	28.9
Norfolk CA	n/a	n/u	n/a	n/u	n/a	**	n/a	n/u	n/a	**
Owen Sound CA	n/a	**	n/a	n/s	n/a	**	n/a	**	n/a	**
Sarnia CA	n/a	**	n/a	**	n/a	9.6	n/a	4.1	n/a	7.3
Stratford CA	n/a	n/u	n/a	**	n/a	0.0	n/a	0.0	n/a	0.0
Tillsonburg CA	n/a	n/u	n/a	**	n/a	**	n/a	n/u	n/a	**
Woodstock CA	n/a	n/u	n/a	n/u	n/a	3.3	n/a	4.3	n/a	3.9

** : 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

For more information about this publication or other housing market reports, please contact our Products Administrator at: 1-800-493-0059 or (416) 218-3317 or by e-mail at: ntrivino@cmhc-schl.gc.ca

To learn more about Market Analysis Centre products and services and to subscribe on-line visit: www.cmhc.ca/mktinfo/store/

For more information on other CMHC products, services and programs visit: www.cmhc.ca

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.

To get a national overview and statistics for all CMAs across Canada, please refer to CMHC's website at the following address: www.cmhc.ca/en/news/nere/index.cfm

07/12/2005

© 2005 Canada Mortgage and Housing Corporation. All rights reserved. No portion of this publication may be reproduced, stored in a retrieval system or transmitted in any form or by any means, mechanical, electronic, photocopying, recording or otherwise without the prior written permission of Canada Mortgage and Housing Corporation. Without limiting the generality of the foregoing, no portion of this publication may be translated from English into any other language without the prior written permission of Canada Mortgage and Housing Corporation. The information, analyses and opinions contained in this publication are based on various sources believed reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibilities.