



# AST FAX

Toronto

## RENTAL MARKET REPORT

### Toronto CMA Rents Soften as Vacancy Rates Rise to 3.8% in 2003

Canada Mortgage and Housing Corporation

NOVEMBER 2003

The vacancy rate in the Toronto CMA (Census Metropolitan Area) for privately initiated apartments of 3 or more units was 3.8% in October 2003, higher than the 2.5% registered last year. What this means is that out of every 1000 privately initiated rental apartment units, 38 units were vacant and immediately available for rent. From a universe of 302,472 rental units, 11,484 units were vacant.

The continued rise in the Toronto vacancy rate is attributed to two main factors: weaker net rental demand and the expansion of the apartment universe. Rental demand softened as declining mortgage rates helped sustain the cost gap between owning and renting, opening doors to more buyers. In addition, condominium completions enabled first time buyers of years past to take possession of their new units this year, pushing vacancies up further. The inflow of new renters was unable to offset this outflow as immigration and youth job growth remained weak through 2003. Consequently, net rental demand continued to soften. On the supply side, conventional apartment completions have also accelerated, particularly in the core, pushing the rental apartment universe up at a time when rental market conditions have softened.

Overall rents in 2003 dropped by 1.1% for the first time since the inception of the survey. Units that turned over remained vacant for longer periods. This encouraged landlords to offer price incentives in line with favorable ownership costs. This was particularly true for units that weren't newly renovated. In addition, landlords refrained from passing increases on even to sitting tenants as most hoped to preserve existing tenancies in light of rising vacancies. Bachelor unit average rents rose a marginal .3% to reach \$731. The 1-bedroom rent dropped .8% to \$884, the 2-bedroom rent fell 1% to reach \$1040 while the 3+bedroom rent declined most dropping 3.4% to \$1211.

The rental market survey was conducted during the first two weeks of October 2003. To get a complete picture of the Toronto CMA's rental market, including details about trends in the private rental market and the assisted rental market, subscribe to the Toronto CMA Rental Market Report. **Call us for further information on rental markets for all Canadian cities (1-800-493-0059).**

Apartment Vacancy Rates	2002	2003
Bachelor	2.8%	4.2%
1 Bedroom	2.7%	3.9%
2 Bedroom	2.4%	3.7%
3 Bedroom and +	2.3%	3.6%
Total	2.5%	3.8%

Average Apartment Rents	2002	2003
Bachelor	\$729	\$731
1 Bedroom	\$891	\$884
2 Bedroom	\$1047	\$1040
3 Bedroom and +	\$1253	\$1211
Total	\$975	\$964

Apartment Units (2003)	Vacant	Total
Bachelor	1,056	25,296
1 Bedroom	4,832	123,759
2 Bedroom	4,692	127,938
3 Bedroom and +	905	25,479
Total	11,484	302,472

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# I. Apartment Vacancy Rates

## Apartment Vacancy Rates by Zone and Bedroom Type Toronto CMA

Zone--Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	'02	'03	'02	'03	'02	'03	'02	'03	'02	'03
1 Toronto (Central)	1.7	3.8	2.1	3.0	2.2	3.6	4.2	**	2.1	3.3
2 Toronto (East)	3.3	4.1	1.4	4.2	1.7	2.6	**	**	1.8	3.7
3 Toronto (North)	2.6	4.3	2.5	3.1	3.0	4.0	1.1	4.8	2.6	3.6
4 Toronto (West)	3.9	4.8	2.0	3.9	1.3	2.7	1.4	0.0	2.2	3.7
1--4 Toronto City	2.6	4.3	2.2	3.3	2.2	3.5	2.1	2.7	2.3	3.5
5 Etobicoke (South)	3.1	2.6	2.6	4.1	2.5	3.1	**	0.6	2.7	3.4
6 Etobicoke (Central)	0.6	1.2	2.8	4.5	2.9	3.1	2.4	4.0	2.8	3.6
7 Etobicoke (North)	**	0.0	1.7	3.7	1.9	3.5	1.6	1.9	1.8	3.2
5--7 Etobicoke City	2.8	2.2	2.6	4.2	2.6	3.2	2.3	3.1	2.6	3.5
8 York City	3.1	3.1	2.6	4.5	1.7	2.9	0.7	**	2.2	3.6
9 East York (Borough)	3.8	8.2	3.9	5.9	2.4	4.6	4.1	2.6	3.4	5.3
10 Scarborough (Central)	6.4	4.6	2.5	4.7	1.4	3.0	1.3	3.2	2.0	3.8
11 Scarborough (North)	1.2	**	1.8	3.8	1.9	5.4	1.7	4.5	1.8	4.7
12 Scarborough (East)	0.7	5.9	2.7	3.2	3.1	4.2	1.7	4.1	2.8	3.9
10-12 Scarborough City	4.3	4.3	2.4	4.2	2.2	4.0	1.5	3.9	2.2	4.0
13 North York (Southeast)	3.3	3.4	4.5	5.3	3.3	6.2	3.1	7.8	3.7	6.1
14 North York (Northeast)	**	**	1.8	1.9	1.9	1.8	2.8	4.9	2.0	2.4
15 North York (Southwest)	4.8	3.0	2.3	3.9	1.0	3.5	0.6	4.3	1.6	3.7
16 North York (N. Central)	2.6	3.6	1.5	3.3	1.7	2.5	2.4	2.2	1.8	2.8
17 North York (Northwest)	1.2	4.2	3.4	4.9	2.2	4.2	2.9	2.7	2.7	4.3
13-17 North York City	2.3	3.8	2.9	4.1	2.2	3.9	2.6	4.5	2.5	4.1
1-17 City of Toronto	2.8	4.2	2.6	4.0	2.2	3.7	2.3	3.7	2.4	3.9
18 Mississauga (South)	4.5	4.6	3.7	5.5	3.7	5.8	3.5	7.1	3.7	5.7
19 Mississauga (N. West)	**	**	**	2.1	3.2	3.8	**	1.6	2.3	2.9
20 Mississauga (N. East)	2.9	**	4.3	3.6	2.9	3.2	2.7	2.8	3.3	3.2
18-20 Mississauga City	3.5	3.1	3.7	4.4	3.3	4.4	3.0	4.0	3.4	4.3
21 Brampton (West)	3.2	**	2.7	3.6	4.4	5.4	**	**	3.6	4.5
22 Brampton (East)	3.7	0.0	2.4	0.4	2.2	**	2.1	**	2.3	**
21-22 Brampton City	3.4	2.8	2.6	2.5	3.4	3.1	2.1	1.5	3.0	2.8
23 Oakville	3.6	2.3	2.2	2.8	2.5	2.5	0.7	1.7	2.3	2.5

## I. Apartment Vacancy Rates - continued

### Apartment Vacancy Rates by Zone and Bedroom Type Toronto CMA

Zone--Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	'02	'03	'02	'03	'02	'03	'02	'03	'02	'03
24 Caledon	**	**	**	**	**	**	**	**	**	**
25 Rich.Hill,Vaughan,King	**	1.4	1.4	0.6	0.8	1.0	**	**	1.1	0.9
26 Aurora,Newm.,Whit-Stouff.	6.5	**	1.8	1.7	1.2	2.3	**	**	1.8	2.0
27 Markham	0.0	0.0	0.6	1.2	1.0	1.3	1.7	0	0.9	1.2
25-27 York Region	2.6	2.1	1.4	1.2	1.0	1.6	2.8	0.6	1.3	1.4
28 Pickering,Ajax,Uxbridge	**	**	2.9	**	1.9	2.9	**	**	1.5	2.3
29 Milton,Halton Hills	**	2.8	1.5	2.3	1.3	1.0	**	**	1.5	1.4
30 Orangeville	**	**	2.0	2.5	0.7	2.9	**	0.0	1.6	2.4
31 Bradford,W.Gwillimbury	9.2	**	3.5	4.1	3.8	3.1	5.5	**	4.0	3.7
18-31 Remaining CMA	3.6	2.7	3.0	3.4	2.9	3.5	2.3	2.9	2.9	3.4
1-31 Toronto CMA	2.8	4.2	2.7	3.9	2.4	3.7	2.3	3.6	2.5	3.8



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## 2. Average Apartment Rents

### Average Apartment Rents by Zone and Bedroom Type Toronto CMA

Zone--Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	'02	'03	'02	'03	'02	'03	'02	'03	'02	'03
1 Toronto (Central)	\$794	\$797	\$1013	\$989	\$1349	\$1376	\$2057	**	\$1075	\$1048
2 Toronto (East)	\$653	\$656	\$835	\$859	\$1033	\$1090	**	**	\$865	\$900
3 Toronto (North)	\$799	\$794	\$993	\$1004	\$1317	\$1279	\$1847	\$1773	\$1088	\$1066
4 Toronto (West)	\$674	\$656	\$874	\$836	\$1074	\$1016	\$1480	\$1399	\$907	\$854
1--4 Toronto City	\$757	\$749	\$955	\$946	\$1244	\$1234	\$1786	\$1641	\$1021	\$995
5 Etobicoke (South)	\$641	\$652	\$792	\$789	\$935	\$922	**	\$1096	\$855	\$861
6 Etobicoke (Central)	\$719	\$872	\$910	\$896	\$1074	\$1070	\$1294	\$1288	\$1055	\$1053
7 Etobicoke (North)	**	\$599	\$780	\$797	\$945	\$931	\$1117	\$1047	\$954	\$929
5--7 Etobicoke City	\$653	\$697	\$847	\$839	\$1005	\$997	\$1222	\$1204	\$969	\$966
8 York City	\$618	\$610	\$803	\$794	\$942	\$920	\$1206	**	\$856	\$845
9 East York (Borough)	\$683	\$655	\$875	\$836	\$1036	\$1032	\$1350	\$1266	\$948	\$920
10 Scarborough (Central)	\$724	\$739	\$835	\$832	\$935	\$932	\$1047	\$1023	\$891	\$890
11 Scarborough (North)	\$733	**	\$916	\$915	\$1060	\$1048	\$1203	\$1187	\$1018	\$1013
12 Scarborough (East)	\$725	\$713	\$837	\$812	\$943	\$912	\$1068	\$1039	\$929	\$900
10-12 Scarborough City	\$725	\$747	\$851	\$842	\$966	\$949	\$1086	\$1063	\$931	\$918
13 North York (Southeast)	\$693	\$698	\$876	\$880	\$1023	\$1040	\$1233	\$1244	\$990	\$1008
14 North York (Northeast)	**	**	\$973	\$906	\$1177	\$1074	\$1384	\$1232	\$1155	\$1045
15 North York (Southwest)	\$639	\$646	\$839	\$854	\$952	\$1001	\$1145	\$1165	\$912	\$937
16 North York (N. Central)	\$637	\$685	\$878	\$893	\$1041	\$1063	\$1198	\$1235	\$1003	\$1022
17 North York (Northwest)	\$635	\$674	\$780	\$800	\$897	\$927	\$1046	\$1078	\$865	\$890
13-17 North York City	\$649	\$701	\$861	\$862	\$1014	\$1017	\$1215	\$1195	\$980	\$977
1-17 Metropolitan Toronto	\$733	\$734	\$894	\$884	\$1055	\$1045	\$1279	\$1225	\$976	\$961
18 Mississauga (South)	\$689	\$706	\$850	\$860	\$969	\$981	\$1057	\$1058	\$921	\$929
19 Mississauga (N. West)	**	**	**	\$981	\$1090	\$1138	**	\$1243	\$1046	\$1085
20 Mississauga (N. East)	\$706	**	\$948	\$919	\$1103	\$1060	\$1236	\$1157	\$1050	\$1015
18-20 Mississauga City	\$690	\$685	\$903	\$897	\$1045	\$1037	\$1153	\$1140	\$993	\$986
21 Brampton (West)	\$616	**	\$819	\$858	\$965	\$974	**	**	\$894	\$913
22 Brampton (East)	\$775	\$771	\$973	\$939	\$1102	**	\$1191	**	\$1070	**
21-22 Brampton City	\$674	\$665	\$872	\$886	\$1026	\$1023	\$1118	\$1145	\$971	\$975
23 Oakville	\$703	\$703	\$898	\$917	\$1047	\$1060	\$1251	\$1257	\$1001	\$1030

## 2. Average Apartment Rents - continued

### Average Apartment Rents Rates by Zone and Bedroom Type Toronto CMA

Zone--Area	Bachelor		One Bedroom		Two Bedroom		Three Bedroom +		Total	
	'02	'03	'02	'03	'02	'03	'02	'03	'02	'03
24 Caledon	**	**	**	**	**	**	**	**	**	**
25 Rich.Hill,Vaughan,King	**	\$710	\$862	\$835	\$1008	\$943	**	**	\$946	\$890
26 Aurora,Newm.,Whit-Stouff.	\$558	**	\$767	\$773	\$885	\$900	**	**	\$830	\$842
27 Markham	\$607	\$665	\$829	\$886	\$982	\$1025	\$1127	\$1129	\$921	\$967
25-27 York Region	\$658	\$659	\$817	\$825	\$953	\$948	\$1128	\$1074	\$895	\$891
28 Pickering,Ajax,Uxbridge	**	**	\$741	**	\$922	\$1078	**	**	\$966	\$1072
29 Milton,Halton Hills	**	\$558	\$790	\$780	\$892	\$962	**	**	\$848	\$898
30 Orangeville	**	**	\$704	\$717	\$843	\$863	**	\$968	\$776	\$793
31 Bradford,W.Gwillimbury	\$622	**	\$734	\$754	\$857	\$853	\$992	**	\$813	\$816
18-31 Remaining CMA	\$675	\$672	\$876	\$879	\$1019	\$1023	\$1139	\$1147	\$969	\$974
1-31 Toronto CMA	\$729	\$731	\$891	\$884	\$1047	\$1040	\$1253	\$1211	\$975	\$964

