RENTAL MARKET REPORT
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2009

Highlights

- The apartment vacancy rate rose to 4.0 per cent and 3.3 per cent in the Hamilton Census Metropolitan Area and the Brantford Census Metropolitan Area (hereafter referred to as Hamilton and Brantford).

- The average rents in existing structures rose by 1.4 per cent in Hamilton and Brantford, which was below the 2009 provincial guideline increase of 1.8 per cent.

- Hamilton and Brantford vacancy rates will edge higher again in 2010 to reach 4.2 and 3.6 per cent respectively.
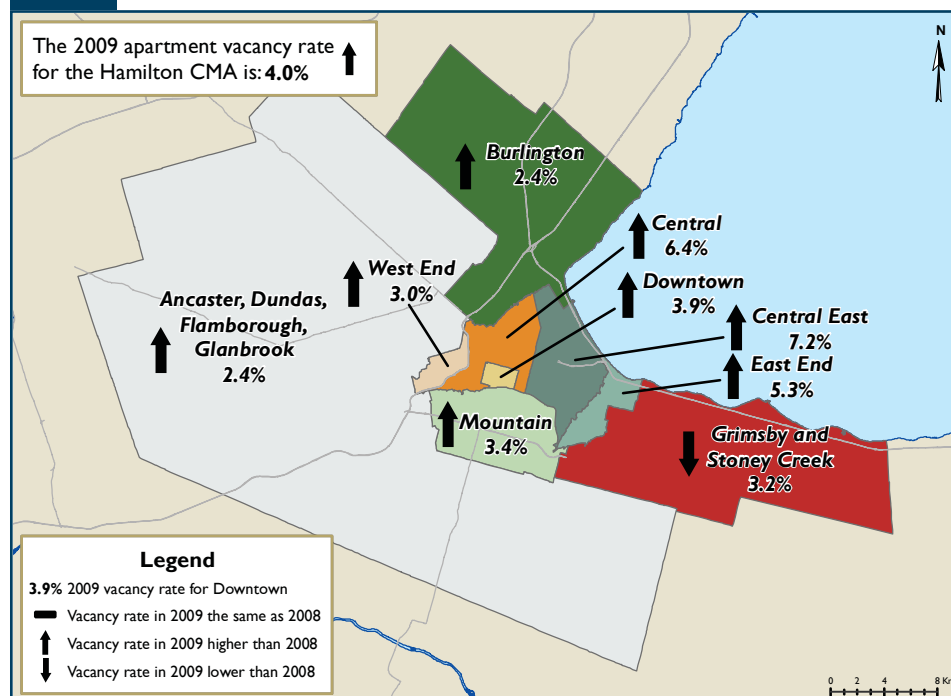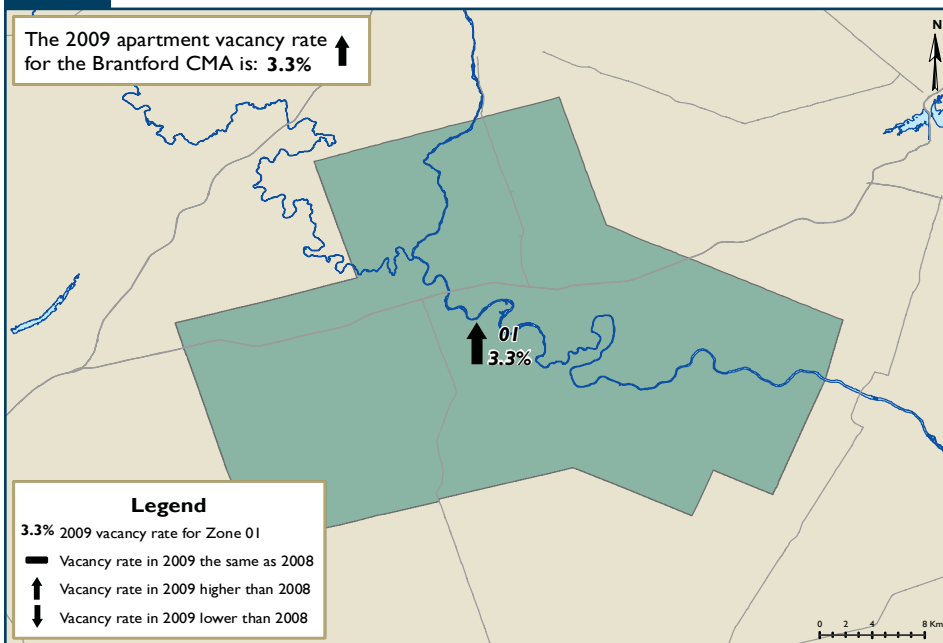
Figure 1

The 2009 apartment vacancy rate for the Hamilton CMA is: **4.0%**

Burlington 2.4%

West End 3.0%

Central 6.4%

Downtown 3.9%

Central East 7.2%

East End 5.3%

Ancaster, Dundas, Flamborough, Glanbrook 2.4%

Mountain 3.4%

Grimsby and Stoney Creek 3.2%

Legend
3.9% 2009 vacancy rate for Downtown
— Vacancy rate in 2009 the same as 2008
↑ Vacancy rate in 2009 higher than 2008
↓ Vacancy rate in 2009 lower than 2008

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Figure 2

The 2009 apartment vacancy rate for the Brantford CMA is: **3.3%** ↑

01
3.3%

Legend
3.3% 2009 vacancy rate for Zone 01
▬ Vacancy rate in 2009 the same as 2008
↑ Vacancy rate in 2009 higher than 2008
↓ Vacancy rate in 2009 lower than 2008

0   2   4   8 Km

Rental Households Pulled into Home Ownership

Favourable mortgage rates and lower home prices this year prompted many renter households to enter into home ownership for the first time. Mortgage rates were consistently falling through the first half of the year, and remained low through the rest of the year. Low borrowing costs coupled with lower home prices brought down monthly carrying costs for an existing home to the level they were at before the peak of MLS® sales in 2007. First time buyers coming from the rental market tend to initiate their home search in the existing home market where house prices are relatively lower compared to the new home market.

Although resale market activity was slow during the first part of the year when affordability was greatest, MLS® sales began rising mid-way through the year. By the time the *Rental Market Survey* was conducted in October 2009, resale market activity had regained its strength. Buyers interested in an existing home entered

Fewer People in the Rental Market in 2009
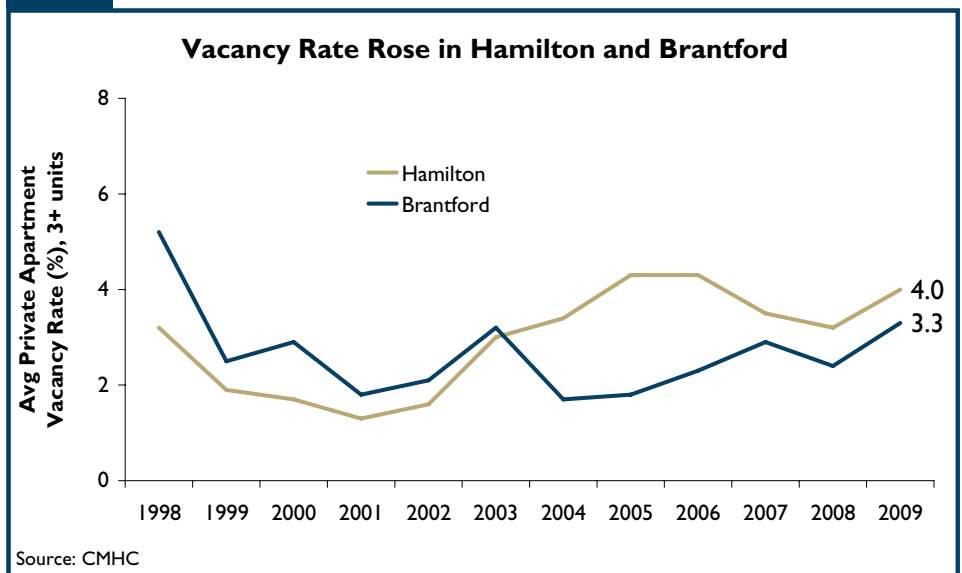
Vacancy Rates Rise

Fewer people in Hamilton and Brantford were looking for an apartment to rent this year as evidenced by the higher number of vacant units. The apartment vacancy rate in Hamilton rose this year to 4.0 per cent from 3.2 per cent in 2008. In Brantford, the rate increased to 3.3 per cent from 2.4 per cent last year. At the same time, the total number of units in the universe fell by just under one per cent in Hamilton and 1.7 per cent in Brantford.

Quick Turnover in Filling Vacancies

The availability rate is a broader measure of vacancies, since it includes units for which the existing tenant has given or received notice to move. In Hamilton and Brantford, the availability rates led the direction of vacancy rates by rising to 7 and 3.9 per cent, respectively in 2009.

However the gap between the vacancy rate and availability rate widened this year suggesting that there has been an acceleration in the turnover rate. Stronger demand for the higher-priced rental units in larger buildings imply some renters traded up this year, replacing tenants who had moved into the ownership market.

Figure 3

Vacancy Rate Rose in Hamilton and Brantford

Avg Private Apartment Vacancy Rate (%), 3+ units

— Hamilton
— Brantford

4.0
3.3

1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009

Source: CMHC

the market with the expectation that both prices and rates would be on the rise soon. Therefore, some households who were anticipating purchasing a home next year pulled their purchase forward to this year, and exited the rental market earlier than expected.

Youth Population and the Rental Market

Young people in Hamilton and Brantford are an important demographic group for the rental market since they tend to have a higher inclination to rent than most other age groups. For the purposes of this analysis, youth are considered to be those aged 15 to 24.

Today's youth are the children of baby boomers – the largest wave in the population since the boomer generation and are just entering their post-secondary studies or starting a career. For this age group, the choice to rent or live at home is usually made with financial considerations in mind, and so it is important to examine their employment conditions.

Full-time jobs among those aged 15 to 24 fell by five per cent in Hamilton and 12 per cent in Brantford when comparing the first 10 months of 2008 and 2009. Given that the labour force did not change in these time periods, some of those workers likely moved into part time or temporary work hours (part-time employment grew by almost two per cent). Also, some young people looking for work may have found difficulty in obtaining a job altogether. The limited employment opportunities discouraged some from entering the rental market resulting in more young

adults staying in the parental home longer. Still other youth included post-secondary students attending McMaster University and Mohawk College, where although enrolment rates were on the rise this year, financial constraints restricted options for them to move out on their own.

Modest Increase in Average Rents

The measure for rent increases is strictly based on structures which were common to the survey sample for both the 2008 and 2009 surveys. This measure eliminates the impact of rent change due to a change in the mix of structures in the rental market, and focuses on the change due to evolving market conditions. The methodology section at the end of this report[1] provides more detailed information on this measure.

The average increase in rents for all apartments in Hamilton was modest at 1.4 per cent. The average rent
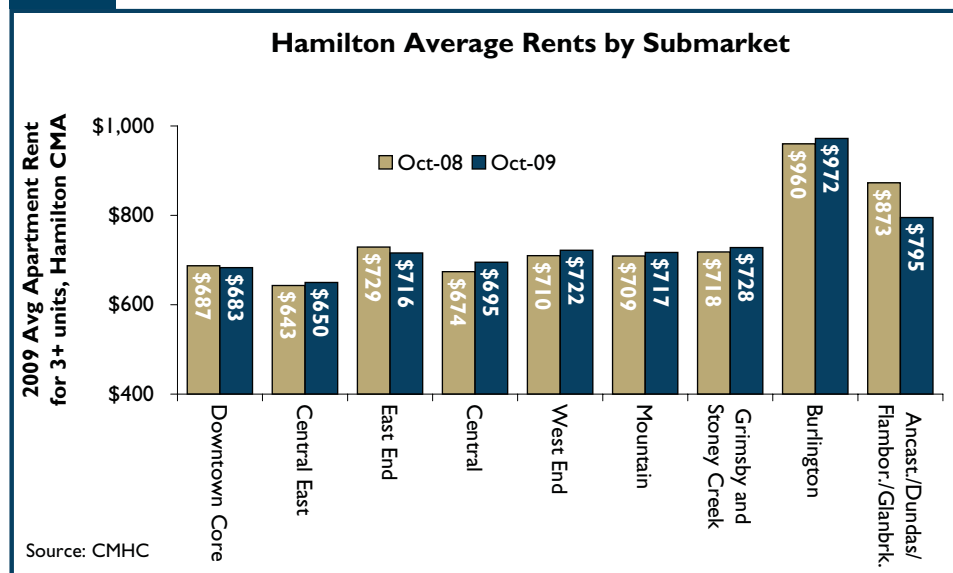
increases by zone were at or below the provincial guideline increase of 1.8 per cent in most areas, except for the West End and Burlington where average rent increases were 2.6 and 2.1 per cent, respectively. This reflects the stronger demand for rental accommodations in these areas as compared to the rest of the CMA. The West End encompasses student housing for McMaster University students. Newer communities in Burlington have consistently had lower rental vacancy rates than the average for the CMA over the past few years.

In Brantford, the average percentage change in rents from the common sample was 1.4 per cent, which was lower than the previous year's rate of 2.7 per cent. The higher vacancy rate and much cooler demand meant rents increased at a more modest rate.

More Condo Completions

Condominium living has become increasingly popular among first time

Figure 4

Hamilton Average Rents by Submarket

2009 Avg Apartment Rent for 3+ units, Hamilton CMA

Oct-08 Oct-09

Submarket	Oct-08	Oct-09
Downtown Core	$687	$683
Central East	$643	$650
East End	$729	$716
Central	$674	$695
West End	$710	$722
Mountain	$709	$717
Grimsby and Stoney Creek	$718	$728
Burlington	$960	$972
Ancast./Dundas/Flambor./Glanbrk.	$873	$795

Source: CMHC

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[1] See p. 36.

Figure 5

2009 Total Universe, Hamilton CMA

- Two-bedroom 48%
- One-bedroom 42%
- Three-bedroom 5%
- Bachelor 5%

Source. CMHC

buyers and downsizing households, and often competes with renting in the older purpose-built rental buildings. Total condominium apartment and townhouse completions between October 2008 and September 2009 (the period between last year's and this year's *Rental Market Survey*) were 557 units – approximately 100 units more than were completed during the same period a year ago. With more affordable ownership housing units reaching the completion stage, some first time buyers who opted to purchase these homes were taking occupancy and vacating their rental units. Moreover, during the month of the rental survey, an additional 261 condominium units were completed in the CMA, which means some households may have been moving into a condo while the survey was being conducted.

In Brantford, there was virtually no change in the number of condos completed this year.

New Rentals Completions Compete with Old

In addition to new condominium units competing with older rental accommodations, there were also 123 rental units completed this year as compared to 30 last year. All were in the core part of Hamilton. In Brantford, there were only a handful of rental completions.

New rental structures added to the rental stock competed directly with older rental units. The vacancy rate for apartment buildings built after 2000 in Hamilton was the lowest at 2.4 per cent, and rose as buildings became older. For those built prior to 1960, the vacancy rate was 5.6 per cent. Similarly in Brantford, vacancy rates

were lowest for the newest buildings which were constructed between 1975 and 1989 at 2.9 per cent, as compared to those built earlier.
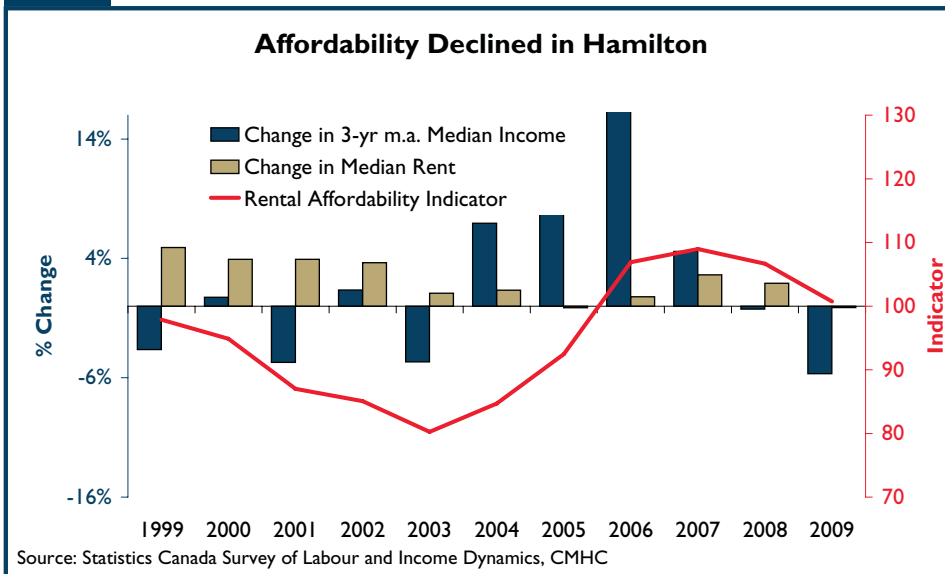
Rental Market Analysis by Zone and Type

Lower Vacancy at Higher End of the Market

An analysis of the apartment vacancy rates by structure size showed that structures with 50 to 200 units had lower vacancy rates than other building types in Hamilton, despite also having higher rents. Vacancy rates were lowest for units priced in the $800-$899 rent range, particularly for one and two-bedroom apartments in this range. In Brantford, the vacancy rate was also lower for structures with 100+ units and for those units priced above $900, all of which were three-bedroom apartments. In fact, three-bedroom units had the lowest vacancy rates in Hamilton and Brantford at 2.9 and 1 per cent, respectively.

Areas with higher home values continued to see lower vacancy rates than other parts of the Hamilton CMA this year at 2.4 per cent for Burlington, Ancaster, Dundas, Flamborough, and Glanbrook. On the other hand, the vacancy rate was highest for bachelor and two-bedroom apartments in the Hamilton CMA at 7 and 4.1 per cent.

Figure 6

Affordability Declined in Hamilton

Legend:
- Change in 3-yr m.a. Median Income
- Change in Median Rent
- Rental Affordability Indicator

Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

Rental Affordability Indicator

The rental affordability indicator[2] is a gauge of how affordable a rental market is for those households which rent within that market. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. Although the affordability indicator remained above the 100 mark in Hamilton, it decreased from 107 to 101 this year. This fall in the indicator can be attributed to changes in renter incomes. The three-year moving average median income fell 5.6 per cent. This change resulted from the movement into ownership housing of those households at the higher end of the income scale, thereby shifting the median income lower.

The affordability indicator is not available for Brantford due to a lack of required data for that centre.

Rise in Townhouse Vacancy Rates

Rental demand for townhouse rentals declined this year in both Hamilton and Brantford. The vacancy rate for townhouse rentals rose from 1.1 to 3.8 per cent in Hamilton, and from 2.4 to 4.8 per cent in Brantford. There was virtually no change in the stock of townhouse units in either CMA. Since townhouses are generally considered to be higher end rental units, they are in direct competition with ownership options relatively more than rental apartment units.

Rental Market Outlook

Apartment vacancy rates for Hamilton and Brantford will rise slightly in 2010 to 4.2 and 3.6 per cent in Hamilton and Brantford, respectively. Two-bedroom apartment rents in existing structures will rise, on average, by 1.5 per cent in Hamilton and 1.2 per cent in Brantford.

The resale market will continue its momentum through part of 2010, but MLS® sales are expected to be just above this year's levels. First time buyers will again be moving into the ownership market, and will therefore be putting upward pressure on the vacancy rate. At the same time however, rental demand will continue coming from the echo-boomers who will see improved employment conditions next year. Rising enrolment rates at the local post-secondary institutions suggest that students will also contribute positively to the rental market and they will have their choice of available apartments.

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2   See definitions, p. 37.

National Vacancy Rate Increased in October 2009

Apartment Vacancy Rates (%) by Major Centres		
	Oct-08	Oct-09
Abbotsford	2.6	6.1
Barrie	3.5	3.8
Brantford	2.4	3.3
Calgary	2.1	5.3
Edmonton	2.4	4.5
Gatineau	1.9	2.2
Greater Sudbury	0.7	2.9
Guelph	2.3	4.1
Halifax	3.4	2.9
Hamilton	3.2	4.0
Kelowna	0.3	3.0
Kingston	1.3	1.3
Kitchener	1.8	3.3
London	3.9	5.0
Moncton	2.4	3.8
Montréal	2.4	2.5
Oshawa	4.2	4.2
Ottawa	1.4	1.5
Peterborough	2.4	6.0
Québec	0.6	0.6
Regina	0.5	0.6
Saguenay	1.6	1.5
Saint John	3.1	3.6
Saskatoon	1.9	1.9
Sherbrooke	2.8	3.9
St. Catharines-Niagara	4.3	4.4
St. John's	0.8	0.9
Thunder Bay	2.2	2.3
Toronto	2.0	3.1
Trois-Rivières	1.7	2.7
Vancouver	0.5	2.1
Victoria	0.5	1.4
Windsor	14.6	13.0
Winnipeg	1.0	1.1
Total	**2.2**	**2.8**

The average rental apartment vacancy rate in Canada's 35 major centres[1] increased to 2.8 per cent in October 2009 from 2.2 per cent in October 2008. The centres with the highest vacancy rates in 2009 were Windsor (13.0 per cent), Abbotsford (6.1 per cent), Peterborough (6.0 per cent), Calgary (5.3 per cent), and London (5.0 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Regina (0.6 per cent), Québec (0.6 per cent), St. John's (0.9 per cent), Winnipeg (1.1 per cent), Kingston (1.3 per cent), and Victoria (1.4 per cent).

Demand for rental housing in Canada decreased due to slower growth in youth employment and improved affordability of homeownership options. Rental construction and competition from the condominium market also added upward pressure on vacancy rates.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver ($1,169), Calgary ($1,099), Toronto ($1,096), and Ottawa ($1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay ($518), Trois-Rivières ($520), and Sherbrooke ($553).
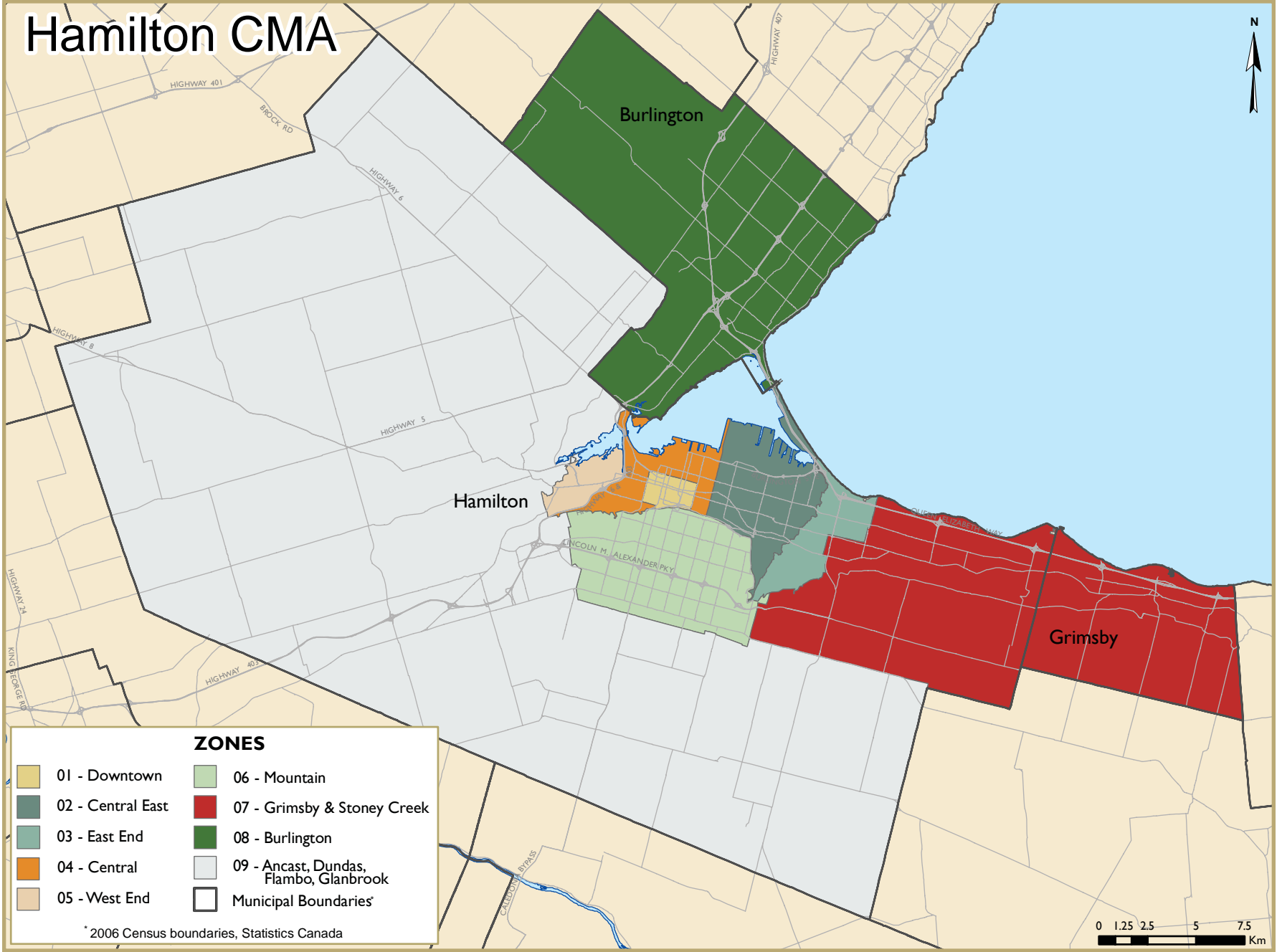
Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Regina
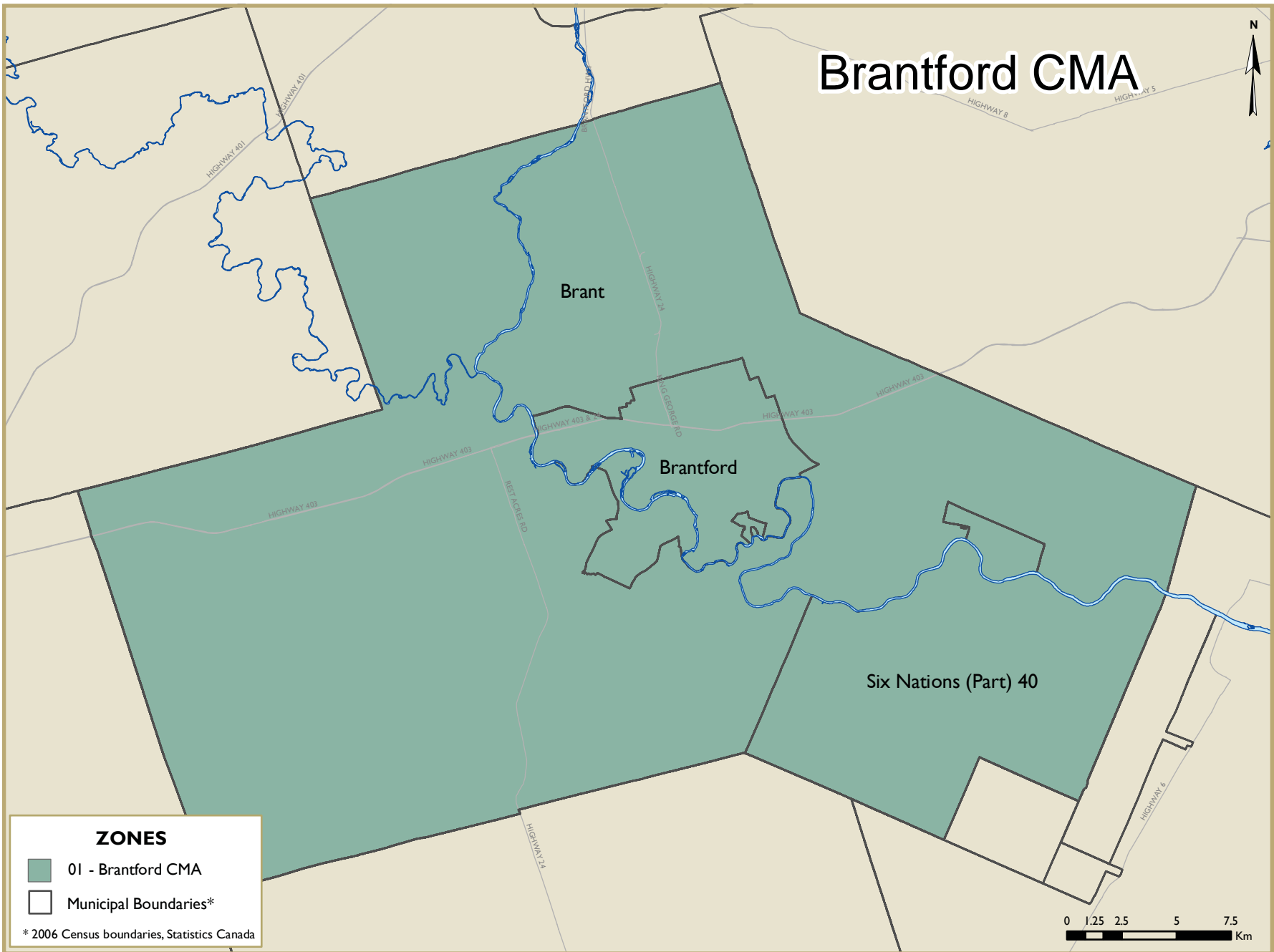
(10.2 per cent), Saskatoon (8.3 per cent), Victoria (5.0 per cent), and St. John's (4.9 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased by 2.3 per cent between October 2008 and October 2009.

CMHC's October 2009 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2009, vacancy rates for rental condominium apartments were below two per cent in seven of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Toronto, Saskatoon, and Ottawa. However, Regina and Edmonton registered the highest vacancy rates for condominium apartments at 3.0 per cent and 3.1 per cent in 2009, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2009 were lower than vacancy rates in the conventional rental market in Ottawa, Saskatoon, Vancouver, Toronto, Edmonton, and Calgary. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,487), Vancouver ($1,448), Calgary ($1,310), and Victoria ($1,223). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2009.

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[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown, which is a Census Agglomeration (CA).

Hamilton CMA

Burlington

Hamilton

Grimsby

ZONES

01 - Downtown		06 - Mountain	
02 - Central East		07 - Grimsby & Stoney Creek	
03 - East End		08 - Burlington	
04 - Central		09 - Ancast, Dundas, Flambo, Glanbrook	
05 - West End		Municipal Boundaries*	

* 2006 Census boundaries, Statistics Canada

0   1.25 2.5   5   7.5
Km

Brantford CMA

Brant

Brantford

Six Nations (Part) 40

ZONES

01 - Brantford CMA

Municipal Boundaries*

* 2006 Census boundaries, Statistics Canada

0   1.25 2.5   5   7.5
Km

RMS ZONE DESCRIPTIONS - HAMILTON CMA	
Zone 1	**Downtown Core** (census tracts 0034-0039 and 0048-0050).
Zone 2	**Central East** (census tracts 0025, 0027-0032, 0052-0060, 0068-0071 and 0073).
Zone 3	**East End** (census tracts 0026.01-0026.06 and 0072.01-0072.04).
Zone 4	**Central** (census tracts 0017, 0033, 0040-0042, 0047, 0051 and 0061-0067).
Zone 5	**West End** (census tracts 0043-0046).
Zone 6	**Mountain** (census tracts 0001.01-0001.02, 0001.04-0001.09, 0002.01-0002.04, 0003.01-0003.04, 0004.01-0004.02, 0005.01-0005.03, 0006-0016 and 0018-0024).
Zones 1-6	**Hamilton City**
Zone 7	**Grimsby and Stoney Creek** (census tracts 0080.01, 0080.03-0080.05, 0081-0083, 0084.01-0084.05, 0085.01-0085.03, 0086, 0300-0302 and 0303.01-0303.02).
Zone 8	**Burlington** (census tracts 0200-0204, 0205.01-0205.02, 0206, 0207.01-0207.04, 0208-0216, 0217.01-0217.02, 0218-0222, 0223.01-0223.02, 0223.05-0223.0, 0223.09-0223.12 and 0224).
Zone 9	**Ancaster, Dundas, Flamborough, Glanbrook** (census tracts 0100-0101, 0120.01-0120.02, 0121, 0122.01-0122.02, 0123-0124, 0130.02-0130.03, 0131-0133, 0140.02-0140.04, 0141, 0142.01-0142.02, and 0143-0144).
Zones 1-9	**Hamilton CMA**

RMS ZONE DESCRIPTIONS - BRANTFORD CMA	
Zone 1	**Brantford City and Brant City.**
Zone 1	**Brantford CMA**

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Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

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1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Downtown Core	5.0 b	5.1 b	3.4 a	3.5 a	3.2 b	4.4 b	1.4 d	1.4 a	3.4 a	3.9 a
Central East	**	**	4.9 c	5.0 c	7.3 b	8.5 c	2.9 c	4.9 d	5.9 b	7.2 c
East End	2.5 c	**	4.1 c	4.7 b	3.9 c	5.7 a	4.2 c	2.9 a	4.0 b	5.3 a
Central	11.0 c	9.9 c	6.1 b	6.1 b	4.5 a	6.4 c	0.4 a	4.6 b	5.4 a	6.4 b
West End	2.1 a	2.0 a	2.5 a	3.3 a	1.9 a	2.5 a	3.4 a	4.5 a	2.3 a	3.0 a
Mountain	2.3 b	6.9 c	2.6 a	3.1 a	2.5 c	3.3 a	2.8 a	4.3 b	2.6 a	3.4 a
Hamilton City (Zones 1-6)	5.3 b	7.4 b	3.6 a	3.9 a	3.6 a	4.9 a	2.7 a	3.9 a	3.7 a	4.5 a
Grimsby and Stoney Creek	1.5 a	2.9 a	3.4 b	3.4 a	3.8 a	3.2 a	1.3 a	2.6 a	3.4 a	3.2 a
Burlington	1.0 d	3.1 d	1.0 a	2.8 b	1.7 b	2.3 a	**	1.1 a	1.4 a	2.4 a
Ancast./Dundas/Flambor./Glanbrk.	**	**	2.0 b	3.1 c	1.5 a	1.8 c	4.5 d	**	2.0 a	2.4 b
Hamilton CMA	**4.8** b	**7.0** b	**3.2** a	**3.7** a	**3.1** a	**4.1** a	**2.4** a	**2.9** a	**3.2** a	**4.0** a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Hamilton CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Downtown Core	510 b	512 a	635 a	636 a	791 a	793 a	968 b	960 a	687 a	683 a
Central East	471 a	462 a	582 a	595 a	712 a	720 a	812 a	805 a	643 a	650 a
East End	537 c	527 b	652 a	662 a	761 a	722 a	871 a	856 a	729 a	716 a
Central	455 a	466 a	608 a	616 a	739 a	774 a	941 a	869 a	674 a	695 a
West End	498 b	534 c	657 a	674 a	781 a	793 a	932 b	939 a	710 a	722 a
Mountain	537 a	545 a	644 a	658 a	759 a	772 a	893 a	891 a	709 a	717 a
Hamilton City (Zones 1-6)	496 a	502 a	628 a	636 a	761 a	760 a	896 a	869 a	688 a	692 a
Grimsby and Stoney Creek	572 b	573 a	647 a	663 a	767 a	776 a	873 a	882 a	718 a	728 a
Burlington	834 a	719 b	890 a	879 a	981 a	980 a	1,130 a	1,250 a	960 a	972 a
Ancast./Dundas/Flambor./Glanbrk.	600 a	584 a	758 b	712 b	937 a	852 a	1,069 a	**	873 a	795 a
Hamilton CMA	**542** a	**517** a	**681** a	**679** a	**836** a	**831** a	**986** a	**1,022** a	**763** a	**764** a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$

** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Hamilton CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Vacant	**Total**	**Vacant**	**Total**	**Vacant**	**Total**	**Vacant**	**Total**	**Vacant**	**Total**
Downtown Core	48 b	935	203 a	5,755	148 b	3,369	2 a	155	401 a	10,213
Central East	**	172	81 c	1,644	126 c	1,478	9 d	191	250 c	3,484
East End	**	47	59 b	1,264	177 a	3,087	9 a	314	251 a	4,712
Central	22 c	218	75 b	1,233	72 c	1,132	12 b	250	181 b	2,834
West End	2 a	98	42 a	1,255	26 a	1,061	9 a	202	79 a	2,616
Mountain	16 c	238	99 a	3,170	114 a	3,465	16 b	376	245 a	7,248
Hamilton City (Zones 1-6)	127 b	1,708	560 a	14,321	663 a	13,591	57 a	1,488	1,406 a	31,107
Grimsby and Stoney Creek	2 a	69	18 a	536	23 a	728	2 a	78	45 a	1,411
Burlington	4 d	116	66 b	2,328	113 a	4,852	7 a	681	190 a	7,977
Ancast./Dundas/Flambor./Glanbrk.	**	31	20 c	651	15 c	856	**	32	38 b	1,570
Hamilton CMA	**135** b	**1,923**	**664** a	**17,835**	**814** a	**20,028**	**67** a	**2,279**	**1,680** a	**42,065**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Hamilton CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Downtown Core	6.5 b	8.5 b	5.2 a	6.9 a	5.7 a	7.7 b	**	2.8 c	5.5 a	7.2 a
Central East	**	**	7.1 b	5.9 b	8.7 b	10.6 d	5.4 c	6.6 c	7.8 b	8.6 b
East End	2.5 c	**	6.0 c	7.5 b	5.4 b	7.9 a	5.8 b	5.1 b	5.6 b	7.7 a
Central	14.2 c	12.2 d	7.9 b	9.1 b	6.2 a	9.4 b	2.1 b	5.1 b	7.3 a	9.1 b
West End	4.2 a	6.1 b	4.6 a	6.3 a	4.2 a	5.7 a	4.9 a	7.4 a	4.5 a	6.1 a
Mountain	4.6 c	13.1 c	3.5 a	7.2 a	3.6 a	7.1 a	4.6 a	10.1 c	3.7 a	7.5 a
Hamilton City (Zones 1-6)	7.2 b	10.7 c	5.3 a	7.0 a	5.4 a	7.9 a	4.8 a	6.6 a	5.4 a	7.6 a
Grimsby and Stoney Creek	4.4 b	7.2 a	4.7 a	7.3 a	5.1 a	6.7 a	1.3 a	2.6 a	4.7 a	6.7 a
Burlington	1.0 d	4.0 d	2.3 b	5.6 b	3.4 b	5.4 b	3.1 d	2.4 b	2.9 a	5.2 b
Ancast./Dundas/Flambor./Glanbrk.	**	**	3.1 b	5.5 b	2.5 a	4.4 c	4.5 d	**	3.0 a	4.8 b
Hamilton CMA	**6.4** b	**10.1** a	**4.8** a	**6.8** a	**4.8** a	**7.1** a	**4.2** b	**5.1** a	**4.9** a	**7.0** a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Hamilton CMA										
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Centre	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Downtown Core	1.6 b	1.3 a	1.7 b	1.0 a	1.5 a	0.7 a	**	**	1.5 b	1.0 a
Central East	**	++	1.7 c	2.0 c	1.6 b	**	**	**	1.6 c	1.8 c
East End	**	**	0.9 a	++	++	++	**	**	++	1.5 a
Central	**	++	0.7 b	1.2 d	0.9 a	2.4 b	**	**	0.7 b	++
West End	**	**	++	1.5 b	0.4 b	0.7 a	**	**	++	2.6 c
Mountain	**	**	++	1.5 d	++	1.2 d	0.7 b	**	1.1 d	1.0 d
Hamilton City (Zones 1-6)	2.5 b	++	1.2 a	1.2 a	1.4 a	1.1 a	1.0 a	++	1.2 a	1.3 a
Grimsby and Stoney Creek	**	0.3 a	2.0 a	**	1.4 a	0.9 a	**	**	1.8 b	++
Burlington	**	**	2.2 a	2.3 a	2.3 b	1.4 a	2.0 b	2.6 b	2.1 b	2.1 a
Ancast./Dundas/Flambor./Glanbrk.	**	**	2.8 a	**	0.7 a	1.7 c	**	**	++	**
Hamilton CMA	**2.5** b	**++**	**1.5** a	**1.4** a	**1.5** b	**1.1** a	**1.4** a	**1.2** a	**1.3** a	**1.4** a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Hamilton CMA										
Pre 1960	7.0 c	8.8 c	5.5 b	5.4 b	4.0 b	5.0 b	**	4.9 d	4.9 b	5.6 a
1960 - 1974	3.6 a	5.7 a	2.5 a	3.4 a	3.0 a	4.0 a	3.0 a	2.8 a	2.8 a	3.7 a
1975 - 1989	2.7 c	3.5 d	2.5 a	2.6 a	2.2 a	3.3 c	1.0 a	2.8 b	2.3 a	2.9 a
1990 - 1999	**	n/s	**	**	**	**	n/u	n/u	**	**
2000+	**	**	6.4 a	**	2.0 b	**	**	**	2.5 a	2.4 c
Total	4.8 b	7.0 b	3.2 a	3.7 a	3.1 a	4.1 a	2.4 a	2.9 a	3.2 a	4.0 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Hamilton CMA										
Pre 1960	467 a	487 a	594 a	608 a	738 a	750 a	833 b	796 a	651 a	657 a
1960 - 1974	566 a	564 a	716 a	720 a	860 a	852 a	1,007 a	1,081 a	801 a	809 a
1975 - 1989	750 b	515 a	700 a	643 a	895 a	820 a	950 a	889 b	798 a	724 a
1990 - 1999	n/s	n/s	**	**	**	**	n/u	n/u	**	**
2000+	**	**	645 c	652 c	**	784 b	**	**	**	737 b
Total	542 a	517 a	681 a	679 a	836 a	831 a	986 a	1,022 a	763 a	764 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Hamilton CMA										
3 to 5 Units	**	**	4.4 c	5.4 d	5.7 d	3.8 d	1.7 c	0.6 a	5.1 c	5.0 c
6 to 19 Units	4.7 d	10.0 c	6.9 c	6.5 b	3.5 c	5.9 b	**	**	5.0 b	6.5 b
20 to 49 Units	6.0 a	5.5 a	3.6 a	3.8 a	3.5 a	3.9 a	2.8 c	3.0 c	3.7 a	3.9 a
50 to 99 Units	3.0 a	6.4 c	2.8 a	3.6 a	4.2 a	3.1 a	3.8 b	3.3 b	3.5 a	3.4 a
100 to 199 Units	4.7 b	4.3 a	1.9 a	2.6 a	2.2 a	3.8 b	1.9 a	3.0 a	2.1 a	3.3 b
200+ Units	2.4 b	5.6 b	2.6 b	2.8 a	2.4 b	4.6 a	3.7 b	2.3 a	2.6 a	3.7 a
Total	4.8 b	7.0 b	3.2 a	3.7 a	3.1 a	4.1 a	2.4 a	2.9 a	3.2 a	4.0 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($)
by Structure Size and Bedroom Type
Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Hamilton CMA										
3 to 5 Units	444 a	480 a	584 a	593 a	783 a	792 a	989 b	929 a	694 a	685 a
6 to 19 Units	485 a	486 a	582 a	604 a	732 a	753 a	764 c	854 b	651 a	665 a
20 to 49 Units	513 a	524 a	636 a	654 a	781 a	807 a	932 a	973 b	695 a	716 a
50 to 99 Units	498 b	535 b	685 a	703 a	824 a	827 a	923 a	907 a	754 a	764 a
100 to 199 Units	596 a	555 b	740 a	733 a	888 a	868 a	1,014 a	1,004 a	835 a	824 a
200+ Units	931 a	583 b	764 b	730 b	989 b	858 a	1,049 a	1,421 a	862 b	842 a
Total	542 a	517 a	681 a	679 a	836 a	831 a	986 a	1,022 a	763 a	764 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$
d – Fair (Use with Caution) $(7.5 < cv \leq 10)$
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone — Hamilton CMA												
Zone	**3-5**		**6-19**		**20-49**		**50-99**		**100-199**		**200+**	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown Core	**	**	**	9.9 c	4.1 a	4.0 a	3.5 a	4.9 b	2.1 a	2.0 a	2.3 b	2.5 a
Central East	**	**	5.4 c	8.2 c	3.0 a	3.2 a	12.0 c	3.6 a	**	**	n/s	n/s
East End	**	**	**	8.0 c	2.3 b	1.9 c	4.8 c	4.7 a	2.7 c	5.5 b	4.4 b	6.1 a
Central	8.2 c	5.1 d	8.1 b	5.8 b	8.7 c	8.2 a	3.6 a	5.6 a	0.1 a	7.0 a	n/u	n/u
West End	**	**	4.2 d	4.7 b	2.4 a	1.5 a	1.5 a	2.5 a	1.9 a	1.6 a	**	**
Mountain	0.0 c	0.0 d	1.3 d	2.2 b	3.9 b	4.6 b	1.7 a	2.6 b	2.9 a	3.9 a	**	**
Hamilton City (Zones 1-6)	6.1 c	6.0 c	5.7 b	7.2 b	4.0 a	4.1 a	4.2 a	3.9 a	2.3 a	3.9 b	2.9 a	4.1 a
Grimsby and Stoney Creek	4.0 d	0.0 a	2.9 b	0.4 a	3.4 c	2.6 a	3.7 a	4.1 a	**	**	n/u	n/u
Burlington	**	**	**	6.1 c	1.5 a	3.8 d	1.0 a	1.4 a	1.7 b	2.1 b	**	**
Ancast./Dundas/Flambor./Glanbrk.	**	0.0 d	3.4 a	1.6 a	2.1 c	2.5 b	1.6 c	2.8 b	**	n/s	**	n/s
Hamilton CMA	**5.1** c	**5.0** c	**5.0** b	**6.5** b	**3.7** a	**3.9** a	**3.5** a	**3.4** a	**2.1** a	**3.3** b	**2.6** a	**3.7** a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type — Hamilton CMA										
Rent Range	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Hamilton CMA										
LT $500	6.0 c	11.3 d	**	**	**	**	n/s	n/s	5.9 c	9.2 c
$500 - $599	9.8 b	8.6 c	6.5 b	6.2 b	**	3.9 d	**	**	6.6 b	6.5 b
$600 - $699	3.7 d	**	6.2 a	7.0 a	7.9 c	6.7 b	**	**	6.7 a	7.0 a
$700 - $799	**	**	1.5 b	2.4 b	6.7 a	9.6 a	**	**	5.0 a	7.2 a
$800 - $899	**	8.4 c	2.0 c	2.6 c	2.3 b	1.9 b	6.5 c	6.9 b	2.6 a	2.4 a
$900+	**	**	0.2 a	3.7 b	1.8 b	3.7 b	2.4 b	2.6 b	1.6 b	3.5 b
Total	4.8 b	7.0 b	3.2 a	3.7 a	3.1 a	4.1 a	2.4 a	2.9 a	3.2 a	4.0 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA														
Zone	**Bachelor**				**1 Bedroom**				**2 Bedroom**				**3 Bedroom +**				**Total**			
	Oct-08		Oct-09		Oct-08		Oct-09		Oct-08		Oct-09		Oct-08		Oct-09		Oct-08		Oct-09	
Downtown Core	n/u		n/u		n/u		n/u		n/s		n/s		n/u		n/u		n/s		n/s	
Central East	n/u		n/u		n/u		n/u		**		n/s		n/u		n/u		**		n/s	
East End	n/s		**		n/u		**		**		10.7	a	0.4	b	6.6	b	0.5	b	8.3	a
Central	n/u		n/u		**		**		**		**		n/u		**		**		**	
West End	n/u		n/u		n/u		n/u		n/u		n/u		n/u		n/u		n/u		n/u	
Mountain	n/u		n/u		n/u		n/u		0.0	c	0.0	c	2.1	c	2.9	b	1.5	b	2.2	b
Hamilton City (Zones 1-6)	n/s		**		**		**		0.4	b	6.4	b	1.3	a	4.4	b	1.0	a	5.0	a
Grimsby and Stoney Creek	n/u		n/u		n/u		n/u		**		**		**		**		**		**	
Burlington	**		**		**		**		0.3	b	2.0	c	1.1	a	3.0	b	0.8	a	2.7	b
Ancast./Dundas/Flambor./Glanbrk.	**		**		**		**		**		**		**		n/s		6.0	a	**	
Hamilton CMA	**		**		**		**		**0.5**	b	**4.0**	c	**1.3**	a	**3.8**	b	**1.1**	a	**3.8**	b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Hamilton CMA														
Zone	**Bachelor**				**1 Bedroom**				**2 Bedroom**				**3 Bedroom +**				**Total**			
	Oct-08		Oct-09		Oct-08		Oct-09		Oct-08		Oct-09		Oct-08		Oct-09		Oct-08		Oct-09	
Downtown Core	n/u		n/u		n/u		n/u		n/s		n/s		n/u		n/u		n/s		n/s	
Central East	n/u		n/u		n/u		n/u		**		n/s		n/u		n/u		**		n/s	
East End	n/s		n/u		n/u		**		**		728	a	944	a	879	a	927	a	814	a
Central	n/u		n/u		**		**		**		**		n/u		n/s		**		**	
West End	n/u		n/u		n/u		n/u		n/u		n/u		n/u		n/u		n/u		n/u	
Mountain	n/u		n/u		n/u		n/u		851	a	859	a	943	a	943	a	914	a	918	a
Hamilton City (Zones 1-6)	n/s		n/u		**		**		868	a	782	a	944	a	915	a	919	a	865	a
Grimsby and Stoney Creek	n/u		n/u		n/u		n/u		**		**		**		**		**		**	
Burlington	**		**		**		**		1,107	a	1,076	a	1,203	a	1,108	b	1,162	a	1,092	a
Ancast./Dundas/Flambor./Glanbrk.	**		**		**		**		**		**		**		n/s		**		**	
Hamilton CMA	**		**		**683**	c	**671**	b	**1,006**	a	**934**	a	**1,065**	a	**1,008**	a	**1,039**	a	**976**	a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$
d – Fair (Use with Caution) $(7.5 < cv \leq 10)$
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	**Total**	**Vacant**	**Total**	**Vacant**	**Total**	**Vacant**	**Total**	**Vacant**	**Total**
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
East End	**	**	**	**	26 a	241	22 b	329	48 a	574
Central	n/u	n/u	**	**	**	**	**	**	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	0 c	157	14 b	493	14 b	650
Hamilton City (Zones 1-6)	**	**	**	**	26 b	401	36 b	825	62 a	1,235
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	**	9 c	465	27 b	898	37 b	1,378
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	n/s	n/s	**	**
Hamilton CMA	**	**	**	42	35 c	879	70 b	1,855	106 b	2,800

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
East End	n/s	**	n/u	**	**	11.1 a	**	6.6 b	**	8.5 a
Central	n/u	n/u	**	**	**	**	n/u	**	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	1.9 c	1.9 c	4.4 c	4.9 c	3.8 b	4.2 c
Hamilton City (Zones 1-6)	n/s	**	**	**	**	7.7 b	**	5.6 b	5.1 d	6.3 b
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	**	3.6 c	3.3 c	2.2 c	4.9 c	2.8 b	4.4 b
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	n/s	6.0 a	**
Hamilton CMA	**	**	**	5.1 d	3.0 c	5.2 b	4.3 c	5.5 b	4.0 c	5.4 a

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** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Hamilton CMA										
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Centre	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Downtown Core	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Central East	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**	n/u
East End	**	n/u	n/u	**	**	0.9 a	**	++	**	++
Central	n/u	n/u	**	**	**	**	n/u	**	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	**	**	1.6 a	**	2.1 a	**
Hamilton City (Zones 1-6)	**	n/u	**	**	**	**	1.6 b	++	2.2 b	++
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	**	**	**	**	**	4.8 d	++
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	**	**
Hamilton CMA	**	**	**	**	1.9 c	1.5 b	4.0 d	++	3.6 d	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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**   Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Downtown Core	5.0 b	5.1 b	3.4 a	3.5 a	3.2 b	4.4 b	1.4 d	1.4 a	3.4 a	3.9 a
Central East	**	**	4.9 c	5.0 c	7.3 b	8.5 c	2.9 c	4.9 d	5.9 b	7.2 c
East End	2.5 c	**	4.1 c	4.7 b	3.7 c	6.1 a	2.2 c	4.8 b	3.6 b	5.6 a
Central	11.0 c	9.9 c	6.1 b	6.1 b	4.5 a	6.4 c	0.4 a	4.6 b	5.4 a	6.4 b
West End	2.1 a	2.0 a	2.5 a	3.3 a	1.9 a	2.5 a	3.4 a	4.5 a	2.3 a	3.0 a
Mountain	2.3 b	6.9 c	2.6 a	3.1 a	2.4 a	3.1 a	2.4 a	3.5 b	2.5 a	3.3 a
Hamilton City (Zones 1-6)	5.3 b	7.4 b	3.6 a	3.9 a	3.6 a	4.9 a	2.2 a	4.0 a	3.6 a	4.5 a
Grimsby and Stoney Creek	1.5 a	2.9 a	3.4 b	3.4 a	3.9 a	3.1 a	1.9 a	4.3 a	3.3 a	3.4 a
Burlington	1.0 d	3.0 c	1.0 a	2.9 b	1.6 b	2.3 a	1.3 a	2.2 b	1.4 a	2.4 a
Ancast./Dundas/Flambor./Glanbrk.	18.9 d	5.2 d	1.9 b	3.0 b	1.5 a	1.8 c	4.3 c	**	2.1 a	2.3 b
Hamilton CMA	**4.9 b**	**6.9 b**	**3.2 a**	**3.7 a**	**3.0 a**	**4.1 a**	**1.9 a**	**3.3 a**	**3.1 a**	**4.0 a**

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Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Hamilton CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Downtown Core	510 b	512 a	635 a	636 a	791 a	793 a	968 b	960 a	687 a	683 a
Central East	471 a	462 a	582 a	595 a	713 a	720 a	812 a	805 a	643 a	650 a
East End	537 c	527 b	652 a	662 a	778 a	723 a	916 a	870 a	771 a	731 a
Central	455 a	466 a	608 a	616 a	739 a	774 a	941 a	869 a	674 a	694 a
West End	498 b	534 c	657 a	674 a	781 a	793 a	932 b	939 a	710 a	722 a
Mountain	537 a	545 a	644 a	658 a	766 a	780 a	925 a	933 a	734 a	744 a
Hamilton City (Zones 1-6)	496 a	502 a	628 a	636 a	765 a	761 a	917 a	890 a	700 a	701 a
Grimsby and Stoney Creek	572 b	573 a	647 a	663 a	768 a	777 a	907 a	921 a	747 a	755 a
Burlington	833 a	721 b	889 a	878 a	993 a	989 a	1,171 a	1,172 a	989 a	990 a
Ancast./Dundas/Flambor./Glanbrk.	562 b	568 a	755 a	710 b	937 a	850 a	1,140 a	**	876 a	790 a
Hamilton CMA	**542 a**	**517 a**	**681 a**	**679 a**	**846 a**	**837 a**	**1,025 a**	**1,015 a**	**784 a**	**780 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$
d – Fair (Use with Caution) $(7.5 < cv \leq 10)$
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Hamilton CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Vacant	**Total**	**Vacant**	**Total**	**Vacant**	**Total**	**Vacant**	**Total**	**Vacant**	**Total**
Downtown Core	48 b	935	203 a	5,755	148 b	3,369	2 a	155	401 a	10,213
Central East	**	172	81 c	1,644	126 c	1,478	9 d	191	250 c	3,484
East End	**	48	59 b	1,267	203 a	3,328	31 b	643	298 a	5,287
Central	22 c	218	75 b	1,239	72 c	1,135	12 b	253	181 b	2,845
West End	2 a	98	42 a	1,255	26 a	1,061	9 a	202	79 a	2,616
Mountain	16 c	238	99 a	3,170	114 a	3,621	30 b	869	259 a	7,898
Hamilton City (Zones 1-6)	127 b	1,709	560 a	14,329	689 a	13,992	93 a	2,312	1,468 a	32,342
Grimsby and Stoney Creek	2 a	69	18 a	536	23 a	732	9 a	210	52 a	1,547
Burlington	4 c	118	67 b	2,340	123 a	5,317	34 b	1,580	228 a	9,355
Ancast./Dundas/Flambor./Glanbrk.	3 d	52	20 b	671	15 c	865	**	32	38 b	1,620
Hamilton CMA	**135** b	**1,948**	**665** a	**17,877**	**850** a	**20,906**	**137** a	**4,134**	**1,786** a	**44,865**

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Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Hamilton CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Downtown Core	6.5 b	8.5 b	5.2 a	6.9 a	5.7 a	7.7 b	**	2.8 c	5.5 a	7.2 a
Central East	**	**	7.1 b	5.9 b	8.7 b	10.6 d	5.4 c	6.6 c	7.8 b	8.6 b
East End	2.5 c	**	6.0 c	7.5 b	5.2 c	8.2 a	**	5.9 b	5.7 b	7.7 a
Central	14.2 c	12.2 d	8.0 b	9.2 b	6.1 a	9.5 b	2.1 b	5.1 b	7.3 a	9.2 b
West End	4.2 a	6.1 b	4.6 a	6.3 a	4.2 a	5.7 a	4.9 a	7.4 a	4.5 a	6.1 a
Mountain	4.6 c	13.1 c	3.5 a	7.2 a	3.5 a	6.9 a	4.5 b	7.2 b	3.7 a	7.2 a
Hamilton City (Zones 1-6)	7.2 b	10.7 c	5.3 a	7.0 a	5.3 a	7.9 a	5.4 b	6.3 a	5.4 a	7.5 a
Grimsby and Stoney Creek	4.4 b	7.2 a	4.7 a	7.3 a	5.2 a	6.7 a	3.3 b	6.7 a	4.7 a	6.9 a
Burlington	1.0 d	3.9 d	2.3 b	5.6 b	3.4 b	5.2 b	2.6 b	3.8 b	2.9 a	5.1 a
Ancast./Dundas/Flambor./Glanbrk.	18.9 d	5.2 d	3.0 b	5.4 b	2.4 a	4.3 c	4.3 c	**	3.0 b	4.7 c
Hamilton CMA	**6.5** b	**10.0** a	**4.8** a	**6.8** a	**4.7** a	**7.0** a	**4.2** b	**5.3** a	**4.8** a	**6.9** a

The following letter codes are used to indicate the reliability of the estimates:
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Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Hamilton CMA										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Downtown Core	1.6 b	1.3 a	1.7 b	1.0 a	1.5 a	0.7 a	**	**	1.5 b	1.0 a
Central East	**	++	1.7 c	2.0 c	1.7 b	**	**	**	1.6 c	1.8 c
East End	**	**	0.9 a	++	++	++	**	++	++	1.4 a
Central	**	++	0.7 b	1.2 d	0.9 a	2.4 b	**	**	0.7 b	++
West End	**	**	++	1.5 b	0.4 b	0.7 a	**	**	++	2.6 c
Mountain	**	**	++	1.5 d	++	1.2 d	0.9 a	++	1.2 a	0.9 d
Hamilton City (Zones 1-6)	2.5 b	++	1.2 a	1.2 a	1.4 a	1.1 a	1.1 a	++	1.2 a	1.3 a
Grimsby and Stoney Creek	**	0.3 a	2.0 a	**	1.5 a	1.0 a	**	0.5 a	1.8 b	0.7 b
Burlington	**	**	2.3 a	2.3 a	2.1 b	1.4 a	2.8 b	1.6 c	2.5 b	1.5 b
Ancast./Dundas/Flambor./Glanbrk.	**	**	2.9 a	1.9 c	0.7 a	**	**	**	++	**
Hamilton CMA	**2.5 b**	**++**	**1.5 a**	**1.5 a**	**1.5 b**	**1.2 a**	**1.7 a**	**0.9 d**	**1.4 a**	**1.3 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Brantford CMA	**	**	2.4 b	3.7 c	2.4 b	3.5 b	1.6 c	1.0 a	2.4 a	3.3 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Brantford CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Brantford CMA	557 a	566 a	674 a	685 a	752 a	754 a	813 a	825 a	728 a	735 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Brantford CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Vacant	**Total**	**Vacant**	**Total**	**Vacant**	**Total**	**Vacant**	**Total**	**Vacant**	**Total**
Brantford CMA	**	87	55 c	1,457	91 b	2,594	5 a	487	153 b	4,625

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Brantford CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Brantford CMA	**	**	3.0 b	4.2 b	2.7 b	4.2 b	2.1 c	1.8 c	2.8 a	3.9 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Brantford CMA										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-07 to Oct-08	**Oct-08 to Oct-09**	**Oct-07 to Oct-08**	**Oct-08 to Oct-09**	**Oct-07 to Oct-08**	**Oct-08 to Oct-09**	**Oct-07 to Oct-08**	**Oct-08 to Oct-09**	**Oct-07 to Oct-08**	**Oct-08 to Oct-09**
Brantford CMA	**	**	3.3 c	1.3 a	2.7 b	1.1 a	++	4.9 d	2.7 b	1.4 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Brantford CMA										
Year of Construction	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Brantford CMA										
Pre 1960	**	**	4.5 c	3.4 d	4.7 d	3.8 d	1.3 a	1.3 a	4.3 c	3.4 d
1960 - 1974	**	**	1.9 c	3.7 c	2.6 c	4.3 c	**	0.6 b	2.6 c	3.8 b
1975 - 1989	**	**	2.0 b	3.9 c	1.8 b	2.6 b	0.5 b	1.4 a	1.8 b	2.9 a
1990 - 1999	n/u	n/u	**	**	**	**	n/s	**	**	**
2000+	n/u	n/u	**	**	n/u	n/u	n/u	n/u	**	**
Total	**	**	2.4 b	3.7 c	2.4 b	3.5 b	1.6 c	1.0 a	2.4 a	3.3 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Brantford CMA										
Year of Construction	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Brantford CMA										
Pre 1960	518 a	533 a	571 a	584 a	690 a	692 a	796 a	810 a	657 a	662 a
1960 - 1974	554 b	518 b	654 a	647 a	717 a	718 a	822 b	820 b	703 a	704 a
1975 - 1989	583 a	649 a	718 a	739 a	801 a	810 a	812 a	837 a	770 a	785 a
1990 - 1999	n/u	n/u	**	**	**	**	n/s	**	**	718 b
2000+	n/u	n/u	n/s	**	n/u	n/u	n/u	n/u	n/s	**
Total	557 a	566 a	674 a	685 a	752 a	754 a	813 a	825 a	728 a	735 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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

n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Brantford CMA										
Size	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Brantford CMA										
3 to 5 Units	**	**	**	**	2.7 c	2.4 c	**	0.0 c	2.6 c	2.1 c
6 to 19 Units	**	**	6.8 c	5.0 c	3.6 d	6.3 c	**	**	4.5 c	5.6 b
20 to 49 Units	**	**	1.3 a	2.7 c	1.5 c	4.8 d	**	**	1.8 c	3.8 d
50 to 99 Units	**	**	2.4 b	4.4 c	3.1 c	3.1 b	2.3 b	2.5 b	2.8 b	3.5 b
100+ Units	**	**	**	1.9 c	**	1.9 c	**	**	**	1.6 c
Total	**	**	2.4 b	3.7 c	2.4 b	3.5 b	1.6 c	1.0 a	2.4 a	3.3 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Brantford CMA										
Size	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Brantford CMA										
3 to 5 Units	**	**	599 c	648 b	684 a	703 a	729 a	747 a	689 a	707 a
6 to 19 Units	525 a	539 a	566 a	600 a	683 a	697 a	810 a	789 b	642 a	661 a
20 to 49 Units	552 c	507 d	626 a	620 a	723 a	738 a	**	**	672 a	692 a
50 to 99 Units	580 a	550 b	719 a	713 a	812 a	788 a	859 a	882 a	781 a	768 a
100+ Units	**	**	706 a	768 a	806 a	825 a	**	**	769 a	801 a
Total	557 a	566 a	674 a	685 a	752 a	754 a	813 a	825 a	728 a	735 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$

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

n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Brantford CMA										
Zone	**3-5**		**6-19**		**20-49**		**50-99**		**100+**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Brantford CMA	2.6 c	2.1 c	4.5 c	5.6 b	1.8 c	3.8 d	2.8 b	3.5 b	**	1.6 c

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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

n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
1.4 Private Apartment Vacancy Rates (%) _by Rent Range and Bedroom Type_ _Brantford CMA_										
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Brantford CMA										
LT $500	**	**	**	**	**	n/s	n/s	n/s	0.0 d	**
$500 - $599	**	**	5.9 d	5.3 d	0.0 d	**	**	n/s	3.5 d	5.1 d
$600 - $699	5.7 d	**	1.7 c	2.2 b	4.0 d	4.4 d	0.0 d	**	2.8 b	3.4 c
$700 - $799	**	**	1.7 b	4.1 c	3.0 d	5.1 c	**	0.0 d	2.7 c	4.2 c
$800 - $899	n/s	n/s	**	**	1.6 c	2.0 b	**	**	2.2 b	2.3 a
$900+	n/s	n/s	**	n/s	**	**	1.8 c	1.5 a	3.5 d	0.6 a
Total	**	**	2.4 b	3.7 c	2.4 b	3.5 b	1.6 c	1.0 a	2.4 a	3.3 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
2.1.1 Private Row (Townhouse) Vacancy Rates (%) _by Zone and Bedroom Type_ _Brantford CMA_										
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Brantford CMA	n/u	n/u	n/u	n/u	1.1 a	4.8 c	2.9 a	4.8 c	2.4 a	4.8 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Brantford CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**	**Oct-08**	**Oct-09**
Brantford CMA	n/u	n/u	n/u	n/u	850 a	873 a	939 a	990 a	915 a	956 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$

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

n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Zone and Bedroom Type Brantford CMA									
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Vacant	**Total**	**Vacant**	**Total**	**Vacant**	**Total**	**Vacant**	**Total**	**Vacant**	**Total**
Brantford CMA	n/u	n/u	n/u	n/u	9 c	184	23 c	475	32 b	659

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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

n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) **by Zone and Bedroom Type** **Brantford CMA**										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Brantford CMA	n/u	n/u	n/u	n/u	3.8 c	5.4 c	3.7 b	7.1 b	3.7 b	6.7 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] **by Bedroom Type** **Brantford CMA**										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Brantford CMA	n/u	n/u	n/u	n/u	1.9 b	2.0 b	2.6 a	**	2.2 a	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Brantford CMA	**	**	2.4 b	3.7 c	2.3 b	3.6 b	2.2 b	2.9 b	2.4 a	3.5 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Brantford CMA	557 a	566 a	674 a	685 a	759 a	762 a	880 a	908 a	753 a	763 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Brantford CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brantford CMA	**	87	55 c	1,457	100 b	2,778	28 b	961	185 b	5,284

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Brantford CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Brantford CMA	**	**	3.0 b	4.2 b	2.8 b	4.3 b	2.9 a	4.5 b	2.9 a	4.3 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] **by Bedroom Type Brantford CMA**										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-07 to Oct-08	**Oct-08 to Oct-09**	**Oct-07 to Oct-08**	**Oct-08 to Oct-09**	**Oct-07 to Oct-08**	**Oct-08 to Oct-09**	**Oct-07 to Oct-08**	**Oct-08 to Oct-09**	**Oct-07 to Oct-08**	**Oct-08 to Oct-09**
Brantford CMA	**	**	3.3 c	1.3 a	2.5 b	1.3 a	1.2 d	4.0 c	2.6 a	1.5 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category   **n/s:** No units exist in the sample for this category   **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2008 vs. $550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and 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 privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS 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 April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

• Rented single-detached houses.
• Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
• Rented freehold row/town homes.
• Rented duplex apartments (i.e.. one-above-other).
• Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
• Rented condominiums (can be any dwelling type but are primarily apartments).
• One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

• A Household Rent Survey of all households to collect information about rents.
• A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
• A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2009, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

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.

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 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members 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.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007, 2008 and 2009.

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