HOUSING MARKET INFORMATION

# RENTAL MARKET REPORT

## Windsor CMA

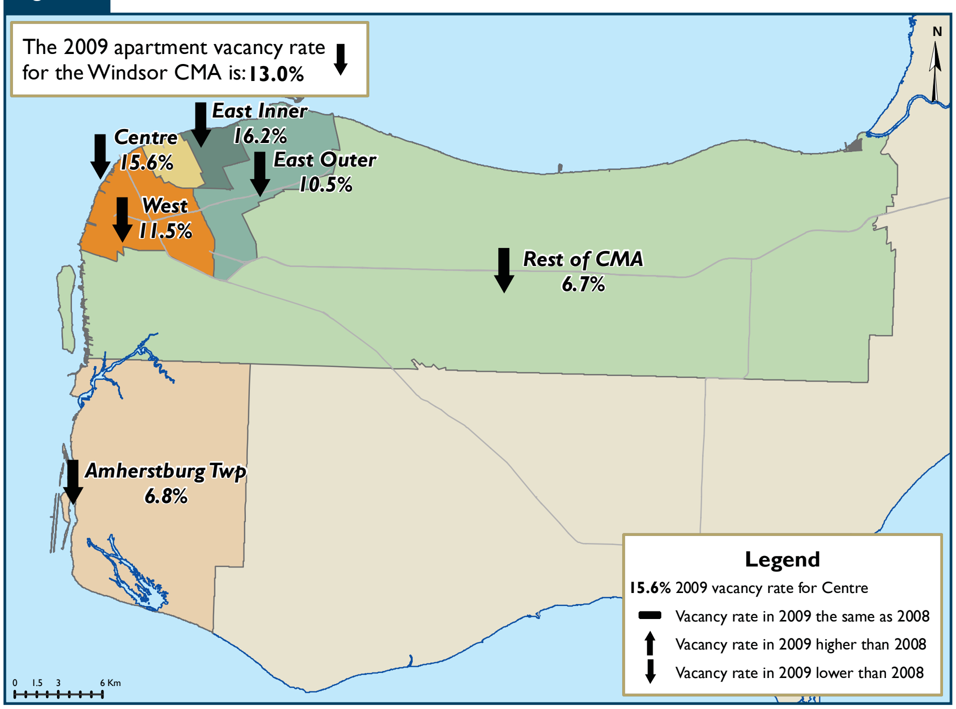
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2009

## Highlights

- The average vacancy rate in the Windsor CMA declined from 14.6 per cent in October 2008, to 13.0 per cent in 2009.
- Increased enrolment in post-secondary education, fewer residents leaving to search for work elsewhere and the reduced movement of renters to ownership contributed to the drop.
- Windsor was the only CMA in Ontario to have a lower vacancy rate than October 2008. Windsor vacancy rates will continue to decline in 2010.

Figure 1

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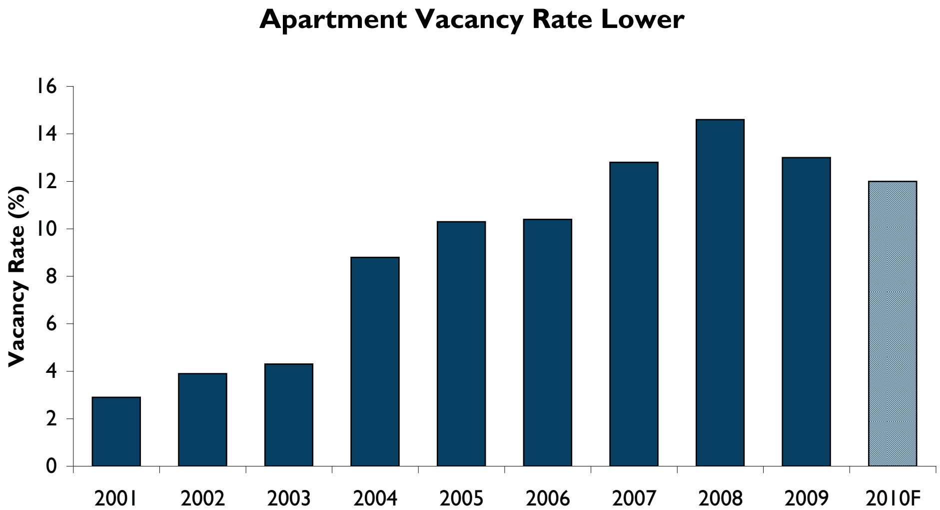
Canada

*Housing market intelligence you can count on*

CMHC SCHL HOME TO CANADIANS

Figure 2



Source:CMHC, Windsor CMA

## Demand for Rental Apartments Strengthens in 2009

Demand for privately-initiated rental apartment units in the Windsor Census Metropolitan Area (CMA), switched gears and increased in 2009. The high vacancy rate declined from the record 14.6 per cent in October 2008 to 13.0 per cent in October 2009. Vacancy rates were lower for all apartment types except bachelors, where the vacancy rate increased to 16.9 per cent. Several key factors have contributed to the turnaround in the number of vacant rental apartments in Windsor this fall despite a slightly larger supply.

Migration is a key factor in housing demand and outmigration from the Windsor area has lessened. Low unemployment rates draw migrants to a centre in search of work. Windsor's unemployment rate has been well above the provincial average over the last five years. Not only has this poor employment scenario meant fewer people were moving to Windsor, it has also meant Windsor residents moved elsewhere in search of work. Now that the future regarding the Big Three auto makers is more stable and there is more positive news of upcoming employment opportunities, the number of people leaving the Windsor area is estimated to have peaked in 2008.

Higher student enrollment has also exerted downward pressure on rental vacancy rates. In times of high unemployment and with the current government programs promoting retraining, both the University of Windsor and St. Clair College have recorded record high enrolment this fall. Many of these students turn to the rental market for accommodation.

Many renters took advantage of favourable buying conditions to enter the homeownership market over the past two years as borrowing rates were low and home prices in the Windsor area were negotiable. As the bulk of this first-time buyer segment has moved through the market at this time, fewer renters were leaving this fall as prices began to recover. In contrast, renters were still leaving the townhouse segment due to the higher rents. The rent for a three-bedroom townhouse averaged $934 in October 2009, an amount which would easily allow for a monthly mortgage payment on a starter home in Windsor. The total vacancy rate for townhouse units increased from 11.7 per cent in 2008 to 12.5 per cent in 2009.

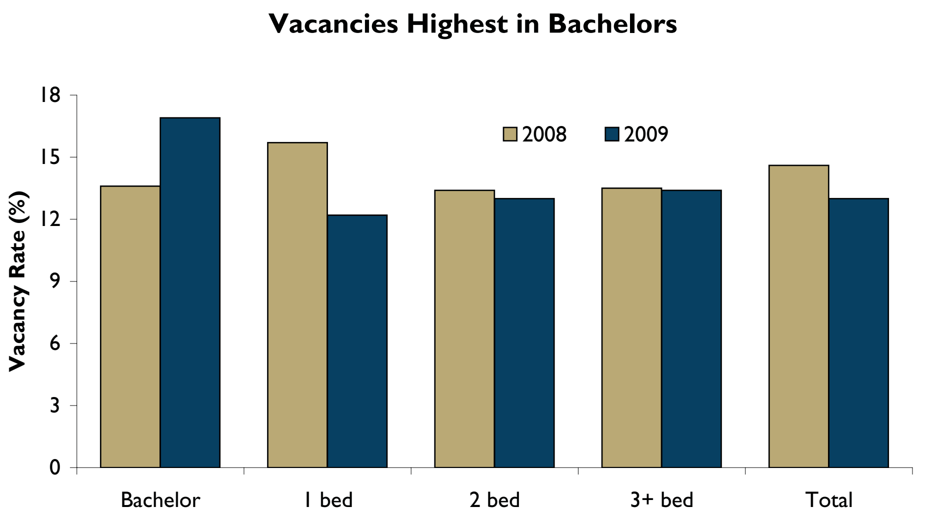
## Vacancies Lower Across the CMA

Vacancy rates were lower throughout the zones that make up the Windsor CMA.

Downtown Windsor, Zone 1, declined slightly from 17.5 per cent the previous year to 15.6 per cent in 2009. The vacancy rate decreased for one and two bedroom units and was higher for bachelor units. Often renters move up to larger units as they become available. However, very high youth unemployment meant that demand was low for the most affordable rental accommodation. Zone 1 has traditionally had a higher vacancy rate than any other Windsor zone in part due to the large proportion of older structures which often require more repairs and therefore may be considered less desirable by potential tenants. On a positive note, the opening of a satellite campus for St. Clair College's school of art and design brought about 200 students to the downtown this fall. Further expansion plans in conjunction with the University of Windsor's music, theatre and fine arts programs could bring a further 700 students to the area within the next two years.

The vacancy rate for one bedroom apartments was highest in Zone 2 at 18.9 per cent. This zone has a number of smaller buildings with primarily one bedroom apartments. Smaller buildings, such as those with less than 20 units tend to have higher vacancies

Figure 3




Source: CMHC

during periods of oversupply as tenants have options and preferences for larger buildings which tend to have more security, and professional on-site management. Rents for one bedroom units in this zone remain low in an attempt to lure new tenants or retain existing occupants.

Traditionally in Windsor the most popular location for renters to choose is Zone 3- East Outer which had the lowest overall vacancy rate in the City at 10.5 per cent, as well as the lowest one bedroom vacancy rate at 8.5 per cent. The latter was significantly lower than the one-bedroom vacancy rates in surrounding zones. This zone includes larger buildings with prime locations along the river which are more attractive to tenants. These buildings offer newer units and professional on-site management. As well the larger property management firms have the resources available to offer rental incentives which many smaller landlords do not.

Both the University of Windsor and St. Clair College are located in Zone 4. Students are usually a source of demand for rental accommodation and both post secondary institutions have had record enrolments this year. Young adults who recognize the importance of education to compete in the job market place as well as displaced workers returning to school under the provinces Second Careers programs have boosted enrolment and as such demand for rental accommodation in Zone 4. The vacancy rate declined from 14.9 per cent to 11.5 per cent.

Vacancy rates in Zone 5, Amherstburg, and Zone 6, outside the City, both decreased. However, due to the small number of units in the stock, a minor change in the number of vacant units has a large impact on the rate.

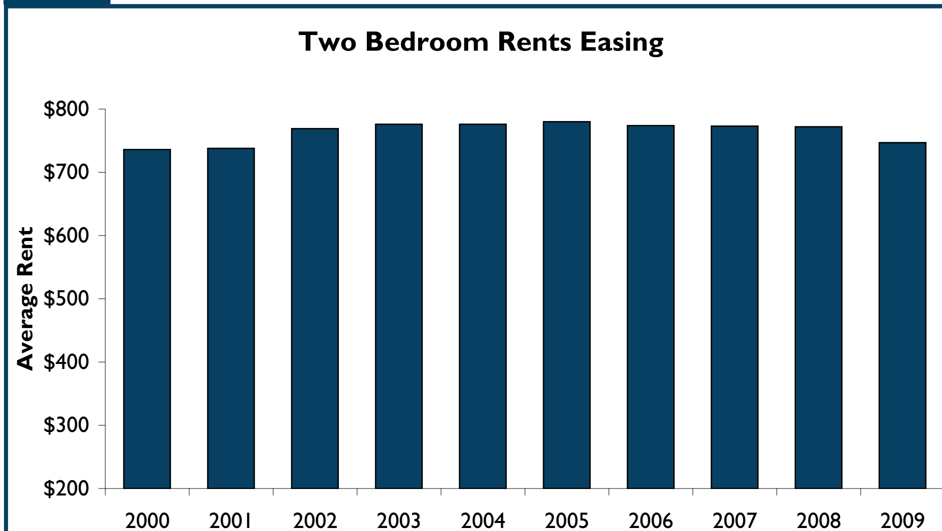
## Demand for One-bedroom Apartments Increases

The vacancy rate for one bedroom units declined in all zones within the City, most noticeably in Zone 4 – West, where the rate fell from the second highest at 17.7 per cent in October 2008 to the second lowest at 11.6 per cent in 2009. As mentioned earlier, this zone has both higher learning centres in it and mature students going back to school may prefer one bedroom accommodations rather than sharing with a room mate. Two bedroom units also had a slightly lower vacancy rate.

## Rents

CMHC has introduced a measure for the change in rents for existing structures. By focusing on existing structures, the impact of new

Figure 4




Source: CMHC

structures and conversions added to the rental universe between surveys is excluded. This provides a better indication of the rent increase due to changes in market conditions as opposed to changes in the mix of apartments in the rental stock. For the Windsor CMA, the wide selection of choice of units available for rent has meant that the average rent for a two-bedroom apartment unit in an existing structure in both the 2008 and 2009 survey showed no significant change from October 2008 to October 2009.

### Newer Buildings Have Lower Vacancies

Buildings constructed pre-1960 had the highest vacancy rate at 19.0 per cent in 2009. These buildings have traditionally had the highest vacancy rates by age, they tend to be walk-up units near the core and in need of greater maintenance. The rates for buildings constructed in the period 1975-1989 had the lowest vacancy rate at 6.8 per cent, almost half of the 11.7 per cent in October 2008. This is a change from last year when buildings completed in 1990 and after had the lowest vacancies. Vacancies were lowest in the 1975-1989 buildings despite having the highest average rents for one and two bedroom units as most high rises in Windsor were built during this time.

### High Rises Have Lowest Vacancy Rate

The trend for larger buildings to have vacancy rates below the market average in Windsor continued in 2009. Large buildings with 100 or more units had the lowest one bedroom and second lowest two-bedroom vacancy rates despite having the highest average rents. Larger buildings are usually run by property management firms who can afford rental incentives, security, on-site superintendents and building maintenance to keep and attract tenants. These buildings also tend to have choice locations along the river in Windsor.

Smaller buildings with less than 20 units continue to have the highest vacancies for apartments with one, two and three or more bedrooms.

### Availability Rate Declines

CMHC's availability rate measures the percentage of units for which the existing tenant has given or received notice to move and a new tenant has not been found for the unit. The rate also includes those units that are currently empty or vacant and as such the availability rate is always higher than the vacancy rate. Availability rates give a slightly broader indication of the trends in the available rental supply.

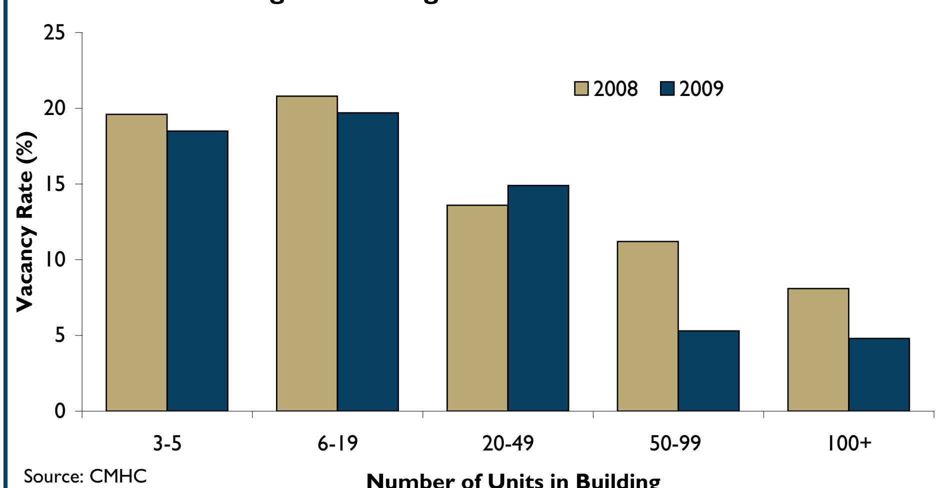
For the Windsor CMA, the availability rate decreased from 16.8 per cent in October 2008 to 14.9 per cent in October 2009. High availability rates indicate that the movement from rental to homeownership remains strong. It also indicates that with the numerous vacant units available, renters are easily able to move among units if a better unit becomes available.

## Rental Affordability

The rental affordability indicator[1] is a gauge of how affordable a rental market is for those households which rent within that market. In general, 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.

Figure 5

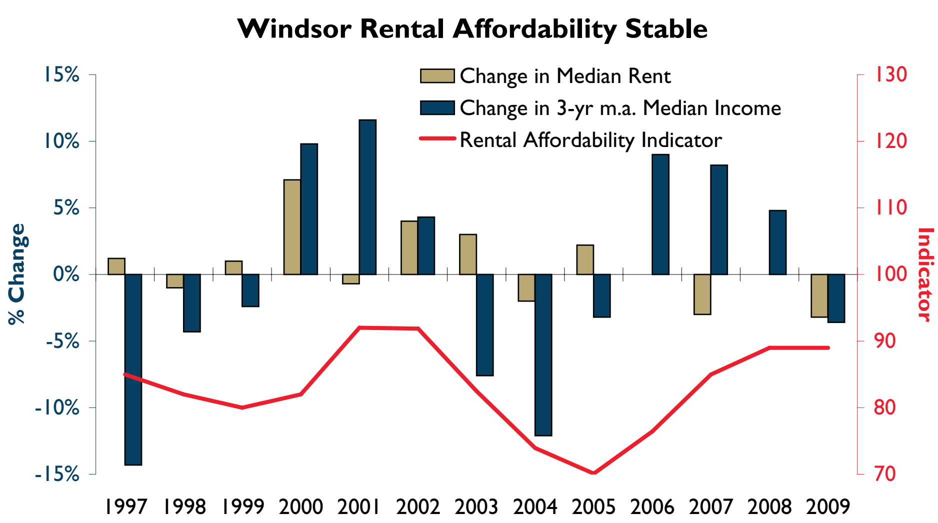
**Largest Buildings See Lower Vacancies**




Source: CMHC

[1] See definitions, p. 18.

Figure 6




Source: CMHC

CMHC's rental affordability indicator was stable at 89 in 2009 in Windsor. The cost of renting a median priced two-bedroom apartment decreased 3.2 per cent in 2009, but the three-year moving average of median income of renter households also decreased by 3.6 per cent. Windsor's affordability indicator has been stable or improving since 2004 however other markets in Ontario have outpaced Windsor due to faster paced income growth in those areas.

## Rental Market Outlook

The average rental apartment vacancy rate in the Windsor CMA will tighten further in 2010, to 12.0 per cent. Several factors will contribute to increasing demand. Slightly higher mortgage rates and rising resale house prices will mean less movement of first time buyers from rental into homeownership. Immigration to Canada is expected to rise in 2010 as global economies strengthen. International immigrants tend to rent when they first move. Local employment levels will begin to slowly improve in 2010 as major infrastructure projects get underway drawing workers to the area. Rent increases will be virtually non-existent as landlords try to maintain rents on paper and offer other incentives to keep and attract tenants.

Moreover, the lack of new rental construction in the Windsor market will mean new demand will lower the vacancy rate.

# 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.

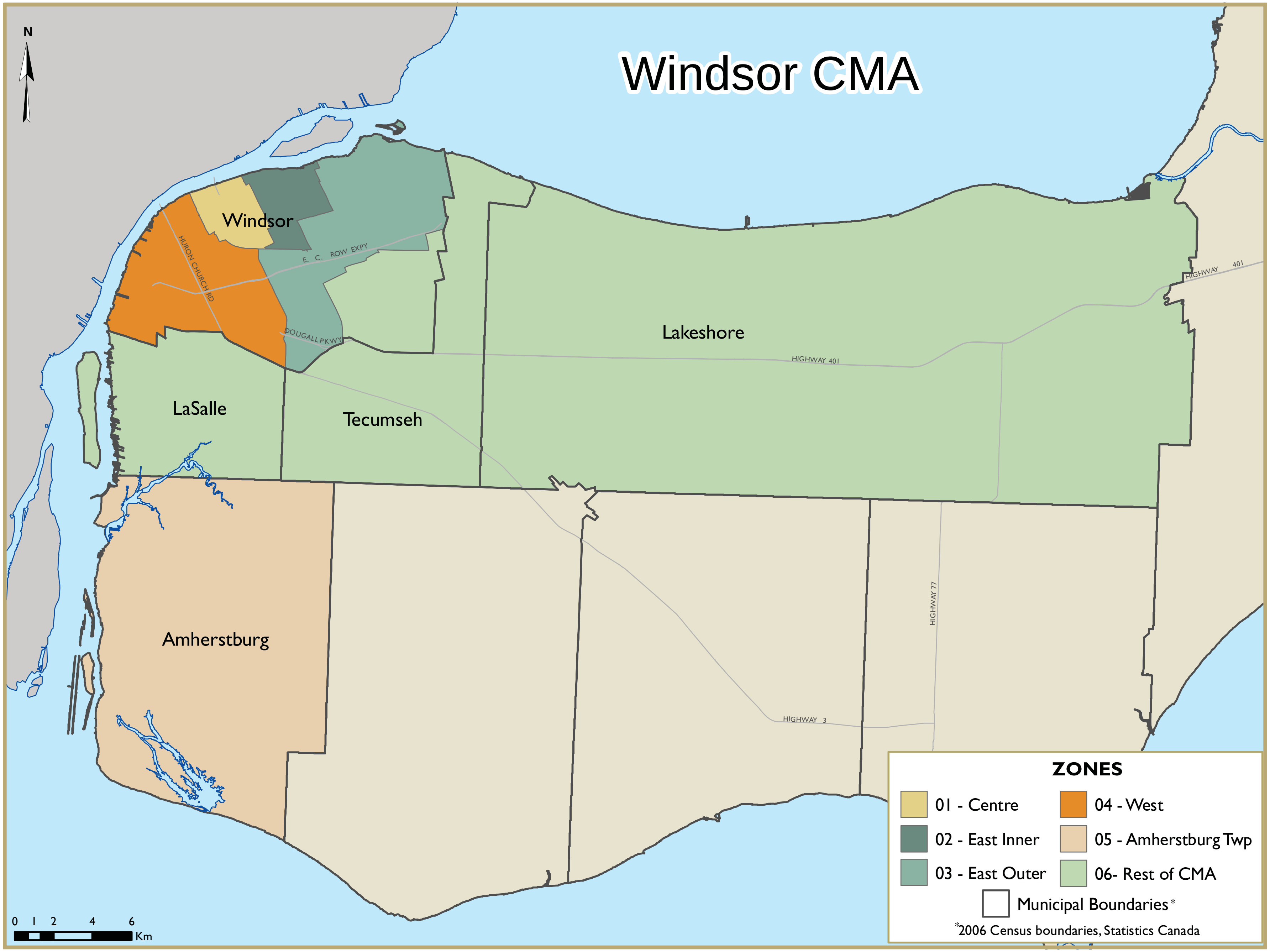
The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver ($1,169), Calgary ($1,099), Toronto ($1,096), and Ottawa ($1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay ($518), Trois-Rivières ($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.

[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).


Windsor CMA
N
Windsor
LaSalle
Tecumseh
Lakeshore
Amherstburg
HURON CHURCH RD
E. C. ROW EXPY
DOUGALL PKWY
HIGHWAY 401
HIGHWAY 401
HIGHWAY 77
HIGHWAY 3
0 1 2 4 6
Km
ZONES
01 - Centre
02 - East Inner
03 - East Outer
04 - West
05 - Amherstburg Twp
06- Rest of CMA
Municipal Boundaries*
*2006 Census boundaries, Statistics Canada

| RMS ZONE DESCRIPTIONS - WINDSOR CMA | |
|---|---|
| Zone 1 | **Centre** - North: Detroit River; East: Pierre, Moy Parkwood; South: C.P. Rail, Ypres Blvd.; West: Conrail. |
| Zone 2 | **East Inner** - North: Detroit River; East: Buckingham, Raymo, Norman, Chrysler; South: C.P. Rail, Tecumseh Rd; West: Zone 1. |
| Zone 3 | **East Outer** - North: Detroit River; East: City Limit; South: City Limit; West: Zone 2. |
| Zone 4 | **West** - North: Conrail; East: Howard Avenue; South: City Limit; West: Zone 3. |
| **Zones 1-4** | **Windsor City** |
| Zone 5 | **Amherstburg Twp** |
| Zone 6 | **Rest of CMA** - Includes: Essex T., LaSalle T., Lakeshore Twp., St. Clair Beach V./ Sandwich South Twp./Tecumseh T. |
| **Zones 1-9** | **Windsor CMA** |

# RENTAL MARKET REPORT TABLES

## Available in ALL Rental Market Reports

**Private Apartment Data:**
1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

## Available in SELECTED Rental Market Reports

**Private Apartment Data:**
1.3.3 Vacancy Rates (%) by structure Size and Zone

**Private Row (Townhouse) Data:**
2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

**Private Apartment and Row (Townhouse) Data:**
3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

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

**Rental Condominium Apartment Data ***
4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

## Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

**Secondary Rented Unit Data**
5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

## 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Windsor 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 |
| Zone 1 - Centre | 17.2 d | 20.2 d | 17.2 d | 13.0 c | 18.0 d | 16.6 d | ** | ** | 17.5 a | 15.6 a |
| Zone 2 - East Inner | ** | ** | 21.1 d | 18.9 d | 13.3 c | 15.4 d | ** | 5.0 d | 16.8 a | 16.2 d |
| Zone 3 - East Outer | 12.1 c | ** | 9.5 a | 8.9 b | 11.7 a | 11.9 c | ** | ** | 10.6 a | 10.5 c |
| Zone 4 - West | 9.4 b | 12.7 c | 17.7 a | 11.6 a | 11.7 a | 10.4 c | 14.0 d | ** | 14.9 a | 11.5 a |
| Windsor City (Zones 1-4) | 13.4 a | 16.8 d | 16.0 a | 12.4 a | 14.0 a | 13.6 a | 13.2 d | 14.5 d | 15.0 a | 13.4 a |
| Zone 5 - Amherstburg Township | 23.3 a | 33.3 a | 4.4 a | 6.5 a | 12.8 c | 6.6 b | 0.0 a | 0.0 a | 8.2 b | 6.8 a |
| Zone 6 - Remainder | ** | ** | 11.3 c | 9.7 b | 4.8 a | 4.8 a | 20.8 a | 4.7 d | 8.1 a | 6.7 a |
| **Windsor CMA** | **13.6** a | **16.9** d | **15.7** a | **12.2** a | **13.4** a | **13.0** a | **13.5** c | **13.4** d | **14.6** a | **13.0** 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 Windsor 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 |
| Zone 1 - Centre | 467 a | 419 a | 637 a | 595 a | 747 a | 712 a | 845 c | 796 b | 664 a | 605 a |
| Zone 2 - East Inner | 457 a | 452 a | 616 a | 592 a | 759 a | 725 a | 1,001 a | 935 a | 691 a | 665 a |
| Zone 3 - East Outer | 552 a | 541 a | 686 a | 684 a | 793 a | 766 a | 885 a | 828 b | 723 a | 703 a |
| Zone 4 - West | 509 a | 487 a | 627 a | 602 a | 770 a | 758 a | 819 a | 765 b | 677 a | 658 a |
| Windsor City (Zones 1-4) | 502 a | 462 a | 643 a | 619 a | 767 a | 740 a | 885 a | 832 a | 686 a | 652 a |
| Zone 5 - Amherstburg Township | 501 a | 508 a | 716 a | 709 a | 886 a | 953 a | 1,178 a | ** | 792 a | 803 a |
| Zone 6 - Remainder | ** | ** | 687 a | 656 a | 803 a | 781 a | 767 a | 786 a | 759 a | 736 a |
| **Windsor CMA** | **503** a | **462** a | **645** a | **622** a | **772** a | **747** a | **883** a | **829** a | **691** a | **658** a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ( $0 \le cv \le 2.5$ ), b – Very good ( $2.5 < cv \le 5$ ), c – Good ( $5 < cv \le 7.5$ )
d – Fair (Use with Caution) ( $7.5 < cv \le 10$ )
** 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 Windsor CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Zone 1 - Centre | 179 d | 888 | 322 c | 2,471 | 271 d | 1,628 | ** | 87 | 790 a | 5,074 |
| Zone 2 - East Inner | ** | 70 | 164 d | 872 | 146 d | 952 | 4 d | 82 | 320 d | 1,976 |
| Zone 3 - East Outer | ** | 377 | 151 b | 1,684 | 180 c | 1,512 | ** | 55 | 381 c | 3,627 |
| Zone 4 - West | 26 c | 200 | 207 a | 1,776 | 127 c | 1,216 | ** | 70 | 377 a | 3,263 |
| Windsor City (Zones 1-4) | 257 d | 1,536 | 843 a | 6,803 | 724 a | 5,307 | 43 d | 294 | 1,868 a | 13,940 |
| Zone 5 - Amherstburg Township | 2 a | 6 | 11 a | 165 | 7 b | 107 | 0 a | 11 | 20 a | 288 |
| Zone 6 - Remainder | ** | ** | 18 b | 186 | 15 a | 318 | 1 d | 21 | 35 a | 528 |
| **Windsor CMA** | **260 d** | **1,545** | **872 a** | **7,154** | **747 a** | **5,731** | **44 d** | **326** | **1,923 a** | **14,756** |

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 Windsor 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 |
| Zone 1 - Centre | 18.7 d | 21.2 d | 19.5 a | 15.5 d | 19.5 d | 19.5 d | ** | ** | 19.5 a | 18.0 a |
| Zone 2 - East Inner | ** | ** | 23.2 a | 19.6 d | 16.5 d | 17.7 d | ** | ** | 19.3 a | 17.7 a |
| Zone 3 - East Outer | 16.9 a | 13.9 d | 11.6 a | 10.2 c | 14.2 a | 13.9 a | 5.7 d | ** | 13.2 a | 12.1 a |
| Zone 4 - West | 11.3 c | 14.3 c | 19.8 a | 13.1 a | 14.4 a | 12.2 c | 17.5 d | ** | 17.2 a | 13.1 a |
| Windsor City (Zones 1-4) | 16.1 a | 17.9 d | 18.2 a | 14.1 a | 16.3 a | 15.9 a | 15.2 d | ** | 17.2 a | 15.3 a |
| Zone 5 - Amherstburg Township | 34.9 a | 33.3 a | 5.0 a | 7.1 a | 15.2 d | 8.4 b | 0.0 a | 15.6 a | 9.9 a | 8.4 a |
| Zone 6 - Remainder | ** | ** | 13.5 a | 10.7 c | 7.4 a | 5.8 a | 20.8 a | 4.7 d | 10.4 a | 7.6 a |
| **Windsor CMA** | **16.3 a** | **18.0 d** | **17.8 a** | **13.9 a** | **15.8 a** | **15.2 a** | **15.3 d** | ** | **16.8 a** | **14.9 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 Windsor 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 |
| Zone 1 - Centre | ++ | ++ | ++ | ++ | ++ | ++ | ** | ** | ++ | ++ |
| Zone 2 - East Inner | ** | ** | ++ | ++ | ++ | ++ | ++ | ** | ++ | ++ |
| Zone 3 - East Outer | ++ | ++ | ++ | ++ | ++ | ++ | ** | ** | ++ | ++ |
| Zone 4 - West | ++ | ++ | ++ | ++ | -0.6 b | ++ | ** | ** | ++ | ++ |
| Windsor City (Zones 1-4) | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ |
| Zone 5 - Amherstburg Township | -1.1 a | -4.1 a | 2.6 a | ++ | 0.9 a | 0.7 b | -3.1 a | ** | 3.7 c | ++ |
| Zone 6 - Remainder | ** | ** | 2.7 a | ++ | 2.4 a | ++ | 4.5 a | ** | 2.1 a | -2.6 b |
| **Windsor CMA** | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ** |

[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.

<u>The following letter codes are used to indicate the reliability of the estimates:</u>
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 Windsor 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 |
| **Windsor CMA** | | | | | | | | | | |
| Pre 1960 | 17.7 d | 19.2 a | 22.6 a | 16.0 a | 21.8 d | 23.2 d | ** | ** | 21.6 a | 19.0 a |
| 1960 - 1974 | 9.0 b | 12.3 d | 14.0 a | 12.7 c | 11.9 a | 14.0 a | ** | 4.3 d | 12.7 a | 12.9 a |
| 1975 - 1989 | ** | ** | 12.0 c | 7.4 b | 11.5 a | 6.0 b | ** | ** | 11.7 a | 6.8 b |
| 1990+ | ** | ** | 11.3 d | 11.1 d | 9.8 c | 11.8 d | 11.9 d | ** | 10.2 c | 11.6 d |
| Total | 13.6 a | 16.9 d | 15.7 a | 12.2 a | 13.4 a | 13.0 a | 13.5 c | 13.4 d | 14.6 a | 13.0 a |

<u>The following letter codes are used to indicate the reliability of the estimates:</u>
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 Windsor 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 |
| **Windsor CMA** | | | | | | | | | | |
| Pre 1960 | 452 a | 418 a | 546 a | 535 a | 626 a | 616 a | 754 a | 763 a | 564 a | 541 a |
| 1960 - 1974 | 544 a | 530 a | 661 a | 644 a | 774 a | 755 a | 968 a | 913 a | 693 a | 676 a |
| 1975 - 1989 | 522 a | 531 a | 707 a | 687 a | 832 a | 822 a | 991 c | 899 b | 771 a | 756 a |
| 1990+ | ** | ** | 664 a | 633 a | 765 a | 767 a | 834 a | 763 c | 748 a | 735 a |
| Total | 503 a | 462 a | 645 a | 622 a | 772 a | 747 a | 883 a | 829 a | 691 a | 658 a |

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

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

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

** 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 Windsor 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 |
| **Windsor CMA** | | | | | | | | | | |
| 3 to 5 Units | ** | ** | 20.3 d | ** | 18.4 d | ** | 19.8 d | ** | 19.6 a | 18.5 d |
| 6 to 19 Units | 16.4 d | 21.9 d | 23.2 a | 18.2 a | 17.8 a | 21.5 a | 22.0 d | ** | 20.8 a | 19.7 a |
| 20 to 49 Units | 12.9 c | 24.5 d | 15.2 a | 14.0 a | 11.7 a | 13.5 c | ** | ** | 13.6 a | 14.9 a |
| 50 to 99 Units | 11.1 c | ** | 13.1 c | 4.7 d | 8.7 b | 4.0 c | ** | ** | 11.2 c | 5.3 c |
| 100+ Units | ** | 4.6 b | 6.4 c | 3.3 b | 10.7 d | 6.0 b | 2.0 b | 13.4 c | 8.1 c | 4.8 b |
| Total | 13.6 a | 16.9 d | 15.7 a | 12.2 a | 13.4 a | 13.0 a | 13.5 c | 13.4 d | 14.6 a | 13.0 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 Windsor 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 |
| **Windsor CMA** | | | | | | | | | | |
| 3 to 5 Units | 421 a | 403 a | 523 a | 523 a | 651 a | 648 a | 764 a | 778 a | 612 a | 608 a |
| 6 to 19 Units | 465 a | 456 a | 579 a | 562 a | 709 a | 682 a | 785 a | 719 a | 620 a | 601 a |
| 20 to 49 Units | 493 a | 487 a | 638 a | 629 a | 796 a | 792 a | 951 a | 812 a | 684 a | 666 a |
| 50 to 99 Units | 519 a | 506 a | 701 a | 676 a | 834 a | 826 a | 993 b | ** | 743 a | 725 a |
| 100+ Units | 579 a | 440 a | 737 a | 694 a | 867 a | 816 a | 1,237 a | 1,008 a | 788 a | 696 a |
| Total | 503 a | 462 a | 645 a | 622 a | 772 a | 747 a | 883 a | 829 a | 691 a | 658 a |

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

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

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

** 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 Windsor 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 |
| Zone 1 - Centre | 23.4 d | ** | 25.8 a | 20.4 d | 15.3 d | 19.9 a | 13.4 d | ** | ** | 8.1 b |
| Zone 2 - East Inner | 18.8 d | ** | 23.0 d | 28.5 d | 20.9 a | 17.3 d | 12.6 d | ** | ** | ** |
| Zone 3 - East Outer | 21.8 d | ** | 14.8 a | 18.7 a | 10.8 a | 14.0 c | ** | ** | 8.6 b | 2.0 a |
| Zone 4 - West | 12.0 d | 12.4 d | 18.6 a | 15.1 a | 15.1 a | 13.0 c | 11.3 a | 4.8 a | n/u | n/u |
| Windsor City (Zones 1-4) | 19.6 a | 19.0 d | 21.5 a | 19.9 a | 13.8 a | 15.3 a | 11.8 c | 5.5 c | 8.6 c | 5.0 b |
| Zone 5 - Amherstburg Township | 18.5 d | 24.9 d | 2.7 a | 0.0 a | 10.0 a | ** | ** | ** | n/u | n/u |
| Zone 6 - Remainder | ** | 2.9 c | 13.0 a | 19.1 a | n/u | n/u | ** | ** | ** | ** |
| **Windsor CMA** | **19.6** a | **18.5** d | **20.8** a | **19.7** a | **13.6** a | **14.9** a | **11.2** c | **5.3** c | **8.1** c | **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

## 1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Windsor 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 |
| **Windsor CMA** | | | | | | | | | | |
| LT $500 | 19.6 d | 20.5 d | 19.4 d | 20.3 d | ** | ** | ** | ** | 20.5 d | 21.0 d |
| $500 - $599 | 11.3 c | 13.8 c | 25.0 a | 18.6 a | 30.0 d | 27.7 d | ** | ** | 22.8 a | 19.4 a |
| $600 - $699 | ** | ** | 17.5 a | 11.7 a | 19.2 d | 20.0 d | ** | ** | 17.7 a | 14.5 a |
| $700 - $799 | ** | ** | 9.8 b | 3.4 c | 14.7 a | 14.1 c | ** | ** | 12.2 a | 9.8 a |
| $800 - $899 | n/s | ** | ** | ** | 9.3 b | 4.0 b | ** | ** | 9.9 b | 4.2 c |
| $900+ | n/s | n/s | 3.1 c | ** | 6.3 b | 5.0 c | 4.9 d | ** | 5.9 b | 4.9 c |
| Total | 13.6 a | 16.9 d | 15.7 a | 12.2 a | 13.4 a | 13.0 a | 13.5 c | 13.4 d | 14.6 a | 13.0 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

## 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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