

RENTAL MARKET REPORT

Windsor CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2014

Highlights

- The vacancy rate in Windsor decreased to 4.3 per cent in October 2014 from 5.9 per cent in October 2013
- The average rate of rent increase slowed to 1.4 per cent from two per cent in 2013.
- The universe of private-initiated rental units remained stable, but competing secondary market supply increased

Figure 1

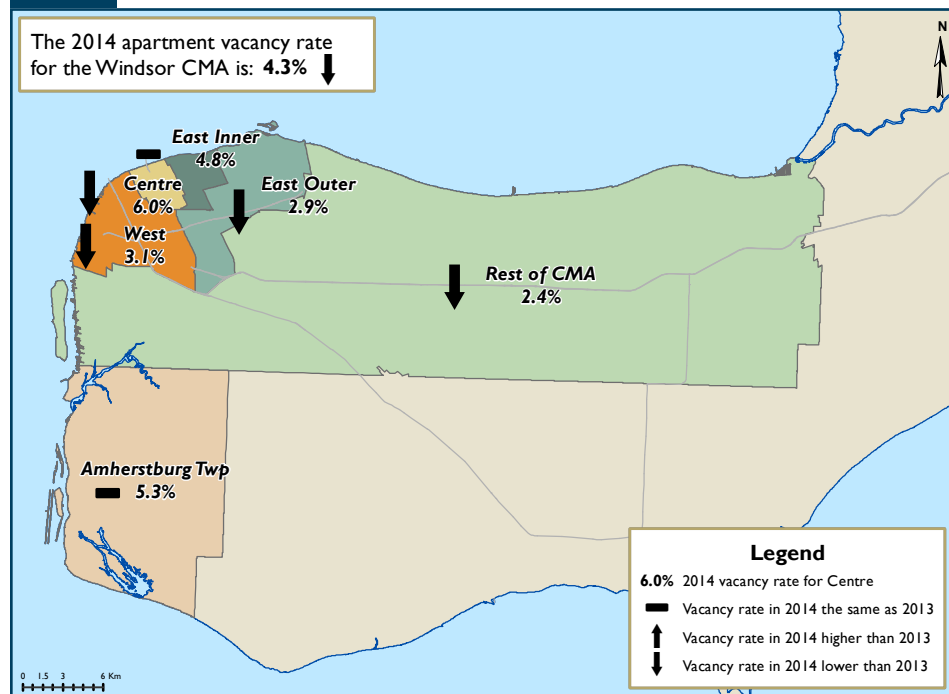


Table of Contents

- 1 Highlights
- 2 Overview: Vacancy Rate Decreases
- 2 Submarket Results
- 3 Supply and Demand Factors
- 5 Survey Zone Maps
- 6 Survey Zone Descriptions
- 7 Rental Market Report Tables

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Overview: Vacancy Rate Decreases

In October 2014, the vacancy rate¹ in the Windsor Census Metropolitan Area (CMA) declined to its lowest level in over a decade. The vacancy rate for apartments decreased to 4.3 per cent from 5.9 per cent in the fall of 2013. While the vacancy rate in Windsor remained the highest of the major metropolitan areas in Ontario, the decline was the second largest within this group.

Demand for purpose-built rental accommodation increased, as 240 more units were occupied in October 2014, compared to a year earlier. Supply remained virtually stable as the rental apartment universe was 14 units lower than at the same time last year. The decline in the vacancy

rate, which occurred despite the growing supply of student housing, indicates that demand for rental accommodation was very strong.

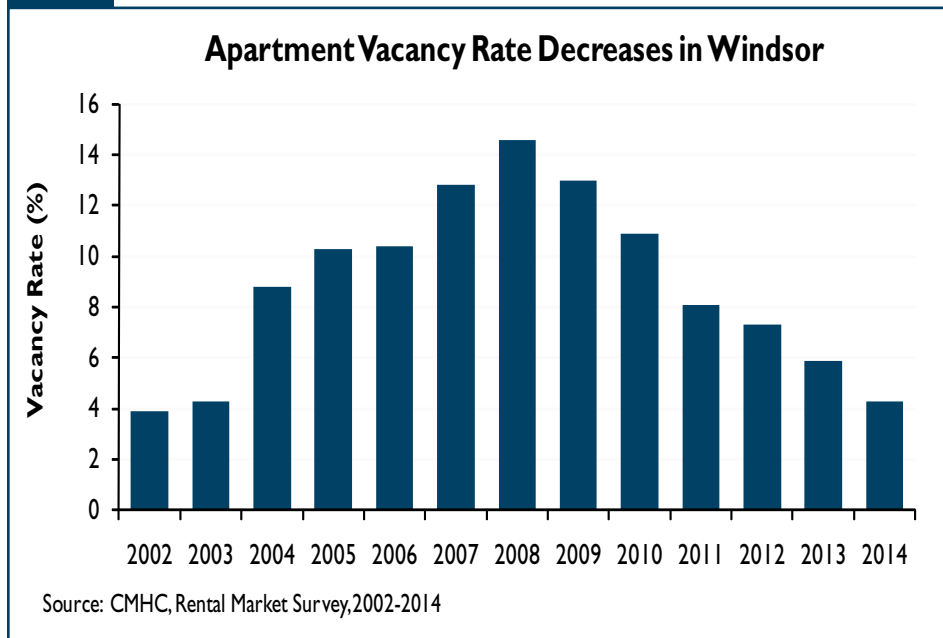
Although the rental market tightened up, the increase in the average rent for units² common to the RMS in 2013 and 2014 slowed to 1.4 per cent. This was still above the maximum rent increase permitted for tenants in buildings built before 1991 under the Ontario Residential Tenancies Act and implies there was some turn-over in buildings built before 1991. For 2014 the increase allowed for occupied units was 0.8 per cent, down from 2.5 per cent in 2013. Rents can be set at market rates when a unit is vacated in buildings built before 1991 and in newer buildings for both tenants and vacant units.

The availability rate³ is a slightly broader measure than the vacancy rate. It measures not only the percentage of units that are vacant but also those which are also on the market because the current tenant has given notice. The availability rate is always higher than the vacancy rate. Similar to the vacancy rate, the availability rate also declined, decreasing to 5.6 per cent this October from 7.0 per cent in October 2013. The lower availability rate was an indication that fewer units are coming onto the market.

Submarket Results

Almost all of the decrease in supply this year occurred in the Zone 1 Centre. There were 58 fewer one-bedroom apartments and 45 fewer two-bedroom in the universe. Most were removed temporarily and will be brought back into the market in the future. Often the reason to take units off the market temporarily is to renovate them. Most of the 2.5 percentage point decline in the vacancy rate in this zone was due to less supply, but there was a small increase in demand as well. Both the University of Windsor and St. Clair College have established campuses in the core which draw students and staff into the area, some of whom would look for rental accommodation. Additional private student accommodation absorbed much of this demand, keeping the increase in demand in the primary rental market small.

Figure 2



¹ In privately-initiated units in structures with three or more units

² 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

³ 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

By contrast, the 1.7 percentage point decline in the vacancy rate in Zone 4 West was entirely due to stronger demand. Supply increased by 66 units, but this was more than offset by a 3.8 per cent increase in demand as measured by occupied units. The new Detroit River International Crossing is located in this zone, and workers on the project likely contributed to the increase in demand. Also, Zone 4 is home to the main campuses of the University of Windsor and St. Clair College and higher enrolment at the main campuses of both institutions also contributed to the decrease in vacancy rates.

The rental market tightened for structures of all ages. Vacancy rates declined the most for the oldest structures, but still remained higher than the vacancy rates for newer buildings. The oldest buildings also had the lowest rents, so the higher vacancy rate indicates fairly strong consumer preference for newer apartments.

The market tightened across all structure sizes except for the smallest buildings, which continued to have the highest vacancy rate. Vacancy rates declined consistently as building size increased, even as average rents increased. Larger buildings tend to have more amenities, such as swimming pools, exercise facilities or indoor parking. The fact they have the lowest average vacancy rate despite the highest rent indicates strong consumer preference for such amenities. These buildings also tend to have more resources for maintenance, another factor attracting tenants.

The aspects of the market which did not share in the general tightening tend to be relatively small. There were

no statistically significant changes in the vacancy rate for bachelor or three-bedroom apartments, but they represent only eight and two per cent of the rental stock respectively. Similarly, Zones 2 and 6, the areas in which changes in the vacancy rate were not statistically significant, represent only 13 and two per cent of supply respectively.

Row houses form a much smaller share of the rental stock in Windsor than in other Ontario centres. However, almost all row houses are located in Zone 3 East Outer, where they are 11 per cent of supply. At least two-thirds have three bedrooms. While the vacancy rate declined for these units, at 10.4 per cent it remained among the higher within the overall rental market

Supply and Demand Factors

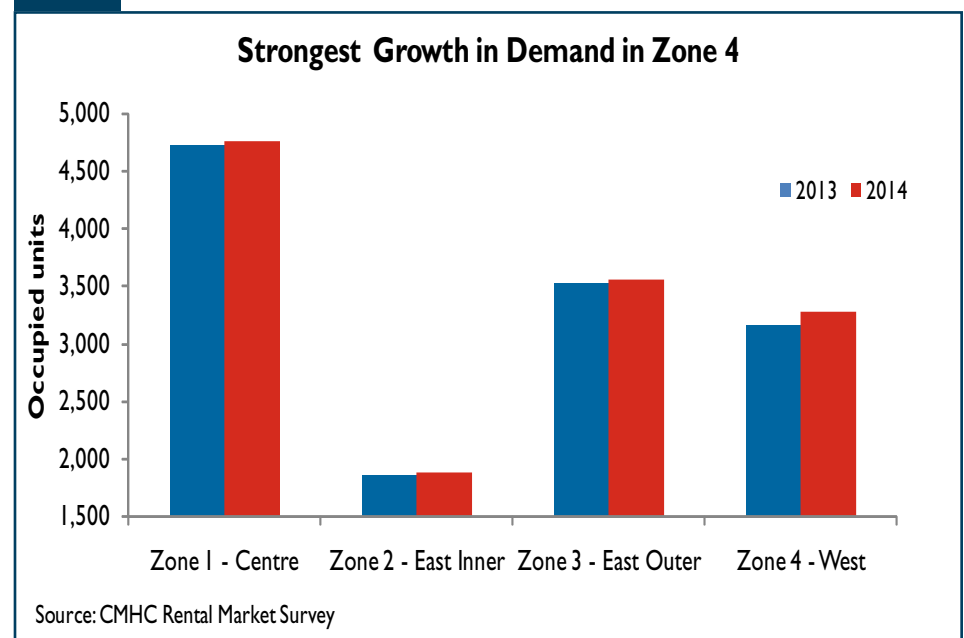
On the supply side the apartment rental universe in the Windsor CMA declined slightly in 2014. A total of 176 units were removed from the

universe for a variety of reasons including renovations while 159 were reinstated for a net decline of 17. Only one new four-plex was added to the universe since the annual rental survey last fall. There has been very limited new construction of private rental construction in Windsor since the early 1990s due to market conditions.

The decline in the vacancy rate was due to increased rental demand. Supply in primary rental was essentially unchanged (the universe was down only 13 units), but more student housing would have put upward pressure on the vacancy rate.

Rental demand is determined by the relative rates of the movement of households into and out of rental. This year a slower movement out of rental added to demand. The smaller rent increase encouraged renter households to remain in their current apartments. Mortgage carryings costs increased at a much faster pace as home prices increased by more than four per cent in the past year. First-time buyers were not in a hurry to

Figure 3



purchase a home. Many were saving longer for a larger down payment.

Some movement into rental added to total rental demand. Employment for the renter aged 15-24 year old group has been on the upswing in Windsor since early 2012. Initially, much of the increase in employment had been part-time jobs, but in 2014, many of the jobs became full-time, so more young adults were able to form households and move into rental accommodation. Full-time employment for 25-44 year-olds was up but not as much as it was for the younger group. With 35 per cent of 25-29 year-olds in Windsor still living with their parents, the stronger employment situation also encouraged some of them to move out into rental. Although not as significant as last year,

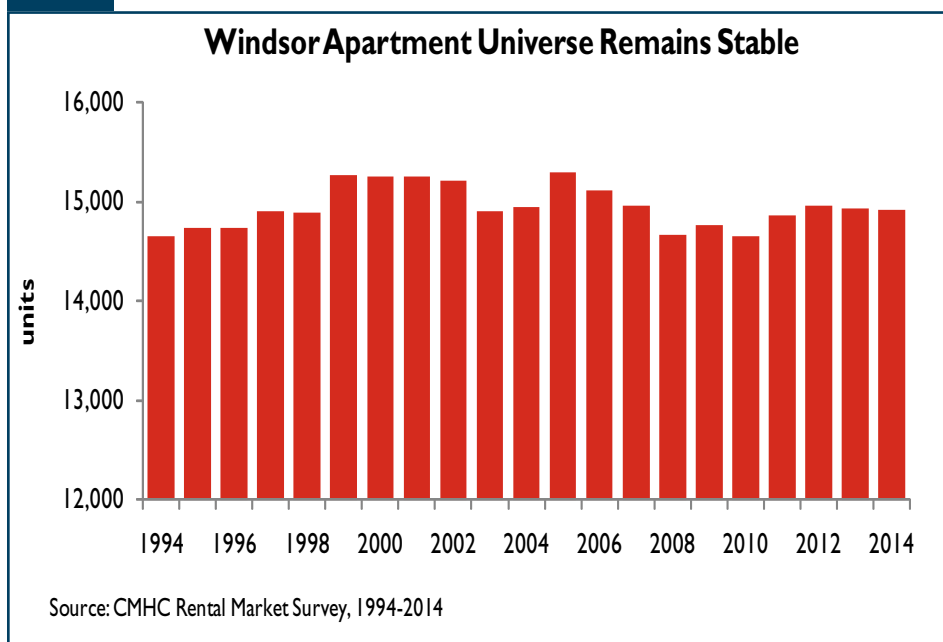
international migration also added to the movement into rental. Immigrants tend to rent when they first arrive in Canada but recent Ontario data suggest immigration into Windsor slowed this year.

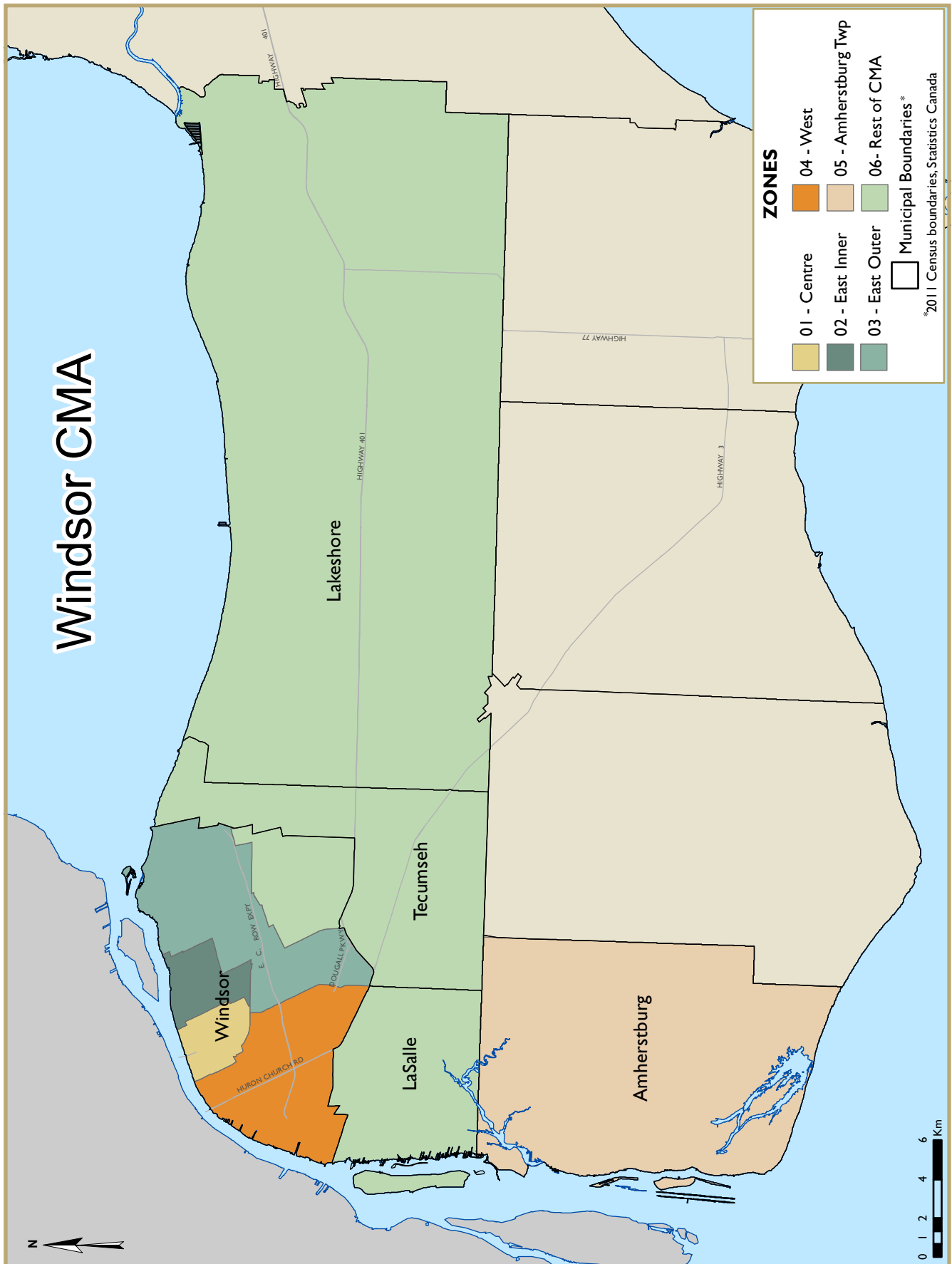
The conversion of a former hotel in Zone 1 on Riverside Drive, added 205 units of student accommodation. The units offer on-site management, central location, and a transit pass is included with the monthly fee. These units are not part of the CMHC Rental Market Survey as they do not include separate kitchen facilities, however, these units do compete with the traditional rental market. A private room is advertised from \$745 per month or shared from \$425 per month. First year enrolment at UW is up almost seven per cent attracted

by the Centre for Engineering and Innovation. Nearly 14% of the student population is from outside Canada.

Apartment Vacancy Rates (%) by Major Centres		
	Oct. 2013	Oct. 2014
Abbotsford-Mission	3.2	3.1
Barrie	3.0	1.6
Brantford	2.9	2.4
Calgary	1.0	1.4
Edmonton	1.4	1.7
Gatineau	5.1	6.5
Greater Sudbury	3.4	4.2
Guelph	1.9	1.2
Halifax	3.2	3.8
Hamilton	3.4	2.2
Kelowna	1.8	1.0
Kingston	2.3	1.9
Kitchener-Cambridge-Waterloo	2.9	2.3
London	3.3	2.9
Moncton	9.1	8.7
Montréal	2.8	3.4
Oshawa	2.1	1.8
Ottawa	2.9	2.6
Peterborough	4.8	2.9
Québec	2.3	3.1
Regina	1.8	3.0
Saguenay	2.8	4.2
Saint John	11.4	9.0
Saskatoon	2.7	3.4
Sherbrooke	5.3	5.4
St. Catharines-Niagara	4.1	3.6
St. John's	3.2	4.6
Thunder Bay	2.6	2.3
Toronto	1.6	1.6
Trois-Rivières	5.1	5.3
Vancouver	1.7	1.0
Victoria	2.8	1.5
Windsor	5.9	4.3
Winnipeg	2.5	2.5
Total	2.7	2.8

Figure 4





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 in the 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 by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units in the 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 by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the 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 by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, 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 (\$) by Bedroom Type
- 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type
- 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 by Condo Sub Area
- 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, Winnipeg, 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 in Other Secondary Rented Units by Dwelling Type

I.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Centre	8.6 c	9.7 c -	8.1 b	5.6 b ↓	9.4 c	5.2 c ↓	**	**	8.5 b	6.0 b ↓
Zone 2 - East Inner	**	1.0 d	6.1 b	5.1 c -	5.0 c	5.0 c -	**	**	5.7 b	4.8 b -
Zone 3 - East Outer	2.9 b	3.5 c -	2.8 a	2.6 a -	4.6 b	3.0 b ↓	11.4 c	5.0 b ↓	3.8 b	2.9 a ↓
Zone 4 - West	**	5.0 d	4.7 b	3.0 b ↓	4.6 c	3.0 c ↓	0.0 d	**	4.8 b	3.1 b ↓
Windsor City (Zones 1-4)	6.6 b	6.4 c -	5.8 a	4.2 a ↓	6.1 b	4.0 b ↓	**	5.9 d	6.0 a	4.4 a ↓
Zone 5 - Amherstburg Township	**	**	3.9 c	1.8 c ↓	8.4 c	10.9 d -	**	**	5.9 b	5.3 c -
Zone 6 - Remainder of CMA	**	**	6.0 c	3.8 c ↓	2.5 b	1.3 a ↓	0.0 d	5.1 d ↑	3.5 b	2.4 a ↓
Windsor CMA	6.7 b	6.4 c -	5.8 a	4.1 a ↓	6.0 b	4.0 b ↓	**	5.7 d	5.9 a	4.3 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 not statistically reliable.

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

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Centre	459 a	486 a	639 a	642 a	771 a	789 a	918 c	863 c	664 a	673 a
Zone 2 - East Inner	481 a	500 a	611 a	645 a	766 a	792 a	1,035 d	1,109 d	678 a	716 a
Zone 3 - East Outer	564 a	576 a	724 a	719 a	806 a	810 a	901 a	932 a	749 a	749 a
Zone 4 - West	527 a	526 a	633 a	644 a	778 a	778 a	**	815 b	685 a	693 a
Windsor City (Zones 1-4)	501 a	518 a	653 a	661 a	782 a	793 a	926 b	906 b	693 a	703 a
Zone 5 - Amherstburg Township	**	**	782 a	817 a	999 a	989 a	**	**	880 a	899 a
Zone 6 - Remainder of CMA	**	**	681 a	644 a	818 a	819 a	791 a	812 a	768 a	752 a
Windsor CMA	501 a	518 a	656 a	664 a	788 a	798 a	928 b	912 b	699 a	709 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 not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Centre	513	520	2,929	2,871	1,634	1,589	83	82	5,159	5,062
Zone 2 - East Inner	102	102	924	924	849	854	94	96	1,969	1,976
Zone 3 - East Outer	348	352	1,721	1,724	1,511	1,514	80	79	3,660	3,669
Zone 4 - West	203	205	1,803	1,818	1,253	1,296	62	67	3,321	3,386
Windsor City (Zones 1-4)	1,166	1,179	7,377	7,337	5,247	5,253	319	324	14,109	14,093
Zone 5 - Amherstburg Township	4	4	160	162	107	109	9	9	280	284
Zone 6 - Remainder of CMA	4	4	191	191	317	315	24	24	536	534
Windsor CMA	1,174	1,187	7,728	7,690	5,671	5,677	352	357	14,925	14,911

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- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Centre	9.8 c	10.9 d -	9.1 b	6.9 b ↓	10.7 d	6.4 c ↓	**	**	9.6 b	7.2 b ↓
Zone 2 - East Inner	**	1.0 d	6.4 b	6.3 c -	5.7 c	6.3 c -	**	**	6.2 b	5.9 b -
Zone 3 - East Outer	5.6 c	4.5 b -	4.2 b	4.1 b -	4.8 b	4.0 b ↓	12.8 c	8.9 b ↓	4.9 a	4.2 a ↓
Zone 4 - West	9.0 c	**	5.8 b	4.3 b ↓	5.2 c	4.7 c -	0.0 d	**	5.7 b	4.6 b ↓
Windsor City (Zones 1-4)	8.3 b	7.7 b -	6.8 a	5.5 a ↓	6.9 b	5.2 b ↓	**	7.6 c	7.0 a	5.6 a ↓
Zone 5 - Amherstburg Township	**	**	4.6 c	2.5 c ↓	8.4 c	10.9 d -	**	**	6.3 b	5.7 c -
Zone 6 - Remainder of CMA	**	**	10.1 c	7.5 b ↓	5.4 a	3.0 c ↓	0.0 d	5.1 d ↑	6.7 b	5.0 b ↓
Windsor CMA	8.3 b	7.7 b -	6.9 a	5.5 a ↓	6.8 a	5.2 a ↓	**	7.2 c	7.0 a	5.6 a ↓

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↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Windsor CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Centre	3.4 c	**	2.0 c	1.3 a	2.6 c	3.0 c	2.9 c	++	2.2 b	2.0 c
Zone 2 - East Inner	1.4 a	2.9 b	1.5 c	2.5 b	1.8 b	2.6 b	2.9 c	++	1.2 a	2.6 b
Zone 3 - East Outer	2.1 a	1.4 a	2.2 a	1.0 a	1.5 a	1.0 a	0.8 a	1.5 a	1.9 a	0.9 a
Zone 4 - West	2.9 c	++	2.4 a	++	1.8 b	1.0 d	++	++	2.2 a	0.7 b
Windsor City (Zones 1-4)	2.8 a	1.5 c	2.1 a	1.2 a	2.0 a	1.9 b	2.1 b	++	2.0 a	1.5 b
Zone 5 - Amherstburg Township	**	**	2.0 a	3.1 b	1.5 a	2.0 c	**	**	2.9 a	2.9 a
Zone 6 - Remainder of CMA	**	**	3.0 a	++	2.2 a	0.8 a	1.4 a	1.3 a	2.8 a	-1.0 a
Windsor CMA	2.8 a	1.5 a	2.1 a	1.2 a	2.0 a	1.9 b	2.0 b	0.6 b	2.0 a	1.4 a

¹The 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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++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link 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-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Windsor CMA										
Pre 1960	9.4 c	**	11.3 c	8.3 b ↓	13.4 d	9.6 c -	**	**	11.4 c	8.8 b ↓
1960 - 1974	3.9 b	3.7 b -	3.7 b	3.7 b -	7.0 b	3.8 b ↓	**	4.2 d	5.0 a	3.7 a ↓
1975 - 1989	**	**	3.5 b	1.9 a ↓	2.4 a	2.3 a -	0.0 a	4.9 a ↑	2.9 a	2.2 a ↓
1990+	**	**	**	**	4.7 d	**	**	**	5.9 d	**
Total	6.7 b	6.4 c -	5.8 a	4.1 a ↓	6.0 b	4.0 b ↓	**	5.7 d	5.9 a	4.3 a ↓

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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-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Windsor CMA										
Pre 1960	429 a	459 a	539 a	551 a	633 a	652 a	745 b	703 b	551 a	568 a
1960 - 1974	559 a	566 a	679 a	682 a	788 a	796 a	978 b	975 b	710 a	716 a
1975 - 1989	602 a	602 a	723 a	725 a	854 a	863 a	1,139 a	1,151 a	790 a	794 a
1990+	**	505 b	576 c	622 b	775 a	768 a	**	**	745 a	733 a
Total	501 a	518 a	656 a	664 a	788 a	798 a	928 b	912 b	699 a	709 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link 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-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Windsor CMA										
3 to 5 Units	**	**	11.4 d	**	10.1 d	9.4 c	**	**	10.2 c	9.1 c
6 to 19 Units	10.0 c	**	9.8 b	7.3 b ↓	10.2 d	5.6 c ↓	**	**	9.9 b	7.1 b ↓
20 to 49 Units	**	**	5.3 b	3.8 b ↓	5.1 c	3.1 b ↓	12.1 d	5.7 a ↓	5.7 b	3.9 b ↓
50 to 99 Units	3.6 d	1.6 b ↓	3.2 c	1.8 a ↓	2.9 a	1.2 a ↓	1.9 a	6.7 a ↑	3.1 b	1.7 a ↓
100+ Units	2.1 a	2.3 a ↑	2.0 b	1.4 a ↓	1.6 b	0.8 a ↓	4.3 d	**	1.9 a	1.3 a ↓
Total	6.7 b	6.4 c	5.8 a	4.1 a ↓	6.0 b	4.0 b ↓	**	5.7 d	5.9 a	4.3 a ↓

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Windsor CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Windsor CMA										
3 to 5 Units	435 a	419 b	517 a	522 a	670 a	679 a	782 c	723 c	617 a	621 a
6 to 19 Units	460 a	472 a	575 a	580 a	709 a	718 a	745 a	793 a	613 a	623 a
20 to 49 Units	498 a	528 a	663 a	668 a	815 a	821 a	950 a	975 a	707 a	715 a
50 to 99 Units	515 a	535 a	705 a	725 a	854 a	869 a	1,244 a	1,285 a	764 a	782 a
100+ Units	540 a	553 a	747 a	754 a	888 a	901 a	1,074 b	1,064 b	771 a	781 a
Total	501 a	518 a	656 a	664 a	788 a	798 a	928 b	912 b	699 a	709 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 not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Windsor CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Centre	14.7 d	**	12.7 d	11.0 d -	11.9 d	5.2 c ↓	4.3 d	1.7 b ↓	2.4 b	1.7 b -
Zone 2 - East Inner	**	**	10.1 d	**	8.4 b	5.0 c ↓	3.6 a	3.2 b -	**	**
Zone 3 - East Outer	**	**	5.9 b	4.6 d -	4.4 c	3.7 b -	**	1.1 a	1.8 a	1.1 a ↓
Zone 4 - West	4.6 d	**	9.3 c	4.5 c ↓	2.9 b	3.1 c -	2.1 a	1.2 a ↓	-	-
Windsor City (Zones 1-4)	9.9 c	8.8 c -	10.2 c	7.3 b ↓	5.8 b	3.9 b ↓	3.3 b	1.8 a ↓	2.0 a	1.4 a ↓
Zone 5 - Amherstburg Township	23.3 d	**	2.7 a	**	**	**	**	**	-	-
Zone 6 - Remainder of CMA	**	5.8 d	**	5.2 c	-	-	**	**	**	**
Windsor CMA	10.2 c	9.1 c -	9.9 b	7.1 b ↓	5.7 b	3.9 b ↓	3.1 b	1.7 a ↓	1.9 a	1.3 a ↓

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.4 Private Apartment Vacancy Rates (%)¹ by Rent Range and Bedroom Type Windsor CMA

Rent Range	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +				Total			
	Oct-13		Oct-14		Oct-13		Oct-14		Oct-13		Oct-14		Oct-13		Oct-14		Oct-13		Oct-14	
Windsor CMA																				
LT \$500	**		**		14.5	d	**		**		**		**		**		11.4	d	10.8	d
\$500 - \$599	5.4	c	3.2	c ↓	8.5	b	6.2	c ↓	**		**		**		**		8.3	b	6.7	b
\$600 - \$699	5.6	d	3.8	d -	5.6	b	4.2	b ↓	13.8	d	9.0	c ↓	**		**		7.2	b	5.1	b ↓
\$700 - \$799	**		**		2.6	b	2.8	a -	6.2	b	4.0	c ↓	**		**		4.4	b	3.5	b ↓
\$800 - \$899	**		**		3.3	c	2.3	b -	2.9	b	1.9	c ↓	**		**		3.7	b	2.4	b ↓
\$900+	**		**		1.7	c	2.5	c -	1.9	b	1.4	a -	2.1	c	5.4	d ↑	1.9	b	1.8	b -
Total	6.7	b	6.4	c -	5.8	a	4.1	a ↓	6.0	b	4.0	b ↓	**		5.7	d	5.9	a	4.3	a ↓

¹Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Centre	**	**	**	**	**	**	**	**	**	**
Zone 2 - East Inner	-	-	-	-	-	-	-	-	-	-
Zone 3 - East Outer	-	-	-	**	2.6 a	1.7 a ↓	11.5 a	10.4 a ↓	9.2 a	8.1 a ↓
Zone 4 - West	**	**	**	**	**	**	**	**	**	**
Windsor City (Zones 1-4)	**	**	**	**	3.8 c	4.5 c -	11.8 c	10.7 c -	10.8 c	8.1 c ↓
Zone 5 - Amherstburg Township	-	-	-	-	-	-	-	-	-	-
Zone 6 - Remainder of CMA	-	-	**	**	**	4.0 a	**	**	**	7.4 a
Windsor CMA	**	**	**	**	3.4 d	4.5 b -	11.7 c	10.7 c -	10.3 c	8.1 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)

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Centre	**	**	**	**	649 c	710 b	**	**	604 c	632 c
Zone 2 - East Inner	-	-	-	-	-	-	-	-	-	-
Zone 3 - East Outer	-	-	-	**	**	**	947 b	973 a	938 b	961 b
Zone 4 - West	**	**	**	**	**	942 d	**	**	**	871 d
Windsor City (Zones 1-4)	**	**	500 c	474 d	857 d	846 c	937 b	967 b	896 b	916 a
Zone 5 - Amherstburg Township	-	-	-	-	-	-	-	-	-	-
Zone 6 - Remainder of CMA	-	-	**	**	**	743 a	**	**	**	752 a
Windsor CMA	**	**	520 b	484 d	843 c	830 c	939 b	967 b	891 b	908 a

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

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Centre	1	1	15	15	27	28	17	17	60	61
Zone 2 - East Inner	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 3 - East Outer	0	0	0	2	115	116	331	328	446	446
Zone 4 - West	1	1	15	15	38	38	9	9	63	63
Windsor City (Zones 1-4)	2	2	30	32	180	182	357	354	569	570
Zone 5 - Amherstburg Township	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 6 - Remainder of CMA	0	0	1	1	25	25	1	1	27	27
Windsor CMA	2	2	31	33	205	207	358	355	596	597

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- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Centre	**	**	**	**	**	**	**	**	**	**
Zone 2 - East Inner	-	-	-	-	-	-	-	-	-	-
Zone 3 - East Outer	-	-	-	**	2.6 ^a	2.6 ^a	12.7 ^a	10.7 ^a	10.1 ^a	8.6 ^a
Zone 4 - West	**	**	**	**	**	**	**	**	**	**
Windsor City (Zones 1-4)	**	**	**	**	3.8 ^c	5.9 ^b	13.0 ^c	11.0 ^c	11.5 ^c	8.8 ^c
Zone 5 - Amherstburg Township	-	-	-	-	-	-	-	-	-	-
Zone 6 - Remainder of CMA	-	-	**	**	**	4.0 ^a	**	**	**	7.4 ^a
Windsor CMA	**	**	**	**	3.4^d	5.7^b	12.9^c	11.0^c	11.0^c	8.7^b

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Windsor CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Centre	**	**	**	**	++	**	**	**	++	++
Zone 2 - East Inner	-	-	-	-	-	-	-	-	-	-
Zone 3 - East Outer	-	-	-	**	**	**	++	**	++	**
Zone 4 - West	**	**	**	**	++	++	**	**	++	++
Windsor City (Zones 1-4)	**	**	**	**	++	++	++	3.3 d	++	++
Zone 5 - Amherstburg Township	-	-	-	-	-	-	-	-	-	-
Zone 6 - Remainder of CMA	-	-	**	**	**	**	**	**	**	**
Windsor CMA	**	**	++	**	++	++	++	3.1 d	++	++

¹The 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)

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++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Centre	8.6 c	9.6 c -	8.4 b	5.6 b ↓	9.2 c	5.5 c ↓	**	**	8.6 b	6.1 b ↓
Zone 2 - East Inner	**	1.0 d	6.1 b	5.1 c -	5.0 c	5.0 c -	**	**	5.7 b	4.8 b -
Zone 3 - East Outer	2.9 b	3.5 c -	2.8 a	2.6 a -	4.5 b	2.9 a ↓	11.5 a	9.1 a ↓	4.4 b	3.5 b ↓
Zone 4 - West	**	5.0 d	5.0 b	3.0 b ↓	4.8 c	2.9 b ↓	**	**	5.0 b	3.1 b ↓
Windsor City (Zones 1-4)	6.6 b	6.4 c -	6.0 a	4.2 a ↓	6.1 b	4.0 b ↓	9.5 c	8.4 c -	6.2 a	4.5 a ↓
Zone 5 - Amherstburg Township	**	**	3.9 c	1.8 c ↓	8.4 c	10.9 d -	**	**	5.9 b	5.3 c -
Zone 6 - Remainder of CMA	**	**	5.9 c	4.3 c ↓	2.3 b	1.5 b ↓	0.0 d	4.9 d ↑	3.3 b	2.6 a ↓
Windsor CMA	6.7 b	6.3 c -	5.9 a	4.1 a ↓	5.9 b	4.0 b ↓	8.9 c	8.1 c -	6.1 a	4.5 a ↓

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Centre	459 a	486 a	638 a	641 a	769 a	787 a	896 c	851 c	664 a	672 a
Zone 2 - East Inner	481 a	500 a	611 a	645 a	766 a	792 a	1,035 d	1,109 d	678 a	716 a
Zone 3 - East Outer	564 a	576 a	724 a	719 a	808 a	812 a	937 a	966 a	770 a	772 a
Zone 4 - West	527 a	526 a	632 a	643 a	785 a	783 a	**	822 b	689 a	696 a
Windsor City (Zones 1-4)	501 a	518 a	652 a	660 a	784 a	794 a	932 a	940 a	701 a	712 a
Zone 5 - Amherstburg Township	**	**	782 a	817 a	999 a	989 a	**	**	880 a	899 a
Zone 6 - Remainder of CMA	**	**	681 a	644 a	814 a	813 a	834 a	820 a	769 a	752 a
Windsor CMA	501 a	518 a	656 a	663 a	790 a	799 a	934 a	941 a	707 a	717 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) ($7.5 < cv \leq 10$)

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- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Centre	514	521	2,944	2,886	1,661	1,617	100	99	5,219	5,123
Zone 2 - East Inner	102	102	924	924	849	854	94	96	1,969	1,976
Zone 3 - East Outer	348	352	1,721	1,726	1,626	1,630	411	407	4,106	4,115
Zone 4 - West	204	206	1,818	1,833	1,291	1,334	71	76	3,384	3,449
Windsor City (Zones 1-4)	1,168	1,181	7,407	7,369	5,427	5,435	676	678	14,678	14,663
Zone 5 - Amherstburg Township	4	4	160	162	107	109	9	9	280	284
Zone 6 - Remainder of CMA	4	4	192	192	342	340	25	25	563	561
Windsor CMA	1,176	1,189	7,759	7,723	5,876	5,884	710	712	15,521	15,508

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- No units exist in the universe for this category n/a: Not applicable

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Centre	9.8 c	10.9 d -	9.3 b	6.8 b ↓	10.5 d	6.8 c ↓	**	**	9.7 b	7.3 b ↓
Zone 2 - East Inner	**	1.0 d	6.4 b	6.3 c -	5.7 c	6.3 c -	**	**	6.2 b	5.9 b -
Zone 3 - East Outer	5.6 c	4.5 b -	4.2 b	4.1 b -	4.7 b	3.9 b ↓	12.7 a	10.3 a ↓	5.4 a	4.7 a ↓
Zone 4 - West	8.9 c	**	6.1 b	4.3 b ↓	5.4 b	4.5 c -	**	**	5.9 b	4.6 b ↓
Windsor City (Zones 1-4)	8.3 b	7.6 b -	7.0 a	5.5 a ↓	6.8 a	5.3 b ↓	10.3 d	9.3 c -	7.2 a	5.8 a ↓
Zone 5 - Amherstburg Township	**	**	4.6 c	2.5 c ↓	8.4 c	10.9 d -	**	**	6.3 b	5.7 c -
Zone 6 - Remainder of CMA	**	**	10.0 b	8.0 b ↓	5.0 b	3.1 c ↓	0.0 d	4.9 d ↑	6.4 b	5.1 b ↓
Windsor CMA	8.3 b	7.7 b -	7.0 a	5.5 a ↓	6.7 a	5.3 a ↓	9.7 c	9.0 c -	7.1 a	5.7 a ↓

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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Windsor CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Centre	3.4 c	**	2.0 c	1.3 a	2.5 c	2.9 c	2.8 c	++	2.1 b	2.0 c
Zone 2 - East Inner	1.4 a	2.9 b	1.5 c	2.5 b	1.8 b	2.6 b	2.9 c	++	1.2 a	2.6 b
Zone 3 - East Outer	2.1 a	1.4 a	2.2 a	1.0 a	1.5 a	1.0 a	0.8 d	1.9 c	1.9 a	1.1 a
Zone 4 - West	2.9 c	++	2.4 a	++	2.6 c	0.9 d	++	++	2.9 c	++
Windsor City (Zones 1-4)	2.8 a	1.5 c	2.1 a	1.2 a	2.2 b	1.9 b	2.0 b	0.9 d	2.1 a	1.5 b
Zone 5 - Amherstburg Township	**	**	2.0 a	3.1 b	1.5 a	2.0 c	**	**	2.9 a	2.9 a
Zone 6 - Remainder of CMA	**	**	3.0 a	++	2.3 a	0.7 a	1.6 a	1.1 a	2.8 a	-1.1 a
Windsor CMA	2.8 a	1.5 a	2.1 a	1.2 a	2.1 a	1.8 b	1.9 b	0.9 a	2.2 a	1.4 a

¹The 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 not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

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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 the previous year vs. \$550 in current survey 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 previous year and the current 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 for all sampled 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 is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. 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 all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). 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.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being 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 – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, 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), and 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. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, 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, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

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.

Data presented is based on Statistics Canada's 2011 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.

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