

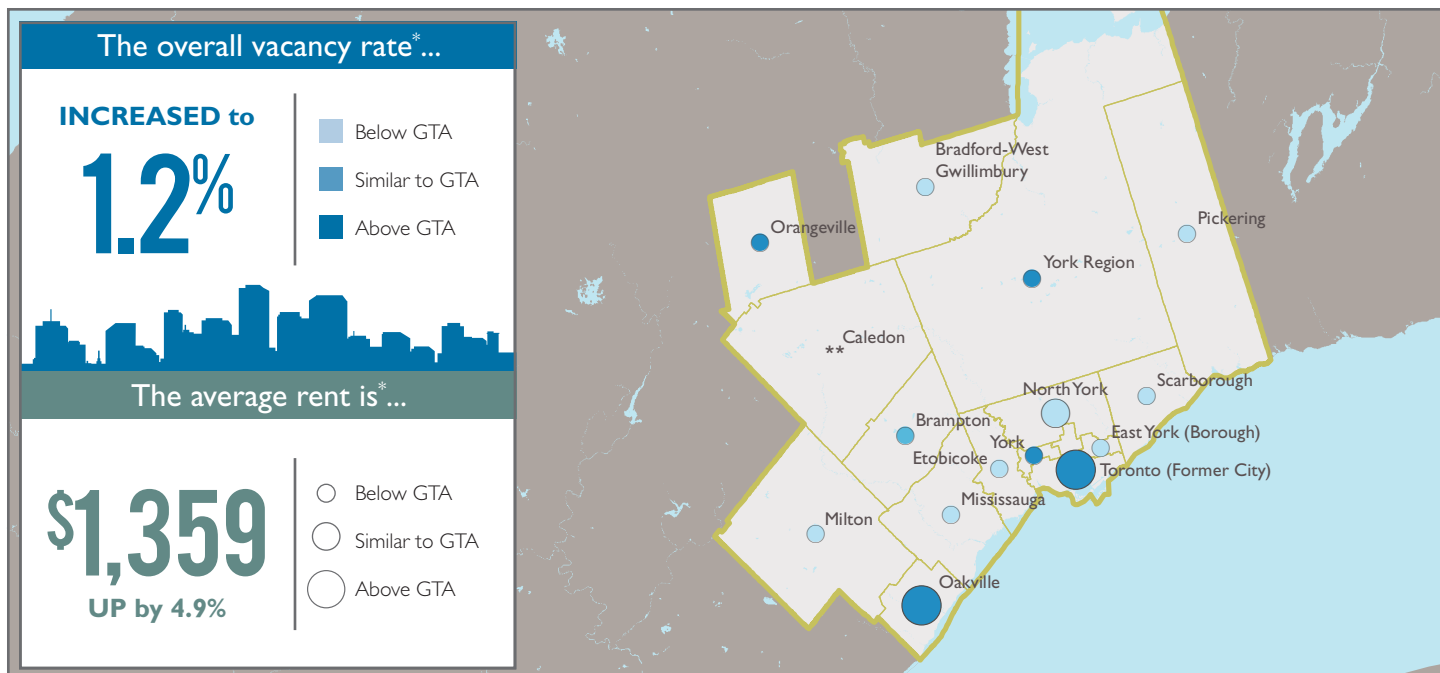
RENTAL MARKET REPORT

Greater Toronto Area



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
1.6%	1.3%	1.1%	0.9%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$1,080 Avg. Rent	\$1,260 Avg. Rent	\$1,455 Avg. Rent	\$1,622 Avg. Rent

“Historically low vacancy rates continue to prevail in the GTA.”

Dana Senagama
Manager, Market Analysis (GTA)

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Key Analysis Findings

- Rising costs of homeownership keep rental demand strong in primary and secondary rental markets.
- Supply of purpose-built rental units is increasing but insufficient to meet growing demand.
- Rental condominiums continue to provide relief to a supply-strapped primary rental market.

Rising Homeownership Costs Help Strengthen Rental Demand

Rising costs of homeownership encouraged individuals to seek or remain in rental accommodation in 2018. As a result, the average vacancy rate for private purpose-built rental apartments in the GTA remained near the lowest level observed in the previous 16 years. While house prices have moderated following unprecedented levels back in 2017, they still remain high relative to previous years. Average carrying costs have outpaced rent growth quite significantly in recent years. Additionally, prices of multiple-family dwellings (such as condominium apartments and townhouses), which are typically more popular among first-time homebuyers, showed stronger price growth than other housing types. Besides higher house prices, borrowing costs have also risen due to rising interest rates. New borrowing conditions which came into effect on January 1st, 2018 imposed stricter qualification criteria for borrowers resulting in some buyers being unable to qualify for

homeownership. Consequently, some of these individuals are more likely to have turned to the rental market for their housing needs.

Rent Increases Above Provincial Guideline

Tight rental market conditions allowed landlords to charge new tenants significantly higher rents¹ and in turn, the average rent growth exceeded the provincial guideline of 1.8% for 2018. Strong rent increases have also encouraged existing renters to stay put (the average rents charged by vacant units are about 18% higher compared to that of occupied units in the Toronto CMA), which has the turnover rate decreasing substantially to 11.2% in 2018 from 14.5% in 2017. The number of renovations and newly completed purpose-built rental units have been increasing in recent years, which can also put upward pressure on average rents.

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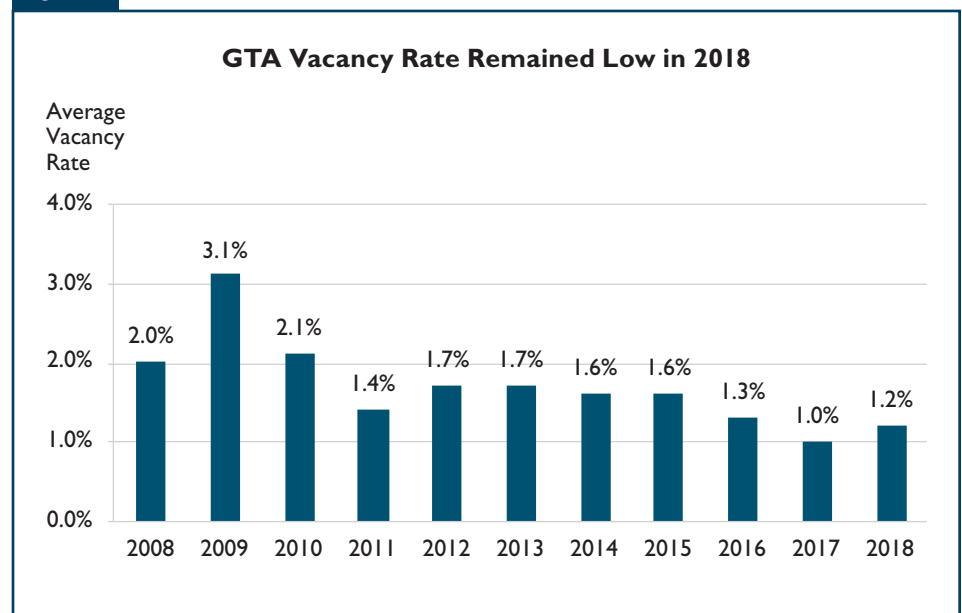
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Demographic Shifts Favour Rental Market

A slight trend away from homeownership for individuals living in the GTA has put additional pressure on the rental market.² Important demographic shifts have favoured the rental market as well. As of September 2018, the population of individuals aged 25-44, a key demographic in the rental market, saw the strongest year-over-year growth in almost two decades at 3.9%.³ This demographic cohort has also experienced significant

Figure 1



Source: CMHC Rental Market Survey

¹ See Table I.1.5 for details on rent increases

² Statistics Canada, Census of Population and National Household Survey

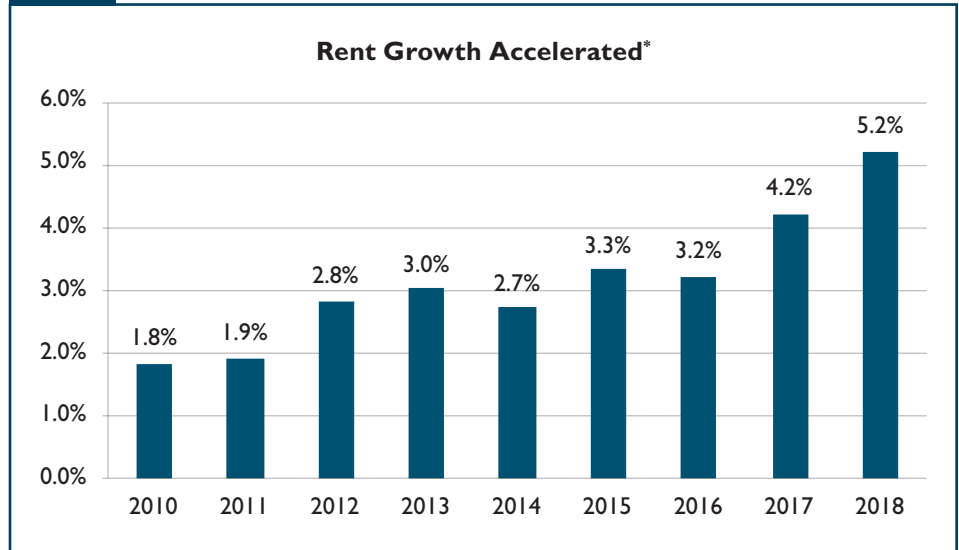
³ Statistics Canada, Labour force survey estimates (LFS)

year-over-year growth in full-time employment, which facilitates their ability to enter the rental market. Economic conditions in the GTA have been improving across the board with broad-based employment growth across industries, rising average weekly earnings, and a low unemployment rate. These favourable economic conditions continue to draw immigrants and temporary workers to the GTA, which strengthens rental demand. Additionally, international students, another key rental market demographic, have been growing faster in the GTA than other major Canadian CMAs.⁴

Rental Construction Slowly Rising

Rising rent growth and strong vacancy rates in recent years have encouraged more developers to build more rental units, however, their numbers still lag that of condominium starts. Almost 3,000 rental units were started in the first 9 months of 2018 – the highest level in 24 years. In contrast, there were almost 19,500 condominium starts, majority of which were apartments. Lack of purpose-built rental supply helps to keep vacancy rates low. The pace of rental unit completions has started to increase in recent years (there were nearly 2,464 rental unit completions over the 12-month period ending June 30, 2018 which is the cut-off point for the survey) but it represents only about a third of the number of rental units currently under construction. As a result of higher rental completions, the total purpose-built rental universe in the GTA increased by 1% in 2018. The highest increase in the rental universe (by 5%) was in Durham Region, where 740 units were added. Lower rents and strong transportation networks continue to attract renters to this region.

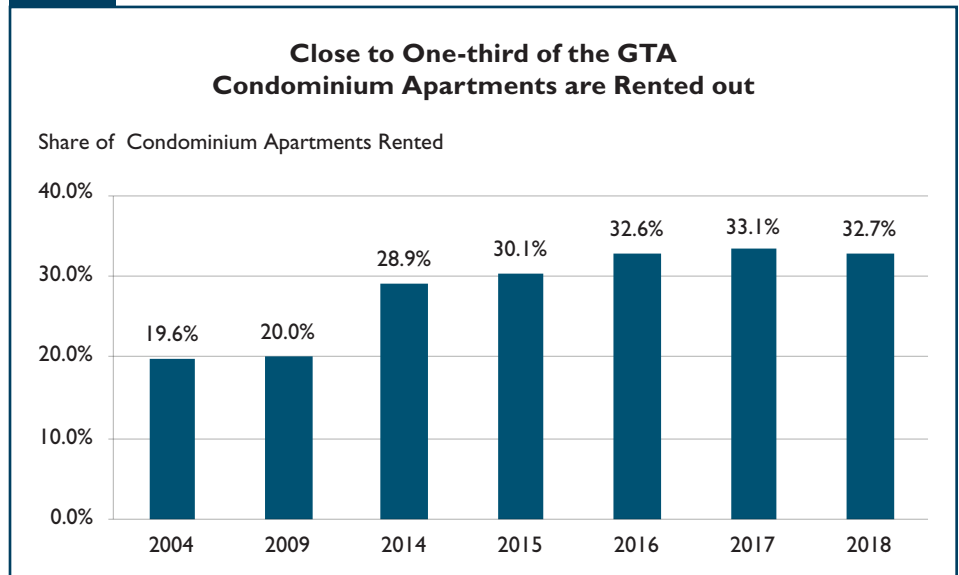
Figure 2



Source: CMHC Rental Market Survey

*Fixed sample two-bedroom apartment rent

Figure 3



Source: CMHC Rental Market Survey

⁴ Immigration, Refugees and Citizenship Canada

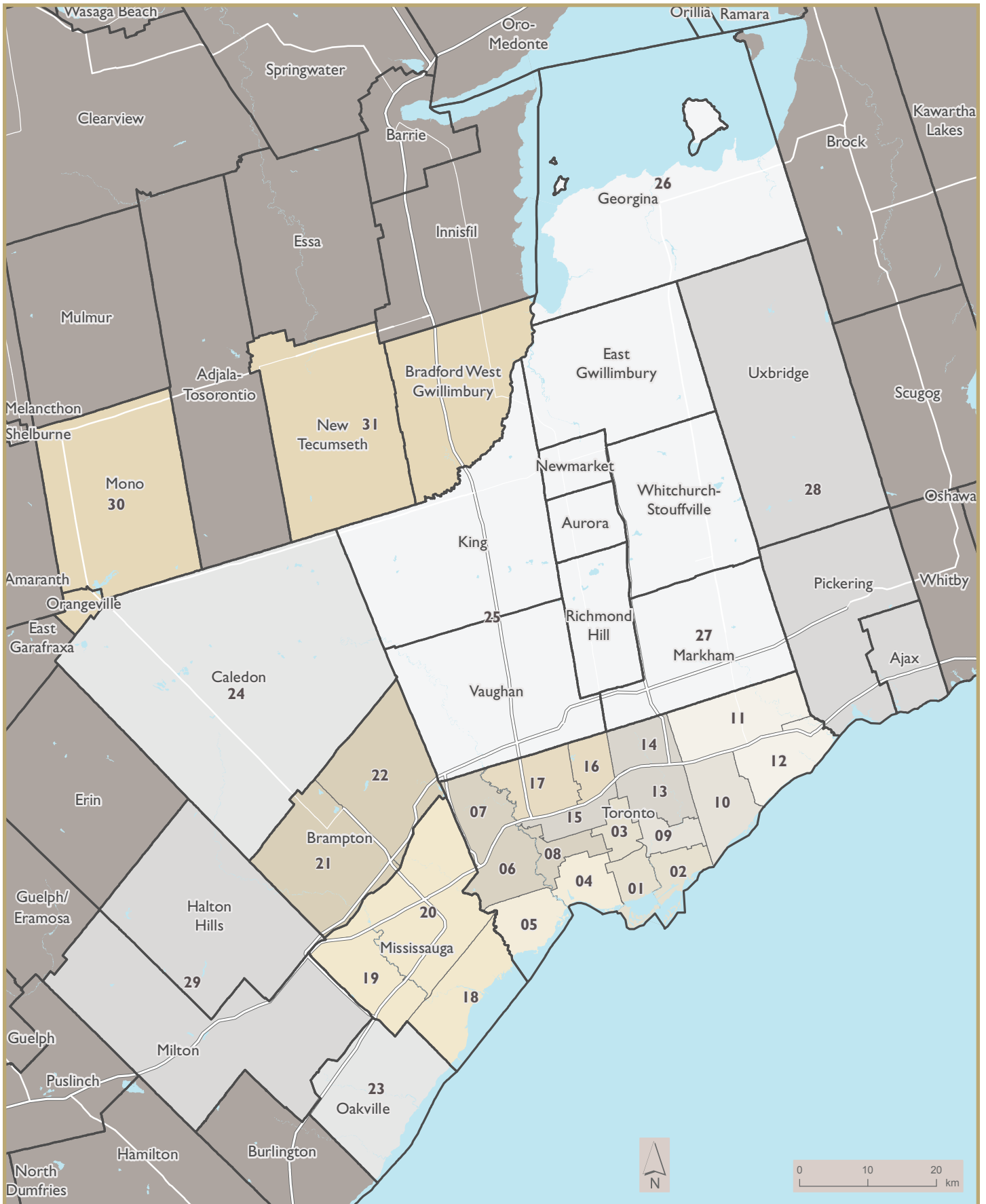
Tighter Conditions Prevail in the Rental Condominium Apartment Market

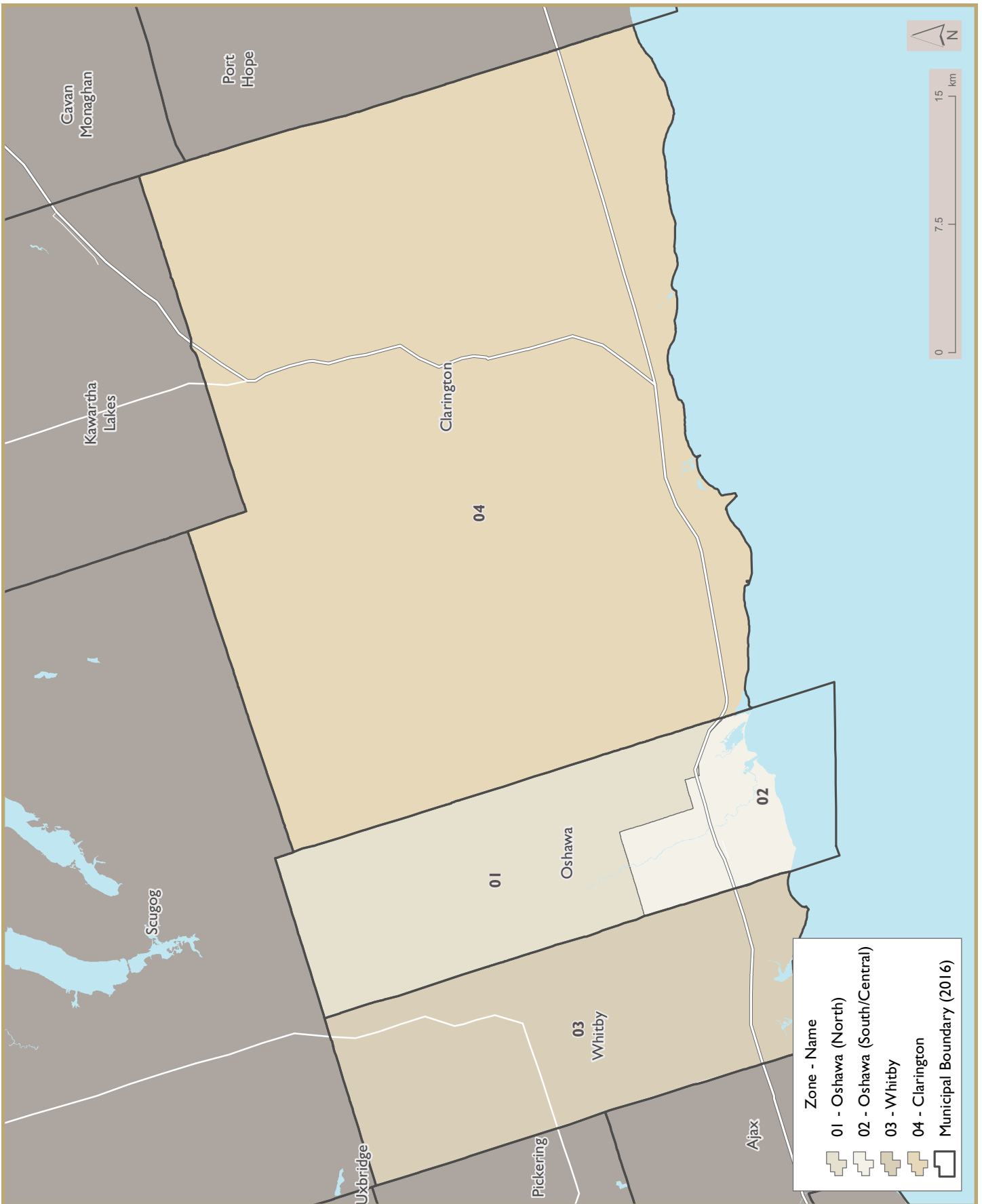
Rising costs of homeownership coupled with growing demand from millennials have helped to keep the average condominium apartment vacancy rate on par with last year's nine-year low. The share of rented condominium apartments (a good proxy for investor demand) as a portion of the total condominium apartment stock is slightly lower in 2018 compared to the previous year. About 17,000 condominium apartment units reached completion in the 12-month period ending

May 2018 (the cut off point for the condominium survey), which was lower compared to the previous year which saw nearly 19,000 units reaching completion. An even a fewer number of units were added to the rental pool, thus limiting the increase in the condominium rental stock to just 3% in 2018 compared to 5% in 2017. Rising borrowing costs and tougher qualification criteria have encouraged more homebuyers (including repeat buyers) to choose condominium apartments as their preferred purchasing option, thus making fewer units available for rental. In turn, this surge in home buying demand appears to have helped more condo owners to cash in on their rental investment

properties to price weary homebuyers looking for more affordable housing options. Some investors, anticipating future price declines, may have also been persuaded to sell their units and exit the market hastily as opposed actively purchasing investment properties compared to previous years.

The matched sample GTA average condominium apartment rent increase was 5.4% in 2018 – roughly on par with the rate of increase recorded for private purpose-built rental apartments. Lack of supply and strong demand for rental accommodation have meant that landlords are able to charge higher rents from tenants.





RMS ZONE DESCRIPTIONS - TORONTO CMA	
Zone 1	Former City of Toronto (Central) - North: C.P.R. Line; East: City Limit & Don River; South: Lake Ontario; West: Bathurst St. (East Side); Census tracts - 0002, 0011, 0012.01, 0012.03, 0012.04, 0013.01, 0013.02, 0014, 0015, 0016, 0017, 0030, 0031, 0032, 0033, 0034.01, 0034.02, 0035, 0036, 0037, 0038, 0039, 0059, 0060, 0061, 0062.01, 0062.02, 0063.03, 0063.04, 0063.05, 0063.06, 0064, 0065.01, 0065.02, 0066, 0067, 0068, 0086, 0087, 0088, 0089, 0090, 0091.01, 0091.02, 0092 and 0093.
Zone 2	Former City of Toronto (East) - North: City Limit; East: City Limit; South: Lake Ontario; West: Don River; Census tracts - 0001, 0018, 0019, 0020, 0021, 0022, 0023, 0024, 0025, 0026, 0027, 0028.01, 0028.02, 0029, 0069, 0070, 0071, 0072.01, 0072.02, 0073, 0074, 0075, 0076, 0077, 0078, 0079, 0080.01, 0080.02, 0081, 0082, 0083, 0084 and 0085.
Zone 3	Former City of Toronto (North) - North: City Limit; East: City Limit; South: C.P.R. Line; West: City Limit (Bathurst St. East Side); Census tracts - 0117, 0118, 0119, 0120, 0121, 0122, 0123, 0124, 0125, 0126, 0127, 0128.02, 0128.04, 0128.05, 0128.06, 0129, 0130, 0131, 0132, 0133, 0134, 0135, 0136.01, 0136.02, 0137, 0138, 0139.01, 0139.02, 0140, 0141.01, 0141.02 and 0142.
Zone 4	Former City of Toronto (West) - North: City Limit; East: Bathurst St. (West Side); South: Lake Ontario; West: City Limit; Census tracts 0003, 0004, 0005, 0006, 0007.01, 0007.02, 0008.01, 0008.02, 0009, 0010.01, 0010.02, 0040, 0041, 0042, 0043, 0044, 0045, 0046, 0047.02, 0047.03, 0047.04, 0048, 0049, 0050.01, 0050.03, 0050.04, 0051, 0052, 0053, 0054, 0055, 0056, 0057, 0058, 0094, 0095, 0096.01, 0096.02, 0097.01, 0097.03, 0097.04, 0098, 0099, 0100, 0101, 0102.02, 0102.03, 0102.04, 102.05, 0103, 0104, 0105, 0106, 0107, 0108, 0109, 0110, 0111, 0112, 0113, 0114, 0115 and 0116.
Zones 1-4	Former City of Toronto
Zone 5	Etobicoke (South) - North: Bloor St. West; East: Humber River; South: Lake Ontario; West: Etobicoke Creek; Census tracts 0200.01, 0200.02, 0201, 0202, 0203, 0204, 0205, 0206.01, 0206.02, 0207, 0208, 0209, 0210.01, 0210.02, 0211, 0212, 0213.01, 0213.02, 0214, 0215, 0216, 0217, 0218, 0219 and 0220.
Zone 6	Etobicoke (Central) - North: Highway 401; East: Humber River; South: Bloor St. West; West: Etobicoke Creek; Census tracts - 0221.01, 0221.02, 0222.01, 0222.02, 0223.01, 0223.02, 0224, 0225.01, 0225.02, 0226, 0227, 0228, 0229, 0230.01, 0230.02, 0231, 0232, 0233, 0234, 0235.01, 0235.02, 0236.01, 0236.02, 0237.01, 0237.02, 0237.03, 0238.01, 0238.02, 0239, 0240.01, 0240.02, 0241, 0242, 0243.01 and 0243.02.
Zone 7	Etobicoke (North) - North: Steeles Ave.; East: Humber River; South: Highway 401; West: Etobicoke Creek; Census tracts - 0244.01, 0244.02, 0245, 0246, 0247.01, 0247.02, 0248.02, 0248.03, 0248.04, 0248.05, 0249.01, 0249.03, 0249.04, 0249.05, 0250.01, 0250.02, 0250.04 and 0250.05.
Zones 5-7	Etobicoke
Zone 8	York City - Census Tracts 0150, 0151, 0152, 0153, 0154, 0155, 0156.01, 0156.02, 0157, 0158, 0159.01, 0159.02, 0160, 0161, 0162, 0163, 0164, 0165, 0166, 0167.01, 0167.02, 0168, 0169.01, 0169.02, 0170, 0171, 0172, 0173, 0174, 0175.01, 0175.02 and 0176.
Zone 9	East York (Borough) - Census tracts - 0180, 0181.01, 0181.02, 0182, 0183.01, 0183.02, 0184.01, 0184.02, 0185.01, 0185.02, 0186, 0187, 0188, 0189, 0190.01, 0190.02, 0191, 0192, 0193, 0194.01, 0194.02, 0194.03, 0194.04, 0195.01, 0195.02, 0196.01 and 0196.02.
Zone 10	Scarborough (Central) - North: Highway 401; East: Brimley Rd. & McCowan Rd.; South: Lake Ontario; West: City Limit; Census tracts - 0333, 0334, 0335, 0336, 0337.01, 0337.02, 0338, 0339, 0340, 0341.02, 0341.03, 0341.04, 0342, 0343, 0344.01, 0344.02, 0345, 0346.01, 0346.02, 0347, 0348, 0349, 0350, 0351.01, 0351.02, 0352, 0353.02, 0353.03, 0353.04, 0354, 0355.02, 0355.04, 0355.05, 0355.06, 0368.01, 0368.02, 0369, 0370.01, 0370.02, 0370.03, 0371, 0372 and 0373.
Zone 11	Scarborough (North) - North: Steeles Ave.; East: City Limit; South: Highway 401 & Twyn River Dr.; West: City Limit; Census Tracts: 0374.01, 0374.02, 0374.03, 0375.01, 0375.02, 0375.03, 0375.04, 0375.05, 0376.01, 0376.02, 0376.04, 0376.05, 0376.06, 0376.08, 0376.09, 0376.11, 0376.12, 0376.13, 0376.14, 0376.15, 0376.16, 0377.01, 0377.02, 0377.03, 0377.04, 0377.06, 0377.07, 0378.02, 0378.03, 0378.04, 0378.05, 0378.06, 0378.07, 0378.08, 0378.11, 0378.12, 0378.14, 0378.16, 0378.17, 0378.18, 0378.19, 0378.20, 0378.21, 0378.22, 0378.23, 0378.24, 0378.25, 0378.26, 0378.27 and 0378.28.
Zone 12	Scarborough (East) - North: Highway 401 & Twyn River Dr.; East: City Limit; South: Lake Ontario; West: Brimley Rd. & McCowan Rd.; Census tracts - 0330, 0331.01, 0331.03, 0331.04, 0332, 0356, 0357.01, 0357.02, 0358.01, 0358.02, 0358.03, 0359, 0360, 0361.01, 0361.02, 0362.01, 0362.02, 0362.03, 0362.04, 0363.02, 0363.04, 0363.05, 0363.06, 0363.07, 0364.01, 0364.02, 0365, 0366, 0367.01, 0367.02, 0802.01 and 0802.02.
Zones 10-12	Scarborough
Zone 13	North York (Southeast) - North: Highway 401; East: City Limit; South: City Limit; West: Yonge St.; Census tracts - 0260.01, 0260.04, 0260.05, 0260.06, 0260.07, 0261, 0262.01, 0262.02, 0263.02, 0263.03, 0263.04, 0264, 0265, 0266, 0267, 0268, 0269.01, 0269.02, 0270.01, 0270.02, 0271.01, 0271.02, 0272.01, 0272.02, 0273.01, 0273.02, 0274.01 and 0274.02.
Zone 14	North York (Northeast) - North: Steeles Ave.; East: City Limit; South: Highway 401; West: Yonge St.; Census tracts - 0300, 0301.01, 0301.03, 0301.04, 0302.01, 0302.02, 0302.03, 0303, 0304.01, 0304.02, 0304.03, 0304.04, 0304.05, 0304.06, 0305.01, 0305.03, 0305.04, 0306.01, 0306.02, 0307.03, 0307.04, 0307.05, 0307.06, 0307.07, 0321.01, 0321.02, 0322.01, 0322.02, 0323.01, 0323.02, 0324.01, 0324.02, 0324.03, 0324.05 and 0324.06.
Zone 15	North York (Southwest) - North: Highway 401; East: Yonge St. & City Limit; South: City Limit; West: City Limit; Census tracts - 0275, 0276.01, 0276.02, 0277, 0278, 0279.01, 0279.02, 0280, 0281.01, 0281.02, 0282, 0283.01, 0283.02, 0284, 0285, 0286, 0287.02, 0287.03 and 0287.04.
Zone 16	North York (North Central) - North: Steeles Ave.; East: Yonge St.; South: Highway 401; West: Dufferin St. & Sunnyview Rd.; Census tracts - 0288, 0297.01, 0297.02, 0298, 0299.01, 0299.02, 0308.02, 0308.03, 0308.04, 0309, 0310.01, 0310.02, 0317.02, 0317.03, 0317.04, 0317.05, 0318, 0319, 0320.01 and 0320.02.
Zone 17	North York (Northwest) - North: Steeles Ave.; East: Dufferin St. & Sunnyview Rd.; South: Highway 401; West: Humber River; Census tracts - 0289, 0290.01, 0290.02, 0291.01, 0291.03, 0291.04, 0292, 0293, 0294.01, 0294.02, 0295, 0296, 0311.02, 0311.03, 0311.04, 0311.05, 0311.06, 0312.02, 0312.03, 0312.04, 0312.05, 0312.06, 0312.07, 0313, 0314.01, 0314.02, 0315.01, 0315.02, 0315.03, 0316.01, 0316.03, 0316.04, 0316.05 and 0316.06.
Zones 13-17	North York
Zones 5-17	Rest of Toronto City
Zones 1-17	Toronto
Zone 18	Mississauga (South) - North: Dundas St.; East: Etobicoke Creek; South: Lake Ontario; West: City Limit; Census tracts - 0500.01, 0500.02, 0501.01, 0501.02, 0502.01, 0502.02, 0503, 0504, 0505.01, 0505.02, 0506, 0507, 0508, 0509.01, 0509.02, 0510, 0511.01, 0511.02, 0512, 0513.01, 0513.02, 0513.03, 0513.04, 0514.01, 0514.02, 0515.01, 0515.02, 0540.01 and 0540.02.
Zone 19	Mississauga (Northwest) - North: Highway 401; East: Credit River; South: Dundas St.; West: City Limit; Census tracts - 0516.01, 0516.02, 0516.03, 0516.04, 0516.05, 0516.06, 0516.08, 0516.09, 0516.11, 0516.16, 0516.17, 0516.18, 0516.20, 0516.21, 0516.22, 0516.23, 0516.24, 0516.25, 0516.26, 0516.28, 0516.29, 0516.30, 0516.31, 0516.32, 0516.37, 0516.38, 0516.39, 0516.40, 0516.41, 0516.42, 0516.43, 0516.44, 0516.46, 0516.47, 0516.48, 0516.49, 0550.01 and 0550.02.
Zone 20	Mississauga (Northeast) - North: Steeles Ave.; East: City Limit; South: Dundas St.; West: Credit River; Census tracts - 0517, 0518, 0519, 0520.01, 0520.02, 0520.05, 0520.07, 0520.08, 0520.09, 0520.10, 0521.01, 0521.02, 0521.03, 0521.04, 0521.05, 0521.06, 0522, 0523, 0524.01, 0524.02, 0525.01, 0525.02, 0526.01, 0526.02, 0527.01, 0527.02, 0527.03, 0527.04, 0527.05, 0527.06, 0527.07, 0527.08, 0527.09, 0528.01, 0528.02, 0528.10, 0528.11, 0528.12, 0528.13, 0528.15, 0528.16, 0528.18, 0528.19, 0528.24, 0528.25, 0528.26, 0528.32, 0528.33, 0528.34, 0528.35, 0528.39, 0528.40, 0528.41, 0528.42, 0528.43, 0528.44, 0528.45, 0528.46, 0528.47, 0528.48, 0528.49, 0529.01, 0529.02, 0530.01, 0530.02, 0531.01, 0531.02, 0532.01 and 0532.02.
Zones 18-20	Mississauga City

RMS ZONE DESCRIPTIONS - TORONTO CMA (continued)	
Zone 21	Brampton (West) - North: #10 Side Road; East: Heart Lake Rd.; South: Steeles Ave.; West: Second Line; Census tracts 0528.20, 0528.21, 0528.22, 0528.31, 0528.36, 0528.37, 0570.01, 0570.02, 0571.01, 0571.02, 0572.01, 0572.04, 0572.05, 0572.07, 0572.08, 0572.09, 0572.10, 0573.03, 0573.05, 0573.06, 0573.07, 0573.09, 0573.10, 0573.11, 0574, 0575.01, 0575.02, 0575.03, 0575.04, 0575.05, 0575.07, 0575.08, 0576.04, 0576.05, 0576.06, 0576.07, 0576.09, 0576.29, 0576.31, 0576.32, 0576.33, 0576.34, 0576.41, 0576.42, 0576.43, 0576.44, 0576.49, 0576.50, 0576.52, 0576.53, 0576.70, 0576.71 and 0576.72.
Zone 22	Brampton (East) - North: Highway 7; East: Torbram Rd.; South: Steeles Ave.; West: Heart Lake Rd.; Census tracts - 0560, 0561, 0562.02, 0562.03, 0562.04, 0562.05, 0562.06, 0562.07, 0562.08, 0562.09, 0562.11, 0562.12, 0562.13, 0562.14, 0562.15, 0563.01, 0563.02, 0564.01, 0564.02, 0576.10, 0576.16, 0576.17, 0576.20, 0576.22, 0576.24, 0576.40, 0576.45, 0576.46, 0576.47, 0576.54, 0576.55, 0576.56, 0576.57, 0576.58, 0576.59, 0576.60, 0576.61, 0576.62, 0576.63, 0576.64, 0576.65, 0576.66, 0576.67, 0576.68 and 0576.69.
Zones 21-22	Brampton City
Zone 23	Oakville Town - Census tracts - 0600.01, 0600.02, 0601, 0602, 0603, 0604, 0605, 0606, 0607, 0608, 0609, 0610.02, 0610.03, 0610.04, 0611, 0612.01, 0612.03, 0612.05, 0612.08, 0612.10, 0612.11, 0612.12, 0612.13, 0612.14, 0612.15, 0612.18, 0612.19, 0612.20, 0612.21, 0612.22, 0612.23, 0612.24, 0612.25, 0612.26, 0612.27, 0613.01, 0613.03, 0613.04, 0614.01, 0614.02 and 0615.
Zone 24	Caledon - Census tracts - 0585.02, 0585.03, 0585.05, 0585.07, 0585.08, 0585.09, 0585.10, 0586.01, 0586.02, 0587.01 and 0587.02.
Zone 25	Richmond Hill - Census tracts - 0420.03, 0420.05, 0420.06, 0420.08, 0420.09, 0420.10, 0420.11, 0420.13, 0420.14, 0420.15, 0421.01, 0421.04, 0421.05, 0421.06, 0421.07, 0422.02, 0422.03, 0422.04, 0422.05, 0422.06, 0423.01, 0423.02, 0424.04, 0424.05, 0424.07, 0424.08, 0424.09, 0424.10, 0424.11, 0424.13, 0424.14, 0424.15 and 0424.16; Vaughan - Census tracts 0410.02, 0410.03, 0410.04, 0410.05, 0410.07, 0410.09, 0410.10, 0410.11, 0410.12, 0410.13, 0410.14, 0410.15, 0411.01, 0411.04, 0411.07, 0411.08, 0411.09, 0411.12, 0411.15, 0411.16, 0411.17, 0411.18, 0411.19, 0411.21, 0411.22, 0411.23, 0411.24, 0411.25, 0411.26, 0411.27, 0411.28, 0411.29, 0411.30, 0412.01, 0412.02, 0412.04, 0412.06, 0412.08, 0412.10, 0412.11, 0412.12, 0412.13, 0412.14, 0412.15, 0412.18, 0412.19, 0412.20, 0412.21, 0412.22, 0412.24, 0412.25, 0412.26, 0413.01 and 0413.02; King - Census tracts 0460.01, 0460.02, 0461.01 and 0461.02.
Zone 26	Aurora - Census tracts - 0440, 0441.02, 0441.03, 0441.04, 0442.02, 0442.03, 0442.04, 0442.05 and 0442.06; Newmarket - Census tracts - 0450.02, 0450.03, 0450.05, 0450.06, 0451.01, 0451.02, 0451.03, 0451.05, 0451.06, 0451.07, 0452.01, 0452.02, 0452.03, 0452.05, 0452.06 and 0452.07; Whitchurch-Stouffville - Census tracts - 0430.03, 0430.05, 0430.06, 0430.07, 0430.08, 0431.01 and 0431.02; East Gwillimbury - Census tracts - 0455, 0456.01, 0456.02 and 0456.03; Georgina Township - Census tracts - 0470, 0471, 0472, 0473.01, 0473.02, 0473.03, 0474 and 0475; Georgina Island - Census tract - 0476.02.
Zone 27	Markham Town - Census tracts - 0400.02, 0400.03, 0400.04, 0400.06, 0400.07, 0400.08, 0400.11, 0400.12, 0400.13, 0400.14, 0400.15, 0400.16, 0400.17, 0400.18, 0400.19, 0400.20, 0400.21, 0400.22, 0400.23, 0401.04, 0401.05, 0401.06, 0401.07, 0401.08, 0401.09, 0401.10, 0401.11, 0401.13, 0401.14, 0401.15, 0401.17, 0401.18, 0401.19, 0401.20, 0401.21, 0401.22, 0401.23, 0402.01, 0402.02, 0402.03, 0402.04, 0402.05, 0402.06, 0402.07, 0402.08, 0402.09, 0402.10, 0402.12, 0402.13, 0403.01, 0403.04, 0403.05, 0403.07, 0403.09, 0403.10, 0403.11, 0403.12, 0403.13, 0403.14, 0403.15 and 403.16.
Zones 25-27	York Region
Zone 28	Pickering - Census tracts - 0800.01, 0800.02, 0801.01, 0801.02, 0803.03, 0803.04, 0803.05, 0803.06, 0804.01, 0804.05, 0804.06, 0804.07, 0804.08, 0804.10, 0804.11, 0804.12, 0804.13, 0806 and 0807; Ajax - Census tracts - 0805.04, 0805.06, 0805.09, 0805.10, 0805.12, 0805.14, 0805.15, 0805.16, 0805.17, 0805.18, 0805.19, 0805.20, 0805.21, 0810.01, 0810.02, 0810.03, 0810.04, 0810.05, 0811, 0812, 0820.03, 0820.04, 820.05, 820.06 and 0820.07; Uxbridge - Census tracts - 0830, 0831.01, 0831.02 and 0832.
Zone 29	Milton - Census tracts - 0620.01, 0620.05, 0620.06, 0620.07, 0620.08, 0620.09, 0620.10, 0620.11, 0620.12, 0620.13, 0621, 0622, 0623, 0624, 0625 and 0626; Halton Hills - Census tracts - 0630, 0631.02, 0631.03, 0631.04, 0632, 0633, 0634.01, 0634.02, 0635, 0636, 0637, 0638 and 0639.
Zone 30	Orangeville - Census tracts 0590, 0591.01, 0591.02, 0592.01, 0592.02 and 0593.
Zone 31	Bradford-West Gwillimbury - Census tracts - 0480.01, 0480.02, 0481.01, 0481.02 and 0482; New Tecumseth - Census tracts - 0483.01, 0483.02, 0484.02, 0484.03, 0484.04, 0485.01 and 0485.02.
Zones 18-31	Remaining CMA
Durham Region	Includes Ajax, Pickering and Uxbridge (RMS Zone 28); Clarington (Oshawa RMS Zone 4); Oshawa (Oshawa Zones 1 and 2); Whitby (Oshawa RMS Zone 3); Brock and Scugog.
York Region	Includes Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffville (RMS Zone 26); King, Richmond Hill and Vaughan (RMS Zone 25); Markham (RMS Zone 27).
Peel Region	Includes Caledon (RMS Zone 24); Brampton (RMS Zones 21-22); Mississauga (RMS Zones 18-20).
Halton Region	Includes Halton Hills and Milton (RMS Zone 29); Burlington (Hamilton CMA Zone 8); Oakville (RMS Zone 23).
	Toronto GTA (Zones 1-17 plus Durham, Peel, Halton and York Regions)
Zones 1-31	Toronto CMA

RMS ZONE DESCRIPTIONS - OSHAWA CMA	
Zone 1	Oshawa (North) includes census tracts 0007, 0008.01, 0008.02, 0008.03, 0008.05, 0008.06, 0008.07, 0009.01, 0009.02, 0009.03, 0009.04, 0009.05, 0013, 0014.01, 0014.02, 0015.02, 0015.03, 0015.04, 0016.01, 0016.03 and 0016.04.
Zone 2	Oshawa (South/Central) includes census tracts 0001, 0002.01, 0002.02, 0002.03, 0003.01, 0003.02, 0004.01, 0004.02, 0005, 0006, 0010, 0011, 0012.01 and 0012.02.
Zones 1-2	Oshawa City
Zone 3	Whitby includes the Town of Whitby only (census tracts 0100.01, 0100.02, 0100.03, 0101.02, 0101.03, 0101.04, 0101.05, 0101.06, 0102.01, 0102.02, 0102.03, 0103, 0104, 0105.03, 0105.04, 0105.05, 0105.06, 0105.07, 0105.08, 0105.09, 0105.10, 0105.12, 0105.14, 0105.15, 0105.16 and 0105.17).
Zone 4	Clarington includes the Town of Clarington only (census tracts 0200, 0201.01, 0201.02, 0202.04, 0202.05, 0202.08, 0202.09, 0202.11, 0202.12, 0202.13, 0202.14, 0202.15, 0202.16, 0202.17, 0202.18, 0203.01, 0203.02, 0203.03, 0203.04, 0204, 0205.01, 0205.02 and 0206).
Zones 1-4	Oshawa CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - TORONTO CMA	
Sub Area 1	Former City of Toronto, York and East York includes RMS Zone 1: Former City of Toronto (Central); Zone 2: Former City of Toronto (East); Zone 3: Former City of Toronto (North); Zone 4: Former City of Toronto (West); Zone 8: York City; and Zone 9: East York (Borough).
Sub Area 2	Etobicoke includes RMS Zone 5: Etobicoke (South); Zone 6: Etobicoke (Central); and Zone 7: Etobicoke (North).
Sub Area 3	Scarborough includes RMS Zone 10: Scarborough (Central); Zone 11: Scarborough (North); and Zone 12: Scarborough (East).
Sub Area 4	North York includes RMS Zone 13: North York (Southeast); Zone 14: North York (Northeast); Zone 15: North York (Southwest); Zone 16: North York (North Central); and Zone 17: North York (Northwest).
Sub Areas 1-4	Toronto City
Sub Area 5	York Region includes RMS Zone 25: Richmond Hill, Vaughan and King; Zone 26: Aurora, Newmarket, Whitchurch-Stouffville, East Gwillimbury, Georgina Township and Georgina Island; and Zone 27: Markham Town.
Sub Area 6	Peel Region includes RMS Zone 18: Mississauga (South); Zone 19: Mississauga (Northwest); Zone 20: Mississauga (Northeast); Zone 21: Brampton (West); Zone 22: Brampton (East); and Zone 24: Caledon.
Sub Area 7	Durham Region includes RMS Zone 28: Pickering, Ajax and Uxbridge; Oshawa Zone 1: Oshawa (North); Oshawa Zone 2: Oshawa (South/Central); Oshawa Zone 3: Whitby; and Oshawa Zone 4: Clarington; Brock; and Scugog.
Sub Area 8	Halton Region includes RMS Zone 23: Oakville Town; Zone 29: Milton, Halton Hills; and Hamilton Zone 8: Burlington.
Sub Areas 1-8	GTA
	Toronto CMA (includes all RMS Zones 1-31)

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

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 (Not available for Québec centres)
- 1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 1.1.6 Turnover Rates (%) 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
- 1.2.3 Turnover Rates (%) 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
- 1.3.3 Vacancy Rates (%) by Structure Size and Zone
- 1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

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 (Not available for Québec centres)
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 2.1.6 Turnover Rates (%) 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 (Not available for Québec centres)
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, 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
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

1.1.1 Private Apartment Vacancy Rates (%)										
by Zone and Bedroom Type										
Toronto CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1-Toronto (Central)	0.7 a	0.9 a -	1.9 b	1.4 a -	1.1 a	1.5 c -	0.4 b	**	1.4 a	1.3 a -
Zone 2-Toronto (East)	**	3.2 c	0.6 b	3.8 c ↑	**	3.5 d	**	0.0 d	1.2 a	3.6 c ↑
Zone 3-Toronto (North)	0.8 a	1.5 a ↑	1.2 a	1.2 a -	1.5 a	1.3 a -	3.2 d	1.2 a ↓	1.3 a	1.3 a -
Zone 4-Toronto (West)	2.4 b	2.6 c -	1.6 b	2.1 b -	1.2 a	1.1 a -	**	**	1.6 a	1.9 b -
Toronto-Former City (Zones 1-4)	1.2 a	1.6 b -	1.5 a	1.7 a -	1.4 a	1.5 b -	1.8 c	1.2 a -	1.4 a	1.6 a -
Zone 5-Etobicoke (South)	1.0 a	3.2 d ↑	**	1.0 a	2.1 c	0.7 a ↓	**	**	2.2 c	1.0 a ↓
Zone 6-Etobicoke (Central)	0.4 b	0.8 d -	0.7 a	0.8 a -	0.8 a	0.6 a ↓	0.9 a	0.6 a -	0.8 a	0.6 a -
Zone 7-Etobicoke (North)	0.0 d	0.0 d -	1.3 a	0.5 a ↓	0.8 d	0.7 a -	0.4 b	0.1 b -	0.7 a	0.5 a -
Etobicoke (Zones 5-7)	0.8 a	2.6 c ↑	1.2 a	0.9 a -	1.2 a	0.6 a ↓	**	0.4 a	1.2 a	0.7 a ↓
Zone 8-York	1.8 c	1.6 c -	0.9 a	1.4 a ↑	0.9 a	0.9 a -	0.8 a	1.0 a -	1.0 a	1.2 a -
Zone 9-East York	0.8 d	1.4 a -	0.7 a	1.0 a ↑	0.7 a	0.8 a -	0.4 a	1.2 a ↑	0.7 a	0.9 a ↑
Zone 10-Scarborough (Central)	1.2 a	1.3 a -	1.0 a	1.0 a -	0.8 a	0.8 a -	0.4 a	0.2 a -	0.8 a	0.8 a -
Zone 11-Scarborough (North)	1.5 a	0.7 a ↓	1.6 a	0.7 a ↓	0.7 a	0.6 a -	2.4 b	1.4 a ↓	1.2 a	0.7 a ↓
Zone 12-Scarborough (East)	**	2.4 c	0.5 a	1.0 a ↑	0.6 a	0.5 a -	0.3 a	0.4 a	0.5 a	0.6 a -
Scarborough (Zones 10-12)	1.3 a	1.3 a -	1.0 a	0.9 a -	0.7 a	0.7 a -	0.7 a	0.5 a -	0.8 a	0.8 a -
Zone 13-North York (Southeast)	0.0 c	**	0.9 a	0.9 a -	0.7 a	0.7 a -	0.3 a	0.6 a -	0.7 a	0.8 a -
Zone 14-North York (Northeast)	2.7 b	0.5 a ↓	0.6 a	0.9 a ↑	0.8 a	1.4 a ↑	0.2 a	1.0 a ↑	0.6 a	1.1 a ↑
Zone 15-North York (Southwest)	0.7 b	1.3 d -	0.6 a	0.6 a -	0.7 a	0.2 a ↓	**	2.0 c	0.9 a	0.6 a -
Zone 16-North York (N.Central)	0.0 c	0.0 c -	0.7 a	0.5 a -	0.6 a	0.8 a ↑	0.3 a	0.7 a ↑	0.6 a	0.7 a -
Zone 17-North York (Northwest)	1.7 b	1.3 a -	0.6 a	0.5 a -	0.4 a	0.7 a ↑	0.9 a	1.0 a -	0.6 a	0.7 a -
North York (Zones 13-17)	1.1 a	1.3 a -	0.7 a	0.7 a -	0.6 a	0.8 a ↑	0.7 a	0.9 a ↑	0.7 a	0.8 a ↑
Rest of Toronto (Zones 5-17)	1.2 a	1.7 b ↑	0.9 a	0.9 a -	0.8 a	0.7 a -	0.9 a	0.7 a -	0.8 a	0.8 a -
Toronto (Zones 1-17)	1.2 a	1.6 a ↑	1.1 a	1.2 a -	0.9 a	0.9 a -	1.0 a	0.8 a -	1.0 a	1.1 a -
Zone 18-Mississauga (South)	3.0 d	**	0.8 a	0.8 a -	0.8 a	0.7 a -	1.2 a	1.2 a -	0.9 a	0.8 a -
Zone 19-Mississauga (Northwest)	0.0 d	0.0 d -	0.2 a	0.6 a ↑	0.9 a	0.7 a -	1.3 a	1.4 a -	0.7 a	0.7 a -
Zone 20-Mississauga (Northeast)	**	0.0 d	1.0 a	0.7 a ↓	0.9 a	1.0 a -	1.3 a	0.8 a -	1.0 a	0.9 a -
Mississauga City (Zones 18-20)	2.3 c	0.6 b ↓	0.8 a	0.7 a -	0.9 a	0.9 a -	1.3 a	1.1 a -	0.9 a	0.8 a -
Zone 21-Brampton (West)	0.0 d	0.0 c -	1.2 a	1.1 a -	1.1 a	0.7 a ↓	1.5 a	0.4 b ↓	1.1 a	0.8 a ↓
Zone 22-Brampton (East)	**	0.0 a	1.5 a	1.4 a -	1.5 b	1.8 a -	**	0.5 a	1.5 b	1.5 a -
Brampton City (Zones 21-22)	0.0 c	0.0 c -	1.3 a	1.2 a -	1.3 a	1.2 a -	1.5 c	0.5 a ↓	1.3 a	1.1 a -
Zone 23-Oakville	0.6 a	5.1 d ↑	0.6 a	1.1 a ↑	1.3 a	1.2 a -	0.3 a	0.9 a ↑	1.0 a	1.3 a ↑
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	2.5 c	**	0.4 a	1.4 d ↑	1.5 c	1.2 a -	1.2 d	2.8 c -	1.1 a	1.4 a -
Zone 26-Aurora, Newmkt, Whit-St.	0.0 d	0.0 d -	2.4 c	1.6 c -	1.6 c	2.6 c -	3.0 d	3.2 d -	2.0 b	2.2 b -
Zone 27-Markham	**	**	1.2 a	1.7 b -	0.6 a	1.1 a ↑	1.2 d	3.4 c ↑	0.9 a	1.5 a ↑
York Region (Zones 25-27)	**	**	1.4 a	1.6 b -	1.2 a	1.7 b -	1.8 c	3.1 c ↑	1.3 a	1.7 a ↑

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 28-Pickering/Ajax/Uxbridge	9.5 a	**	0.8 d	2.4 c ↑	1.4 a	0.5 a ↓	0.4 a	0.6 a -	1.1 a	0.7 a ↓
Zone 29-Milton, Halton Hills	0.0 d	0.0 d -	0.3 b	2.0 c ↑	0.4 b	0.4 a -	**	0.0 d	0.3 a	0.9 a ↑
Zone 30-Orangeville	**	**	0.4 b	1.7 c ↑	1.1 a	6.5 b ↑	**	**	0.9 a	4.1 b ↑
Zone 31-Bradford, W. Gwillimbury	**	6.5 c	5.7 c	0.4 b ↓	3.4 d	0.4 a ↓	0.0 d	1.9 a ↑	4.3 c	0.7 a ↓
Remaining CMA (Zones 18-31)	1.9 c	1.3 a -	1.0 a	1.0 a -	1.1 a	1.1 a -	1.1 a	1.0 a -	1.1 a	1.1 a -
Durham Region	1.0 a	0.0 c ↓	2.8 b	3.8 d -	1.9 a	2.0 a -	0.8 a	1.2 a ↑	2.0 a	2.4 b -
York Region	**	**	1.4 a	1.6 b -	1.2 a	1.7 b -	1.8 c	3.1 c ↑	1.3 a	1.7 a ↑
Peel Region	1.8 c	0.4 b ↓	0.9 a	0.8 a -	1.0 a	1.0 a -	1.3 a	0.9 a ↓	1.0 a	0.9 a ↓
Halton Region	1.5 b	2.8 c -	1.0 a	1.1 a -	1.2 a	1.7 b ↑	1.0 a	1.5 a -	1.1 a	1.5 a ↑
Toronto GTA	1.2 a	1.6 a ↑	1.2 a	1.3 a -	1.0 a	1.1 a -	1.0 a	0.9 a -	1.1 a	1.2 a ↑
Toronto CMA	1.2 a	1.6 a ↑	1.1 a	1.2 a -	0.9 a	1.0 a -	1.0 a	0.8 a -	1.0 a	1.1 a -

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Oshawa (North)	**	0.0 d	3.0 b	1.3 a ↓	1.6 a	1.2 a -	0.0 b	0.5 b -	1.9 a	1.2 a ↓
Zone 2 - Oshawa (S./Central)	0.0 c	0.0 c -	4.3 d	**	2.6 b	3.6 b ↑	1.5 c	2.8 c ↑	3.0 b	4.5 c ↑
Oshawa City (Zones 1-2)	0.5 b	0.0 c -	3.8 b	4.6 d -	2.2 a	2.6 a -	0.8 a	1.7 c ↑	2.5 a	3.1 c -
Zone 3 - Whitby	0.0 d	0.0 d -	1.3 a	2.1 c -	1.3 a	1.1 a -	1.6 c	1.2 a -	1.3 a	1.4 a -
Zone 4 - Clarington	**	**	0.6 b	1.0 d -	0.3 b	1.2 d -	**	**	0.4 b	1.1 d -
Oshawa CMA	0.4 b	0.0 c -	3.0 b	3.9 d -	1.9 a	2.3 a -	1.1 a	1.5 c -	2.2 a	2.7 b -

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

**1.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
Toronto CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1-Toronto (Central)	1,196 a	1,241 a	1,498 a	1,561 a	2,090 b	2,173 c	**	**	1,606 b	1,648 b
Zone 2-Toronto (East)	902 b	912 a	1,129 a	1,346 a	1,443 b	1,564 b	**	1,969 d	1,206 b	1,362 a
Zone 3-Toronto (North)	1,076 a	1,168 a	1,344 a	1,436 a	1,778 a	1,862 a	2,573 c	2,767 c	1,470 a	1,561 a
Zone 4-Toronto (West)	891 a	948 a	1,218 a	1,238 a	1,487 a	1,483 a	1,913 d	**	1,253 a	1,266 a
Toronto-Former City (Zones 1-4)	1,064 a	1,128 a	1,348 a	1,420 a	1,779 a	1,829 a	2,367 b	2,473 c	1,441 a	1,499 a
Zone 5-Etobicoke (South)	890 a	987 a	991 a	1,027 b	1,231 a	1,253 a	1,515 b	1,668 c	1,088 a	1,139 a
Zone 6-Etobicoke (Central)	1,188 b	1,351 b	1,180 a	1,260 a	1,412 a	1,460 a	1,586 a	1,626 a	1,363 a	1,417 a
Zone 7-Etobicoke (North)	707 b	804 b	1,003 a	1,061 a	1,279 b	1,250 a	1,397 b	1,420 b	1,262 a	1,263 a
Etobicoke (Zones 5-7)	952 a	1,070 b	1,079 a	1,141 a	1,339 a	1,358 a	1,512 a	1,552 a	1,256 a	1,298 a
Zone 8-York	858 a	928 a	1,141 a	1,229 a	1,475 b	1,512 b	1,821 c	1,814 d	1,275 b	1,337 b
Zone 9-East York	864 a	933 a	1,090 a	1,141 a	1,375 a	1,388 a	1,623 a	1,674 a	1,215 a	1,245 a
Zone 10-Scarborough (Central)	896 a	982 a	1,024 a	1,110 a	1,174 a	1,246 a	1,331 a	1,362 a	1,116 a	1,192 a
Zone 11-Scarborough (North)	951 a	998 a	1,077 a	1,126 a	1,244 a	1,305 a	1,418 a	1,464 a	1,192 a	1,249 a
Zone 12-Scarborough (East)	848 a	922 a	1,039 a	1,107 a	1,167 a	1,224 a	1,328 a	1,417 a	1,155 a	1,214 a
Scarborough (Zones 10-12)	904 a	977 a	1,038 a	1,113 a	1,187 a	1,253 a	1,344 a	1,400 a	1,142 a	1,210 a
Zone 13-North York (Southeast)	872 a	867 b	1,127 a	1,166 a	1,365 a	1,550 c	1,569 a	1,633 a	1,288 a	1,404 b
Zone 14-North York (Northeast)	1,185 a	1,209 a	1,305 a	1,346 a	1,501 a	1,568 a	1,616 a	1,732 a	1,449 a	1,522 a
Zone 15-North York (Southwest)	843 b	931 a	1,048 a	1,084 a	1,245 a	1,309 a	1,527 b	1,662 b	1,189 a	1,236 a
Zone 16-North York (N.Central)	897 a	996 a	1,187 a	1,278 a	1,385 a	1,480 a	1,559 a	1,658 a	1,331 a	1,423 a
Zone 17-North York (Northwest)	804 a	888 a	1,003 a	1,094 a	1,170 a	1,272 a	1,360 a	1,451 a	1,132 a	1,224 a
North York (Zones 13-17)	908 a	962 a	1,125 a	1,183 a	1,328 a	1,441 a	1,514 a	1,614 a	1,271 a	1,360 a
Rest of Toronto (Zones 5-17)	901 a	976 a	1,098 a	1,163 a	1,314 a	1,384 a	1,504 a	1,575 a	1,237 a	1,303 a
Toronto (Zones 1-17)	1,019 a	1,089 a	1,202 a	1,270 a	1,426 a	1,492 a	1,595 a	1,664 a	1,308 a	1,372 a
Zone 18-Mississauga (South)	915 a	940 a	1,109 a	1,199 a	1,269 a	1,357 a	1,373 a	1,418 b	1,203 a	1,288 a
Zone 19-Mississauga (Northwest)	999 b	908 c	1,232 a	1,354 a	1,449 a	1,525 a	1,557 a	1,571 a	1,382 a	1,473 a
Zone 20-Mississauga (Northeast)	899 a	907 b	1,182 a	1,243 a	1,366 a	1,400 a	1,526 a	1,522 a	1,307 a	1,349 a
Mississauga City (Zones 18-20)	917 a	922 a	1,151 a	1,233 a	1,333 a	1,399 a	1,474 a	1,495 a	1,268 a	1,338 a
Zone 21-Brampton (West)	834 b	818 b	1,059 a	1,111 a	1,219 a	1,279 a	1,300 a	1,379 a	1,156 a	1,205 a
Zone 22-Brampton (East)	**	893 a	1,237 a	1,240 a	1,358 a	1,399 a	1,461 a	1,507 a	1,338 a	1,358 a
Brampton City (Zones 21-22)	827 b	842 a	1,121 a	1,160 a	1,285 a	1,334 a	1,401 a	1,464 a	1,236 a	1,274 a
Zone 23-Oakville	984 a	1,047 a	1,257 a	1,310 a	1,456 a	1,509 a	1,737 a	1,817 a	1,394 a	1,460 a
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	939 a	1,020 b	1,153 a	1,145 a	1,388 a	1,373 a	1,631 a	1,591 b	1,290 a	1,289 a
Zone 26-Aurora, Newmkt, Whit-St.	754 c	769 b	1,115 a	1,110 a	1,246 a	1,258 a	1,415 a	1,449 b	1,199 a	1,193 a
Zone 27-Markham	**	**	1,234 a	1,213 a	1,394 a	1,408 a	1,544 a	1,538 a	1,339 a	1,337 a
York Region (Zones 25-27)	892 b	897 b	1,170 a	1,151 a	1,346 a	1,344 a	1,526 a	1,522 a	1,279 a	1,267 a

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 28-Pickering/Ajax/Uxbridge	851 a	**	1,018 b	999 b	1,143 b	1,260 a	1,331 a	1,421 a	1,201 a	1,287 a
Zone 29-Milton, Halton Hills	700 a	767 a	1,036 a	1,084 a	1,202 a	1,226 a	1,594 a	1,620 a	1,139 a	1,179 a
Zone 30-Orangeville	**	901 a	1,078 a	1,059 a	1,247 a	1,258 a	1,329 a	1,366 a	1,164 a	1,164 a
Zone 31-Bradford, W. Gwillimbury	876 b	951 c	938 a	977 a	1,127 a	1,181 a	**	1,436 b	1,057 a	1,127 a
Remaining CMA (Zones 18-31)	902 a	912 a	1,146 a	1,201 a	1,321 a	1,374 a	1,460 a	1,505 a	1,263 a	1,316 a
Durham Region	820 b	843 a	1,033 a	1,153 b	1,169 a	1,242 a	1,305 a	1,380 a	1,139 a	1,223 a
York Region	892 b	897 b	1,170 a	1,151 a	1,346 a	1,344 a	1,526 a	1,522 a	1,279 a	1,267 a
Peel Region	901 a	898 a	1,143 a	1,214 a	1,319 a	1,381 a	1,451 a	1,486 a	1,259 a	1,320 a
Halton Region	916 a	1,180 c	1,225 a	1,270 a	1,376 a	1,417 a	1,660 a	1,643 a	1,343 a	1,385 a
Toronto GTA	1,011 a	1,080 a	1,191 a	1,260 a	1,392 a	1,455 a	1,563 a	1,622 a	1,296 a	1,359 a
Toronto CMA	1,013 a	1,080 a	1,194 a	1,261 a	1,404 a	1,467 a	1,569 a	1,633 a	1,300 a	1,363 a

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Oshawa (North)	962 c	829 a	1,193 b	1,280 c	1,288 a	1,355 b	1,377 a	1,456 b	1,262 a	1,329 b
Zone 2 - Oshawa (S./Central)	732 a	826 a	946 a	1,152 b	1,109 a	1,217 a	1,224 a	1,310 b	1,054 a	1,190 a
Oshawa City (Zones 1-2)	789 b	827 a	1,048 a	1,204 b	1,187 a	1,272 a	1,294 a	1,383 b	1,143 a	1,247 a
Zone 3 - Whitby	895 c	905 d	1,027 a	1,069 a	1,124 a	1,152 a	1,252 a	1,288 a	1,096 a	1,137 a
Zone 4 - Clarington	**	**	963 b	1,050 a	1,241 a	1,199 a	**	1,409 b	1,145 a	1,156 a
Oshawa CMA	817 b	845 a	1,038 a	1,168 b	1,179 a	1,246 a	1,282 a	1,352 a	1,134 a	1,220 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1-Toronto (Central)	6,789	6,742	15,463	15,519	7,072	7,624	635	681	29,959	30,566
Zone 2-Toronto (East)	1,173	1,175	3,539	3,588	1,819	1,858	188	185	6,719	6,806
Zone 3-Toronto (North)	4,936	4,958	15,872	15,736	8,723	8,711	1,076	1,034	30,607	30,439
Zone 4-Toronto (West)	4,514	4,533	11,621	11,680	5,557	5,680	682	695	22,374	22,588
Toronto-Former City (Zones 1-4)	17,412	17,408	46,495	46,523	23,171	23,873	2,581	2,595	89,659	90,399
Zone 5-Etobicoke (South)	869	880	4,541	4,540	4,517	4,523	378	379	10,305	10,322
Zone 6-Etobicoke (Central)	311	311	4,975	4,972	8,218	8,215	2,487	2,481	15,991	15,979
Zone 7-Etobicoke (North)	30	31	919	906	2,926	2,942	1,370	1,371	5,245	5,250
Etobicoke (Zones 5-7)	1,210	1,222	10,435	10,418	15,661	15,680	4,235	4,231	31,541	31,551
Zone 8-York	1,400	1,429	8,523	8,641	6,474	6,505	857	849	17,254	17,424
Zone 9-East York	907	940	10,049	10,015	6,636	6,622	1,029	1,044	18,621	18,621
Zone 10-Scarborough (Central)	560	554	7,062	7,055	8,317	8,319	1,589	1,608	17,528	17,536
Zone 11-Scarborough (North)	136	136	2,199	2,190	3,927	3,928	562	560	6,824	6,814
Zone 12-Scarborough (East)	98	95	2,911	2,848	5,411	5,347	1,448	1,419	9,868	9,709
Scarborough (Zones 10-12)	794	785	12,172	12,093	17,655	17,594	3,599	3,587	34,220	34,059
Zone 13-North York (Southeast)	246	267	6,141	6,142	8,564	8,663	1,989	1,971	16,940	17,043
Zone 14-North York (Northeast)	194	200	3,652	3,654	5,616	5,836	2,228	2,192	11,690	11,882
Zone 15-North York (Southwest)	281	287	3,687	3,702	4,427	4,443	850	824	9,245	9,256
Zone 16-North York (N.Central)	193	258	4,606	4,544	5,907	5,917	1,782	1,780	12,488	12,499
Zone 17-North York (Northwest)	418	399	5,806	5,843	8,452	8,937	2,454	2,455	17,130	17,634
North York (Zones 13-17)	1,332	1,411	23,892	23,885	32,966	33,796	9,303	9,222	67,493	68,314
Rest of Toronto (Zones 5-17)	5,643	5,787	65,071	65,052	79,392	80,197	19,023	18,933	169,129	169,969
Toronto (Zones 1-17)	23,055	23,195	111,566	111,575	102,563	104,070	21,604	21,528	258,788	260,368
Zone 18-Mississauga (South)	326	325	5,019	5,032	5,911	5,905	1,014	1,017	12,270	12,279
Zone 19-Mississauga (Northwest)	57	40	1,078	1,055	2,045	2,030	434	445	3,614	3,570
Zone 20-Mississauga (Northeast)	282	266	3,902	3,873	5,956	5,965	1,192	1,180	11,332	11,284
Mississauga City (Zones 18-20)	665	631	9,999	9,960	13,912	13,900	2,640	2,642	27,216	27,133
Zone 21-Brampton (West)	148	150	2,247	2,257	2,920	2,916	352	350	5,667	5,673
Zone 22-Brampton (East)	60	62	1,299	1,296	2,703	2,704	711	712	4,773	4,774
Brampton City (Zones 21-22)	208	212	3,546	3,553	5,623	5,620	1,063	1,062	10,440	10,447
Zone 23-Oakville	161	157	1,469	1,462	2,471	2,459	376	376	4,477	4,454
Zone 24-Caledon	11	11	26	26	36	36	7	7	80	80
Zone 25-R. Hill, Vaughan, King	74	74	655	651	990	988	109	107	1,828	1,820
Zone 26-Aurora, Newmkt, Whit-St.	58	58	747	903	889	966	148	148	1,842	2,075
Zone 27-Markham	12	12	617	621	1,328	862	89	90	2,046	1,585
York Region (Zones 25-27)	144	144	2,019	2,175	3,207	2,816	346	345	5,716	5,480

Continued

 For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 28-Pickering/Ajax/Uxbridge	10	10	190	190	1,064	1,336	625	624	1,889	2,160
Zone 29-Milton, Halton Hills	31	31	551	551	820	816	64	68	1,466	1,466
Zone 30-Orangeville	45	45	312	312	342	342	40	40	739	739
Zone 31-Bradford, W. Gwillimbury	21	22	306	306	402	405	56	59	785	792
Remaining CMA (Zones 18-31)	1,296	1,263	18,418	18,535	27,877	27,730	5,217	5,223	52,808	52,751
Durham Region	372	374	3,780	4,074	7,927	8,367	1,641	1,645	13,720	14,460
York Region	144	144	2,019	2,175	3,207	2,816	346	345	5,716	5,480
Peel Region	884	854	13,571	13,539	19,571	19,556	3,710	3,711	37,736	37,660
Halton Region	299	296	4,842	4,835	8,388	8,374	1,135	1,142	14,664	14,647
Toronto GTA	24,754	24,863	135,778	136,198	141,656	143,183	28,436	28,371	330,624	332,615
Toronto CMA	24,351	24,458	129,984	130,110	130,440	131,800	26,821	26,751	311,596	313,119

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Oshawa (North)	57	57	1,028	1,091	2,197	2,202	308	307	3,590	3,657
Zone 2 - Oshawa (S./Central)	148	156	1,434	1,657	2,941	3,101	368	373	4,891	5,287
Oshawa City (Zones 1-2)	205	213	2,462	2,748	5,138	5,303	676	680	8,481	8,944
Zone 3 - Whitby	144	144	852	853	1,217	1,221	260	260	2,473	2,478
Zone 4 - Clarington	10	4	210	216	390	389	25	26	635	635
Oshawa CMA	359	361	3,524	3,817	6,745	6,913	961	966	11,589	12,057

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

**1.1.4 Private Apartment Availability Rates (%)
by Zone and Bedroom Type
Toronto CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1-Toronto (Central)	1.9	n/a	3.8	n/a	3.2	n/a	1.3	n/a	3.2	n/a
Zone 2-Toronto (East)	**	n/a	**	n/a	**	n/a	**	n/a	3.7	n/a
Zone 3-Toronto (North)	2.7	n/a	2.6	n/a	2.4	n/a	4.9	n/a	2.6	n/a
Zone 4-Toronto (West)	4.0	n/a	2.7	n/a	2.4	n/a	1.2	n/a	2.8	n/a
Toronto-Former City (Zones 1-4)	2.7	n/a	3.1	n/a	2.7	n/a	4.1	n/a	2.9	n/a
Zone 5-Etobicoke (South)	2.0	n/a	2.4	n/a	2.6	n/a	**	n/a	2.8	n/a
Zone 6-Etobicoke (Central)	1.3	n/a	1.9	n/a	2.2	n/a	2.6	n/a	2.1	n/a
Zone 7-Etobicoke (North)	0.0	n/a	1.5	n/a	0.9	n/a	0.5	n/a	0.9	n/a
Etobicoke (Zones 5-7)	1.8	n/a	2.1	n/a	2.1	n/a	2.7	n/a	2.2	n/a
Zone 8-York	3.4	n/a	1.7	n/a	1.6	n/a	1.1	n/a	1.8	n/a
Zone 9-East York	1.3	n/a	1.7	n/a	1.3	n/a	0.9	n/a	1.5	n/a
Zone 10-Scarborough (Central)	1.7	n/a	2.5	n/a	1.9	n/a	1.0	n/a	2.0	n/a
Zone 11-Scarborough (North)	2.3	n/a	4.5	n/a	2.5	n/a	4.2	n/a	3.3	n/a
Zone 12-Scarborough (East)	**	n/a	2.3	n/a	1.6	n/a	1.4	n/a	1.8	n/a
Scarborough (Zones 10-12)	2.1	n/a	2.8	n/a	1.9	n/a	1.7	n/a	2.2	n/a
Zone 13-North York (Southeast)	3.1	n/a	2.3	n/a	1.9	n/a	0.8	n/a	1.9	n/a
Zone 14-North York (Northeast)	8.0	n/a	2.2	n/a	2.5	n/a	1.4	n/a	2.3	n/a
Zone 15-North York (Southwest)	**	n/a	0.9	n/a	1.0	n/a	**	n/a	1.1	n/a
Zone 16-North York (N.Central)	0.7	n/a	1.6	n/a	1.8	n/a	0.6	n/a	1.5	n/a
Zone 17-North York (Northwest)	3.3	n/a	2.2	n/a	1.2	n/a	1.6	n/a	1.6	n/a
North York (Zones 13-17)	3.7	n/a	1.9	n/a	1.7	n/a	1.3	n/a	1.7	n/a
Rest of Toronto (Zones 5-17)	2.6	n/a	2.0	n/a	1.8	n/a	1.7	n/a	1.9	n/a
Toronto (Zones 1-17)	2.7	n/a	2.5	n/a	2.0	n/a	1.9	n/a	2.3	n/a
Zone 18-Mississauga (South)	3.4	n/a	1.6	n/a	1.8	n/a	1.4	n/a	1.7	n/a
Zone 19-Mississauga (Northwest)	0.0	n/a	1.7	n/a	2.3	n/a	2.3	n/a	2.1	n/a
Zone 20-Mississauga (Northeast)	**	n/a	2.6	n/a	2.2	n/a	2.1	n/a	2.3	n/a
Mississauga City (Zones 18-20)	2.5	n/a	2.0	n/a	2.0	n/a	1.8	n/a	2.0	n/a
Zone 21-Brampton (West)	**	n/a	2.8	n/a	2.4	n/a	2.3	n/a	2.5	n/a
Zone 22-Brampton (East)	**	n/a	3.5	n/a	1.8	n/a	2.5	n/a	2.4	n/a
Brampton City (Zones 21-22)	**	n/a	3.1	n/a	2.1	n/a	2.4	n/a	2.4	n/a
Zone 23-Oakville	2.0	n/a	2.4	n/a	2.7	n/a	1.5	n/a	2.5	n/a
Zone 24-Caledon	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Zone 25-R. Hill, Vaughan, King	7.8	n/a	2.3	n/a	3.7	n/a	3.4	n/a	3.4	n/a
Zone 26-Aurora, Newmkt, Whit-St.	0.0	n/a	4.2	n/a	2.6	n/a	3.0	n/a	3.2	n/a
Zone 27-Markham	**	n/a	1.4	n/a	0.8	n/a	**	n/a	1.1	n/a
York Region (Zones 25-27)	5.2	n/a	2.6	n/a	2.2	n/a	2.9	n/a	2.5	n/a

n/a: As of 2018, the number of available units is no longer collected.

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 28-Pickering/Ajax/Uxbridge	9.5 ^a	n/a	1.3 ^a	n/a	2.9 ^a	n/a	1.8 ^b	n/a	2.4 ^a	n/a
Zone 29-Milton, Halton Hills	0.0 ^d	n/a	2.2 ^b	n/a	2.0 ^b	n/a	**	n/a	2.0 ^b	n/a
Zone 30-Orangeville	**	n/a	2.0 ^c	n/a	2.0 ^c	n/a	**	n/a	2.0 ^c	n/a
Zone 31-Bradford, W. Gwillimbury	**	n/a	5.7 ^c	n/a	4.6 ^c	n/a	0.0 ^d	n/a	4.9 ^b	n/a
Remaining CMA (Zones 18-31)	2.8 ^c	n/a	2.4 ^a	n/a	2.2 ^a	n/a	1.9 ^a	n/a	2.2 ^a	n/a
Durham Region	2.0 ^d	n/a	3.2 ^b	n/a	2.6 ^a	n/a	2.0 ^a	n/a	2.7 ^a	n/a
York Region	5.2 ^c	n/a	2.6 ^b	n/a	2.2 ^a	n/a	2.9 ^b	n/a	2.5 ^a	n/a
Peel Region	2.3	n/a	2.3 ^a	n/a	2.1 ^a	n/a	2.0 ^a	n/a	2.1 ^a	n/a
Halton Region	** ^a	n/a	3.4 ^b	n/a	3.3 ^b	n/a	2.3 ^a	n/a	3.3 ^b	n/a
Toronto GTA	2.7^a	n/a	2.5^a	n/a	2.1^a	n/a	2.0^a	n/a	2.3^a	n/a
Toronto CMA	2.7	n/a	2.5^a	n/a	2.0^a	n/a	1.9^a	n/a	2.3^a	n/a

n/a: As of 2018, the number of available units is no longer collected.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Oshawa (North)	**	n/a	3.2 ^b	n/a	2.2 ^a	n/a	1.1 ^a	n/a	2.4 ^a	n/a
Zone 2 - Oshawa (S./Central)	0.8 ^d	n/a	4.7 ^c	n/a	2.9 ^b	n/a	1.9 ^c	n/a	3.3 ^c	n/a
Oshawa City (Zones 1-2)	1.1 ^d	n/a	4.1 ^b	n/a	2.6 ^a	n/a	1.6 ^b	n/a	2.9 ^a	n/a
Zone 3 - Whitby	0.0 ^d	n/a	1.9 ^c	n/a	2.4 ^b	n/a	3.7 ^c	n/a	2.3 ^a	n/a
Zone 4 - Clarington	**	n/a	0.6 ^b	n/a	0.6 ^a	n/a	**	n/a	0.9 ^a	n/a
Oshawa CMA	1.5^c	n/a	3.4^b	n/a	2.4^a	n/a	2.2^a	n/a	2.7^a	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

**1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹
by Zone and Bedroom Type
Toronto CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Zone 1-Toronto (Central)	5.3 ^d	6.3 ^b	**	6.2 ^b	3.3 ^d	**	**	**	5.6 ^c
Zone 2-Toronto (East)	3.9 ^c	4.6 ^c	3.6 ^c	5.2 ^c	4.1 ^d	3.3 ^d	4.4 ^c	++	3.8 ^c	4.9 ^c
Zone 3-Toronto (North)	3.9 ^c	7.9 ^b	3.0 ^b	4.8 ^c	3.9 ^c	4.4 ^c	**	**	3.5 ^c	5.0 ^b
Zone 4-Toronto (West)	4.1 ^c	5.8 ^c	3.8 ^c	6.1 ^b	5.1 ^c	4.8 ^c	**	++	4.4 ^c	5.4 ^c
Toronto-Former City (Zones 1-4)	4.4 ^b	6.5 ^b	4.6 ^c	5.6 ^b	4.0 ^c	5.0 ^b	**	4.0 ^d	4.4 ^b	5.5 ^a
Zone 5-Etobicoke (South)	6.7 ^c	**	7.4 ^c	3.5 ^d	6.1 ^c	5.0 ^d	2.2 ^c	**	7.1 ^c	3.7 ^d
Zone 6-Etobicoke (Central)	++	12.9 ^d	2.3 ^c	6.9 ^c	**	5.9 ^c	++	4.5 ^d	1.9 ^c	6.1 ^c
Zone 7-Etobicoke (North)	++	++	5.0 ^c	**	**	**	**	**	**	**
Etobicoke (Zones 5-7)	4.4 ^d	7.4 ^c	4.4 ^b	5.8 ^c	4.3 ^c	5.8 ^b	3.1 ^d	6.9 ^c	5.0 ^c	5.6 ^c
Zone 8-York	5.5 ^c	++	5.4 ^c	**	6.8 ^c	++	4.5 ^d	++	5.9 ^c	**
Zone 9-East York	3.8 ^c	**	4.0 ^b	6.3 ^b	3.9 ^b	5.1 ^b	2.4 ^a	5.1 ^c	3.8 ^b	5.4 ^b
Zone 10-Scarborough (Central)	5.5 ^c	6.9 ^c	4.0 ^b	7.4 ^b	3.4 ^c	6.4 ^b	2.6 ^c	5.8 ^c	3.5 ^b	6.6 ^b
Zone 11-Scarborough (North)	3.1 ^b	5.7 ^a	2.3 ^c	5.4 ^a	1.8 ^c	4.7 ^a	1.7 ^c	3.3 ^b	2.0 ^c	4.8 ^a
Zone 12-Scarborough (East)	5.4 ^d	**	5.7 ^d	5.0 ^d	4.6 ^d	4.0 ^c	3.7 ^d	4.1 ^d	4.7 ^d	4.2 ^c
Scarborough (Zones 10-12)	5.0 ^b	7.7 ^b	4.1 ^b	6.3 ^b	3.4 ^b	5.4 ^b	2.7 ^b	4.6 ^b	3.6 ^b	5.6 ^b
Zone 13-North York (Southeast)	7.4 ^c	**	7.0 ^b	5.5 ^c	6.8 ^b	3.1 ^d	8.0 ^c	**	6.8 ^b	3.8 ^c
Zone 14-North York (Northeast)	**	6.8 ^c	3.3 ^c	5.2 ^b	2.2 ^c	5.2 ^b	2.8 ^c	4.7 ^b	2.9 ^b	5.1 ^b
Zone 15-North York (Southwest)	**	**	5.3 ^c	4.1 ^d	5.6 ^d	3.7 ^d	5.6 ^d	**	5.5 ^c	3.8 ^d
Zone 16-North York (N.Central)	**	++	3.4 ^d	8.4 ^b	2.4 ^c	6.9 ^c	2.1 ^c	5.3 ^d	2.3 ^c	6.9 ^c
Zone 17-North York (Northwest)	3.1 ^c	9.6 ^b	3.6 ^c	9.3 ^b	4.7 ^c	7.5 ^b	5.0 ^c	7.2 ^b	4.9 ^c	8.0 ^b
North York (Zones 13-17)	6.2 ^c	7.7 ^b	4.6 ^b	6.8 ^b	4.5 ^b	5.4 ^b	4.7 ^b	5.1 ^b	4.6 ^b	5.7 ^b
Rest of Toronto (Zones 5-17)	5.2 ^b	7.3 ^b	4.5 ^a	6.4 ^a	4.4 ^a	5.3 ^a	3.7 ^b	5.5 ^b	4.5 ^a	5.6 ^a
Toronto (Zones 1-17)	4.8 ^b	6.9 ^b	4.5 ^a	6.1 ^a	4.3 ^a	5.2 ^a	4.9 ^c	5.3 ^b	4.5 ^a	5.6 ^a
Zone 18-Mississauga (South)	5.6 ^d	5.9 ^d	4.1 ^c	7.7 ^b	4.5 ^c	7.8 ^c	5.2 ^d	5.2 ^d	4.3 ^c	7.4 ^b
Zone 19-Mississauga (Northwest)	++	**	3.7 ^b	9.4 ^c	3.9 ^c	4.1 ^c	3.5 ^b	++	3.7 ^c	5.1 ^c
Zone 20-Mississauga (Northeast)	++	++	3.4 ^b	4.8 ^b	3.1 ^c	4.6 ^b	2.7 ^b	3.3 ^d	3.3 ^c	4.4 ^b
Mississauga City (Zones 18-20)	++	**	3.8 ^b	6.7 ^b	3.8 ^b	5.9 ^b	3.6 ^b	3.6 ^c	3.8 ^b	5.9 ^b
Zone 21-Brampton (West)	++	5.3 ^d	3.1 ^c	5.5 ^b	2.3 ^a	5.8 ^b	++	6.4 ^b	2.6 ^a	5.2 ^b
Zone 22-Brampton (East)	++	**	2.0 ^c	3.8 ^b	3.0 ^a	4.5 ^b	5.0 ^d	3.6 ^b	2.9 ^a	4.3 ^b
Brampton City (Zones 21-22)	++	5.8 ^d	2.6 ^b	4.8 ^b	2.6 ^a	5.2 ^b	3.4 ^d	4.6 ^b	2.7 ^a	4.8 ^b
Zone 23-Oakville	3.2 ^d	++	3.9 ^b	3.0 ^c	4.0 ^b	3.2 ^b	3.2 ^b	2.3 ^a	4.0 ^b	3.0 ^c
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	5.6 ^c	**	3.4 ^d	3.9 ^b	3.3 ^d	3.7 ^c	**	3.3 ^d	3.2 ^d	3.7 ^c
Zone 26-Aurora, Newmkt, Whit-St.	++	**	3.8 ^c	2.7 ^c	4.2 ^c	3.4 ^d	5.9 ^b	2.3 ^c	4.0 ^b	3.0 ^c
Zone 27-Markham	**	**	6.4 ^c	++	**	++	13.1 ^d	++	8.0 ^c	++
York Region (Zones 25-27)	**	2.4 ^c	4.4 ^b	2.6 ^c	5.3 ^c	2.9 ^c	8.2 ^c	1.9 ^c	4.9 ^b	2.6 ^c

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Zone and Bedroom Type Toronto CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Zone 28-Pickering/Ajax/Uxbridge	**	**	3.1 d	2.6 c	4.7 d	11.7 d	2.9 a	7.5 b	2.9 a
Zone 29-Milton, Halton Hills	++	++	3.8 c	**	3.9 a	1.1 d	**	3.5 a	3.6 a	1.7 c
Zone 30-Orangeville	**	**	**	++	**	++	**	1.1 d	**	++
Zone 31-Bradford, W. Gwillimbury	8.9 c	1.5 c	++	1.2 d	5.7 b	++	**	**	4.2 b	**
Remaining CMA (Zones 18-31)	3.4 d	5.6 d	3.6 a	5.1 a	3.8 a	5.1 a	4.0 b	3.6 b	3.7 a	4.9 a
Durham Region	**	++	8.0 c	4.6 c	5.1 c	6.6 b	5.1 c	**	6.0 c	5.1 b
York Region	**	2.4 c	4.4 b	2.6 c	5.3 c	2.9 c	8.2 c	1.9 c	4.9 b	2.6 c
Peel Region	++	**	3.4 b	6.1 b	3.5 b	5.7 b	3.5 b	3.9 b	3.5 b	5.5 a
Halton Region	**	**	5.2 b	3.5 c	4.5 b	3.5 b	5.4 b	3.8 b	4.8 b	3.4 b
Toronto GTA	4.8 b	6.7 b	4.5 a	5.9 a	4.2 a	5.2 a	4.8 c	4.9 b	4.5 a	5.4 a
Toronto CMA	4.7 b	6.8 b	4.4 a	6.0 a	4.2 a	5.2 a	4.7 c	5.0 b	4.4 a	5.5 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.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Zone and Bedroom Type Oshawa CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Zone 1 - Oshawa (North)	**	++	**	5.0 d	++	12.2 d	**	++	**
Zone 2 - Oshawa (S./Central)	++	6.8 c	10.4 d	4.8 c	10.0 c	3.3 d	8.3 c	++	9.7 b	3.1 d
Oshawa City (Zones 1-2)	**	++	8.9 c	4.9 c	6.0 c	7.2 c	7.2 c	++	6.9 b	5.0 c
Zone 3 - Whitby	++	**	4.0 c	5.0 c	3.3 d	5.0 c	++	5.5 b	3.2 d	4.7 c
Zone 4 - Clarington	**	**	++	2.3 c	++	-5.6 c	**	**	++	-2.7 c
Oshawa CMA	**	++	8.4 c	4.8 c	5.2 c	6.1 b	5.8 d	++	6.5 c	4.5 c

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.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.6 Private Apartment Turnover Rates (%)										
by Zone and Bedroom Type										
Toronto CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1-Toronto (Central)	**	**	21.7 d	15.7 d ↓	**	14.5 c	**	**	22.8 d	15.7 d ↓
Zone 2-Toronto (East)	20.7 d	13.5 c ↓	16.2 a	8.9 b ↓	**	13.0 d	**	**	17.3 d	11.2 c ↓
Zone 3-Toronto (North)	19.9 d	14.1 c ↓	17.0 a	11.9 c ↓	14.2 c	12.6 c -	**	**	16.5 d	12.5 c ↓
Zone 4-Toronto (West)	18.1 d	13.6 d ↓	15.3 a	13.1 c -	12.9 c	9.6 b ↓	**	**	14.8 a	12.3 c ↓
Toronto-Former City (Zones 1-4)	22.8 d	15.4 d ↓	18.1 a	13.3 a ↓	16.4 d	12.4 a ↓	**	**	18.3 a	13.4 a ↓
Zone 5-Etobicoke (South)	17.7 d	**	15.2 d	10.3 d ↓	14.8 c	9.8 c ↓	**	**	15.5 d	9.8 c ↓
Zone 6-Etobicoke (Central)	20.5 d	**	15.2 d	9.0 b ↓	11.8 c	8.4 b ↓	11.9 d	**	13.2 c	8.5 b ↓
Zone 7-Etobicoke (North)	0.0 d	**	12.8 d	**	**	7.1 c	**	2.8 c	9.5 c	7.3 c -
Etobicoke (Zones 5-7)	18.5 d	**	15.0 d	10.1 c ↓	12.1 c	8.6 b ↓	12.0 d	5.0 c ↓	13.3 c	8.7 b ↓
Zone 8-York	18.2 d	8.8 c ↓	11.5 c	9.7 b -	9.9 b	7.1 c ↓	13.8 d	**	11.7 c	8.6 b ↓
Zone 9-East York	**	12.7 d	9.8 b	8.6 b -	10.0 c	8.4 b -	10.9 d	**	9.9 b	8.8 b -
Zone 10-Scarborough (Central)	12.7 d	12.5 d -	11.7 c	11.4 c -	11.2 c	10.3 c	9.9 b	**	11.3 c	10.6 c -
Zone 11-Scarborough (North)	**	**	13.1 c	12.9 c -	12.4 c	11.2 d -	**	**	13.2 c	11.8 c -
Zone 12-Scarborough (East)	**	**	16.7 d	13.9 d -	14.9 c	9.0 c ↓	12.8 c	**	14.9 c	10.6 c ↓
Scarborough (Zones 10-12)	13.0 d	**	13.1 c	12.2 c -	12.6 a	10.1 c ↓	12.3 c	10.3 c -	12.7 a	10.8 a ↓
Zone 13-North York (Southeast)	**	**	16.9 d	12.6 a ↓	10.6 c	9.4 b -	10.4 c	9.9 c -	12.9 c	10.7 a ↓
Zone 14-North York (Northeast)	**	20.2 a	19.2 a	14.0 c ↓	16.6 d	12.7 c ↓	12.3 d	8.3 b ↓	17.2 a	12.5 c ↓
Zone 15-North York (Southwest)	**	**	11.3 d	9.7 b -	9.4 c	8.4 c -	**	**	9.8 c	9.0 b -
Zone 16-North York (N.Central)	**	**	12.3 c	9.1 b ↓	11.4 c	8.2 a ↓	9.3 b	7.4 b ↓	11.4 a	8.4 a ↓
Zone 17-North York (Northwest)	**	**	15.3 a	11.7 a ↓	10.1 a	8.7 b ↓	11.4 c	7.4 c ↓	12.4 a	10.5 a ↓
North York (Zones 13-17)	17.4 d	19.4 d -	15.2 a	11.5 a ↓	11.5 a	9.5 a ↓	10.5 a	8.3 b ↓	12.8 a	10.3 a ↓
Rest of Toronto (Zones 5-17)	16.3 a	12.1 c ↓	13.5 a	10.7 a ↓	11.6 a	9.1 a ↓	11.4 a	8.0 a ↓	12.5 a	9.8 a ↓
Toronto (Zones 1-17)	21.1 d	14.5 c ↓	15.4 a	11.8 a ↓	12.7 a	10.0 a ↓	11.2 a	8.5 a ↓	14.5 a	11.0 a ↓
Zone 18-Mississauga (South)	13.9 d	**	14.9 c	12.7 a ↓	13.7 c	11.4 c ↓	11.2 d	5.8 d ↓	14.0 a	11.6 a ↓
Zone 19-Mississauga (Northwest)	**	**	**	**	15.0 d	14.8 c -	12.0 c	8.7 c ↓	15.2 d	14.3 c -
Zone 20-Mississauga (Northeast)	**	**	14.7 c	12.3 d -	13.9 d	7.7 c ↓	13.6 d	**	14.0 d	**
Mississauga City (Zones 18-20)	11.4 d	**	15.0 a	12.9 c ↓	14.0 c	10.4 c ↓	12.4 c	7.3 c ↓	14.1 a	11.1 c ↓
Zone 21-Brampton (West)	**	**	16.9 d	12.6 a ↓	13.8 c	12.7 a -	11.3 d	**	14.8 c	12.6 a ↓
Zone 22-Brampton (East)	**	**	21.0 a	**	20.5 a	16.3 d ↓	15.3 d	**	19.5 a	16.2 d ↓
Brampton City (Zones 21-22)	**	**	18.3 a	14.7 a ↓	16.9 a	14.5 a ↓	14.4 c	**	17.0 a	14.2 a ↓
Zone 23-Oakville	**	**	14.7 c	**	15.6 d	12.5 d -	10.9 d	**	15.0 d	13.5 d -
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	**	**	12.1 d	8.2 b ↓	11.9 d	8.9 b ↓	**	**	12.2 d	8.9 b ↓
Zone 26-Aurora, Newmkt, Whit-St.	**	**	9.3 c	9.3 b -	9.0 c	13.8 c ↑	**	**	9.3 b	11.6 c ↑
Zone 27-Markham	**	**	**	13.1 c	**	10.8 c	**	14.8 c	**	12.0 a
York Region (Zones 25-27)	**	**	9.6 b	10.0 c -	9.7 b	11.1 c -	**	11.8 c	9.9 b	10.8 a -
Zone 28-Pickering/Ajax/Uxbridge	**	**	**	**	8.2 b	8.1 c -	19.1 a	**	15.6 a	8.3 c ↓
Zone 29-Milton, Halton Hills	**	**	**	18.9 d	14.5 c	10.5 c ↓	**	**	15.5 d	13.7 c -
Zone 30-Orangeville	**	**	**	11.4 c	11.7 a	**	5.5 b	**	14.0 c	13.1 c -
Zone 31-Bradford, W. Gwillimbury	**	**	9.9 c	**	14.5 c	18.4 d -	8.2 b	23.6 d ↑	11.8 c	18.3 d ↑
Remaining CMA (Zones 18-31)	11.7 c	10.5 d -	15.1 a	13.1 a ↓	14.2 a	11.7 a ↓	14.0 a	9.7 b ↓	14.4 a	12.0 a ↓
Durham Region	10.1 d	**	14.4 a	17.7 a ↑	14.2 a	12.3 a ↓	18.6 a	8.4 c ↓	14.8 a	13.9 a -
York Region	**	**	9.6 b	10.0 c -	9.7 b	11.1 c -	**	11.8 c	9.9 b	10.8 a -
Peel Region	10.7 d	**	15.9 a	13.4 a ↓	14.8 a	11.7 a ↓	13.0 c	7.6 c ↓	14.9 a	12.0 a ↓
Halton Region	13.3 c	14.8 d -	17.2 d	18.5 d -	15.5 d	14.6 c -	12.7 d	**	15.8 d	15.9 d -
Toronto GTA	20.5 d	14.4 c ↓	15.4 a	12.3 a ↓	13.2 a	10.6 a ↓	12.0 a	8.7 a ↓	14.5 a	11.5 a ↓
Toronto CMA	20.7 d	14.3 c ↓	15.4 a	11.9 a ↓	13.0 a	10.3 a ↓	11.8 a	8.7 a ↓	14.5 a	11.2 a ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Oshawa CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Oshawa (North)	**	**	11.2 c	11.1 c -	11.1 c	11.3 c -	10.0 c	**	11.0 c	10.8 c -
Zone 2 - Oshawa (S./Central)	**	**	16.7 d	12.5 c ↓	17.7 d	12.1 c ↓	**	**	17.6 d	12.4 c ↓
Oshawa City (Zones 1-2)	10.6 d	**	14.3 c	12.0 c ↓	14.9 a	11.8 c ↓	**	**	14.8 a	11.7 c ↓
Zone 3 - Whitby	**	**	14.6 a	29.8 a ↑	15.9 d	20.8 d ↑	**	**	14.6 a	25.3 a ↑
Zone 4 - Clarington	**	**	11.6 c	10.6 d -	13.2 c	14.7 c -	**	**	12.5 a	13.3 c -
Oshawa CMA	**	**	14.3 a	18.1 a ↑	14.9 a	13.2 a ↓	**	**	14.7 a	14.7 a -

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Toronto CMA											
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Toronto-Former City (Zones 1-4)											
Pre 1960	1.4 a	2.2 c -	1.7 c	1.8 b -	1.0 a	1.4 a -	**	0.7 b	1.5 a	1.7 b -	
1960 - 1974	1.1 a	1.3 a -	1.3 a	1.5 a -	1.3 a	1.5 a -	1.2 a	1.3 a -	1.3 a	1.4 a -	
1975 - 1989	1.4 a	1.5 a -	1.0 a	1.1 a -	**	0.8 a	**	**	1.6 c	1.2 a -	
1990 - 2004	**	**	**	**	0.2 b	**	**	**	0.2 b	0.8 d -	
2005+	0.0 d	0.2 b ↑	3.5 d	3.8 d -	**	3.6 d	**	0.0 d	**	3.3 d -	
Total	1.2 a	1.6 b -	1.5 a	1.7 a -	1.4 a	1.5 b -	1.8 c	1.2 a -	1.4 a	1.6 a -	
Rest of Toronto (Zones 5-17)											
Pre 1960	1.4 a	2.0 b -	1.1 a	1.1 a -	1.2 a	0.7 a ↓	**	1.0 a	1.3 a	1.0 a ↓	
1960 - 1974	1.0 a	1.7 c -	0.8 a	0.8 a -	0.7 a	0.7 a -	0.5 a	0.6 a ↑	0.7 a	0.8 a -	
1975 - 1989	1.4 a	0.7 a ↓	0.7 a	0.6 a -	0.6 a	0.9 a -	0.7 a	1.0 a -	0.7 a	0.8 a -	
1990 - 2004	**	**	0.0 d	**	0.3 a	1.2 a ↑	**	**	0.2 b	1.6 c ↑	
2005+	1.2 a	0.0 a ↓	0.7 a	0.8 a -	0.7 a	1.8 c ↑	0.5 b	2.1 c ↑	0.7 a	1.3 a ↑	
Total	1.2 a	1.7 b ↑	0.9 a	0.9 a -	0.8 a	0.7 a -	0.9 a	0.7 a -	0.8 a	0.8 a -	
Toronto (Zones 1-17)											
Pre 1960	1.4 a	2.2 b ↑	1.4 a	1.4 a -	1.1 a	0.9 a -	3.3 d	0.9 a ↓	1.4 a	1.3 a -	
1960 - 1974	1.1 a	1.4 a -	1.0 a	1.1 a -	0.8 a	0.8 a -	0.5 a	0.7 a ↑	0.9 a	1.0 a ↑	
1975 - 1989	1.4 a	1.3 a -	0.8 a	0.8 a -	1.0 a	0.9 a -	0.8 a	1.1 a -	0.9 a	0.9 a -	
1990 - 2004	0.7 b	**	**	**	0.2 a	0.8 a ↑	**	**	0.2 a	1.3 a ↑	
2005+	0.3 b	0.2 b -	2.4 c	3.0 b -	**	2.9 c	0.4 b	1.8 c ↑	2.0 c	2.6 c -	
Total	1.2 a	1.6 a ↑	1.1 a	1.2 a -	0.9 a	0.9 a -	1.0 a	0.8 a -	1.0 a	1.1 a -	
Remaining CMA (Zones 18-31)											
Pre 1960	**	**	1.5 a	2.7 c -	2.8 c	3.7 c -	0.0 d	0.0 d -	2.2 b	3.0 b -	
1960 - 1974	1.5 c	1.3 a -	1.1 a	0.9 a -	0.9 a	0.9 a -	1.1 a	1.0 a -	1.0 a	0.9 a -	
1975 - 1989	2.1 c	2.5 c -	0.8 a	0.7 a -	1.1 a	1.1 a -	1.2 a	1.1 a -	1.0 a	1.0 a -	
1990 - 2004	-	-	**	**	**	0.6 a	**	**	**	0.4 a	
2005+	**	**	**	**	0.0 d	**	**	**	**	**	
Total	1.9 c	1.3 a -	1.0 a	1.0 a -	1.1 a	1.1 a -	1.1 a	1.0 a -	1.1 a	1.1 a -	
Durham Region											
Pre 1960	**	0.0 d	5.4 d	4.5 d -	2.0 b	1.7 c -	0.0 d	0.0 d -	3.3 d	2.6 c -	
1960 - 1974	1.3 a	0.0 c ↓	2.8 a	2.3 b -	1.6 a	2.0 b -	0.9 a	1.8 c ↑	1.9 a	2.0 a -	
1975 - 1989	0.0 d	0.0 c -	1.6 c	1.9 b -	2.8 b	1.6 a ↓	0.7 a	0.8 a -	2.0 b	1.5 a -	
1990 - 2004	-	-	**	0.0 d	**	3.5 d	**	**	**	2.3 c	
2005+	-	**	0.9 a	14.3 c ↑	0.0 d	4.9 d ↑	**	**	0.3 b	**	
Total	1.0 a	0.0 c ↓	2.8 b	3.8 d -	1.9 a	2.0 a -	0.8 a	1.2 a ↑	2.0 a	2.4 b -	

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Toronto CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
York Region										
Pre 1960	0.0 d	0.0 d	0.0 d	**	**	**	**	**	**	**
1960 - 1974	**	**	1.3 a	1.5 a -	0.9 a	1.2 a -	**	4.5 d	1.1 a	1.4 a -
1975 - 1989	**	**	1.8 b	1.5 b -	1.1 a	1.9 b ↑	2.8 a	2.8 a -	1.5 a	1.9 b -
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	**	**	**	**	**	**	**	**
Total	**	**	1.4 a	1.6 b -	1.2 a	1.7 b -	1.8 c	3.1 c ↑	1.3 a	1.7 a ↑
Peel Region										
Pre 1960	**	**	**	**	0.6 b	**	**	**	1.2 d	2.4 c -
1960 - 1974	1.4 d	0.2 b ↓	1.2 a	0.7 a ↓	1.0 a	0.8 a ↓	1.3 a	0.7 a ↓	1.1 a	0.7 a ↓
1975 - 1989	**	0.0 c	0.6 a	0.7 a -	1.0 a	1.1 a -	1.4 a	1.1 a -	0.9 a	1.0 a -
1990 - 2004	-	-	-	-	-	-	-	-	-	-
2005+	**	**	**	**	0.0 d	**	**	**	0.0 d	**
Total	1.8 c	0.4 b ↓	0.9 a	0.8 a -	1.0 a	1.0 a -	1.3 a	0.9 a ↓	1.0 a	0.9 a ↓
Halton Region										
Pre 1960	0.0 d	0.0 d	1.5 d	**	3.1 d	2.0 c -	**	**	2.5 c	1.8 c -
1960 - 1974	1.1 a	3.6 d ↑	1.0 a	1.3 a -	1.0 a	1.9 b ↑	1.0 a	1.1 a -	1.0 a	1.7 a ↑
1975 - 1989	**	**	0.6 a	0.5 b -	1.4 a	1.1 a -	1.0 a	**	1.1 a	1.2 a -
1990 - 2004	-	-	**	**	**	0.7 a	**	**	**	0.5 a
2005+	-	-	**	**	**	**	**	**	**	**
Total	1.5 b	2.8 c -	1.0 a	1.1 a -	1.2 a	1.7 b ↑	1.0 a	1.5 a -	1.1 a	1.5 a ↑
Toronto GTA										
Pre 1960	1.4 a	2.1 b ↑	1.5 a	1.5 a -	1.2 a	1.1 a -	3.3 d	0.9 a ↓	1.5 a	1.4 a -
1960 - 1974	1.1 a	1.4 a -	1.1 a	1.1 a -	0.9 a	1.0 a ↑	0.7 a	0.8 a -	0.9 a	1.0 a ↑
1975 - 1989	1.4 a	1.3 a -	0.8 a	0.8 a -	1.2 a	1.1 a -	1.0 a	1.2 a ↑	1.1 a	1.0 a -
1990 - 2004	0.7 b	**	0.1 b	**	0.4 a	1.1 a ↑	0.0 d	0.0 d -	0.3 a	1.3 a ↑
2005+	0.3 b	0.2 b -	2.3 c	3.9 d -	**	2.9 c	0.4 b	1.6 c ↑	**	3.1 d
Total	1.2 a	1.6 a ↑	1.2 a	1.3 a -	1.0 a	1.1 a -	1.0 a	0.9 a -	1.1 a	1.2 a ↑
Toronto CMA										
Pre 1960	1.4 a	2.1 b ↑	1.4 a	1.4 a -	1.2 a	1.1 a -	3.3 d	0.9 a ↓	1.4 a	1.4 a -
1960 - 1974	1.1 a	1.4 a -	1.0 a	1.1 a -	0.8 a	0.8 a -	0.6 a	0.7 a -	0.9 a	1.0 a -
1975 - 1989	1.4 a	1.4 a -	0.8 a	0.8 a -	1.0 a	1.0 a -	0.9 a	1.1 a -	1.0 a	1.0 a -
1990 - 2004	0.7 b	**	0.0 c	**	0.2 a	0.7 a ↑	0.0 d	0.0 d -	0.2 a	1.2 a ↑
2005+	0.3 b	0.2 b -	2.4 c	3.0 c -	**	2.7 c	0.4 b	1.6 c ↑	**	2.6 c
Total	1.2 a	1.6 a ↑	1.1 a	1.2 a -	0.9 a	1.0 a -	1.0 a	0.8 a -	1.0 a	1.1 a -

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Oshawa CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Oshawa CMA										
Pre 1960	**	0.0 d	**	**	1.3 a	2.0 c -	**	**	3.6 d	3.2 d -
1960 - 1974	0.0 c	0.0 c -	2.9 a	2.3 b -	1.7 a	2.2 b -	1.0 a	2.1 c ↑	2.0 a	2.2 a -
1975 - 1989	0.0 d	0.0 d -	1.7 c	1.9 b -	2.9 c	1.9 b -	1.3 a	0.9 a -	2.3 c	1.7 a -
1990 - 2004	-	-	**	0.0 d	**	3.5 d	**	**	**	2.3 c
2005+	-	**	0.9 a	14.3 c ↑	0.0 d	4.9 d ↑	**	**	0.3 b	**
Total	0.4 b	0.0 c -	3.0 b	3.9 d -	1.9 a	2.3 a -	1.1 a	1.5 c -	2.2 a	2.7 b -

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Toronto CMA											
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Toronto-Former City (Zones 1-4)											
Pre 1960	943	a 997	a 1,206	a 1,242	a 1,556	a 1,586	a 2,294	d 2,226	c 1,290	a 1,318	a
1960 - 1974	1,090	a 1,163	a 1,370	a 1,447	a 1,813	b 1,943	b 2,449	c 2,691	c 1,469	a 1,555	a
1975 - 1989	1,206	b 1,265	b 1,499	a 1,635	a 2,020	a 2,019	b **	**	a 1,563	a 1,635	b
1990 - 2004	**	**	1,718	d **	**	**	**	**	**	**	**
2005+	1,442	b 1,570	a 1,742	a 1,833	a 2,249	b 2,379	b **	**	a 1,829	a 1,941	a
Total	1,064	a 1,128	a 1,348	a 1,420	a 1,779	a 1,829	a 2,367	b 2,473	c 1,441	a 1,499	a
Rest of Toronto (Zones 5-17)											
Pre 1960	835	a 892	a 1,013	a 1,073	a 1,184	a 1,223	a 1,313	a 1,376	a 1,081	a 1,133	a
1960 - 1974	920	a 1,004	a 1,111	a 1,178	a 1,313	a 1,396	a 1,516	a 1,596	a 1,255	a 1,330	a
1975 - 1989	999	b 1,033	a 1,127	a 1,204	a 1,346	a 1,395	a 1,498	a 1,529	a 1,294	a 1,345	a
1990 - 2004	**	**	1,528	c **	1,857	b 1,893	b **	**	b 1,746	b 1,819	b
2005+	1,336	a 1,435	a 1,606	a 1,687	a 2,322	b 2,418	d 2,217	c 2,200	b 1,912	b 1,988	b
Total	901	a 976	a 1,098	a 1,163	a 1,314	a 1,384	a 1,504	a 1,575	a 1,237	a 1,303	a
Toronto (Zones 1-17)											
Pre 1960	909	a 967	a 1,104	a 1,151	a 1,330	a 1,363	a 1,647	b 1,645	b 1,178	a 1,218	a
1960 - 1974	1,046	a 1,124	a 1,207	a 1,279	a 1,403	a 1,496	a 1,585	a 1,672	a 1,316	a 1,396	a
1975 - 1989	1,162	b 1,214	b 1,260	a 1,366	a 1,464	a 1,505	a 1,527	a 1,562	a 1,370	a 1,430	a
1990 - 2004	**	**	1,676	c 1,643	c 2,237	d 1,768	b **	**	d 1,937	d 1,658	c
2005+	1,420	a 1,541	a 1,689	a 1,790	a 2,289	b 2,396	c 2,320	c 2,239	b 1,866	a 1,958	b
Total	1,019	a 1,089	a 1,202	a 1,270	a 1,426	a 1,492	a 1,595	a 1,664	a 1,308	a 1,372	a
Remaining CMA (Zones 18-31)											
Pre 1960	764	b 792	a 913	a 1,039	b 1,084	a 1,112	a 1,239	b 1,336	b 992	a 1,062	a
1960 - 1974	920	a 928	a 1,124	a 1,164	a 1,285	a 1,340	a 1,418	a 1,448	a 1,226	a 1,272	a
1975 - 1989	986	a 986	a 1,237	a 1,306	a 1,408	a 1,454	a 1,509	a 1,573	a 1,365	a 1,422	a
1990 - 2004	-	-	**	891	a **	**	**	**	**	**	1,003
2005+	**	**	930	b **	1,222	c 1,477	d **	**	d 1,118	d 1,369	d
Total	902	a 912	a 1,146	a 1,201	a 1,321	a 1,374	a 1,460	a 1,505	a 1,263	a 1,316	a
Durham Region											
Pre 1960	710	b 757	b 807	a 897	a 1,004	a 1,053	a 1,180	b **	912	a 991	a
1960 - 1974	870	b 853	a 1,042	a 1,064	a 1,151	a 1,230	a 1,288	a 1,389	a 1,123	a 1,188	a
1975 - 1989	826	d 863	c 1,029	a 1,058	a 1,150	a 1,217	a 1,317	a 1,361	a 1,158	a 1,203	a
1990 - 2004	-	-	1,113	b 1,120	b 1,346	b 1,252	b **	**	b 1,288	b 1,223	b
2005+	-	**	1,909	b 2,065	a 1,863	a 2,068	d **	**	b 1,874	b 2,057	c
Total	820	b 843	a 1,033	a 1,153	b 1,169	a 1,242	a 1,305	a 1,380	a 1,139	a 1,223	a

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1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Toronto CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
York Region										
Pre 1960	700 d	729 b	868 b	895 b	1,137 b	1,120 b	**	**	1,007 b	997 b
1960 - 1974	892 a	950 b	1,191 a	1,160 a	1,352 a	1,345 a	1,500 a	1,495 a	1,283 a	1,267 a
1975 - 1989	**	**	1,193 a	1,242 b	1,374 a	1,392 b	1,575 a	1,583 a	1,336 a	1,366 a
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	**	**	**	**	**	**	**	**
Total	892 b	897 b	1,170 a	1,151 a	1,346 a	1,344 a	1,526 a	1,522 a	1,279 a	1,267 a
Peel Region										
Pre 1960	727 c	752 b	905 b	1,174 c	1,123 a	1,230 b	**	**	1,004 a	1,155 b
1960 - 1974	905 a	902 a	1,096 a	1,153 a	1,253 a	1,320 a	1,378 a	1,406 a	1,197 a	1,253 a
1975 - 1989	988 a	978 a	1,247 a	1,314 a	1,424 a	1,458 a	1,569 a	1,596 a	1,374 a	1,424 a
1990 - 2004	-	-	-	-	-	-	-	-	-	-
2005+	**	**	930 b	**	1,222 c	1,415 d	**	**	1,118 d	1,338 d
Total	901 a	898 a	1,143 a	1,214 a	1,319 a	1,381 a	1,451 a	1,486 a	1,259 a	1,320 a
Halton Region										
Pre 1960	761 b	858 b	1,093 b	1,080 c	1,136 a	1,119 a	**	**	1,098 a	1,106 b
1960 - 1974	957 a	1,018 a	1,204 a	1,256 a	1,359 a	1,417 a	1,627 a	1,645 a	1,323 a	1,378 a
1975 - 1989	**	**	1,367 a	1,412 b	1,555 a	1,548 a	1,746 a	1,635 c	1,531 a	1,532 a
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	**	**	**	**	**	**	**	**
Total	916 a	1,180 c	1,225 a	1,270 a	1,376 a	1,417 a	1,660 a	1,643 a	1,343 a	1,385 a
Toronto GTA										
Pre 1960	904 a	962 a	1,095 a	1,146 a	1,309 a	1,343 a	1,640 b	1,639 b	1,168 a	1,211 a
1960 - 1974	1,033 a	1,106 a	1,191 a	1,258 a	1,368 a	1,454 a	1,554 a	1,629 a	1,296 a	1,370 a
1975 - 1989	1,147 b	1,213 b	1,244 a	1,328 a	1,423 a	1,453 a	1,516 a	1,543 a	1,360 a	1,409 a
1990 - 2004	**	**	1,632 c	1,568 c	2,088 d	1,648 b	**	**	1,855 d	1,576 b
2005+	1,414 a	1,527 a	1,675 a	1,787 a	2,176 b	2,301 c	2,212 c	2,184 b	1,837 b	1,936 b
Total	1,011 a	1,080 a	1,191 a	1,260 a	1,392 a	1,455 a	1,563 a	1,622 a	1,296 a	1,359 a
Toronto CMA										
Pre 1960	906 a	963 a	1,099 a	1,147 a	1,318 a	1,350 a	1,641 b	1,637 b	1,172 a	1,213 a
1960 - 1974	1,037 a	1,110 a	1,195 a	1,262 a	1,380 a	1,467 a	1,560 a	1,638 a	1,301 a	1,376 a
1975 - 1989	1,152 b	1,204 b	1,251 a	1,342 a	1,436 a	1,477 a	1,520 a	1,567 a	1,368 a	1,427 a
1990 - 2004	**	**	1,638 c	1,578 d	2,159 d	1,697 b	**	**	1,887 d	1,603 c
2005+	1,414 a	1,530 a	1,669 a	1,770 a	2,217 b	2,327 c	2,221 c	2,188 b	1,835 b	1,928 b
Total	1,013 a	1,080 a	1,194 a	1,261 a	1,404 a	1,467 a	1,569 a	1,633 a	1,300 a	1,363 a

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Oshawa CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Oshawa CMA										
Pre 1960	698 b	758 b	795 a	926 a	1,043 a	1,112 a	1,142 a	**	918 a	1,041 a
1960 - 1974	867 b	853 a	1,040 a	1,063 a	1,142 a	1,222 a	1,272 a	1,376 a	1,116 a	1,177 a
1975 - 1989	825 d	863 c	1,022 a	1,054 a	1,161 a	1,196 a	1,305 a	1,289 a	1,125 a	1,158 a
1990 - 2004	-	-	1,113 b	1,120 b	1,346 b	1,252 b	**	**	1,288 b	1,223 b
2005+	-	**	1,909 b	2,065 a	1,863 a	2,068 c	**	**	1,874 b	2,057 c
Total	817 b	845 a	1,038 a	1,168 b	1,179 a	1,246 a	1,282 a	1,352 a	1,134 a	1,220 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Toronto CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Toronto-Former City (Zones 1-4)										
Pre 1960	17.9 ^d	12.7 ^c ↓	15.0 ^a	12.0 ^c ↓	14.6 ^c	10.3 ^d ↓	**	**	15.2 ^a	11.8 ^c ↓
1960 - 1974	22.2 ^d	16.2 ^d ↓	19.0 ^a	12.8 ^a ↓	15.6 ^d	12.5 ^a ↓	**	**	18.4 ^a	13.2 ^a ↓
1975 - 1989	**	**	**	**	18.2 ^d	**	**	**	20.8 ^d	**
1990 - 2004	0.0 ^d	**	**	**	**	**	**	**	**	**
2005+	**	**	**	**	**	**	**	**	**	**
Total	22.8 ^d	15.4 ^d ↓	18.1 ^a	13.3 ^a ↓	16.4 ^d	12.4 ^a ↓	**	**	18.3 ^a	13.4 ^a ↓
Rest of Toronto (Zones 5-17)										
Pre 1960	16.5 ^d	10.5 ^c ↓	13.9 ^a	10.4 ^a ↓	11.2 ^a	9.1 ^b ↓	9.7 ^c	10.2 ^d -	12.8 ^a	9.9 ^a ↓
1960 - 1974	12.1 ^d	11.7 ^c -	12.5 ^a	10.4 ^a ↓	11.5 ^a	8.9 ^a ↓	11.3 ^a	7.9 ^b ↓	11.8 ^a	9.4 ^a ↓
1975 - 1989	28.1 ^d	**	15.8 ^d	14.2 ^c -	11.3 ^c	9.8 ^b -	13.3 ^c	7.1 ^b ↓	13.6 ^c	11.5 ^c -
1990 - 2004	**	**	13.8 ^d	**	10.0 ^c	13.3 ^c ↑	**	**	10.8 ^d	12.1 ^c -
2005+	22.6 ^a	**	22.9 ^a	11.6 ^d ↓	23.2 ^d	**	**	**	22.8 ^d	10.8 ^d ↓
Total	16.3 ^a	12.1 ^c ↓	13.5 ^a	10.7 ^a ↓	11.6 ^a	9.1 ^a ↓	11.4 ^a	8.0 ^a ↓	12.5 ^a	9.8 ^a ↓
Toronto (Zones 1-17)										
Pre 1960	17.5 ^a	12.1 ^c ↓	14.4 ^a	11.2 ^a ↓	12.5 ^c	9.5 ^b ↓	**	11.8 ^d	13.9 ^a	10.7 ^a ↓
1960 - 1974	20.1 ^d	14.9 ^c ↓	15.0 ^a	11.3 ^a ↓	12.2 ^a	9.6 ^a ↓	11.1 ^a	8.1 ^a ↓	13.7 ^a	10.5 ^a ↓
1975 - 1989	26.0 ^d	**	17.2 ^d	15.2 ^d -	12.6 ^c	11.7 ^c -	13.9 ^c	7.6 ^b ↓	15.8 ^d	14.1 ^c -
1990 - 2004	**	**	**	**	10.6 ^d	14.2 ^d -	**	**	10.0 ^c	**
2005+	**	**	**	**	**	14.0 ^d	**	**	**	13.4 ^d
Total	21.1 ^d	14.5 ^c ↓	15.4 ^a	11.8 ^a ↓	12.7 ^a	10.0 ^a ↓	11.2 ^a	8.5 ^a ↓	14.5 ^a	11.0 ^a ↓
Remaining CMA (Zones 18-31)										
Pre 1960	**	**	10.9 ^d	9.6 ^b -	13.9 ^c	12.5 ^c -	0.0 ^d	0.0 ^d -	12.0 ^c	11.1 ^c -
1960 - 1974	12.2 ^c	**	14.8 ^a	12.2 ^a ↓	13.8 ^a	10.6 ^a ↓	12.5 ^c	11.4 ^d -	14.0 ^a	11.2 ^a ↓
1975 - 1989	**	**	16.4 ^a	15.2 ^d -	14.7 ^a	13.5 ^c -	15.9 ^a	8.2 ^c ↓	15.3 ^a	13.6 ^c -
1990 - 2004	-	-	13.1 ^d	**	9.3 ^b	9.4 ^c -	**	**	9.8 ^b	11.6 ^c -
2005+	**	**	**	**	**	**	**	**	**	**
Total	11.7 ^c	10.5 ^d -	15.1 ^a	13.1 ^a ↓	14.2 ^a	11.7 ^a ↓	14.0 ^a	9.7 ^b ↓	14.4 ^a	12.0 ^a ↓
Durham Region										
Pre 1960	**	**	**	**	14.2 ^d	9.4 ^c ↓	**	0.0 ^d	**	13.8 ^c
1960 - 1974	7.6 ^c	**	13.0 ^a	11.4 ^c -	15.9 ^d	10.5 ^c ↓	**	7.8 ^c	15.1 ^d	10.4 ^c ↓
1975 - 1989	**	**	13.8 ^a	24.7 ^a ↑	11.6 ^c	16.5 ^d ↑	17.9 ^a	**	13.9 ^a	19.7 ^d ↑
1990 - 2004	-	-	**	**	**	**	**	**	**	16.9 ^d
2005+	-	-	9.6 ^b	**	9.6 ^b	**	**	**	9.5 ^b	**
Total	10.1 ^d	**	14.4 ^a	17.7 ^a ↑	14.2 ^a	12.3 ^a ↓	18.6 ^a	8.4 ^c ↓	14.8 ^a	13.9 ^a -
York Region										
Pre 1960	**	**	**	**	**	**	**	**	9.1 ^c	**
1960 - 1974	**	**	9.6 ^c	10.4 ^c -	9.5 ^c	9.8 ^b -	**	14.0 ^d	9.7 ^b	10.2 ^a -
1975 - 1989	**	**	10.9 ^d	9.2 ^c -	**	**	14.7 ^d	**	**	13.4 ^d
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	**	-	**	**	**	**	**	**
Total	**	**	9.6 ^b	10.0 ^c -	9.7 ^b	11.1 ^c -	**	11.8 ^c	9.9 ^b	10.8 ^a -
Peel Region										
Pre 1960	**	**	7.7 ^c	9.0 ^c -	**	**	**	**	11.3 ^d	10.7 ^d -
1960 - 1974	10.8 ^d	**	15.7 ^a	12.8 ^a ↓	14.8 ^c	11.1 ^a ↓	12.7 ^c	8.0 ^c ↓	14.8 ^a	11.5 ^a ↓
1975 - 1989	**	**	17.0 ^d	14.9 ^c -	14.7 ^c	12.6 ^c -	13.8 ^c	7.3 ^c ↓	15.3 ^a	12.9 ^c ↓
1990 - 2004	-	-	-	-	-	-	-	-	-	-
2005+	**	**	**	**	**	**	**	**	**	5.5 ^d
Total	10.7 ^d	**	15.9 ^a	13.4 ^a ↓	14.8 ^a	11.7 ^a ↓	13.0 ^c	7.6 ^c ↓	14.9 ^a	12.0 ^a ↓

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Toronto CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Halton Region										
Pre 1960	**	**	**	13.0 d	10.5 d	13.2 d	**	**	10.9 c	12.6 c
1960 - 1974	13.6 d	**	**	**	16.1 d	15.5 d	**	**	16.8 d	16.5 d
1975 - 1989	**	**	14.5 d	**	17.4 d	**	12.0 c	**	15.8 d	**
1990 - 2004	-	-	8.6 b	**	8.5 a	7.7 c	**	**	8.1 a	9.5 a
2005+	-	-	**	**	**	10.3 a	**	6.3 a	**	11.3 c
Total	13.3 c	14.8 d	17.2 d	18.5 d	15.5 d	14.6 c	12.7 d	**	15.8 d	15.9 d
Toronto GTA										
Pre 1960	17.4 a	12.3 c	14.4 a	11.2 a	12.5 a	9.7 a	**	11.5 d	13.9 a	10.8 a
1960 - 1974	19.0 d	14.4 a	15.0 a	11.7 a	12.8 a	10.2 a	11.7 a	8.5 a	14.0 a	10.9 a
1975 - 1989	25.0 d	**	16.6 a	16.3 a	13.6 a	13.0 a	14.6 a	7.8 b	15.4 a	14.4 a
1990 - 2004	**	**	**	**	10.8 d	13.5 c	**	**	10.2 d	14.7 d
2005+	**	**	**	14.8 d	**	13.0 d	**	**	**	13.0 d
Total	20.5 d	14.4 c	15.4 a	12.3 a	13.2 a	10.6 a	12.0 a	8.7 a	14.5 a	11.5 a
Toronto CMA										
Pre 1960	17.4 a	12.1 c	14.3 a	11.1 a	12.5 a	9.7 a	**	11.5 d	13.9 a	10.7 a
1960 - 1974	19.4 d	14.5 a	14.9 a	11.4 a	12.5 a	9.8 a	11.3 a	8.6 a	13.8 a	10.6 a
1975 - 1989	25.5 d	**	16.9 a	15.2 d	13.7 a	12.7 a	14.9 a	7.9 b	15.6 a	13.9 c
1990 - 2004	**	**	**	**	10.5 d	13.4 c	**	**	9.9 c	14.8 d
2005+	**	**	**	**	**	13.6 d	**	**	**	13.1 d
Total	20.7 d	14.3 c	15.4 a	11.9 a	13.0 a	10.3 a	11.8 a	8.7 a	14.5 a	11.2 a

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Oshawa CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Oshawa CMA										
Pre 1960	**	**	**	**	14.7 d	**	**	**	**	20.0 d
1960 - 1974	**	**	13.2 a	11.2 c	16.0 d	10.4 c	**	**	15.3 a	10.4 c
1975 - 1989	**	**	13.8 a	25.2 a	13.0 c	17.2 d	5.8 d	**	13.0 a	20.4 a
1990 - 2004	-	-	**	**	**	**	**	**	**	16.9 d
2005+	-	-	9.6 b	**	9.6 b	**	**	**	9.5 b	**
Total	**	**	14.3 a	18.1 a	14.9 a	13.2 a	**	**	14.7 a	14.7 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Toronto CMA											
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Toronto-Former City (Zones 1-4)											
3 to 5 Units	**	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	0.3 b	1.9 c ↑	1.0 d	1.3 d -	0.7 b	**	0.8 a	2.1 c ↑	
20 to 49 Units	2.0 c	2.2 c -	1.1 a	1.4 a -	1.3 a	1.0 a -	**	**	1.4 a	1.6 b -	
50 to 99 Units	0.7 a	0.9 a -	1.1 a	2.6 b ↑	1.2 a	2.0 b ↑	1.9 c	**	1.1 a	2.1 b ↑	
100 to 199 Units	1.1 a	0.8 a -	1.9 c	1.2 a -	2.0 c	1.4 a -	1.7 c	0.3 b ↓	1.8 c	1.2 a -	
200+ Units	1.0 a	1.4 a -	1.2 a	1.4 a -	1.3 a	1.4 a -	1.1 d	2.3 c -	1.2 a	1.4 a -	
Total	1.2 a	1.6 b -	1.5 a	1.7 a -	1.4 a	1.5 b -	1.8 c	1.2 a -	1.4 a	1.6 a -	
Rest of Toronto (Zones 5-17)											
3 to 5 Units	**	**	**	**	**	**	**	**	**	0.4 b	
6 to 19 Units	0.5 b	**	**	1.7 c	1.4 a	1.1 a -	**	0.7 b	1.5 a	1.4 a -	
20 to 49 Units	2.0 b	2.1 b -	1.2 a	1.4 a -	1.1 a	0.8 a ↓	0.5 b	2.7 b ↑	1.2 a	1.3 a -	
50 to 99 Units	1.3 a	1.7 b -	0.8 a	0.8 a -	0.6 a	0.7 a ↑	0.5 a	0.3 a -	0.7 a	0.7 a -	
100 to 199 Units	0.7 b	1.7 b ↑	0.8 a	0.7 a -	0.7 a	0.7 a -	0.5 a	0.6 a -	0.7 a	0.7 a -	
200+ Units	1.1 a	0.8 a -	0.7 a	0.8 a -	0.6 a	0.7 a ↑	0.5 a	0.8 a ↑	0.6 a	0.8 a ↑	
Total	1.2 a	1.7 b ↑	0.9 a	0.9 a -	0.8 a	0.7 a -	0.9 a	0.7 a -	0.8 a	0.8 a -	
Toronto (Zones 1-17)											
3 to 5 Units	**	**	**	**	**	**	**	**	3.4 d	**	
6 to 19 Units	**	4.2 d	**	1.8 c	1.3 a	1.2 a -	**	0.5 b	1.2 a	1.7 b -	
20 to 49 Units	2.0 b	2.2 b -	1.2 a	1.4 a ↑	1.1 a	0.8 a ↓	1.2 a	2.8 b ↑	1.3 a	1.4 a -	
50 to 99 Units	0.8 a	1.1 a -	1.0 a	1.5 a ↑	0.7 a	1.0 a ↑	0.7 a	0.4 a ↓	0.8 a	1.2 a ↑	
100 to 199 Units	1.0 a	1.1 a -	1.1 a	0.8 a ↓	0.9 a	0.8 a -	0.6 a	0.6 a -	0.9 a	0.8 a -	
200+ Units	1.0 a	1.3 a -	0.9 a	1.1 a ↑	0.8 a	0.9 a ↑	0.6 a	0.9 a ↑	0.8 a	1.0 a ↑	
Total	1.2 a	1.6 a ↑	1.1 a	1.2 a -	0.9 a	0.9 a -	1.0 a	0.8 a -	1.0 a	1.1 a -	
Remaining CMA (Zones 18-31)											
3 to 5 Units	**	0.0 d	**	**	**	**	**	0.0 d	4.3 d	4.8 d -	
6 to 19 Units	0.0 d	0.0 d -	1.3 d	1.4 d -	1.7 c	2.5 c -	0.0 d	**	1.4 a	2.2 c -	
20 to 49 Units	1.8 c	**	1.1 a	1.0 a -	1.1 a	0.9 a -	1.4 a	0.5 b ↓	1.1 a	1.0 a -	
50 to 99 Units	1.2 d	1.1 d -	1.4 a	1.3 a -	0.9 a	0.8 a -	1.6 b	1.0 a ↓	1.2 a	1.0 a -	
100 to 199 Units	1.5 d	1.1 a -	0.7 a	0.7 a -	0.9 a	0.8 a -	0.6 a	0.6 a -	0.8 a	0.7 a -	
200+ Units	**	2.8 a	0.8 a	0.8 a -	1.2 a	1.2 a -	1.2 a	1.1 a -	1.1 a	1.1 a -	
Total	1.9 c	1.3 a -	1.0 a	1.0 a -	1.1 a	1.1 a -	1.1 a	1.0 a -	1.1 a	1.1 a -	
Durham Region											
3 to 5 Units	0.0 c	0.0 d -	**	**	1.2 d	3.8 d ↑	0.0 c	0.0 d -	1.2 a	4.1 d ↑	
6 to 19 Units	0.0 c	0.0 d -	5.0 d	2.4 c -	3.2 c	3.2 d -	0.0 d	0.0 d -	3.6 c	2.8 b -	
20 to 49 Units	3.1 c	0.0 d ↓	1.9 c	2.3 b -	2.2 c	1.3 a -	0.0 c	0.0 d -	2.1 c	1.6 b -	
50 to 99 Units	0.0 d	0.0 d -	2.4 c	1.6 b -	0.9 a	0.7 a -	0.2 b	0.6 a ↑	1.1 a	0.9 a -	
100 to 199 Units	0.0 a	**	2.0 a	**	1.4 a	2.0 a ↑	1.8 a	2.6 a ↑	1.6 a	3.6 c ↑	
200+ Units	-	**	**	**	**	2.3 b	**	**	**	1.6 a	
Total	1.0 a	0.0 c ↓	2.8 b	3.8 d -	1.9 a	2.0 a -	0.8 a	1.2 a ↑	2.0 a	2.4 b -	

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.1 Private Apartment Vacancy Rates (%)											
by Structure Size and Bedroom Type											
Toronto CMA											
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
York Region											
3 to 5 Units	**	**	0.0 d	**	**	**	**	**	**	**	
6 to 19 Units	0.0 d	0.0 d -	1.3 d	**	**	**	**	**	1.5 a	3.3 d -	
20 to 49 Units	**	0.0 d	**	0.6 b	1.6 c	1.4 a -	**	**	1.8 c	1.2 a -	
50 to 99 Units	5.8 d	**	1.8 b	1.1 a ↓	0.6 a	1.4 a ↑	4.6 c	5.0 b -	1.3 a	1.5 a -	
100 to 199 Units	**	**	0.6 b	1.4 a ↑	0.8 a	1.0 a -	0.7 a	0.6 a -	0.7 a	1.2 a ↑	
200+ Units	-	-	-	**	**	**	-	-	**	**	
Total	**	**	1.4 a	1.6 b -	1.2 a	1.7 b -	1.8 c	3.1 c ↑	1.3 a	1.7 a ↑	
Peel Region											
3 to 5 Units	**	0.0 d	0.0 d	**	0.0 d	**	**	0.0 d	**	**	
6 to 19 Units	**	0.0 d	**	0.5 b	0.4 b	**	**	**	0.9 d	1.3 d -	
20 to 49 Units	0.0 d	**	1.0 a	0.8 d -	1.0 a	0.6 a -	1.6 c	0.3 b ↓	1.1 a	0.7 a -	
50 to 99 Units	1.3 d	0.0 c ↓	1.4 a	1.4 a -	1.1 a	0.7 a -	2.5 c	0.5 b ↓	1.3 a	0.9 a ↓	
100 to 199 Units	**	0.0 d	0.8 a	0.6 a ↓	0.9 a	0.8 a -	0.7 a	0.6 a -	0.9 a	0.7 a -	
200+ Units	**	1.1 a	0.8 a	0.8 a -	1.1 a	1.2 a -	1.2 a	1.3 a -	1.0 a	1.1 a -	
Total	1.8 c	0.4 b ↓	0.9 a	0.8 a -	1.0 a	1.0 a -	1.3 a	0.9 a ↓	1.0 a	0.9 a ↓	
Halton Region											
3 to 5 Units	**	**	**	**	**	0.0 d	0.0 d	0.0 d -	**	**	
6 to 19 Units	0.0 d	0.0 d -	**	**	3.0 d	2.9 c -	0.0 d	0.0 d -	2.4 c	2.2 c -	
20 to 49 Units	**	**	0.8 a	1.5 a ↑	0.6 a	2.0 c ↑	**	0.0 d	0.8 a	1.8 b ↑	
50 to 99 Units	0.0 b	3.6 d ↑	1.0 a	1.2 a -	1.1 a	0.8 a -	0.6 a	1.0 a -	1.0 a	1.0 a -	
100 to 199 Units	2.0 a	**	1.0 a	1.2 a -	0.9 a	2.0 c ↑	1.1 a	1.3 a -	1.0 a	1.7 b ↑	
200+ Units	**	**	0.9 a	**	1.5 a	1.3 a -	**	**	1.4 a	1.3 a -	
Total	1.5 b	2.8 c -	1.0 a	1.1 a -	1.2 a	1.7 b ↑	1.0 a	1.5 a -	1.1 a	1.5 a ↑	
Toronto GTA											
3 to 5 Units	**	**	**	**	**	**	**	**	3.3 d	2.0 c -	
6 to 19 Units	1.4 d	3.7 d -	1.5 a	1.8 b -	1.7 b	1.7 b -	**	1.4 d	1.6 b	1.9 b -	
20 to 49 Units	1.9 b	2.1 b -	1.2 a	1.4 a ↑	1.2 a	1.0 a -	1.3 a	1.9 b -	1.3 a	1.4 a -	
50 to 99 Units	0.9 a	1.1 a -	1.1 a	1.5 a ↑	0.8 a	0.9 a ↑	1.0 a	0.6 a ↓	0.9 a	1.2 a ↑	
100 to 199 Units	1.0 a	1.1 a -	1.1 a	1.0 a -	0.9 a	1.0 a -	0.7 a	0.8 a -	0.9 a	1.0 a -	
200+ Units	1.1 a	1.3 a -	0.9 a	1.1 a ↑	0.8 a	1.0 a ↑	0.6 a	1.0 a ↑	0.9 a	1.0 a ↑	
Total	1.2 a	1.6 a ↑	1.2 a	1.3 a -	1.0 a	1.1 a -	1.0 a	0.9 a -	1.1 a	1.2 a ↑	
Toronto CMA											
3 to 5 Units	**	**	**	**	**	**	**	**	3.5 d	1.9 c -	
6 to 19 Units	1.5 d	3.9 d -	1.1 d	1.7 c -	1.3 a	1.4 a -	**	**	1.2 a	1.8 b -	
20 to 49 Units	2.0 b	2.2 b -	1.1 a	1.4 a ↑	1.1 a	0.8 a ↓	1.3 a	2.0 b -	1.2 a	1.3 a -	
50 to 99 Units	0.9 a	1.1 a -	1.1 a	1.5 a ↑	0.8 a	1.0 a ↑	1.0 a	0.6 a ↓	0.9 a	1.2 a ↑	
100 to 199 Units	1.0 a	1.1 a -	1.0 a	0.8 a ↓	0.9 a	0.8 a -	0.6 a	0.6 a -	0.9 a	0.8 a -	
200+ Units	1.1 a	1.3 a -	0.9 a	1.1 a ↑	0.8 a	1.0 a ↑	0.6 a	0.9 a ↑	0.9 a	1.0 a ↑	
Total	1.2 a	1.6 a ↑	1.1 a	1.2 a -	0.9 a	1.0 a -	1.0 a	0.8 a -	1.0 a	1.1 a -	

1.3.1 Private Apartment Vacancy Rates (%)											
by Structure Size and Bedroom Type											
Oshawa CMA											
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Oshawa CMA											
3 to 5 Units	0.0 d	0.0 d -	**	**	1.4 d	4.2 d ↑	0.0 c	0.0 d -	1.5 a	4.4 d ↑	
6 to 19 Units	0.0 d	0.0 d -	5.1 d	2.4 c -	2.9 b	3.4 d -	0.0 d	0.0 d -	3.5 d	2.9 c -	
20 to 49 Units	1.2 d	0.0 d ↓	2.2 c	2.6 b -	2.4 c	1.5 b -	0.0 c	0.0 d -	2.2 c	1.8 b -	
50 to 99 Units	0.0 d	0.0 d -	2.7 c	1.7 b -	1.1 a	0.8 d -	0.0 d	0.0 d -	1.5 a	1.0 a -	
100 to 199 Units	0.0 a	**	2.0 a	**	1.4 a	2.0 a ↑	1.8 a	2.6 a ↑	1.6 a	3.6 c ↑	
200+ Units	-	**	**	**	**	**	**	**	**	**	
Total	0.4 b	0.0 c -	3.0 b	3.9 d -	1.9 a	2.3 a -	1.1 a	1.5 c -	2.2 a	2.7 b -	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Toronto-Former City (Zones 1-4)										
3 to 5 Units	884 c	**	1,243 d	1,277 b	1,582 b	1,559 b	**	2,152 d	1,480 b	1,457 b
6 to 19 Units	799 b	844 b	1,097 b	1,086 b	1,485 b	1,458 b	1,616 d	**	1,223 b	1,205 a
20 to 49 Units	899 a	959 a	1,167 a	1,227 a	1,478 a	1,518 a	**	**	1,161 a	1,225 a
50 to 99 Units	991 a	1,083 a	1,263 a	1,415 a	1,576 a	1,774 b	2,408 d	2,623 d	1,317 a	1,450 a
100 to 199 Units	1,063 a	1,132 a	1,398 a	1,456 a	1,842 b	1,929 b	3,114 c	2,879 d	1,517 a	1,585 b
200+ Units	1,202 a	1,250 a	1,460 a	1,533 a	2,031 b	2,075 b	2,438 d	2,631 d	1,572 a	1,627 a
Total	1,064 a	1,128 a	1,348 a	1,420 a	1,779 a	1,829 a	2,367 b	2,473 c	1,441 a	1,499 a
Rest of Toronto (Zones 5-17)										
3 to 5 Units	**	**	876 d	**	1,287 d	1,223 c	1,434 c	1,523 c	1,165 c	1,230 c
6 to 19 Units	851 b	983 b	949 a	1,024 a	1,189 a	1,231 a	1,449 b	1,520 b	1,087 a	1,147 a
20 to 49 Units	822 a	882 a	1,023 a	1,074 a	1,246 a	1,283 a	1,598 a	1,711 a	1,105 a	1,157 a
50 to 99 Units	902 a	963 a	1,055 a	1,109 a	1,211 a	1,264 a	1,321 a	1,406 a	1,144 a	1,198 a
100 to 199 Units	932 a	996 a	1,135 a	1,204 a	1,327 a	1,450 a	1,488 a	1,553 a	1,276 a	1,369 a
200+ Units	982 a	1,055 a	1,163 a	1,232 a	1,400 a	1,448 a	1,572 a	1,639 a	1,321 a	1,380 a
Total	901 a	976 a	1,098 a	1,163 a	1,314 a	1,384 a	1,504 a	1,575 a	1,237 a	1,303 a
Toronto (Zones 1-17)										
3 to 5 Units	883 c	983 d	1,110 c	1,211 b	1,505 b	1,467 b	1,785 d	1,740 c	1,378 b	1,383 b
6 to 19 Units	823 b	895 b	1,021 a	1,051 a	1,284 a	1,312 a	1,537 c	1,530 b	1,144 a	1,171 a
20 to 49 Units	871 a	933 a	1,076 a	1,131 a	1,292 a	1,327 a	1,716 b	1,894 b	1,125 a	1,181 a
50 to 99 Units	967 a	1,052 a	1,134 a	1,232 a	1,285 a	1,373 a	1,471 b	1,510 a	1,200 a	1,285 a
100 to 199 Units	1,020 a	1,084 a	1,213 a	1,278 a	1,388 a	1,510 a	1,567 a	1,636 a	1,325 a	1,414 a
200+ Units	1,160 a	1,217 a	1,307 a	1,377 a	1,573 a	1,617 a	1,629 a	1,712 a	1,421 a	1,480 a
Total	1,019 a	1,089 a	1,202 a	1,270 a	1,426 a	1,492 a	1,595 a	1,664 a	1,308 a	1,372 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	699 b	718 a	872 b	864 a	1,074 b	1,083 b	1,269 b	1,494 c	981 b	1,021 a
6 to 19 Units	759 b	786 b	910 a	939 a	1,121 a	1,148 a	1,259 a	1,350 b	1,031 a	1,050 a
20 to 49 Units	921 a	930 a	1,060 a	1,157 a	1,197 a	1,244 a	1,221 a	1,210 a	1,134 a	1,197 a
50 to 99 Units	934 a	960 a	1,128 a	1,198 a	1,299 a	1,367 a	1,438 a	1,510 a	1,243 a	1,308 a
100 to 199 Units	930 a	940 b	1,184 a	1,227 a	1,370 a	1,421 a	1,487 a	1,518 a	1,308 a	1,357 a
200+ Units	1,049 b	896 a	1,218 a	1,274 a	1,368 a	1,420 a	1,567 a	1,602 a	1,333 a	1,385 a
Total	902 a	912 a	1,146 a	1,201 a	1,321 a	1,374 a	1,460 a	1,505 a	1,263 a	1,316 a
Durham Region										
3 to 5 Units	659 b	707 c	817 a	879 a	977 a	1,032 a	1,138 a	1,187 b	926 a	981 a
6 to 19 Units	737 b	778 b	840 a	933 a	1,039 a	1,090 a	1,245 c	1,238 b	971 a	1,035 a
20 to 49 Units	803 a	847 b	970 a	1,013 a	1,131 a	1,143 a	1,491 b	1,577 c	1,062 a	1,094 a
50 to 99 Units	934 c	942 c	1,267 c	1,415 d	1,362 b	1,407 b	1,345 a	1,457 a	1,330 b	1,410 b
100 to 199 Units	1,113 a	901 a	1,125 a	1,239 b	1,205 a	1,266 a	1,278 a	1,278 a	1,190 a	1,256 a
200+ Units	-	**	**	**	**	1,455 a	**	1,478 a	**	1,470 a
Total	820 b	843 a	1,033 a	1,153 b	1,169 a	1,242 a	1,305 a	1,380 a	1,139 a	1,223 a

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
York Region										
3 to 5 Units	**	**	793 d	837 c	1,176 c	1,166 c	**	**	1,021 c	1,026 c
6 to 19 Units	813 b	796 b	896 a	926 a	1,065 a	1,109 b	**	**	979 a	1,013 a
20 to 49 Units	917 b	982 c	1,084 b	1,066 b	1,242 a	1,318 a	1,322 b	1,370 b	1,177 a	1,222 a
50 to 99 Units	893 a	871 b	1,229 a	1,220 a	1,394 a	1,374 a	1,529 a	1,545 a	1,328 a	1,314 a
100 to 199 Units	**	**	1,277 a	1,243 a	1,447 a	1,435 a	1,609 a	1,574 a	1,399 a	1,374 a
200+ Units	-	-	-	**	**	**	-	-	**	**
Total	892 b	897 b	1,170 a	1,151 a	1,346 a	1,344 a	1,526 a	1,522 a	1,279 a	1,267 a
Peel Region										
3 to 5 Units	668 b	710 a	898 b	889 b	1,209 d	1,170 c	1,259 c	**	1,018 c	1,026 b
6 to 19 Units	**	724 c	915 b	958 a	1,167 a	1,217 a	**	1,402 b	1,080 a	1,093 a
20 to 49 Units	917 a	898 a	1,003 a	1,180 b	1,155 a	1,213 a	1,212 b	1,205 b	1,090 a	1,187 a
50 to 99 Units	922 a	952 a	1,087 a	1,192 a	1,238 a	1,343 a	1,407 a	1,486 a	1,188 a	1,283 a
100 to 199 Units	888 b	894 b	1,157 a	1,209 a	1,338 a	1,394 a	1,439 a	1,474 a	1,275 a	1,329 a
200+ Units	960 b	878 a	1,217 a	1,273 a	1,385 a	1,425 a	1,631 a	1,624 a	1,342 a	1,384 a
Total	901 a	898 a	1,143 a	1,214 a	1,319 a	1,381 a	1,451 a	1,486 a	1,259 a	1,320 a
Halton Region										
3 to 5 Units	**	**	**	**	1,040 b	1,220 b	1,158 b	1,280 c	1,095 b	1,257 c
6 to 19 Units	718 b	840 c	1,003 b	938 a	1,130 a	1,120 a	1,151 d	1,123 d	1,074 a	1,073 a
20 to 49 Units	1,022 b	1,019 a	1,173 a	1,225 a	1,275 a	1,324 a	1,359 b	1,469 b	1,236 a	1,284 a
50 to 99 Units	990 a	1,014 a	1,165 a	1,217 a	1,344 a	1,399 a	1,676 b	1,750 a	1,292 a	1,346 a
100 to 199 Units	963 a	1,047 b	1,305 a	1,320 a	1,476 a	1,499 a	1,675 a	1,680 a	1,435 a	1,458 a
200+ Units	**	**	**	1,408 c	**	1,533 a	**	1,998 b	**	1,558 a
Total	916 a	1,180 c	1,225 a	1,270 a	1,376 a	1,417 a	1,660 a	1,643 a	1,343 a	1,385 a
Toronto GTA										
3 to 5 Units	841 b	933 d	1,082 c	1,181 b	1,446 b	1,417 b	1,679 d	1,667 c	1,325 b	1,338 a
6 to 19 Units	815 a	883 b	993 a	1,027 a	1,223 a	1,252 a	1,477 b	1,461 b	1,111 a	1,141 a
20 to 49 Units	873 a	932 a	1,070 a	1,130 a	1,261 a	1,299 a	1,548 b	1,645 b	1,125 a	1,182 a
50 to 99 Units	963 a	1,042 a	1,138 a	1,233 a	1,292 a	1,373 a	1,452 a	1,512 a	1,216 a	1,297 a
100 to 199 Units	1,013 a	1,073 a	1,209 a	1,268 a	1,380 a	1,475 a	1,544 a	1,593 a	1,322 a	1,396 a
200+ Units	1,160 a	1,219 a	1,298 a	1,369 a	1,536 a	1,584 a	1,627 a	1,703 a	1,411 a	1,470 a
Total	1,011 a	1,080 a	1,191 a	1,260 a	1,392 a	1,455 a	1,563 a	1,622 a	1,296 a	1,359 a
Toronto CMA										
3 to 5 Units	857 b	951 d	1,092 c	1,188 b	1,483 b	1,440 b	1,749 d	1,725 c	1,352 b	1,358 b
6 to 19 Units	819 b	888 b	1,007 a	1,037 a	1,261 a	1,289 a	1,502 c	1,508 b	1,129 a	1,156 a
20 to 49 Units	874 a	933 a	1,074 a	1,133 a	1,270 a	1,308 a	1,552 b	1,647 b	1,126 a	1,183 a
50 to 99 Units	963 a	1,042 a	1,132 a	1,226 a	1,289 a	1,372 a	1,459 a	1,510 a	1,210 a	1,290 a
100 to 199 Units	1,013 a	1,076 a	1,206 a	1,267 a	1,384 a	1,488 a	1,551 a	1,611 a	1,321 a	1,401 a
200+ Units	1,160 a	1,214 a	1,299 a	1,368 a	1,539 a	1,583 a	1,623 a	1,699 a	1,411 a	1,468 a
Total	1,013 a	1,080 a	1,194 a	1,261 a	1,404 a	1,467 a	1,569 a	1,633 a	1,300 a	1,363 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

**1.3.2 Private Apartment Average Rents (\$)
by Structure Size and Bedroom Type
Oshawa CMA**

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Oshawa CMA										
3 to 5 Units	638 b	707 c	808 a	882 b	983 a	1,042 b	1,135 a	1,187 b	933 a	995 a
6 to 19 Units	737 b	782 b	840 a	941 a	1,052 a	1,106 a	1,227 c	1,299 b	975 a	1,050 a
20 to 49 Units	789 a	847 a	981 a	1,031 a	1,166 a	1,181 a	1,491 b	1,577 c	1,085 a	1,120 a
50 to 99 Units	935 d	941 c	1,262 c	1,421 d	1,339 b	1,405 b	1,285 b	1,515 b	1,306 b	1,408 c
100 to 199 Units	1,113 a	901 a	1,125 a	1,239 b	1,205 a	1,266 a	1,278 a	1,278 a	1,190 a	1,256 a
200+ Units	-	**	**	**	**	**	**	**	**	**
Total	817 b	845 a	1,038 a	1,168 b	1,179 a	1,246 a	1,282 a	1,352 a	1,134 a	1,220 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

**1.3.3 Private Apartment Vacancy Rates (%)
by Structure Size and Zone
Toronto CMA**

Zone	3-5		6-19		20-49		50-99		100-199		200+																										
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18																									
Zone 1-Toronto (Central)	**	**	**	**	0.7	a	**	0.8	a	1.2	a	-	2.0	c	1.5	b	-	0.9	a	1.0	a	-															
Zone 2-Toronto (East)	**	**	0.5	b	**	1.0	a	1.2	a	-	0.4	a	**	**	**	1.2	d	2.0	a	-	-	-															
Zone 3-Toronto (North)	**	**	1.1	d	**	1.7	c	1.6	c	-	1.1	a	1.0	a	-	**	0.9	a	0.7	a	1.3	a	↑														
Zone 4-Toronto (West)	0.7	b	**	**	**	1.5	c	1.6	c	-	1.6	b	1.4	a	-	1.4	a	1.3	a	-	2.3	b	2.3	a	↑												
Toronto-Former City (Zones 1-4)	**	**	0.8	a	2.1	c	↑	1.4	a	1.6	b	-	1.1	a	2.1	b	↑	1.8	c	1.2	a	-	1.2	a	1.4	a	-										
Zone 5-Etobicoke (South)	**	**	**	**	**	1.2	a	1.2	a	-	1.1	a	1.4	a	-	0.2	b	0.3	b	-	-	-	-	-	-	-	-										
Zone 6-Etobicoke (Central)	0.0	d	0.0	d	-	1.2	a	0.4	b	-	0.6	a	1.0	a	-	0.8	a	0.7	a	-	0.8	a	0.5	a	↓	0.7	a	0.7	a	-							
Zone 7-Etobicoke (North)	0.0	d	**	**	**	0.0	d	**	0.6	b	0.9	a	1.1	a	-	0.3	b	0.6	a	↑	0.5	b	0.2	a	-	0.5	b	0.2	a	-							
Etobicoke (Zones 5-7)	**	**	**	**	**	1.2	a	1.1	a	-	0.9	a	1.0	a	-	0.6	a	0.5	a	-	0.6	a	0.6	a	-	0.6	a	0.6	a	-							
Zone 8-York	**	**	**	**	**	1.4	a	1.7	b	-	1.0	a	1.1	a	-	1.3	a	0.4	a	↓	0.6	a	1.3	a	↑	0.6	a	1.3	a	↑							
Zone 9-East York	**	**	1.2	d	1.5	d	-	0.7	a	1.8	b	↑	0.5	a	0.6	a	-	0.4	a	0.8	a	↑	0.8	a	0.8	a	-	0.8	a	0.8	a	-					
Zone 10-Scarborough (Central)	**	0.0	d	**	**	1.8	b	0.8	a	↓	0.4	a	0.8	a	↑	0.8	a	0.7	a	-	0.7	a	0.6	a	-	0.7	a	0.6	a	-							
Zone 11-Scarborough (North)	-	-	12.5	d	5.4	c	↓	**	**	**	**	**	**	**	**	1.0	a	0.6	a	↓	0.5	a	0.3	a	-	0.5	a	0.3	a	-							
Zone 12-Scarborough (East)	**	**	**	**	**	**	**	**	**	**	1.1	a	0.8	a	-	0.5	a	0.7	a	-	0.4	a	0.5	a	-	0.4	a	0.5	a	-							
Scarborough (Zones 10-12)	**	**	2.3	c	3.1	d	-	2.1	a	1.3	a	↓	0.7	a	0.8	a	-	0.8	a	0.7	a	-	0.5	a	-	0.5	a	0.5	a	-							
Zone 13-North York (Southeast)	**	**	0.0	c	0.4	a	↑	0.4	a	1.5	c	↑	0.4	a	0.5	a	-	1.1	a	1.1	a	-	0.9	a	0.7	a	-	0.9	a	0.7	a	-					
Zone 14-North York (Northeast)	**	**	0.0	d	0.0	d	-	**	**	**	0.6	a	**	0.8	a	1.4	a	↑	0.5	a	1.0	a	↑	0.5	a	1.0	a	↑	0.5	a	1.0	a	↑				
Zone 15-North York (Southwest)	**	**	**	**	**	0.7	a	0.5	a	-	0.5	b	0.4	b	-	1.0	a	0.6	a	-	0.9	d	0.9	a	-	0.9	d	0.9	a	-							
Zone 16-North York (N.Central)	**	**	**	**	**	1.3	a	0.1	b	↓	0.9	a	1.3	a	↑	0.4	a	0.6	a	-	0.4	a	0.5	a	-	0.4	a	0.5	a	-							
Zone 17-North York (Northwest)	**	**	1.2	d	1.2	a	-	1.0	a	1.3	a	-	0.9	a	0.3	a	↓	0.2	a	0.3	a	-	0.6	a	1.1	a	↑	0.6	a	1.1	a	↑					
North York (Zones 13-17)	**	**	0.5	b	0.6	b	-	0.8	a	0.8	a	-	0.6	a	0.6	a	-	0.6	a	0.8	a	↑	0.6	a	0.9	a	↑	0.6	a	0.9	a	↑					
Rest of Toronto (Zones 5-17)	**	0.4	b	1.5	a	1.4	a	-	1.2	a	1.3	a	-	0.7	a	0.7	a	-	0.7	a	0.7	a	-	0.6	a	0.8	a	↑	0.6	a	0.8	a	↑				
Toronto (Zones 1-17)	3.4	d	**	1.2	a	1.7	b	-	1.3	a	1.4	a	-	0.8	a	1.2	a	↑	0.9	a	0.8	a	-	0.8	a	1.0	a	↑	0.8	a	1.0	a	↑				
Zone 18-Mississauga (South)	**	**	**	**	**	1.6	c	1.1	d	-	0.8	a	0.5	a	-	0.6	a	0.5	a	-	0.8	a	1.2	a	↑	0.8	a	1.2	a	↑							
Zone 19-Mississauga (Northwest)	**	**	**	**	**	**	0.0	a	0.7	a	-	0.7	a	0.8	a	-	0.4	a	0.4	a	-	**	**	**	**	**	**	**	**	**	**	**	**	**	**		
Zone 20-Mississauga (Northeast)	-	-	**	**	**	0.7	b	0.3	b	-	2.6	c	1.3	d	-	0.9	a	0.9	a	-	0.5	a	0.8	a	↑	0.5	a	0.8	a	↑	0.5	a	0.8	a	↑		
Mississauga City (Zones 18-20)	**	**	1.4	d	**	1.1	a	0.7	b	-	1.3	a	0.8	a	↓	0.7	a	0.7	a	-	0.7	a	1.0	a	↑	0.7	a	1.0	a	↑	0.7	a	1.0	a	↑		
Zone 21-Brampton (West)	0.0	d	**	**	1.4	d	1.0	a	0.7	b	-	1.3	a	1.3	a	-	1.8	c	0.7	a	↓	0.8	a	0.2	a	↓	0.8	a	0.2	a	↓	0.8	a	0.2	a	↓	
Zone 22-Brampton (East)	-	-	**	**	**	-	-	**	**	**	1.1	d	0.8	a	-	1.8	b	2.0	a	-	1.8	b	2.0	a	-	1.8	b	2.0	a	-	1.8	b	2.0	a	-		
Brampton City (Zones 21-22)	0.0	d	**	**	1.4	d	1.0	a	0.7	b	-	1.2	a	1.3	a	-	1.4	a	0.8	a	-	1.4	a	1.3	a	-	1.4	a	1.3	a	-	1.4	a	1.3	a	-	
Zone 23-Oakville	**	**	3.9	d	2.1	c	-	0.5	a	2.0	c	↑	0.5	a	1.5	a	↑	0.5	a	0.6	a	-	**	**	**	**	**	**	**	**	**	**	**	**	**	**	
Zone 24-Caledon	-	-	**	**	**	**	**	**	**	**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Zone 25-R. Hill, Vaughan, King	**	0.0	d	0.0	d	**	2.5	c	1.6	c	-	0.3	a	0.5	b	-	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
Zone 26-Aurora, Newmkt, Whit-St.	**	**	2.0	c	**	**	0.5	b	2.2	b	1.8	b	-	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
Zone 27-Markham	-	-	**	**	**	**	**	1.5	c	2.3	a	↑	0.5	b	1.0	a	-	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
York Region (Zones 25-27)	**	**	1.5	a	3.3	d	-	1.8	c	1.2	a	-	1.3	a	1.5	a	-	0.7	a	1.2	a	↑	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Toronto CMA												
Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 28-Pickering/Ajax/Uxbridge	**	**	**	**	1.1 a	**	0.2 b	0.6 a ↑	-	-	**	**
Zone 29-Milton, Halton Hills	0.0 d	**	0.0 d	**	**	0.7 a	0.6 a	0.9 a -	**	**	-	-
Zone 30-Orangeville	**	**	0.0 d	**	2.0 b	1.9 c -	**	**	-	-	-	-
Zone 31-Bradford, W. Gwillimbury	**	**	**	0.0 d	1.7 c	0.5 b ↓	**	**	**	**	-	-
Remaining CMA (Zones 18-31)	4.3 d	4.8 d -	1.4 a	2.2 c -	1.1 a	1.0 a -	1.2 a	1.0 a -	0.8 a	0.7 a -	1.1 a	1.1 a -
Durham Region	1.2 a	4.1 d ↑	3.6 c	2.8 b -	2.1 c	1.6 b -	1.1 a	0.9 a -	1.6 a	3.6 c ↑	**	1.6 a
York Region	**	**	1.5 a	3.3 d -	1.8 c	1.2 a -	1.3 a	1.5 a -	0.7 a	1.2 a ↑	**	**
Peel Region	**	**	0.9 d	1.3 d -	1.1 a	0.7 a -	1.3 a	0.9 a ↓	0.9 a	0.7 a -	1.0 a	1.1 a -
Halton Region	**	**	2.4 c	2.2 c -	0.8 a	1.8 b ↑	1.0 a	1.0 a -	1.0 a	1.7 b ↑	1.4 a	1.3 a -
Toronto GTA	3.3 d	2.0 c -	1.6 b	1.9 b -	1.3 a	1.4 a -	0.9 a	1.2 a ↑	0.9 a	1.0 a -	0.9 a	1.0 a ↑
Toronto CMA	3.5 d	1.9 c -	1.2 a	1.8 b -	1.2 a	1.3 a -	0.9 a	1.2 a ↑	0.9 a	0.8 a -	0.9 a	1.0 a ↑

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Oshawa CMA												
Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Oshawa (North)	3.0 c	**	3.5 d	2.6 c -	2.3 a	**	1.3 a	1.1 a -	1.4 a	0.7 a ↓	**	**
Zone 2 - Oshawa (S./Central)	**	4.8 d	4.8 d	4.4 d -	3.0 d	2.4 a -	1.4 a	0.4 a ↓	2.4 a	10.2 a ↑	-	**
Oshawa City (Zones 1-2)	2.0 c	4.4 d -	4.5 d	4.0 d -	2.9 c	2.1 b -	1.3 a	0.8 a ↓	1.8 a	4.5 c ↑	**	**
Zone 3 - Whitby	0.0 d	**	1.1 d	0.3 b -	0.0 d	1.0 a ↑	**	**	1.6 b	1.8 a -	-	-
Zone 4 - Clarington	**	**	1.1 d	0.0 c ↓	**	**	**	**	**	**	-	-
Oshawa CMA	1.5 a	4.4 d ↑	3.5 d	2.9 c -	2.2 c	1.8 b -	1.5 a	1.0 a -	1.6 a	3.6 c ↑	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Toronto CMA											
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Toronto-Former City (Zones 1-4)											
3 to 5 Units	**	**	**	**	**	**	**	**	**	**	14.8 d
6 to 19 Units	**	**	15.0 d	**	13.3 d	**	**	**	**	14.5 c	13.5 d -
20 to 49 Units	17.1 d	11.5 d ↓	15.6 a	9.9 b ↓	9.8 c	8.4 c -	**	**	**	14.8 a	10.0 c ↓
50 to 99 Units	13.9 c	12.7 d -	15.4 d	11.8 c ↓	12.1 c	9.6 b ↓	**	**	**	14.3 a	11.5 c ↓
100 to 199 Units	17.9 d	12.3 c ↓	18.4 d	12.5 d ↓	12.7 c	12.7 d -	5.0 d	**	**	16.5 d	12.5 c ↓
200+ Units	**	**	20.7 d	14.3 c ↓	20.7 d	14.1 c ↓	**	**	**	22.3 d	15.0 d ↓
Total	22.8 d	15.4 d ↓	18.1 a	13.3 a ↓	16.4 d	12.4 a ↓	**	**	**	18.3 a	13.4 a ↓
Rest of Toronto (Zones 5-17)											
3 to 5 Units	**	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	**	11.3 d	12.1 c	9.9 c -	**	**	**	13.3 c	10.5 c ↓
20 to 49 Units	14.2 c	10.7 c ↓	11.6 a	9.6 a ↓	10.1 a	8.9 a ↓	6.0 c	9.1 b ↑	**	11.1 a	9.4 a ↓
50 to 99 Units	13.3 c	9.4 c ↓	13.3 c	11.1 a ↓	10.1 a	8.4 b ↓	8.8 b	7.4 b -	**	11.4 a	9.5 a ↓
100 to 199 Units	**	11.1 d	13.4 a	9.9 a ↓	11.8 a	9.2 a ↓	10.5 a	8.9 b ↓	**	12.3 a	9.5 a ↓
200+ Units	20.6 d	17.1 d -	14.3 a	11.4 a ↓	12.4 a	9.3 b ↓	13.1 c	6.5 b ↓	**	13.4 a	10.1 a ↓
Total	16.3 a	12.1 c ↓	13.5 a	10.7 a ↓	11.6 a	9.1 a ↓	11.4 a	8.0 a ↓	**	12.5 a	9.8 a ↓
Toronto (Zones 1-17)											
3 to 5 Units	**	**	**	**	**	**	**	**	**	14.8 d	13.6 d -
6 to 19 Units	**	**	15.0 d	13.0 d -	12.5 c	10.5 c -	**	**	**	13.8 c	11.8 c -
20 to 49 Units	16.1 a	11.2 c ↓	13.1 a	9.7 a ↓	10.1 a	8.8 a ↓	5.4 c	9.1 b ↑	**	12.4 a	9.6 a ↓
50 to 99 Units	13.7 c	12.0 c -	14.1 a	11.4 a ↓	10.5 a	8.6 a ↓	9.8 b	8.0 b -	**	12.4 a	10.1 a ↓
100 to 199 Units	17.9 d	11.9 c ↓	14.8 a	10.7 a ↓	11.9 a	9.6 a ↓	10.3 a	9.1 b -	**	13.1 a	10.1 a ↓
200+ Units	**	18.7 d	17.4 a	12.8 a ↓	14.5 a	10.7 a ↓	12.8 c	6.8 b ↓	**	17.0 a	12.1 a ↓
Total	21.1 d	14.5 c ↓	15.4 a	11.8 a ↓	12.7 a	10.0 a ↓	11.2 a	8.5 a ↓	**	14.5 a	11.0 a ↓
Remaining CMA (Zones 18-31)											
3 to 5 Units	**	**	**	**	**	**	**	0.0 d	**	8.8 c	**
6 to 19 Units	**	**	12.5 c	12.8 c -	15.2 d	13.3 c -	**	**	**	13.7 c	12.9 c -
20 to 49 Units	10.7 d	**	12.0 c	8.4 b ↓	11.1 c	8.1 b ↓	**	**	**	11.3 c	7.9 b ↓
50 to 99 Units	10.0 c	**	14.0 c	10.9 c ↓	12.9 c	9.9 b ↓	15.6 d	10.6 d ↓	**	13.6 a	10.2 c ↓
100 to 199 Units	**	**	14.9 c	14.2 c -	14.9 c	12.1 c ↓	13.3 a	**	**	14.7 a	12.7 c ↓
200+ Units	**	**	19.3 a	15.6 d ↓	15.4 d	13.7 c -	15.0 a	**	**	16.6 d	14.1 c -
Total	11.7 c	10.5 d -	15.1 a	13.1 a ↓	14.2 a	11.7 a ↓	14.0 a	9.7 b ↓	**	14.4 a	12.0 a ↓
Durham Region											
3 to 5 Units	**	**	**	**	14.5 d	13.3 d -	**	**	**	14.7 d	**
6 to 19 Units	**	**	**	13.6 d	16.0 d	15.7 d -	**	**	**	16.5 d	15.1 d -
20 to 49 Units	5.7 c	**	11.2 c	9.2 b -	11.3 d	9.4 b -	**	**	**	10.9 c	9.5 b -
50 to 99 Units	**	**	**	**	**	11.7 c	20.9 a	**	**	17.0 d	12.0 c ↓
100 to 199 Units	12.1 c	**	13.1 a	23.5 a ↑	15.1 d	11.2 c ↓	**	**	**	14.9 c	16.4 a -
200+ Units	-	-	**	**	**	**	**	**	**	**	**
Total	10.1 d	**	14.4 a	17.7 a ↑	14.2 a	12.3 a ↓	18.6 a	8.4 c ↓	**	14.8 a	13.9 a -
York Region											
3 to 5 Units	**	**	0.0 d	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	**	**	**	13.7 d	**	**	**	12.4 d	12.2 d -
20 to 49 Units	13.5 d	**	12.3 d	5.5 c ↓	13.3 d	9.8 c -	**	**	**	12.7 d	8.5 c ↓
50 to 99 Units	**	**	9.1 c	10.5 c -	5.6 c	11.0 c ↑	**	**	**	6.9 b	11.1 c ↑
100 to 199 Units	**	**	**	10.8 c	**	10.8 c	**	9.3 b	**	**	10.6 a
200+ Units	-	-	-	-	-	-	-	-	-	-	-
Total	**	**	9.6 b	10.0 c -	9.7 b	11.1 c -	**	11.8 c	**	9.9 b	10.8 a -

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Toronto CMA											
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Peel Region											
3 to 5 Units	**	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	9.3 c	12.2 d -	**	11.6 d	**	**	12.6 c	12.0 c -	
20 to 49 Units	**	**	11.5 d	9.4 c -	9.7 b	7.3 c -	**	0.0 d	10.6 c	7.8 c ↓	
50 to 99 Units	8.3 c	**	15.3 d	11.2 c ↓	14.4 c	9.6 b ↓	10.9 d	**	14.0 c	9.8 b ↓	
100 to 199 Units	**	**	15.2 d	13.7 c -	15.4 d	12.3 c ↓	13.0 a	7.6 c ↓	15.0 a	12.4 c ↓	
200+ Units	**	**	19.3 a	15.3 d ↓	15.2 d	12.9 c -	15.7 d	**	16.6 d	13.5 c ↓	
Total	10.7 d	**	15.9 a	13.4 a ↓	14.8 a	11.7 a ↓	13.0 c	7.6 c ↓	14.9 a	12.0 a ↓	
Halton Region											
3 to 5 Units	**	**	**	**	**	**	**	0.0 d	**	**	
6 to 19 Units	**	**	11.4 d	**	13.1 d	11.3 d -	0.0 d	0.0 d -	11.7 c	11.1 d -	
20 to 49 Units	**	**	14.2 d	**	11.5 c	**	**	**	12.1 d	**	
50 to 99 Units	**	**	15.8 d	**	14.7 c	12.6 d -	5.8 d	**	14.6 c	**	
100 to 199 Units	**	**	**	19.2 d	**	**	**	**	**	17.2 d	
200+ Units	**	**	**	**	**	**	**	**	**	**	
Total	13.3 c	14.8 d -	17.2 d	18.5 d -	15.5 d	14.6 c -	12.7 d	**	15.8 d	15.9 d -	
Toronto GTA											
3 to 5 Units	**	**	**	**	**	12.7 d	**	**	14.5 d	13.9 d -	
6 to 19 Units	**	**	14.8 c	13.0 c -	13.2 c	11.6 c -	**	14.3 d	13.9 a	12.2 c -	
20 to 49 Units	15.6 a	11.1 c ↓	12.9 a	9.6 a ↓	10.4 a	8.8 a ↓	**	7.2 c	12.2 a	9.4 a ↓	
50 to 99 Units	13.2 c	11.5 c -	14.1 a	12.1 a ↓	11.5 a	9.4 a ↓	12.3 a	8.8 b ↓	12.7 a	10.6 a ↓	
100 to 199 Units	17.4 a	12.0 c ↓	15.1 a	12.4 a ↓	13.1 a	10.9 a ↓	11.7 a	9.3 b ↓	13.8 a	11.3 a ↓	
200+ Units	**	18.8 d	17.5 a	13.1 a ↓	14.7 a	11.2 a ↓	13.0 a	7.1 b ↓	16.9 a	12.3 a ↓	
Total	20.5 d	14.4 c ↓	15.4 a	12.3 a ↓	13.2 a	10.6 a ↓	12.0 a	8.7 a ↓	14.5 a	11.5 a ↓	
Toronto CMA											
3 to 5 Units	**	**	**	**	**	**	**	**	14.4 d	13.7 d -	
6 to 19 Units	**	**	14.7 c	13.0 c -	12.9 c	10.9 c -	**	**	13.8 c	11.9 c -	
20 to 49 Units	15.8 a	11.1 c ↓	12.9 a	9.6 a ↓	10.3 a	8.6 a ↓	**	7.3 c	12.3 a	9.4 a ↓	
50 to 99 Units	13.3 c	11.4 c -	14.1 a	11.3 a ↓	11.2 a	9.0 a ↓	12.2 a	8.8 b ↓	12.6 a	10.1 a ↓	
100 to 199 Units	17.6 a	11.9 c ↓	14.8 a	11.4 a ↓	12.6 a	10.2 a ↓	10.9 a	9.4 b ↓	13.5 a	10.7 a ↓	
200+ Units	**	18.7 d	17.6 a	13.0 a ↓	14.7 a	11.2 a ↓	13.0 a	7.1 b ↓	16.9 a	12.3 a ↓	
Total	20.7 d	14.3 c ↓	15.4 a	11.9 a ↓	13.0 a	10.3 a ↓	11.8 a	8.7 a ↓	14.5 a	11.2 a ↓	

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Oshawa CMA											
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Oshawa CMA											
3 to 5 Units	**	**	**	**	15.0 d	14.9 d -	**	**	13.5 d	**	
6 to 19 Units	**	**	**	13.3 d	16.8 d	16.6 d -	**	**	17.3 d	15.7 d -	
20 to 49 Units	3.9 d	13.7 d ↑	11.3 c	10.8 c -	11.4 c	11.9 c -	**	**	11.0 c	11.5 c -	
50 to 99 Units	**	**	**	**	**	12.3 d	**	**	14.9 c	12.7 d -	
100 to 199 Units	12.1 c	**	13.1 a	23.5 a ↑	15.1 d	11.2 c ↓	**	**	14.9 c	16.4 a -	
200+ Units	-	-	**	**	**	**	**	**	**	**	
Total	**	**	14.3 a	18.1 a ↑	14.9 a	13.2 a ↓	**	**	14.7 a	14.7 a -	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.4 Private Apartment Vacancy Rates (%) ¹ by Rent Range and Bedroom Type Toronto CMA											
Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Toronto-Former City (Zones 1-4)											
LT \$1000	0.8 a	0.9 a -	0.5 a	1.4 d -	0.2 b	**	**	**	0.6 a	1.1 a -	
\$1000 - \$1099	1.5 c	3.5 d -	1.1 d	0.9 a -	**	0.2 b	**	**	1.3 a	1.6 c -	
\$1100 - \$1199	1.6 c	1.4 a -	0.6 a	1.0 a -	0.0 d	0.4 b -	**	**	0.8 a	1.0 a -	
\$1200 - \$1299	1.6 c	0.7 a ↓	0.6 a	0.3 a ↓	0.4 b	0.0 c ↓	**	**	0.8 a	0.3 a ↓	
\$1300 - \$1399	0.9 d	2.3 c ↑	1.8 c	0.7 a ↓	1.0 d	0.2 b -	**	**	1.7 c	0.9 a ↓	
\$1400+	1.7 c	2.5 c -	2.1 b	2.7 a -	1.4 a	1.9 b -	2.2 c	1.4 a -	1.8 a	2.3 a ↑	
Total	1.2 a	1.6 b -	1.5 a	1.7 a -	1.4 a	1.5 b -	1.8 c	1.2 a -	1.4 a	1.6 a -	
Rest of Toronto (Zones 5-17)											
LT \$1000	0.9 a	1.2 a -	0.7 a	0.7 a -	0.5 a	0.7 a -	3.2 c	0.4 b ↓	0.7 a	0.8 a -	
\$1000 - \$1099	1.6 c	1.8 c -	0.8 a	0.5 a ↓	0.3 a	0.3 a -	0.0 c	0.3 b -	0.6 a	0.5 a ↓	
\$1100 - \$1199	**	**	0.5 a	0.7 a -	0.2 a	0.2 a -	0.3 b	0.0 c ↓	0.4 a	0.5 a ↑	
\$1200 - \$1299	3.2 d	2.4 c -	1.2 a	0.6 a ↓	0.8 a	0.3 a ↓	0.5 a	0.1 b ↓	0.9 a	0.5 a ↓	
\$1300 - \$1399	**	4.8 d	1.2 a	0.7 a ↓	1.2 a	0.4 a ↓	0.0 b	0.4 a ↑	1.0 a	0.6 a ↓	
\$1400+	**	**	2.0 b	2.4 a -	1.1 a	1.5 a ↑	0.8 a	1.1 a ↑	1.1 a	1.6 a ↑	
Total	1.2 a	1.7 b ↑	0.9 a	0.9 a -	0.8 a	0.7 a -	0.9 a	0.7 a -	0.8 a	0.8 a -	
Toronto (Zones 1-17)											
LT \$1000	0.8 a	1.0 a -	0.6 a	0.9 a -	0.4 a	0.5 a -	3.1 c	0.3 b ↓	0.7 a	0.9 a -	
\$1000 - \$1099	1.5 c	3.1 d -	0.8 a	0.6 a ↓	0.3 a	0.3 a -	0.0 c	0.3 b -	0.7 a	0.8 a -	
\$1100 - \$1199	1.6 c	1.8 c -	0.6 a	0.8 a ↑	0.2 a	0.2 a -	0.3 b	0.0 c ↓	0.5 a	0.6 a ↑	
\$1200 - \$1299	1.8 c	1.0 a -	0.9 a	0.5 a ↓	0.8 a	0.3 a ↓	0.4 a	0.1 b ↓	0.9 a	0.4 a ↓	
\$1300 - \$1399	0.9 a	2.6 c ↑	1.6 c	0.7 a ↓	1.2 a	0.4 a ↓	0.1 b	0.4 a ↑	1.2 a	0.6 a ↓	
\$1400+	1.8 c	2.3 c -	2.1 a	2.6 a ↑	1.3 a	1.7 a ↑	1.0 a	1.1 a -	1.5 a	1.9 a ↑	
Total	1.2 a	1.6 a ↑	1.1 a	1.2 a -	0.9 a	0.9 a -	1.0 a	0.8 a -	1.0 a	1.1 a -	
Remaining CMA (Zones 18-31)											
LT \$1000	2.4 c	0.7 a ↓	1.2 a	0.7 a ↓	1.1 a	2.1 c ↑	0.0 d	**	1.3 a	1.1 a -	
\$1000 - \$1099	0.0 c	**	0.6 a	0.7 a -	0.4 a	0.6 a -	0.0 d	0.0 d -	0.5 a	0.7 a -	
\$1100 - \$1199	0.0 c	**	0.4 a	0.4 a -	0.7 a	0.5 a -	1.5 d	0.0 c ↓	0.6 a	0.5 a -	
\$1200 - \$1299	0.0 c	0.0 d -	0.8 a	0.5 a ↓	1.3 a	0.7 a ↓	0.2 b	0.3 b -	1.0 a	0.6 a ↓	
\$1300 - \$1399	**	**	1.6 b	0.8 a ↓	0.8 a	0.6 a -	0.4 b	0.3 b -	1.0 a	0.7 a ↓	
\$1400+	**	**	2.5 b	3.1 b -	1.3 a	1.6 a ↑	1.7 a	1.6 a -	1.5 a	1.9 a ↑	
Total	1.9 c	1.3 a -	1.0 a	1.0 a -	1.1 a	1.1 a -	1.1 a	1.0 a -	1.1 a	1.1 a -	
Durham Region											
LT \$1000	1.2 d	0.0 c ↓	**	**	2.7 a	2.2 a ↓	0.0 d	**	2.9 c	2.0 c -	
\$1000 - \$1099	**	**	1.5 a	**	**	**	1.9 a	2.5 a ↑	**	**	
\$1100 - \$1199	**	**	3.9 b	2.5 c ↓	1.3 a	1.9 c -	1.1 a	0.7 b -	2.0 a	1.9 c -	
\$1200 - \$1299	**	**	1.5 a	1.9 c -	3.2 b	1.8 c ↓	0.0 c	0.0 c -	2.4 a	1.7 b ↓	
\$1300 - \$1399	**	**	4.5 c	2.0 c ↓	1.2 a	1.6 c -	0.8 a	0.3 b ↓	1.4 a	1.3 a -	
\$1400+	**	**	2.9 a	14.6 d ↑	0.9 a	2.9 a ↑	0.8 a	1.6 a ↑	1.2 a	4.8 c ↑	
Total	1.0 a	0.0 c ↓	2.8 b	3.8 d -	1.9 a	2.0 a -	0.8 a	1.2 a ↑	2.0 a	2.4 b -	

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.4 Private Apartment Vacancy Rates (%) ¹ by Rent Range and Bedroom Type Toronto CMA											
Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
York Region											
LT \$1000	**	**	0.4 b	**	**	**	**	**	**	1.4 d	1.9 c
\$1000 - \$1099	**	**	0.0 c	**	0.0 d	2.9 c	**	**	**	0.0 c	3.0 c
\$1100 - \$1199	**	**	0.0 c	0.0 d	3.7 d	0.5 b	**	**	**	1.9 c	0.2 b
\$1200 - \$1299	**	**	0.6 b	1.4 a	0.0 d	**	**	**	**	0.4 b	2.1 c
\$1300 - \$1399	**	**	**	0.3 b	0.8 d	0.0 c	**	**	**	1.2 a	0.6 a
\$1400+	**	**	**	5.0 c	1.1 a	2.0 b	2.8 c	4.1 d	**	2.0 b	2.7 a
Total	**	**	1.4 a	1.6 b	1.2 a	1.7 b	1.8 c	3.1 c	**	1.3 a	1.7 a
Peel Region											
LT \$1000	2.3 c	0.4 b	0.9 a	0.5 b	0.3 b	1.3 d	**	**	**	1.0 a	0.7 a
\$1000 - \$1099	0.0 c	0.0 d	0.6 a	0.3 a	0.4 a	0.0 c	0.0 d	**	**	0.5 a	0.2 a
\$1100 - \$1199	**	**	0.5 a	0.2 a	0.4 a	0.4 a	**	0.0 d	**	0.5 a	0.3 a
\$1200 - \$1299	**	**	0.8 a	0.4 a	1.0 a	0.3 a	0.4 b	0.0 c	**	0.9 a	0.3 a
\$1300 - \$1399	**	**	1.8 b	0.9 a	0.7 a	0.8 a	0.6 b	0.0 c	**	1.0 a	0.7 a
\$1400+	**	**	2.1 b	2.9 a	1.5 a	1.6 a	1.9 b	1.6 b	**	1.6 a	1.8 a
Total	1.8 c	0.4 b	0.9 a	0.8 a	1.0 a	1.0 a	1.3 a	0.9 a	**	1.0 a	0.9 a
Halton Region											
LT \$1000	0.0 c	**	0.0 c	0.4 b	0.0 c	0.6 a	**	**	**	0.0 c	0.7 b
\$1000 - \$1099	2.4 a	**	0.4 b	**	0.0 c	0.4 a	**	**	**	0.3 b	0.8 d
\$1100 - \$1199	**	**	1.0 a	**	0.0 b	**	0.0 d	**	**	0.5 a	1.8 c
\$1200 - \$1299	7.7 a	**	1.8 a	0.5 a	2.6 b	0.9 a	0.0 d	0.0 d	**	2.2 a	0.7 a
\$1300 - \$1399	**	**	0.3 b	1.0 a	1.8 a	1.3 a	1.1 a	0.0 c	**	1.3 a	1.1 a
\$1400+	**	**	2.1 b	1.9 a	1.1 a	2.6 b	0.9 a	2.0 c	**	1.3 a	2.4 a
Total	1.5 b	2.8 c	1.0 a	1.1 a	1.2 a	1.7 b	1.0 a	1.5 a	**	1.1 a	1.5 a
Toronto GTA											
LT \$1000	0.9 a	1.0 a	0.8 a	0.9 a	1.0 a	1.0 a	2.4 b	0.7 b	**	0.9 a	1.0 a
\$1000 - \$1099	1.5 a	3.0 c	0.8 a	0.6 a	0.5 a	0.5 a	0.3 a	0.8 a	**	0.8 a	0.8 a
\$1100 - \$1199	1.6 c	1.8 c	0.6 a	0.7 a	0.3 a	0.4 a	0.6 a	0.1 b	**	0.5 a	0.6 a
\$1200 - \$1299	1.8 c	1.0 a	0.9 a	0.5 a	1.0 a	0.5 a	0.4 a	0.2 b	**	1.0 a	0.5 a
\$1300 - \$1399	0.9 d	2.7 c	1.6 b	0.8 a	1.1 a	0.6 a	0.3 a	0.4 a	**	1.2 a	0.7 a
\$1400+	1.9 c	2.3 c	2.1 a	2.8 a	1.3 a	1.8 a	1.1 a	1.3 a	**	1.5 a	2.0 a
Total	1.2 a	1.6 a	1.2 a	1.3 a	1.0 a	1.1 a	1.0 a	0.9 a	**	1.1 a	1.2 a
Toronto CMA											
LT \$1000	0.9 a	1.0 a	0.7 a	0.9 a	0.6 a	0.9 a	2.7 a	0.6 b	**	0.8 a	0.9 a
\$1000 - \$1099	1.5 a	3.1 d	0.8 a	0.6 a	0.3 a	0.3 a	0.0 c	0.2 b	**	0.7 a	0.7 a
\$1100 - \$1199	1.6 c	1.8 c	0.5 a	0.7 a	0.3 a	0.2 a	0.6 b	0.0 c	**	0.5 a	0.6 a
\$1200 - \$1299	1.8 c	1.0 a	0.9 a	0.5 a	0.9 a	0.4 a	0.4 a	0.2 b	**	0.9 a	0.5 a
\$1300 - \$1399	0.9 a	2.8 c	1.6 b	0.7 a	1.1 a	0.5 a	0.2 a	0.4 a	**	1.2 a	0.7 a
\$1400+	1.9 c	2.3 c	2.1 a	2.6 a	1.3 a	1.7 a	1.1 a	1.2 a	**	1.5 a	1.9 a
Total	1.2 a	1.6 a	1.1 a	1.2 a	0.9 a	1.0 a	1.0 a	0.8 a	**	1.0 a	1.1 a

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

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.4 Private Apartment Vacancy Rates (%) ¹ by Rent Range and Bedroom Type Oshawa CMA																									
Rent Range	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total												
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18											
Oshawa CMA																									
LT \$800	0.7	b	0.0	d	-	**		**		0.0	d	**		**		**		**							
\$800 - \$899	0.0	d	0.0	d	-	2.2	c	3.6	d	-	**		**		**		**		3.2	d					
\$900 - \$999	**		**			1.4	a	**			2.6	b	2.7	c	-	**		**		2.1	b	2.2	c	-	
\$1000 - \$1099	**		**			1.2	a	1.7	c	-	1.9	c	1.9	c	-	**		2.7	c		1.7	b	1.9	c	-
\$1100 - \$1199	**		**			3.9	d	**			1.4	a	1.9	c	-	1.3	a	**		2.1	b	1.8	c	-	
\$1200+	**		**			3.0	c	**			1.6	b	2.6	b	↑	0.9	a	1.3	a	-	1.8	a	3.7	d	↑
Total	0.4	b	0.0	c	-	3.0	b	3.9	d	-	1.9	a	2.3	a	-	1.1	a	1.5	c	-	2.2	a	2.7	b	-

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

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%)										
by Zone and Bedroom Type										
Toronto CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	**
Zone 4-Toronto (West)	-	-	**	**	**	**	**	**	**	**
Toronto-Former City (Zones 1-4)	-	-	**	**	**	**	**	**	**	**
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	1.4 a	2.8 c	2.4 c	0.0 c ↓	2.1 c	0.7 a ↓
Zone 7-Etobicoke (North)	-	-	-	-	**	**	0.3 b	**	1.0 d	**
Etobicoke (Zones 5-7)	-	-	-	-	1.9 c	**	1.3 d	**	1.5 a	**
Zone 8-York	-	-	-	-	**	**	**	**	**	**
Zone 9-East York	**	**	**	**	**	**	2.9 a	2.9 a	2.8 b	2.8 b
Zone 10-Scarborough (Central)	-	-	-	-	**	**	**	**	**	**
Zone 11-Scarborough (North)	-	-	-	-	**	**	**	**	**	**
Zone 12-Scarborough (East)	-	-	-	-	-	-	**	**	**	**
Scarborough (Zones 10-12)	-	-	-	-	**	**	2.5 c	0.0 d ↓	2.0 c	0.0 d ↓
Zone 13-North York (Southeast)	-	-	-	-	**	**	**	0.5 b	1.4 a	0.4 b ↓
Zone 14-North York (Northeast)	-	-	**	**	**	1.1 a	**	**	1.1 a	1.9 c
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	2.3 a	**	1.9 a	**	2.0 a	**
North York (Zones 13-17)	-	-	**	**	0.2 b	0.6 a ↑	1.7 c	0.6 a ↓	1.4 a	0.8 a
Rest of Toronto (Zones 5-17)	**	**	**	**	0.9 a	2.5 c	1.7 c	1.4 d	1.6 b	1.7 c
Toronto (Zones 1-17)	**	**	**	**	1.0 a	**	2.6 c	**	2.2 b	**
Zone 18-Mississauga (South)	-	-	**	**	0.9 a	**	0.8 a	1.0 d	0.8 a	0.5 b
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	0.3 b	**	0.3 b	**
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	1.0 a	0.2 a ↓	1.1 a	0.2 b ↓
Mississauga City (Zones 18-20)	-	-	0.0 a	**	1.5 a	0.0 d ↓	0.8 a	0.2 a ↓	0.9 a	0.2 a ↓
Zone 21-Brampton (West)	-	-	**	**	**	**	0.5 b	1.3 d	0.4 b	1.2 d
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	0.4 b	1.5 c ↑	0.4 b	1.4 a ↑
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	**	**	**	**	**	**
Zone 27-Markham	-	-	-	-	-	-	**	**	**	**
York Region (Zones 25-27)	-	-	**	**	**	**	**	**	**	**

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	**	**	-	-	**	**
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	**	**	**	**
Remaining CMA (Zones 18-31)	-	-	**	**	1.0 d	0.0 d ↓	0.6 a	0.7 a -	0.6 a	0.6 a -
Durham Region	-	-	**	**	1.6 a	**	0.9 a	2.5 a ↑	0.9 a	2.3 a ↑
York Region	-	-	**	**	**	**	**	**	**	**
Peel Region	-	-	**	**	1.3 d	0.0 d ↓	0.7 a	0.5 a -	0.8 a	0.5 a ↓
Halton Region	**	**	**	**	1.5 a	1.6 b -	0.3 b	1.2 a ↑	0.7 a	1.3 a ↑
Toronto GTA	**	**	0.6 a	**	1.1 a	1.7 c -	1.5 a	**	1.4 a	**
Toronto CMA	**	**	1.1 a	**	1.0 a	**	1.7 b	**	1.6 b	**

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Oshawa (North)	-	-	-	-	**	**	0.3 b	1.4 a ↑	0.3 b	1.4 a ↑
Zone 2 - Oshawa (S./Central)	-	-	-	-	**	**	1.2 a	3.5 b ↑	1.3 a	3.1 b ↑
Oshawa City (Zones 1-2)	-	-	-	-	1.7 b	**	0.7 a	2.3 a ↑	0.8 a	2.2 a ↑
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	**	3.4 d	**	2.2 c
Oshawa CMA	-	-	**	**	1.7 b	**	0.8 a	2.4 a ↑	0.8 a	2.1 a ↑

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	2,309	c 2,418
Zone 4-Toronto (West)	-	-	**	**	**	**	2,871	a	**	2,567
Toronto-Former City (Zones 1-4)	-	-	**	**	1,884	b	**	2,515	a	**
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	1,331	b	1,437	b	1,838	c 1,811
Zone 7-Etobicoke (North)	-	-	-	-	1,205	b	1,200	a	1,391	a 1,562
Etobicoke (Zones 5-7)	-	-	-	-	1,251	b	1,273	a	1,606	b 1,690
Zone 8-York	-	-	-	-	**	**	**	**	**	**
Zone 9-East York	**	**	**	**	**	**	1,593	a	1,674	a 1,596
Zone 10-Scarborough (Central)	-	-	-	-	**	**	1,626	b	**	1,611
Zone 11-Scarborough (North)	-	-	-	-	**	**	**	**	**	**
Zone 12-Scarborough (East)	-	-	-	-	-	-	**	**	**	**
Scarborough (Zones 10-12)	-	-	-	-	**	**	1,598	a	**	1,596
Zone 13-North York (Southeast)	-	-	-	-	1,539	a	1,518	a	1,764	b 1,658
Zone 14-North York (Northeast)	-	-	**	**	**	2,154	a	1,847	c 1,814	
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	1,348	a	1,533	a	1,480	a 1,481
North York (Zones 13-17)	-	-	**	**	1,501	a	1,874	b	1,708	a 1,645
Rest of Toronto (Zones 5-17)	**	**	**	**	1,402	a	1,653	c	1,661	a 1,652
Toronto (Zones 1-17)	**	**	**	**	1,430	a	1,660	c	1,698	a 1,731
Zone 18-Mississauga (South)	-	-	**	**	1,080	a	1,089	a	1,436	b 1,472
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	1,834	a	1,880	a 1,834
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	1,656	a	1,689	a 1,588
Mississauga City (Zones 18-20)	-	-	1,147	a	**	1,172	a	1,165	b 1,686	a 1,716
Zone 21-Brampton (West)	-	-	**	**	**	**	1,518	b	**	1,518
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	1,506	b	1,666	b 1,502
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	**	**	**	**	**	**
Zone 27-Markham	-	-	-	-	-	-	**	**	**	**
York Region (Zones 25-27)	-	-	**	**	**	**	**	**	**	**

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total								
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18							
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**	**							
Zone 29-Milton, Halton Hills	-	-	-	-	**	**	-	-	**	**							
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**							
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	**	**	**	**							
Remaining CMA (Zones 18-31)	-	-	1,147	b	**	1,117	b	1,187	b	1,642	a	1,667	a	1,574	a	1,596	a
Durham Region	-	-	**	**	1,442	a	1,497	b	1,351	a	1,451	a	1,343	a	1,440	a	
York Region	-	-	**	**	**	**	**	**	**	**	**	**	**	**			
Peel Region	-	-	1,147	a	**	1,174	b	1,170	b	1,644	a	1,705	a	1,579	a	1,667	a
Halton Region	**	**	1,051	a	**	1,347	a	1,411	a	1,553	a	1,504	a	1,472	a	1,450	a
Toronto GTA	**	**	1,166	a	**	1,363	a	1,521	b	1,620	a	1,662	b	1,564	a	1,630	b
Toronto CMA	**	**	1,272	b	**	1,342	a	1,513	c	1,674	a	1,703	c	1,613	a	1,668	c

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total							
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18						
Zone 1 - Oshawa (North)	-	-	-	-	**	**	1,329	a	1,518	a	1,330	a	1,517	a		
Zone 2 - Oshawa (S./Central)	-	-	-	-	**	**	1,397	a	1,397	a	1,404	a	1,411	a		
Oshawa City (Zones 1-2)	-	-	-	-	1,442	a	1,497	b	1,357	a	1,467	a	1,363	a	1,469	a
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**	**	**	**			
Zone 4 - Clarington	-	-	**	**	-	-	1,532	b	1,589	b	1,332	b	1,399	b		
Oshawa CMA	-	-	**	**	1,442	a	1,497	b	1,369	a	1,475	a	1,359	a	1,461	a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1-Toronto (Central)	0	0	2	2	2	2	8	8	12	12
Zone 2-Toronto (East)	0	0	0	0	11	11	21	21	32	32
Zone 3-Toronto (North)	0	0	0	0	13	13	34	34	47	47
Zone 4-Toronto (West)	0	0	6	6	15	15	76	114	97	135
Toronto-Former City (Zones 1-4)	0	0	8	8	41	41	139	177	188	226
Zone 5-Etobicoke (South)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 6-Etobicoke (Central)	0	0	0	0	153	153	394	394	547	547
Zone 7-Etobicoke (North)	0	0	0	0	232	232	416	416	648	648
Etobicoke (Zones 5-7)	0	0	0	0	385	385	810	810	1,195	1,195
Zone 8-York	0	0	0	0	40	40	64	64	104	104
Zone 9-East York	2	2	1	1	3	3	104	104	110	110
Zone 10-Scarborough (Central)	0	0	0	0	67	67	85	73	152	140
Zone 11-Scarborough (North)	0	0	0	0	40	40	275	275	315	315
Zone 12-Scarborough (East)	0	0	0	0	0	0	17	17	17	17
Scarborough (Zones 10-12)	0	0	0	0	107	107	377	365	484	472
Zone 13-North York (Southeast)	0	0	0	0	151	151	896	901	1,047	1,052
Zone 14-North York (Northeast)	0	0	48	17	199	266	443	429	690	712
Zone 15-North York (Southwest)	0	0	0	0	0	0	6	6	6	6
Zone 16-North York (N.Central)	0	0	0	0	32	32	49	49	81	81
Zone 17-North York (Northwest)	0	0	0	0	44	44	462	462	506	506
North York (Zones 13-17)	0	0	48	17	426	493	1,856	1,847	2,330	2,357
Rest of Toronto (Zones 5-17)	2	2	49	18	961	1,028	3,211	3,190	4,223	4,238
Toronto (Zones 1-17)	2	2	57	26	1,002	1,069	3,350	3,367	4,411	4,464
Zone 18-Mississauga (South)	0	0	7	7	112	113	155	154	274	274
Zone 19-Mississauga (Northwest)	0	0	0	0	29	29	405	405	434	434
Zone 20-Mississauga (Northeast)	0	0	32	32	108	108	1,103	1,102	1,243	1,242
Mississauga City (Zones 18-20)	0	0	39	39	249	250	1,663	1,661	1,951	1,950
Zone 21-Brampton (West)	0	0	1	1	110	110	313	313	424	424
Zone 22-Brampton (East)	0	0	0	0	11	16	99	101	110	117
Brampton City (Zones 21-22)	0	0	1	1	121	126	412	414	534	541
Zone 23-Oakville	0	0	0	0	51	51	238	238	289	289
Zone 24-Caledon	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 25-R. Hill, Vaughan, King	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 26-Aurora, Newmkt, Whit-St.	0	0	4	4	33	33	268	268	305	305
Zone 27-Markham	0	0	0	0	0	0	42	42	42	42
York Region (Zones 25-27)	0	0	4	4	33	33	310	310	347	347

Continued

 For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 28-Pickering/Ajax/Uxbridge	0	0	0	0	0	0	54	55	54	55
Zone 29-Milton, Halton Hills	0	0	0	0	6	6	0	0	6	6
Zone 30-Orangeville	0	0	0	0	29	48	54	68	83	116
Zone 31-Bradford, W. Gwillimbury	0	0	0	0	0	0	11	11	11	11
Remaining CMA (Zones 18-31)	0	0	44	44	489	514	2,742	2,757	3,275	3,315
Durham Region	0	0	33	32	60	60	949	951	1,042	1,043
York Region	0	0	4	4	33	33	310	310	347	347
Peel Region	0	0	40	40	370	376	2,075	2,075	2,485	2,491
Halton Region	2	2	49	49	503	487	1,074	1,075	1,628	1,613
Toronto GTA	4	4	183	151	1,968	2,025	7,758	7,778	9,913	9,958
Toronto CMA	2	2	101	70	1,491	1,583	6,092	6,124	7,686	7,779

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Oshawa (North)	0	0	0	0	7	7	475	475	482	482
Zone 2 - Oshawa (S./Central)	0	0	0	0	50	50	347	348	397	398
Oshawa City (Zones 1-2)	0	0	0	0	57	57	822	823	879	880
Zone 3 - Whitby	0	0	0	0	0	0	6	6	6	6
Zone 4 - Clarington	0	0	33	32	0	0	67	67	100	99
Oshawa CMA	0	0	33	32	57	57	895	896	985	985

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1-Toronto (Central)	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Zone 2-Toronto (East)	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 3-Toronto (North)	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 4-Toronto (West)	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Toronto-Former City (Zones 1-4)	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Zone 5-Etobicoke (South)	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Zone 6-Etobicoke (Central)	-	n/a	-	n/a	1.4 ^a	n/a	2.4 ^c	n/a	2.1 ^c	n/a
Zone 7-Etobicoke (North)	-	n/a	-	n/a	**	n/a	0.3 ^b	n/a	1.0 ^d	n/a
Etobicoke (Zones 5-7)	-	n/a	-	n/a	1.9 ^c	n/a	1.3 ^d	n/a	1.5 ^a	n/a
Zone 8-York	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 9-East York	**	n/a	**	n/a	**	n/a	2.9 ^a	n/a	2.8 ^b	n/a
Zone 10-Scarborough (Central)	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 11-Scarborough (North)	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 12-Scarborough (East)	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Scarborough (Zones 10-12)	-	n/a	-	n/a	**	n/a	3.1 ^d	n/a	**	n/a
Zone 13-North York (Southeast)	-	n/a	-	n/a	0.7 ^a	n/a	4.0 ^d	n/a	3.5 ^d	n/a
Zone 14-North York (Northeast)	-	n/a	**	n/a	**	n/a	2.2 ^c	n/a	1.7 ^c	n/a
Zone 15-North York (Southwest)	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Zone 16-North York (N.Central)	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 17-North York (Northwest)	-	n/a	-	n/a	4.5 ^a	n/a	3.9 ^a	n/a	4.0 ^a	n/a
North York (Zones 13-17)	-	n/a	**	n/a	1.1 ^a	n/a	3.5 ^c	n/a	3.0 ^c	n/a
Rest of Toronto (Zones 5-17)	**	n/a	**	n/a	1.3 ^a	n/a	2.8 ^b	n/a	2.5 ^b	n/a
Toronto (Zones 1-17)	**	n/a	**	n/a	1.4 ^a	n/a	3.8 ^c	n/a	3.2 ^c	n/a
Zone 18-Mississauga (South)	-	n/a	**	n/a	0.9 ^a	n/a	0.8 ^a	n/a	0.8 ^a	n/a
Zone 19-Mississauga (Northwest)	-	n/a	-	n/a	**	n/a	1.2 ^a	n/a	1.2 ^a	n/a
Zone 20-Mississauga (Northeast)	-	n/a	**	n/a	**	n/a	2.1 ^b	n/a	2.0 ^b	n/a
Mississauga City (Zones 18-20)	-	n/a	0.0 ^a	n/a	1.5 ^a	n/a	1.8 ^b	n/a	1.7 ^b	n/a
Zone 21-Brampton (West)	-	n/a	**	n/a	**	n/a	1.4 ^a	n/a	1.3 ^a	n/a
Zone 22-Brampton (East)	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Brampton City (Zones 21-22)	-	n/a	**	n/a	**	n/a	1.3 ^a	n/a	1.3 ^a	n/a
Zone 23-Oakville	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 24-Caledon	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Zone 25-R. Hill, Vaughan, King	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
Zone 26-Aurora, Newmkt, Whit-St.	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Zone 27-Markham	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
York Region (Zones 25-27)	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a

n/a: As of 2018, the number of available units is no longer collected.

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 28-Pickering/Ajax/Uxbridge	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Zone 29-Milton, Halton Hills	-	n/a	-	n/a	**	n/a	-	n/a	**	n/a
Zone 30-Orangeville	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Zone 31-Bradford, W. Gwillimbury	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Remaining CMA (Zones 18-31)	-	n/a	**	n/a	1.0 ^d	n/a	1.5 ^a	n/a	1.4 ^a	n/a
Durham Region	-	n/a	**	n/a	3.2 ^b	n/a	1.4 ^a	n/a	1.5 ^a	n/a
York Region	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Peel Region	-	n/a	**	n/a	1.3 ^d	n/a	1.7 ^a	n/a	1.6 ^b	n/a
Halton Region	**	n/a	**	n/a	2.2 ^b	n/a	1.1 ^a	n/a	1.5 ^a	n/a
Toronto GTA	**	n/a	1.2^a	n/a	1.6^b	n/a	2.4^a	n/a	2.2^a	n/a
Toronto CMA	**	n/a	1.1^a	n/a	1.3^a	n/a	2.7^b	n/a	2.4^b	n/a

n/a: As of 2018, the number of available units is no longer collected.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Oshawa (North)	-	n/a	-	n/a	**	n/a	1.3 ^a	n/a	1.2 ^a	n/a
Zone 2 - Oshawa (S./Central)	-	n/a	-	n/a	**	n/a	1.2 ^a	n/a	1.5 ^a	n/a
Oshawa City (Zones 1-2)	-	n/a	-	n/a	3.4 ^b	n/a	1.2 ^a	n/a	1.4 ^a	n/a
Zone 3 - Whitby	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Zone 4 - Clarington	-	n/a	**	n/a	-	n/a	**	n/a	**	n/a
Oshawa CMA	-	n/a	**	n/a	3.4^b	n/a	1.3^a	n/a	1.3^a	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

**2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹
by Zone and Bedroom Type
Toronto CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	4.7 c
Zone 4-Toronto (West)	-	-	**	**	**	**	**	**	0.8 d	**
Toronto-Former City (Zones 1-4)	-	-	**	**	**	++	1.3 a	**	1.6 c	++
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	++	++	5.8 d	++	5.8 d	++
Zone 7-Etobicoke (North)	-	-	-	-	**	3.7 c	3.2 d	**	4.0 d	**
Etobicoke (Zones 5-7)	-	-	-	-	**	**	4.3 d	4.6 d	4.7 d	**
Zone 8-York	-	-	-	-	-	-	-	-	-	-
Zone 9-East York	**	**	**	**	**	**	++	5.1 a	++	5.0 a
Zone 10-Scarborough (Central)	-	-	-	-	**	**	++	**	++	**
Zone 11-Scarborough (North)	-	-	-	-	-	**	-	**	-	**
Zone 12-Scarborough (East)	-	-	-	-	-	-	-	-	-	-
Scarborough (Zones 10-12)	-	-	-	-	**	**	++	**	++	**
Zone 13-North York (Southeast)	-	-	-	-	5.0 b	1.3 d	8.4 c	++	7.8 c	++
Zone 14-North York (Northeast)	-	-	**	**	**	**	++	++	++	++
Zone 15-North York (Southwest)	-	-	-	-	-	-	-	-	-	-
Zone 16-North York (N.Central)	-	-	-	-	-	-	-	-	-	-
Zone 17-North York (Northwest)	-	-	-	-	**	**	3.5 c	6.6 b	3.6 c	7.3 c
North York (Zones 13-17)	-	-	**	**	5.5 c	4.8 d	6.1 c	++	4.8 d	++
Rest of Toronto (Zones 5-17)	**	**	**	**	5.7 c	4.0 d	5.4 d	**	4.6 d	**
Toronto (Zones 1-17)	**	**	**	**	5.6 c	3.8 d	5.2 d	**	4.5 d	**
Zone 18-Mississauga (South)	-	-	**	**	**	0.6 a	**	++	**	1.4 a
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	3.6 a	2.9 a	3.6 a	2.9 a
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	5.0 d	3.3 c	4.1 b	3.3 c
Mississauga City (Zones 18-20)	-	-	**	**	**	0.6 b	5.0 c	2.7 b	4.4 b	2.9 a
Zone 21-Brampton (West)	-	-	**	**	**	**	++	**	++	**
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	2.2 c	**	2.3 c	**
Zone 23-Oakville	-	-	-	-	-	-	-	-	-	-
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	-	-	-	-	-	-	-	-
Zone 27-Markham	-	-	-	-	-	-	-	-	-	-
York Region (Zones 25-27)	-	-	-	-	-	-	-	-	-	-

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent ¹ by Zone and Bedroom Type Toronto CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	-	-	-	-	-	-
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	-	-	-	-
Remaining CMA (Zones 18-31)	-	-	**	**	**	0.9 a	4.1 c	2.7 b	3.7 b	2.9 b
Durham Region	-	-	**	**	**	**	++	**	++	**
York Region	-	-	-	-	-	-	-	-	-	-
Peel Region	-	-	**	**	**	0.9 a	4.4 b	2.8 b	4.0 b	2.9 b
Halton Region	**	**	**	**	**	2.7 c	3.8 d	3.6 d	**	3.3 d
Toronto GTA	**	**	++	5.1 d	**	3.3 d	3.6 c	3.4 d	4.3 d	3.4 c
Toronto CMA	**	**	**	**	5.2 c	3.5 d	4.9 c	2.7 c	4.2 d	2.8 c

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.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent ¹ by Zone and Bedroom Type Oshawa CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Zone 1 - Oshawa (North)	-	-	-	-	**	**	**	**	**
Zone 2 - Oshawa (S./Central)	-	-	-	-	**	**	**	++	**	++
Oshawa City (Zones 1-2)	-	-	-	-	6.9 c	**	++	**	++	**
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	**	7.1 c	**	5.3 b
Oshawa CMA	-	-	**	**	6.9 c	**	++	**	++	**

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.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.6 Private Row (Townhouse) Turnover Rates (%)
by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	**
Zone 4-Toronto (West)	-	-	**	**	**	**	**	**	**	**
Toronto-Former City (Zones 1-4)	-	-	**	**	**	**	**	**	29.6 a	**
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	6.1 c	**	4.2 c	**	4.9 b	**
Zone 7-Etobicoke (North)	-	-	-	-	7.9 c	8.2 c	7.0 c	**	7.2 c	**
Etobicoke (Zones 5-7)	-	-	-	-	6.9 b	**	5.9 b	2.9 c ↓	6.2 b	4.0 d ↓
Zone 8-York	-	-	-	-	**	**	**	**	**	**
Zone 9-East York	**	**	**	**	**	**	4.4 d	**	4.2 d	**
Zone 10-Scarborough (Central)	-	-	-	-	**	**	**	**	**	**
Zone 11-Scarborough (North)	-	-	-	-	**	**	**	**	**	**
Zone 12-Scarborough (East)	-	-	-	-	-	-	**	**	**	**
Scarborough (Zones 10-12)	-	-	-	-	**	**	8.5 c	**	**	**
Zone 13-North York (Southeast)	-	-	-	-	**	**	**	**	**	**
Zone 14-North York (Northeast)	-	-	**	-	**	**	**	**	10.5 d	**
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	6.8 a	**	10.8 a	7.0 c ↓	10.5 a	6.8 c ↓
North York (Zones 13-17)	-	-	**	-	12.2 c	**	8.8 c	5.3 d ↓	9.7 c	5.4 d ↓
Rest of Toronto (Zones 5-17)	**	**	**	**	9.7 b	5.5 d ↓	7.8 b	4.6 d ↓	8.3 b	4.7 c ↓
Toronto (Zones 1-17)	**	**	**	**	12.6 c	**	8.2 b	4.7 c ↓	9.3 b	4.9 c ↓
Zone 18-Mississauga (South)	-	-	**	**	**	**	**	**	**	**
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	**	**	**	**
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	11.5 c	7.3 c ↓	11.5 a	7.3 c ↓
Mississauga City (Zones 18-20)	-	-	7.2 a	**	**	**	14.0 a	7.8 b ↓	13.5 a	8.5 b ↓
Zone 21-Brampton (West)	-	-	**	**	**	**	**	**	**	**
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	7.7 c	**	7.7 c	**
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	**	**	**	**	**	**
Zone 27-Markham	-	-	-	-	-	-	**	**	**	**
York Region (Zones 25-27)	-	-	**	**	**	**	**	**	**	**
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	**	**	-	-	**	**
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	**	**	**	**
Remaining CMA (Zones 18-31)	-	-	**	**	**	**	11.5 a	**	11.2 a	7.2 c ↓
Durham Region	-	-	**	**	13.4 a	**	14.2 d	11.5 a	13.5 c	11.2 a
York Region	-	-	**	**	**	**	**	**	**	**
Peel Region	-	-	7.2 b	**	11.7 d	**	12.6 a	**	12.3 a	**
Halton Region	**	**	**	**	9.2 b	11.0 d	**	**	**	10.6 d
Toronto GTA	**	**	**	**	11.2 a	8.8 c ↓	11.3 c	6.9 b ↓	11.2 a	7.2 b ↓
Toronto CMA	**	**	11.3 d	**	11.7 a	7.5 c ↓	9.7 b	5.6 c ↓	10.1 a	5.9 c ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

**2.1.6 Private Row (Townhouse) Turnover Rates (%)
by Zone and Bedroom Type
Oshawa CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total			
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18		
Zone 1 - Oshawa (North)	-	-	-	-	**	**	**	7.4 ^b	15.9 ^d	7.4 ^b	↓	
Zone 2 - Oshawa (S./Central)	-	-	-	-	**	**	13.6 ^c	17.7 ^a	13.4 ^c	16.7 ^a	↑	
Oshawa City (Zones 1-2)	-	-	-	-	13.9 ^a	9.8 ^c	↓	14.8 ^d	11.7 ^a	14.7 ^d	11.6 ^a	-
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**		
Zone 4 - Clarington	-	-	**	**	-	-	**	**	**	8.8 ^c		
Oshawa CMA	-	-	**	**	13.9 ^a	9.8 ^c	↓	14.4 ^d	11.7 ^a	13.7 ^d	11.4 ^a	-

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1-Toronto (Central)	0.7 a	0.9 a -	1.9 b	1.4 a -	1.1 a	1.5 c -	0.4 b	**	1.4 a	1.3 a -
Zone 2-Toronto (East)	**	3.2 c	0.6 b	3.8 c ↑	**	3.5 d	**	0.0 d	1.2 a	3.6 c ↑
Zone 3-Toronto (North)	0.8 a	1.5 a ↑	1.2 a	1.2 a -	1.5 c	1.3 a -	3.1 d	1.1 a ↓	1.3 a	1.3 a -
Zone 4-Toronto (West)	2.4 b	2.6 c -	1.6 b	2.1 b -	1.2 a	1.1 a -	**	**	1.7 a	2.0 c -
Toronto-Former City (Zones 1-4)	1.2 a	1.6 b -	1.5 a	1.7 a -	1.4 a	1.5 b -	2.9 c	**	1.4 a	1.7 a -
Zone 5-Etobicoke (South)	1.0 a	3.2 d ↑	**	1.0 a	2.1 c	0.7 a ↓	**	**	2.2 c	1.0 a ↓
Zone 6-Etobicoke (Central)	0.4 b	0.8 d -	0.7 a	0.8 a -	0.8 a	0.6 a ↓	1.1 a	0.5 a ↓	0.8 a	0.6 a ↓
Zone 7-Etobicoke (North)	0.0 d	0.0 d -	1.3 a	0.5 a ↓	0.9 a	1.2 a -	0.4 a	**	0.8 a	1.2 d -
Etobicoke (Zones 5-7)	0.8 a	2.6 c ↑	1.2 a	0.9 a -	1.2 a	0.7 a ↓	1.6 c	0.9 d -	1.2 a	0.9 a ↓
Zone 8-York	1.8 c	1.6 c -	0.9 a	1.4 a ↑	0.9 a	0.9 a -	0.8 a	1.0 d -	1.0 a	1.2 a -
Zone 9-East York	0.8 d	1.4 a -	0.7 a	1.0 a ↑	0.7 a	0.8 a -	0.6 a	1.3 a ↑	0.7 a	1.0 a ↑
Zone 10-Scarborough (Central)	1.2 a	1.3 a -	1.0 a	1.0 a -	0.8 a	0.8 a -	0.7 a	0.2 a ↓	0.9 a	0.8 a -
Zone 11-Scarborough (North)	1.5 a	0.7 a ↓	1.6 a	0.7 a ↓	0.7 a	0.6 a -	2.2 b	0.9 a ↓	1.2 a	0.6 a ↓
Zone 12-Scarborough (East)	**	2.4 c	0.5 a	1.0 a ↑	0.6 a	0.5 a -	0.3 a	0.4 a -	0.5 a	0.6 a -
Scarborough (Zones 10-12)	1.3 a	1.3 a -	1.0 a	0.9 a -	0.7 a	0.7 a -	0.9 a	0.4 a ↓	0.8 a	0.7 a -
Zone 13-North York (Southeast)	0.0 c	**	0.9 a	0.9 a -	0.7 a	0.7 a -	0.8 d	0.5 a -	0.8 a	0.8 a -
Zone 14-North York (Northeast)	2.7 b	0.5 a ↓	0.6 a	1.0 a ↑	0.7 a	1.3 a ↑	0.4 a	1.1 a ↑	0.7 a	1.2 a ↑
Zone 15-North York (Southwest)	0.7 b	1.3 d -	0.6 a	0.6 a -	0.7 a	0.2 a ↓	**	2.0 c	0.9 a	0.6 a -
Zone 16-North York (N.Central)	0.0 c	0.0 c -	0.7 a	0.5 a -	0.6 a	0.8 a ↑	0.3 a	0.7 a ↑	0.6 a	0.7 a -
Zone 17-North York (Northwest)	1.7 b	1.3 a -	0.6 a	0.5 a -	0.4 a	0.7 a -	1.1 a	0.8 a -	0.6 a	0.7 a -
North York (Zones 13-17)	1.1 a	1.3 a -	0.7 a	0.7 a -	0.6 a	0.8 a ↑	0.9 a	0.9 a -	0.7 a	0.8 a -
Rest of Toronto (Zones 5-17)	1.2 a	1.7 b ↑	0.9 a	0.9 a -	0.8 a	0.8 a -	1.0 a	0.8 a -	0.9 a	0.9 a -
Toronto (Zones 1-17)	1.2 a	1.6 a ↑	1.1 a	1.2 a -	0.9 a	0.9 a -	1.2 a	1.0 d -	1.1 a	1.1 a -
Zone 18-Mississauga (South)	3.0 d	**	0.8 a	0.8 a -	0.8 a	0.7 a -	1.1 a	1.2 a -	0.9 a	0.8 a -
Zone 19-Mississauga (Northwest)	0.0 d	0.0 d -	0.2 a	0.6 a ↑	0.9 a	0.7 a -	0.8 a	0.8 a -	0.6 a	0.7 a -
Zone 20-Mississauga (Northeast)	**	0.0 d	1.0 a	0.7 a ↓	0.9 a	1.0 a -	1.2 a	0.5 a ↓	1.0 a	0.8 a -
Mississauga City (Zones 18-20)	2.3 c	0.6 b ↓	0.8 a	0.7 a -	0.9 a	0.8 a -	1.1 a	0.7 a ↓	0.9 a	0.8 a ↓
Zone 21-Brampton (West)	0.0 d	0.0 c -	1.2 a	1.1 a -	1.1 a	0.7 a ↓	1.0 a	0.9 a -	1.1 a	0.8 a -
Zone 22-Brampton (East)	**	0.0 a	1.5 a	1.4 a -	1.5 b	1.8 a -	1.4 d	0.7 a -	1.5 a	1.5 a -
Brampton City (Zones 21-22)	0.0 c	0.0 c -	1.3 a	1.2 a -	1.3 a	1.2 a -	1.2 a	0.8 a -	1.3 a	1.1 a -
Zone 23-Oakville	0.6 a	5.1 d ↑	0.6 a	1.1 a ↑	1.3 a	1.2 a -	0.1 b	0.7 b ↑	0.9 a	1.2 a ↑
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	2.5 c	**	0.4 a	1.4 d ↑	1.5 c	1.2 a -	1.2 d	2.8 c -	1.1 a	1.4 a -
Zone 26-Aurora, Newmkt, Whit-St.	0.0 d	0.0 d -	2.4 c	1.6 c -	1.5 a	2.4 c -	1.1 d	2.7 c ↑	1.7 b	2.1 b -
Zone 27-Markham	**	**	1.2 a	1.7 b -	0.6 a	1.1 a ↑	**	**	0.9 a	1.5 a ↑
York Region (Zones 25-27)	**	**	1.4 a	1.6 b -	1.2 a	1.6 b -	1.1 a	2.9 c ↑	1.2 a	1.7 a ↑

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 28-Pickering/Ajax/Uxbridge	9.5 a	**	0.8 d	2.4 c ↑	1.4 a	0.5 a ↓	0.6 a	1.0 a ↑	1.1 a	0.8 a ↓
Zone 29-Milton, Halton Hills	0.0 d	0.0 d -	0.3 b	2.0 c ↑	0.4 b	0.4 a -	**	0.0 d	0.3 a	0.9 a ↑
Zone 30-Orangeville	**	**	0.4 b	1.7 c ↑	1.1 a	6.3 b ↑	0.0 d	0.0 d -	0.8 a	3.6 b ↑
Zone 31-Bradford, W. Gwillimbury	**	6.5 c	5.7 c	0.4 b ↓	3.4 d	0.4 a ↓	0.0 d	1.9 a ↑	4.3 c	0.7 a ↓
Remaining CMA (Zones 18-31)	1.9 c	1.3 a -	1.0 a	1.0 a -	1.1 a	1.1 a -	1.0 a	0.9 a -	1.1 a	1.0 a -
Durham Region	1.0 a	0.0 c ↓	2.8 b	3.7 d -	1.9 a	2.0 a -	0.8 a	1.7 a ↑	2.0 a	2.4 b -
York Region	**	**	1.4 a	1.6 b -	1.2 a	1.6 b -	1.1 a	2.9 c ↑	1.2 a	1.7 a ↑
Peel Region	1.8 c	0.4 b ↓	0.9 a	0.8 a -	1.0 a	0.9 a -	1.1 a	0.7 a ↓	1.0 a	0.9 a ↓
Halton Region	1.5 b	2.8 c -	1.0 a	1.1 a -	1.3 a	1.7 b ↑	0.7 a	1.4 a ↑	1.1 a	1.5 a ↑
Toronto GTA	1.2 a	1.6 a ↑	1.2 a	1.3 a ↑	1.0 a	1.1 a -	1.1 a	1.0 a -	1.1 a	1.2 a -
Toronto CMA	1.2 a	1.6 a ↑	1.1 a	1.2 a -	0.9 a	1.0 a -	1.1 a	1.0 a -	1.1 a	1.1 a -

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Oshawa (North)	**	0.0 d	3.0 b	1.3 a ↓	1.6 a	1.2 a -	0.2 b	1.0 a ↑	1.7 a	1.2 a ↓
Zone 2 - Oshawa (S./Central)	0.0 c	0.0 c -	4.3 d	**	2.6 b	3.5 b ↑	1.4 a	3.2 b ↑	2.9 b	4.4 c ↑
Oshawa City (Zones 1-2)	0.5 b	0.0 c -	3.8 b	4.6 d -	2.2 a	2.6 a -	0.7 a	2.0 b ↑	2.4 a	3.0 c -
Zone 3 - Whitby	0.0 d	0.0 d -	1.3 a	2.1 c -	1.3 a	1.1 a -	1.6 c	1.1 a -	1.3 a	1.4 a -
Zone 4 - Clarington	**	**	0.5 b	0.9 d -	0.3 b	1.2 d -	**	2.5 c	0.5 b	1.3 a -
Oshawa CMA	0.4 b	0.0 c -	3.0 b	3.9 d -	1.9 a	2.2 a -	0.9 a	1.9 a ↑	2.0 a	2.6 b -

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1-Toronto (Central)	1,196 a	1,241 a	1,498 a	1,561 a	2,090 b	2,173 c	**	**	1,606 b	1,648 b
Zone 2-Toronto (East)	902 b	912 a	1,129 a	1,346 a	1,443 b	1,564 b	1,996 d	1,963 c	1,210 b	1,365 a
Zone 3-Toronto (North)	1,076 a	1,168 a	1,344 a	1,436 a	1,779 a	1,863 a	2,571 c	2,763 c	1,472 a	1,562 a
Zone 4-Toronto (West)	891 a	948 a	1,218 a	1,238 a	1,489 a	1,483 a	2,011 c	**	1,259 a	1,280 b
Toronto-Former City (Zones 1-4)	1,064 a	1,128 a	1,348 a	1,420 a	1,779 a	1,829 a	2,377 b	2,505 d	1,443 a	1,503 a
Zone 5-Etobicoke (South)	890 a	987 a	991 a	1,027 b	1,231 a	1,253 a	1,515 b	1,668 c	1,088 a	1,139 a
Zone 6-Etobicoke (Central)	1,188 b	1,351 b	1,180 a	1,260 a	1,411 a	1,459 a	1,625 a	1,657 a	1,376 a	1,429 a
Zone 7-Etobicoke (North)	707 b	804 b	1,003 a	1,061 a	1,274 a	1,246 a	1,395 a	1,452 a	1,271 a	1,283 a
Etobicoke (Zones 5-7)	952 a	1,070 b	1,079 a	1,141 a	1,337 a	1,356 a	1,529 a	1,577 a	1,266 a	1,308 a
Zone 8-York	858 a	928 a	1,141 a	1,229 a	1,475 b	1,512 b	1,821 d	1,814 d	1,275 b	1,337 b
Zone 9-East York	866 a	935 a	1,091 a	1,141 a	1,375 a	1,388 a	1,620 a	1,674 a	1,218 a	1,248 a
Zone 10-Scarborough (Central)	896 a	982 a	1,024 a	1,110 a	1,176 a	1,249 a	1,354 a	1,376 a	1,120 a	1,196 a
Zone 11-Scarborough (North)	951 a	998 a	1,077 a	1,126 a	1,244 a	1,305 a	1,484 a	1,517 a	1,211 a	1,265 a
Zone 12-Scarborough (East)	848 a	922 a	1,039 a	1,107 a	1,167 a	1,224 a	1,328 a	1,417 a	1,155 a	1,214 a
Scarborough (Zones 10-12)	904 a	977 a	1,038 a	1,113 a	1,188 a	1,254 a	1,374 a	1,424 a	1,149 a	1,216 a
Zone 13-North York (Southeast)	872 a	867 b	1,127 a	1,166 a	1,368 a	1,549 c	1,634 a	1,641 a	1,315 a	1,418 b
Zone 14-North York (Northeast)	1,185 a	1,209 a	1,306 a	1,351 a	1,501 a	1,600 a	1,659 a	1,745 a	1,464 a	1,549 a
Zone 15-North York (Southwest)	843 b	931 a	1,048 a	1,084 a	1,245 a	1,309 a	1,527 b	1,662 b	1,189 a	1,236 a
Zone 16-North York (N.Central)	897 a	996 a	1,187 a	1,278 a	1,385 a	1,480 a	1,559 a	1,658 a	1,331 a	1,423 a
Zone 17-North York (Northwest)	804 a	888 a	1,003 a	1,094 a	1,171 a	1,274 a	1,379 a	1,456 a	1,142 a	1,232 a
North York (Zones 13-17)	908 a	962 a	1,125 a	1,183 a	1,330 a	1,449 a	1,546 a	1,619 a	1,284 a	1,372 a
Rest of Toronto (Zones 5-17)	901 a	977 a	1,099 a	1,163 a	1,315 a	1,388 a	1,528 a	1,586 a	1,246 a	1,312 a
Toronto (Zones 1-17)	1,019 a	1,089 a	1,202 a	1,270 a	1,426 a	1,494 a	1,610 a	1,674 a	1,313 a	1,378 a
Zone 18-Mississauga (South)	915 a	940 a	1,109 a	1,198 a	1,265 a	1,351 a	1,382 a	1,426 a	1,204 a	1,288 a
Zone 19-Mississauga (Northwest)	999 b	908 c	1,232 a	1,354 a	1,449 a	1,525 a	1,708 a	1,717 a	1,439 a	1,519 a
Zone 20-Mississauga (Northeast)	899 a	907 b	1,181 a	1,243 a	1,363 a	1,400 a	1,591 a	1,611 a	1,338 a	1,386 a
Mississauga City (Zones 18-20)	917 a	922 a	1,151 a	1,233 a	1,330 a	1,396 a	1,563 a	1,590 a	1,293 a	1,363 a
Zone 21-Brampton (West)	834 b	818 b	1,059 a	1,111 a	1,219 a	1,279 a	1,421 a	1,577 b	1,183 a	1,244 a
Zone 22-Brampton (East)	**	893 a	1,237 a	1,240 a	1,358 a	1,398 a	1,458 a	1,498 a	1,340 a	1,359 a
Brampton City (Zones 21-22)	827 b	842 a	1,121 a	1,160 a	1,285 a	1,334 a	1,438 a	1,540 a	1,250 a	1,294 a
Zone 23-Oakville	984 a	1,047 a	1,257 a	1,310 a	1,456 a	1,498 a	1,764 b	1,719 b	1,421 a	1,454 a
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	939 a	1,020 b	1,153 a	1,145 a	1,388 a	1,373 a	1,631 a	1,591 b	1,290 a	1,289 a
Zone 26-Aurora, Newmkt, Whit-St.	754 c	769 b	1,115 a	1,110 a	1,246 a	1,258 a	1,415 b	1,449 b	1,199 a	1,193 a
Zone 27-Markham	**	**	1,234 a	1,213 a	1,394 a	1,408 a	1,544 a	1,538 a	1,339 a	1,337 a
York Region (Zones 25-27)	892 b	897 b	1,170 a	1,151 a	1,346 a	1,344 a	1,526 a	1,522 a	1,279 a	1,267 a

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For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 28-Pickering/Ajax/Uxbridge	851 ^a	**	1,018 ^b	999 ^b	1,143 ^b	1,260 ^a	1,313 ^a	1,392 ^a	1,198 ^a	1,281 ^a
Zone 29-Milton, Halton Hills	700 ^a	767 ^a	1,036 ^a	1,084 ^a	1,202 ^a	1,228 ^a	1,594 ^a	1,620 ^a	1,139 ^a	1,180 ^a
Zone 30-Orangeville	**	901 ^a	1,078 ^a	1,059 ^a	1,190 ^a	1,171 ^a	1,152 ^d	1,106 ^d	1,131 ^a	1,113 ^a
Zone 31-Bradford, W. Gwillimbury	876 ^b	951 ^c	938 ^a	977 ^a	1,127 ^a	1,181 ^a	**	1,436 ^b	1,057 ^a	1,127 ^a
Remaining CMA (Zones 18-31)	902 ^a	912 ^a	1,146 ^a	1,201 ^a	1,318 ^a	1,371 ^a	1,523 ^a	1,561 ^a	1,281 ^a	1,332 ^a
Durham Region	820 ^b	843 ^a	1,033 ^a	1,152 ^b	1,171 ^a	1,244 ^a	1,322 ^a	1,407 ^a	1,153 ^a	1,238 ^a
York Region	892 ^b	897 ^b	1,170 ^a	1,151 ^a	1,346 ^a	1,344 ^a	1,526 ^a	1,522 ^a	1,279 ^a	1,267 ^a
Peel Region	901 ^a	898 ^a	1,143 ^a	1,213 ^a	1,317 ^a	1,379 ^a	1,528 ^a	1,577 ^a	1,281 ^a	1,344 ^a
Halton Region	916 ^a	1,179 ^c	1,222 ^a	1,268 ^a	1,374 ^a	1,416 ^a	1,612 ^a	1,585 ^a	1,356 ^a	1,392 ^a
Toronto GTA	1,011^a	1,080^a	1,191^a	1,260^a	1,392^a	1,456^a	1,576^a	1,631^a	1,304^a	1,367^a
Toronto CMA	1,013^a	1,081^a	1,194^a	1,261^a	1,403^a	1,468^a	1,589^a	1,647^a	1,308^a	1,370^a

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Oshawa (North)	962 ^c	829 ^a	1,193 ^b	1,280 ^c	1,289 ^a	1,355 ^b	1,346 ^a	1,494 ^a	1,270 ^a	1,351 ^b
Zone 2 - Oshawa (S./Central)	732 ^a	826 ^a	946 ^a	1,152 ^b	1,115 ^a	1,221 ^a	1,314 ^a	1,357 ^a	1,081 ^a	1,206 ^a
Oshawa City (Zones 1-2)	789 ^b	827 ^a	1,048 ^a	1,204 ^b	1,190 ^a	1,275 ^a	1,331 ^a	1,432 ^a	1,164 ^a	1,267 ^a
Zone 3 - Whitby	895 ^c	905 ^d	1,027 ^a	1,069 ^a	1,124 ^a	1,152 ^a	1,251 ^a	1,290 ^a	1,096 ^a	1,138 ^a
Zone 4 - Clarington	**	**	964 ^a	1,050 ^a	1,241 ^a	1,199 ^a	1,501 ^b	1,538 ^b	1,171 ^a	1,189 ^a
Oshawa CMA	817^b	845^a	1,037^a	1,167^b	1,182^a	1,248^a	1,326^a	1,412^a	1,152^a	1,239^a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1-Toronto (Central)	6,789	6,742	15,465	15,521	7,074	7,626	643	689	29,971	30,578
Zone 2-Toronto (East)	1,173	1,175	3,539	3,588	1,830	1,869	209	206	6,751	6,838
Zone 3-Toronto (North)	4,936	4,958	15,872	15,736	8,736	8,724	1,110	1,068	30,654	30,486
Zone 4-Toronto (West)	4,514	4,533	11,627	11,686	5,572	5,695	758	809	22,471	22,723
Toronto-Former City (Zones 1-4)	17,412	17,408	46,503	46,531	23,212	23,914	2,720	2,772	89,847	90,625
Zone 5-Etobicoke (South)	869	880	4,541	4,540	4,517	4,523	378	379	10,305	10,322
Zone 6-Etobicoke (Central)	311	311	4,975	4,972	8,371	8,368	2,881	2,875	16,538	16,526
Zone 7-Etobicoke (North)	30	31	919	906	3,158	3,174	1,786	1,787	5,893	5,898
Etobicoke (Zones 5-7)	1,210	1,222	10,435	10,418	16,046	16,065	5,045	5,041	32,736	32,746
Zone 8-York	1,400	1,429	8,523	8,641	6,514	6,545	921	913	17,358	17,528
Zone 9-East York	909	942	10,050	10,016	6,639	6,625	1,133	1,148	18,731	18,731
Zone 10-Scarborough (Central)	560	554	7,062	7,055	8,384	8,386	1,674	1,681	17,680	17,676
Zone 11-Scarborough (North)	136	136	2,199	2,190	3,967	3,968	837	835	7,139	7,129
Zone 12-Scarborough (East)	98	95	2,911	2,848	5,411	5,347	1,465	1,436	9,885	9,726
Scarborough (Zones 10-12)	794	785	12,172	12,093	17,762	17,701	3,976	3,952	34,704	34,531
Zone 13-North York (Southeast)	246	267	6,141	6,142	8,715	8,814	2,885	2,872	17,987	18,095
Zone 14-North York (Northeast)	194	200	3,700	3,671	5,815	6,102	2,671	2,621	12,380	12,594
Zone 15-North York (Southwest)	281	287	3,687	3,702	4,427	4,443	856	830	9,251	9,262
Zone 16-North York (N.Central)	193	258	4,606	4,544	5,939	5,949	1,831	1,829	12,569	12,580
Zone 17-North York (Northwest)	418	399	5,806	5,843	8,496	8,981	2,916	2,917	17,636	18,140
North York (Zones 13-17)	1,332	1,411	23,940	23,902	33,392	34,289	11,159	11,069	69,823	70,671
Rest of Toronto (Zones 5-17)	5,645	5,789	65,120	65,070	80,353	81,225	22,234	22,123	173,352	174,207
Toronto (Zones 1-17)	23,057	23,197	111,623	111,601	103,565	105,139	24,954	24,895	263,199	264,832
Zone 18-Mississauga (South)	326	325	5,026	5,039	6,023	6,018	1,169	1,171	12,544	12,553
Zone 19-Mississauga (Northwest)	57	40	1,078	1,055	2,074	2,059	839	850	4,048	4,004
Zone 20-Mississauga (Northeast)	282	266	3,934	3,905	6,064	6,073	2,295	2,282	12,575	12,526
Mississauga City (Zones 18-20)	665	631	10,038	9,999	14,161	14,150	4,303	4,303	29,167	29,083
Zone 21-Brampton (West)	148	150	2,248	2,258	3,030	3,026	665	663	6,091	6,097
Zone 22-Brampton (East)	60	62	1,299	1,296	2,714	2,720	810	813	4,883	4,891
Brampton City (Zones 21-22)	208	212	3,547	3,554	5,744	5,746	1,475	1,476	10,974	10,988
Zone 23-Oakville	161	157	1,469	1,462	2,522	2,510	614	614	4,766	4,743
Zone 24-Caledon	11	11	26	26	36	36	7	7	80	80
Zone 25-R. Hill, Vaughan, King	74	74	655	651	990	988	109	107	1,828	1,820
Zone 26-Aurora, Newmkt, Whit-St.	58	58	751	907	922	999	416	416	2,147	2,380
Zone 27-Markham	12	12	617	621	1,328	862	131	132	2,088	1,627
York Region (Zones 25-27)	144	144	2,023	2,179	3,240	2,849	656	655	6,063	5,827

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For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 28-Pickering/Ajax/Uxbridge	10	10	190	190	1,064	1,336	679	679	1,943	2,215
Zone 29-Milton, Halton Hills	31	31	551	551	826	822	64	68	1,472	1,472
Zone 30-Orangeville	45	45	312	312	371	390	94	108	822	855
Zone 31-Bradford, W. Gwillimbury	21	22	306	306	402	405	67	70	796	803
Remaining CMA (Zones 18-31)	1,296	1,263	18,462	18,579	28,366	28,244	7,959	7,980	56,083	56,066
Durham Region	372	374	3,813	4,106	7,987	8,427	2,590	2,596	14,762	15,503
York Region	144	144	2,023	2,179	3,240	2,849	656	655	6,063	5,827
Peel Region	884	854	13,611	13,579	19,941	19,932	5,785	5,786	40,221	40,151
Halton Region	301	298	4,891	4,884	8,891	8,861	2,209	2,217	16,292	16,260
Toronto GTA	24,758	24,867	135,961	136,349	143,624	145,208	36,194	36,149	340,537	342,573
Toronto CMA	24,353	24,460	130,085	130,180	131,931	133,383	32,913	32,875	319,282	320,898

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Oshawa (North)	57	57	1,028	1,091	2,204	2,209	783	782	4,072	4,139
Zone 2 - Oshawa (S./Central)	148	156	1,434	1,657	2,991	3,151	715	721	5,288	5,685
Oshawa City (Zones 1-2)	205	213	2,462	2,748	5,195	5,360	1,498	1,503	9,360	9,824
Zone 3 - Whitby	144	144	852	853	1,217	1,221	266	266	2,479	2,484
Zone 4 - Clarington	10	4	243	248	390	389	92	93	735	734
Oshawa CMA	359	361	3,557	3,849	6,802	6,970	1,856	1,862	12,574	13,042

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1-Toronto (Central)	1.9	n/a	3.8	n/a	3.2	n/a	1.2	n/a	3.2	n/a
Zone 2-Toronto (East)	**	n/a	**	n/a	**	n/a	**	n/a	3.7	n/a
Zone 3-Toronto (North)	2.7	n/a	2.6	n/a	2.4	n/a	5.0	n/a	2.6	n/a
Zone 4-Toronto (West)	4.0	n/a	2.7	n/a	2.4	n/a	**	n/a	2.9	n/a
Toronto-Former City (Zones 1-4)	2.7	n/a	3.1	n/a	2.7	n/a	5.2	n/a	3.0	n/a
Zone 5-Etobicoke (South)	2.0	n/a	2.4	n/a	2.6	n/a	**	n/a	2.8	n/a
Zone 6-Etobicoke (Central)	1.3	n/a	1.9	n/a	2.2	n/a	2.6	n/a	2.1	n/a
Zone 7-Etobicoke (North)	0.0	n/a	1.5	n/a	1.0	n/a	0.5	n/a	0.9	n/a
Etobicoke (Zones 5-7)	1.8	n/a	2.1	n/a	2.1	n/a	2.5	n/a	2.1	n/a
Zone 8-York	3.4	n/a	1.7	n/a	1.6	n/a	1.1	n/a	1.8	n/a
Zone 9-East York	1.3	n/a	1.7	n/a	1.3	n/a	1.1	n/a	1.5	n/a
Zone 10-Scarborough (Central)	1.7	n/a	2.5	n/a	1.9	n/a	1.4	n/a	2.1	n/a
Zone 11-Scarborough (North)	2.3	n/a	4.5	n/a	2.5	n/a	3.3	n/a	3.2	n/a
Zone 12-Scarborough (East)	**	n/a	2.3	n/a	1.6	n/a	1.4	n/a	1.8	n/a
Scarborough (Zones 10-12)	2.1	n/a	2.8	n/a	1.9	n/a	1.8	n/a	2.2	n/a
Zone 13-North York (Southeast)	3.1	n/a	2.3	n/a	1.9	n/a	1.8	n/a	2.0	n/a
Zone 14-North York (Northeast)	8.0	n/a	2.2	n/a	2.4	n/a	1.5	n/a	2.3	n/a
Zone 15-North York (Southwest)	**	n/a	0.9	n/a	1.0	n/a	**	n/a	1.1	n/a
Zone 16-North York (N.Central)	0.7	n/a	1.6	n/a	1.8	n/a	0.6	n/a	1.5	n/a
Zone 17-North York (Northwest)	3.3	n/a	2.2	n/a	1.2	n/a	2.0	n/a	1.7	n/a
North York (Zones 13-17)	3.7	n/a	1.9	n/a	1.7	n/a	1.7	n/a	1.8	n/a
Rest of Toronto (Zones 5-17)	2.6	n/a	2.0	n/a	1.8	n/a	1.8	n/a	1.9	n/a
Toronto (Zones 1-17)	2.7	n/a	2.5	n/a	2.0	n/a	2.2	n/a	2.3	n/a
Zone 18-Mississauga (South)	3.4	n/a	1.6	n/a	1.8	n/a	1.3	n/a	1.7	n/a
Zone 19-Mississauga (Northwest)	0.0	n/a	1.7	n/a	2.3	n/a	1.7	n/a	2.0	n/a
Zone 20-Mississauga (Northeast)	**	n/a	2.6	n/a	2.2	n/a	2.1	n/a	2.3	n/a
Mississauga City (Zones 18-20)	2.5	n/a	2.0	n/a	2.0	n/a	1.8	n/a	2.0	n/a
Zone 21-Brampton (West)	**	n/a	2.8	n/a	2.4	n/a	1.8	n/a	2.4	n/a
Zone 22-Brampton (East)	**	n/a	3.5	n/a	1.8	n/a	2.3	n/a	2.3	n/a
Brampton City (Zones 21-22)	**	n/a	3.1	n/a	2.1	n/a	2.1	n/a	2.4	n/a
Zone 23-Oakville	2.0	n/a	2.4	n/a	2.7	n/a	1.2	n/a	2.4	n/a
Zone 24-Caledon	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Zone 25-R. Hill, Vaughan, King	7.8	n/a	2.3	n/a	3.7	n/a	3.4	n/a	3.4	n/a
Zone 26-Aurora, Newmkt, Whit-St.	0.0	n/a	4.2	n/a	2.3	n/a	1.1	n/a	2.7	n/a
Zone 27-Markham	**	n/a	1.4	n/a	0.8	n/a	**	n/a	1.1	n/a
York Region (Zones 25-27)	5.2	n/a	2.6	n/a	2.2	n/a	1.8	n/a	2.4	n/a

n/a: As of 2018, the number of available units is no longer collected.

Continued

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 28-Pickering/Ajax/Uxbridge	9.5 ^a	n/a	1.3 ^a	n/a	2.9 ^a	n/a	1.9 ^b	n/a	2.4 ^a	n/a
Zone 29-Milton, Halton Hills	0.0 ^d	n/a	2.2 ^b	n/a	2.0 ^b	n/a	**	n/a	1.9 ^b	n/a
Zone 30-Orangeville	**	n/a	2.0 ^c	n/a	2.0 ^c	n/a	0.0 ^d	n/a	1.8 ^c	n/a
Zone 31-Bradford, W. Gwillimbury	**	n/a	5.7 ^c	n/a	4.6 ^c	n/a	0.0 ^d	n/a	4.9 ^b	n/a
Remaining CMA (Zones 18-31)	2.8 ^c	n/a	2.4 ^a	n/a	2.2 ^a	n/a	1.8 ^a	n/a	2.2 ^a	n/a
Durham Region	2.0 ^d	n/a	3.2 ^b	n/a	2.6 ^a	n/a	1.8 ^a	n/a	2.6 ^a	n/a
York Region	5.2 ^c	n/a	2.6 ^b	n/a	2.2 ^a	n/a	1.8 ^c	n/a	2.4 ^a	n/a
Peel Region	2.3 ^d	n/a	2.3 ^a	n/a	2.0 ^a	n/a	1.9 ^a	n/a	2.1 ^a	n/a
Halton Region	6.0 ^a	n/a	3.4 ^b	n/a	3.3 ^b	n/a	1.7 ^a	n/a	3.1 ^b	n/a
Toronto GTA	2.7^a	n/a	2.5^a	n/a	2.1^a	n/a	2.1^a	n/a	2.3^a	n/a
Toronto CMA	2.7	n/a	2.5^a	n/a	2.0^a	n/a	2.1^a	n/a	2.3^a	n/a

n/a: As of 2018, the number of available units is no longer collected.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Oshawa (North)	**	n/a	3.2 ^b	n/a	2.2 ^a	n/a	1.2 ^a	n/a	2.3 ^a	n/a
Zone 2 - Oshawa (S./Central)	0.8 ^d	n/a	4.7 ^c	n/a	2.9 ^b	n/a	1.5 ^b	n/a	3.2 ^c	n/a
Oshawa City (Zones 1-2)	1.1 ^d	n/a	4.1 ^b	n/a	2.6 ^a	n/a	1.4 ^a	n/a	2.8 ^a	n/a
Zone 3 - Whitby	0.0 ^d	n/a	1.9 ^c	n/a	2.4 ^b	n/a	3.6 ^c	n/a	2.3 ^a	n/a
Zone 4 - Clarington	**	n/a	0.5 ^b	n/a	0.6 ^a	n/a	**	n/a	0.9 ^a	n/a
Oshawa CMA	1.5^c	n/a	3.3^b	n/a	2.4^a	n/a	1.7^a	n/a	2.6^a	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Zone 1-Toronto (Central)	5.3 d	6.3 b	**	6.2 b	3.3 d	**	**	**	5.6 c
Zone 2-Toronto (East)	3.9 c	4.6 c	3.6 c	5.2 c	4.1 d	3.2 d	4.3 c	++	3.8 c	4.9 c
Zone 3-Toronto (North)	3.9 c	7.9 b	3.0 b	4.8 c	3.9 c	4.4 c	**	**	3.5 c	5.0 b
Zone 4-Toronto (West)	4.1 c	5.8 c	3.8 c	6.1 b	5.1 c	4.8 c	**	++	4.4 c	5.4 c
Toronto-Former City (Zones 1-4)	4.4 b	6.5 b	4.6 c	5.6 b	4.0 c	5.0 b	**	3.9 d	4.4 b	5.5 a
Zone 5-Etobicoke (South)	6.7 c	**	7.4 c	3.5 d	6.1 c	5.0 d	2.2 c	**	7.1 c	3.7 d
Zone 6-Etobicoke (Central)	++	12.9 d	2.3 c	6.9 c	**	5.8 c	1.2 d	4.2 d	2.0 c	5.9 c
Zone 7-Etobicoke (North)	++	++	5.0 c	**	**	**	**	**	**	7.8 c
Etobicoke (Zones 5-7)	4.4 d	7.4 c	4.4 b	5.8 c	4.3 c	5.7 b	3.1 d	6.7 c	5.0 c	5.6 b
Zone 8-York	5.5 c	++	5.4 c	**	6.8 c	++	**	++	5.9 c	**
Zone 9-East York	3.8 c	**	4.0 b	6.3 b	3.9 b	5.1 b	2.4 a	5.1 c	3.8 b	5.4 b
Zone 10-Scarborough (Central)	5.5 c	6.9 c	4.0 b	7.4 b	3.4 c	6.3 b	2.6 c	5.8 c	3.5 b	6.6 b
Zone 11-Scarborough (North)	3.1 b	5.7 a	2.3 c	5.4 a	1.8 c	4.7 a	1.7 c	3.3 b	2.0 c	4.8 a
Zone 12-Scarborough (East)	5.4 d	**	5.7 d	5.0 d	4.6 d	4.0 c	3.7 d	4.1 d	4.7 d	4.2 c
Scarborough (Zones 10-12)	5.0 b	7.7 b	4.1 b	6.3 b	3.4 b	5.3 b	2.7 b	4.6 b	3.6 b	5.6 b
Zone 13-North York (Southeast)	7.4 c	**	7.0 b	5.5 c	6.7 b	3.0 d	8.1 c	**	6.9 b	3.5 d
Zone 14-North York (Northeast)	**	6.8 c	3.3 c	5.2 b	2.3 c	5.3 b	2.9 c	4.6 b	2.7 c	5.0 b
Zone 15-North York (Southwest)	**	**	5.3 c	4.1 d	5.6 d	3.7 d	5.6 d	**	5.5 c	3.8 d
Zone 16-North York (N.Central)	**	++	3.4 d	8.4 b	2.4 c	6.9 c	2.1 c	5.3 d	2.3 c	6.9 c
Zone 17-North York (Northwest)	3.1 c	9.6 b	3.6 c	9.3 b	4.8 c	7.6 b	5.0 c	7.2 b	4.9 c	8.0 b
North York (Zones 13-17)	6.2 c	7.7 b	4.6 b	6.8 b	4.5 b	5.4 b	4.8 b	4.9 b	4.6 b	5.5 b
Rest of Toronto (Zones 5-17)	5.2 b	7.3 b	4.5 a	6.4 a	4.4 a	5.3 a	3.8 b	5.4 b	4.5 a	5.5 a
Toronto (Zones 1-17)	4.8 b	6.9 b	4.5 a	6.1 a	4.3 a	5.2 a	4.9 c	5.2 b	4.5 a	5.5 a
Zone 18-Mississauga (South)	5.6 d	5.9 d	4.1 c	7.7 b	4.5 c	7.7 c	5.3 d	4.9 d	4.4 c	7.3 b
Zone 19-Mississauga (Northwest)	++	**	3.7 b	9.4 c	3.9 c	4.1 c	3.5 b	1.3 d	3.7 b	4.9 c
Zone 20-Mississauga (Northeast)	++	++	3.6 b	4.8 b	3.1 c	4.6 b	3.0 b	3.3 d	3.4 b	4.3 b
Mississauga City (Zones 18-20)	++	**	3.8 b	6.6 b	3.8 b	5.9 b	3.7 b	3.5 c	3.8 b	5.7 b
Zone 21-Brampton (West)	++	5.3 d	3.1 c	5.5 b	2.3 a	5.8 b	++	6.4 c	2.5 a	5.2 b
Zone 22-Brampton (East)	++	**	2.0 c	3.8 b	3.1 b	4.4 b	4.9 d	3.4 b	2.9 a	4.2 b
Brampton City (Zones 21-22)	++	5.8 d	2.6 b	4.8 b	2.6 a	5.2 b	3.3 d	4.5 b	2.7 a	4.7 b
Zone 23-Oakville	3.2 d	++	3.9 b	3.0 c	4.0 b	3.2 b	3.2 c	2.3 b	4.0 b	3.0 c
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	5.6 c	**	3.4 d	3.9 b	3.3 d	3.7 c	**	3.3 d	3.2 d	3.7 c
Zone 26-Aurora, Newmkt, Whit-St.	++	**	3.8 c	2.7 c	4.2 c	3.4 d	5.9 c	2.3 c	4.0 b	3.0 c
Zone 27-Markham	**	**	6.4 c	++	**	++	**	++	8.0 c	++
York Region (Zones 25-27)	**	2.4 c	4.4 b	2.6 c	5.3 c	2.9 c	8.2 c	**	4.9 b	2.6 c

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For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Zone and Bedroom Type Toronto CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Zone 28-Pickering/Ajax/Uxbridge	**	**	3.1 d	2.6 c	4.7 d	11.7 d	2.7 a	7.2 b	2.7 a
Zone 29-Milton, Halton Hills	++	++	3.8 c	**	3.9 a	1.1 d	**	3.5 a	3.6 a	1.7 c
Zone 30-Orangeville	**	**	**	++	**	++	**	++	**	++
Zone 31-Bradford, W. Gwillimbury	8.9 c	1.5 c	++	1.2 d	5.7 b	++	**	**	4.2 b	**
Remaining CMA (Zones 18-31)	3.4 d	5.6 d	3.7 a	5.1 a	3.8 a	5.1 a	4.0 b	3.6 b	3.7 a	4.8 a
Durham Region	**	++	7.7 c	4.6 c	5.2 c	6.5 b	3.6 d	3.6 d	5.3 c	5.2 b
York Region	**	2.4 c	4.4 b	2.6 c	5.3 c	2.9 c	8.2 c	**	4.9 b	2.6 c
Peel Region	++	**	3.5 b	6.1 b	3.5 b	5.7 b	3.6 b	3.8 b	3.5 b	5.4 a
Halton Region	**	**	5.2 b	3.6 c	**	3.4 b	5.2 b	3.8 b	5.3 b	3.4 b
Toronto GTA	4.8 b	6.7 b	4.5 a	5.9 a	4.3 a	5.2 a	4.7 c	4.8 b	4.4 a	5.3 a
Toronto CMA	4.7 b	6.8 b	4.4 a	6.0 a	4.2 a	5.2 a	4.7 c	4.9 b	4.4 a	5.4 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.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Zone and Bedroom Type Oshawa CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Zone 1 - Oshawa (North)	**	++	**	5.0 d	++	12.2 d	++	++	++
Zone 2 - Oshawa (S./Central)	++	6.8 c	10.4 d	4.8 c	9.9 b	3.3 d	8.2 c	++	9.5 b	2.7 c
Oshawa City (Zones 1-2)	**	++	8.9 c	4.9 c	6.0 c	7.0 c	5.6 c	++	6.1 c	5.2 c
Zone 3 - Whitby	++	**	4.0 c	5.0 c	3.3 d	5.0 c	++	5.6 b	3.2 d	4.8 c
Zone 4 - Clarington	**	**	++	3.0 c	++	-5.6 c	++	5.8 d	++	++
Oshawa CMA	**	++	8.0 c	4.8 c	5.2 c	6.0 b	3.9 d	**	5.7 c	4.7 b

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.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1-Toronto (Central)	**	**	21.7 d	15.7 d ↓	**	14.5 c	**	**	22.8 d	15.7 d ↓
Zone 2-Toronto (East)	20.7 d	13.5 c ↓	16.2 a	8.9 b ↓	**	13.0 d	**	**	17.2 d	11.2 c ↓
Zone 3-Toronto (North)	19.9 d	14.1 c ↓	17.0 a	11.9 c ↓	14.5 c	12.6 c -	**	**	16.6 d	12.5 c ↓
Zone 4-Toronto (West)	18.1 d	13.6 d ↓	15.3 a	13.1 c -	12.9 c	9.6 b ↓	**	**	14.9 a	12.3 c ↓
Toronto-Former City (Zones 1-4)	22.8 d	15.4 d ↓	18.1 a	13.3 a ↓	16.5 d	12.4 a ↓	**	**	18.3 a	13.4 a ↓
Zone 5-Etobicoke (South)	17.7 d	**	15.2 d	10.3 d ↓	14.8 c	9.8 c ↓	**	**	15.5 d	9.8 c ↓
Zone 6-Etobicoke (Central)	20.5 d	**	15.2 d	9.0 b ↓	11.6 c	8.3 b ↓	10.6 c	5.5 d ↓	12.9 c	8.2 b ↓
Zone 7-Etobicoke (North)	0.0 d	**	12.8 d	**	**	7.2 c	**	3.2 d	9.2 c	7.2 b -
Etobicoke (Zones 5-7)	18.5 d	**	15.0 d	10.1 c ↓	11.9 c	8.5 b ↓	10.9 c	4.7 c ↓	13.1 c	8.5 b ↓
Zone 8-York	18.2 d	8.8 c ↓	11.5 c	9.7 b -	9.9 b	7.1 c ↓	13.8 d	**	11.7 c	8.6 b ↓
Zone 9-East York	**	12.7 d	9.8 b	8.6 b -	10.0 c	8.4 b -	10.2 d	**	9.9 b	8.7 b -
Zone 10-Scarborough (Central)	12.7 d	12.5 d -	11.7 c	11.4 c -	11.2 c	10.2 c	10.1 c	8.0 c -	11.3 c	10.6 c -
Zone 11-Scarborough (North)	**	**	13.1 c	12.9 c -	12.3 c	11.1 d -	13.8 d	12.8 c -	12.8 c	11.5 c -
Zone 12-Scarborough (East)	**	**	16.7 d	13.9 d -	14.9 c	9.0 c ↓	12.8 c	**	14.9 c	10.6 c ↓
Scarborough (Zones 10-12)	13.0 d	**	13.1 c	12.2 c -	12.6 a	10.0 c ↓	12.0 c	9.9 b -	12.7 a	10.7 a ↓
Zone 13-North York (Southeast)	**	**	16.9 d	12.6 a ↓	10.7 c	9.3 b -	9.2 c	7.4 c -	12.7 c	10.2 a ↓
Zone 14-North York (Northeast)	**	20.2 a	19.1 a	14.0 c ↓	16.3 d	12.8 c ↓	11.9 d	8.3 b ↓	16.8 a	12.4 c ↓
Zone 15-North York (Southwest)	**	**	11.3 d	9.7 b -	9.4 c	8.4 c -	**	**	9.8 c	9.0 b -
Zone 16-North York (N.Central)	**	**	12.3 c	9.1 b ↓	11.4 c	8.2 a ↓	9.3 b	7.4 b ↓	11.4 a	8.4 a ↓
Zone 17-North York (Northwest)	**	**	15.3 a	11.7 a ↓	10.1 a	8.7 b ↓	11.3 a	7.3 c ↓	12.3 a	10.4 a ↓
North York (Zones 13-17)	17.4 d	19.4 d -	15.2 a	11.5 a ↓	11.5 a	9.4 a ↓	10.2 a	7.8 b ↓	12.7 a	10.2 a ↓
Rest of Toronto (Zones 5-17)	16.3 a	12.1 c ↓	13.5 a	10.7 a ↓	11.6 a	9.1 a ↓	10.9 a	7.5 a ↓	12.4 a	9.7 a ↓
Toronto (Zones 1-17)	21.1 d	14.5 c ↓	15.4 a	11.8 a ↓	12.7 a	9.9 a ↓	10.8 a	8.0 a ↓	14.4 a	10.9 a ↓
Zone 18-Mississauga (South)	13.9 d	**	14.9 c	12.7 a ↓	13.7 c	11.4 c ↓	9.6 c	4.6 d ↓	13.8 a	11.4 a ↓
Zone 19-Mississauga (Northwest)	**	**	**	**	15.0 d	15.1 d ↓	18.2 a	11.1 d ↓	16.3 d	14.5 c -
Zone 20-Mississauga (Northeast)	**	**	14.6 c	12.3 d -	13.8 d	7.7 c ↓	12.5 c	7.4 c ↓	13.7 c	9.3 c ↓
Mississauga City (Zones 18-20)	11.4 d	**	15.0 a	12.9 c -	13.9 c	10.5 c ↓	13.0 a	7.5 b ↓	14.1 a	10.9 c ↓
Zone 21-Brampton (West)	**	**	16.9 d	12.6 a ↓	13.7 c	12.5 a -	8.6 c	**	14.2 c	12.0 a ↓
Zone 22-Brampton (East)	**	**	21.0 a	**	20.4 a	16.3 d ↓	14.9 c	**	19.4 a	16.2 d ↓
Brampton City (Zones 21-22)	**	**	18.3 a	14.7 a ↓	16.8 a	14.4 a ↓	12.4 a	**	16.5 a	13.8 a ↓
Zone 23-Oakville	**	**	14.7 c	**	15.6 d	12.3 d ↓	11.0 d	**	14.8 c	13.0 d -
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	**	**	12.1 d	8.2 b ↓	11.9 d	8.9 b ↓	**	**	12.2 d	8.9 b ↓
Zone 26-Aurora, Newmkt, Whit-St.	**	**	9.3 c	9.3 b -	8.6 c	13.0 c ↑	**	5.8 d	8.5 b	10.4 c ↑
Zone 27-Markham	**	**	**	13.1 c	**	10.8 c	**	**	**	12.0 c
York Region (Zones 25-27)	**	**	9.6 b	10.0 c -	9.5 b	10.9 c -	**	8.2 c	9.6 b	10.4 a -
Zone 28-Pickering/Ajax/Uxbridge	**	**	**	**	8.2 b	8.1 c -	18.8 a	**	15.5 a	8.3 c ↓
Zone 29-Milton, Halton Hills	**	**	**	18.9 d	14.5 c	10.4 c ↓	**	**	15.5 d	13.6 c -
Zone 30-Orangeville	**	**	**	11.4 c	11.5 a	**	4.1 a	**	13.1 c	12.8 c -
Zone 31-Bradford, W. Gwillimbury	**	**	9.9 c	**	14.5 c	18.4 d -	8.2 b	**	11.8 c	18.3 d ↑
Remaining CMA (Zones 18-31)	11.7 c	10.5 d -	15.1 a	13.0 a ↓	14.1 a	11.7 a ↓	13.2 a	8.6 b ↓	14.2 a	11.7 a ↓
Durham Region	10.1 d	**	14.3 a	17.6 a ↑	14.2 a	12.3 a ↓	17.2 a	9.9 b ↓	14.7 a	13.7 a -
York Region	**	**	9.6 b	10.0 c -	9.5 b	10.9 c -	**	8.2 c	9.6 b	10.4 a -
Peel Region	10.7 d	**	15.8 a	13.4 a ↓	14.8 a	11.7 a ↓	12.8 a	7.5 b ↓	14.8 a	11.7 a ↓
Halton Region	13.2 c	14.8 d -	17.2 d	18.5 d -	15.1 d	14.3 c -	14.9 d	12.6 d -	15.7 d	15.3 d -
Toronto GTA	20.5 d	14.4 c ↓	15.4 a	12.3 a ↓	13.1 a	10.6 a ↓	11.9 a	8.3 a ↓	14.4 a	11.3 a ↓
Toronto CMA	20.7 d	14.3 c ↓	15.4 a	11.9 a ↓	13.0 a	10.3 a ↓	11.4 a	8.1 a ↓	14.4 a	11.1 a ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Zone 1 - Oshawa (North)	**	**	11.2 c	11.1 c -	11.2 c	11.3 c -	13.9 c	7.5 c ↓	11.6 a	10.4 c -
Zone 2 - Oshawa (S./Central)	**	**	16.7 d	12.5 c ↓	17.6 d	12.1 c ↓	19.1 d	14.2 d ↓	17.3 d	12.7 c ↓
Oshawa City (Zones 1-2)	10.6 d	**	14.3 c	12.0 c ↓	14.8 a	11.8 c ↓	16.6 d	10.3 c ↓	14.8 a	11.7 a ↓
Zone 3 - Whitby	**	**	14.6 a	29.8 a ↑	15.9 d	20.8 d ↑	**	**	14.6 a	25.3 a ↑
Zone 4 - Clarington	**	**	9.6 c	10.0 c -	13.2 c	14.7 c -	**	**	11.5 c	12.7 c -
Oshawa CMA	**	**	14.1 a	18.0 a ↑	14.9 a	13.2 a ↓	15.8 d	10.3 c ↓	14.6 a	14.5 a -

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Toronto CMA - October 2018

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-17	Oct-18	Oct-17	Oct-18
Former City of Toronto, York and East York	0.7 a	0.6 a -	1.2 a	1.5 a ↑
Etobicoke	0.5 a	0.4 a -	1.2 a	0.7 a ↓
Scarborough	0.5 a	0.8 a ↑	0.8 a	0.8 a -
North York	0.9 a	0.9 a -	0.7 a	0.8 a ↑
Toronto	0.7 a	0.7 a -	1.0 a	1.1 a -
Peel Region	0.5 a	1.0 a ↑	1.0 a	0.9 a ↓
Halton Region	**	0.6 a	1.1 a	1.5 a ↑
York Region	0.9 a	0.8 a -	1.3 a	1.7 a ↑
Durham Region	0.3 b	1.1 a ↑	2.0 a	2.4 b -
Toronto GTA	0.7 a	0.7 a -	1.1 a	1.2 a ↑
Toronto CMA	0.7 a	0.7 a -	1.0 a	1.1 a -

¹Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Toronto CMA - October 2018

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Former City of Toronto, York and East York	1,547 c	1,105 a Δ	2,130 a	1,351 a Δ	2,815 a	1,700 a Δ	3,823 b	2,118 b Δ
Etobicoke	**	1,070 b	1,752 b	1,141 a Δ	2,220 b	1,358 a Δ	**	1,552 a
Scarborough	**	977 a	1,613 b	1,113 a Δ	1,924 b	1,253 a Δ	2,191 c	1,400 a Δ
North York	**	962 a	1,852 a	1,183 a Δ	2,342 b	1,441 a Δ	2,761 c	1,614 a Δ
Toronto	1,520 c	1,089 a Δ	1,966 a	1,270 a Δ	2,522 a	1,492 a Δ	3,137 b	1,664 a Δ
Peel Region	**	898 a	1,639 b	1,214 a Δ	1,956 b	1,381 a Δ	2,016 d	1,486 a Δ
Halton Region	**	1,180 c	1,615 c	1,270 a	1,812 b	1,417 a	**	1,643 a
York Region	**	897 b	1,685 a	1,151 a Δ	2,161 b	1,344 a Δ	**	1,522 a
Durham Region	**	843 a	**	1,153 b	**	1,242 a	**	1,380 a
Toronto GTA	1,520 c	1,080 a Δ	1,889 a	1,260 a Δ	2,353 a	1,455 a Δ	2,944 b	1,622 a Δ
Toronto CMA	1,520 c	1,080 a Δ	1,910 a	1,261 a Δ	2,393 a	1,467 a Δ	2,982 b	1,633 a Δ

¹Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Toronto CMA - October 2018

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Former City of Toronto, York and East York	1,547 b	1,547 c -	2,019 a	2,130 a -	2,654 a	2,815 a ↑	3,263 c	3,823 b ↑	2,432 a	2,553 a ↑
Etobicoke	**	**	1,504 b	1,752 b ↑	2,207 c	2,220 b -	**	**	1,998 b	2,162 b -
Scarborough	**	**	1,484 b	1,613 b -	1,886 b	1,924 b -	2,340 d	2,191 c -	1,831 b	1,809 a -
North York	**	**	1,763 a	1,852 a -	2,249 b	2,342 b -	2,683 d	2,761 c -	2,082 a	2,209 a -
Toronto	1,533 b	1,520 c -	1,847 a	1,966 a ↑	2,401 a	2,522 a ↑	2,828 b	3,137 b -	2,219 a	2,337 a ↑
Peel Region	**	**	1,603 b	1,639 b -	1,968 b	1,956 b -	1,945 b	2,016 d -	1,821 a	1,912 b -
Halton Region	**	**	1,516 c	1,615 c -	1,766 c	1,812 b -	**	**	1,713 b	1,860 b -
York Region	**	**	1,723 b	1,685 a	2,103 b	2,161 b -	**	**	1,978 a	2,001 b -
Durham Region	**	**	**	**	1,981 d	**	**	**	1,800 c	1,813 c -
Toronto GTA	1,528 b	1,520 c -	1,789 a	1,889 a ↑	2,263 a	2,353 a -	2,607 b	2,944 b ↑	2,078 a	2,203 a ↑
Toronto CMA	1,528 b	1,520 c -	1,803 a	1,910 a ↑	2,301 a	2,393 a ↑	2,607 b	2,982 b ↑	2,124 a	2,235 a ↑

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) by Building Size Toronto CMA - October 2018

Size	Rental Condominium Apartments			Apartments in the RMS ¹		
	Oct-17	Oct-18		Oct-17	Oct-18	
Toronto						
3 to 99 Units	0.9 a	1.2 a -		1.3 a	1.4 a -	
100 to 199 Units	0.7 a	0.9 a ↑		0.9 a	0.8 a -	
200 to 299 Units	0.6 a	0.7 a -		0.9 a	1.0 a -	
300 to 399 Units	0.5 a	0.5 a -		1.1 a	1.3 a -	
400 to 499 Units	0.6 a	0.6 a -		0.4 a	0.7 a ↑	
500+ Units	0.9 a	0.7 a -		0.8 d	0.8 d -	
Total	0.7 a	0.7 a -		1.0 a	1.1 a -	
Toronto GTA						
3 to 99 Units	1.0 a	1.2 a -		1.4 a	1.4 a -	
100 to 199 Units	0.8 a	0.9 a -		0.9 a	1.0 a -	
200 to 299 Units	0.7 a	0.7 a -		0.9 a	1.0 a -	
300 to 399 Units	0.5 a	0.6 a -		1.0 a	1.3 a ↑	
400 to 499 Units	0.6 a	0.7 a -		0.4 a	0.7 a ↑	
500+ Units	0.9 a	0.7 a -		0.8 d	0.8 d -	
Total	0.7 a	0.7 a -		1.1 a	1.2 a ↑	
Toronto CMA						
3 to 99 Units	1.1 a	1.2 a -		1.3 a	1.4 a -	
100 to 199 Units	0.8 a	0.9 a -		0.9 a	0.8 a -	
200 to 299 Units	0.7 a	0.7 a -		0.9 a	1.0 a -	
300 to 399 Units	0.5 a	0.6 a -		1.0 a	1.3 a ↑	
400 to 499 Units	0.6 a	0.7 a -		0.4 a	0.7 a ↑	
500+ Units	0.9 a	0.7 a -		0.8 d	0.8 d -	
Total	0.7 a	0.7 a -		1.0 a	1.1 a -	

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Toronto CMA - October 2018

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Former City of Toronto, York and East York	144,599	149,014	61,769 a	64,657 a	42.7 a	43.4 a	0.7 a	0.6 a
Etobicoke	32,160	35,078	8,909 a	8,956 a	27.7 a	25.5 a	0.5 a	0.4 a
Scarborough	34,695	34,927	7,619 a	7,220 a	22.0 a	20.7 a	0.5 a	0.8 a
North York	67,511	69,096	19,913 a	20,978 a	29.5 a	30.4 a	0.9 a	0.9 a
Toronto	278,965	288,115	98,652 a	101,705 a	35.4 a	35.3 a	0.7 a	0.7 a
Peel Region	44,075	46,602	12,108 a	13,214 a	27.5 a	28.4 a	0.5 a	1.0 a
Halton Region	17,479	18,606	3,980 d	3,867 a	22.8 d	20.8 a	**	0.6 a
York Region	37,298	41,075	10,030 a	11,620 a	26.9 a	28.3 a	0.9 a	0.8 a
Durham Region	6,664	7,165	1,440 d	1,272 d	21.6 d	17.8 d	0.3 b	1.1 a
Toronto GTA	384,481	401,563	127,090 a	131,500 a	33.1 a	32.7 a	0.7 a	0.7 a
Toronto CMA	373,463	389,871	123,855 a	129,547 a	33.2 a	33.2 a	0.7 a	0.7 a

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

**4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments by Project Size
Toronto CMA - October 2018**

Size (number of units)	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Toronto								
3 to 99 Units	22,702	23,933	3,931 a	4,622 a	17.3 a	19.3 a ↑	0.9 a	1.2 a -
100 to 199 Units	54,934	56,071	12,613 a	12,962 a	23.0 a	23.1 a -	0.7 a	0.9 a ↑
200 to 299 Units	67,273	68,928	18,501 a	18,817 a	27.5 a	27.3 a -	0.6 a	0.7 a -
300 to 399 Units	52,912	54,009	22,204 a	22,933 a	42.0 a	42.5 a -	0.5 a	0.5 a -
400 to 499 Units	35,643	36,107	16,735 a	16,867 a	47.0 a	46.7 a -	0.6 a	0.6 a -
500+ Units	45,501	49,067	23,212 a	24,895 a	51.0 a	50.7 a -	0.9 a	0.7 a -
Total	278,965	288,115	98,652 a	101,705 a	35.4 a	35.3 a -	0.7 a	0.7 a -
Toronto GTA								
3 to 99 Units	37,358	35,602	6,287 a	6,469 a	16.8 a	18.2 a ↑	1.0 a	1.2 a -
100 to 199 Units	87,313	87,307	18,420 a	18,111 a	21.1 a	20.7 a -	0.8 a	0.9 a -
200 to 299 Units	98,032	100,868	26,331 a	26,012 a	26.9 a	25.8 a ↓	0.7 a	0.7 a -
300 to 399 Units	68,139	75,841	27,403 a	30,640 a	40.2 a	40.4 a -	0.5 a	0.6 a -
400 to 499 Units	44,098	47,630	20,470 a	21,819 a	46.4 a	45.8 a -	0.6 a	0.7 a -
500+ Units	49,541	54,315	25,110 a	27,332 a	50.7 a	50.3 a -	0.9 a	0.7 a -
Total	384,481	401,563	127,090 a	131,500 a	33.1 a	32.7 a -	0.7 a	0.7 a -
Toronto CMA								
3 to 99 Units	33,142	34,402	5,632 a	6,280 a	17.0 a	18.3 a ↑	1.1 a	1.2 a -
100 to 199 Units	82,928	85,510	17,512 a	17,757 a	21.1 a	20.8 a -	0.8 a	0.9 a -
200 to 299 Units	95,615	97,438	25,743 a	25,497 a	26.9 a	26.2 a -	0.7 a	0.7 a -
300 to 399 Units	68,139	70,576	27,403 a	29,667 a	40.2 a	42.0 a ↑	0.5 a	0.6 a -
400 to 499 Units	44,098	47,630	20,470 a	21,819 a	46.4 a	45.8 a -	0.6 a	0.7 a -
500+ Units	49,541	54,315	25,110 a	27,332 a	50.7 a	50.3 a -	0.9 a	0.7 a -
Total	373,463	389,871	123,855 a	129,547 a	33.2 a	33.2 a -	0.7 a	0.7 a -

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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 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 levels, availability (outside Quebec), turnover and vacancy 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 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, availability (outside Quebec), and turnover 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 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 percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent 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 CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market. The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be \bar{x} and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

- a — Excellent
- b — Very good
- c — Good
- d — Fair (Use with Caution)
- ** — Poor — Suppressed
- ++ — 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

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

- a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
- b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
- c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
- d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
- ** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report 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.
- indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
- △ indicates that the change is statistically significant

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.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

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 50,000 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.

October 2017 and October 2018 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

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