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October, 1991
HAMILTON CMA

RENTAL MARKET REPORT

TABLE OF CONTENTS

I. INTRODUCTION

1. Introduction and Survey Methodology.....1

II. ANALYSIS

1. Vacancy Results.....2
2. Average Rents.....5
3. Recent Completions.....6
4. The Economy.....6
5. Migration.....7
6. Outlook.....7

III. TABLES

1. Vacancy Rates in Apartment Structures of Three or More Units, Hamilton CMA.....2
2. Vacancy Rates in Privately Initiated Apartment And Row Projects, October, 1991.....3
3. Average Rents - Privately Initiated Apartment Hamilton CMA, October, 1991.....5
4. Housing Completions By Tenure, Hamilton CMA, Jan. to June, 1991.....6
5. Vacancy Rates By Zone, Private Apartments, Three Units And Over, October, 1991.....8
6. Estimated Private Universe And Number of Vacant Units, October, 1991.....9
7. Estimated Private Universe And Number of Vacant Units, Row and Apartment totals, October, 1991.....10
8. Summary Results, Bachelor Units By Zone, Private Apartments - Six Units And Over.....11
9. Summary Results, One Bedroom Units By Zone, Private Apartments - Six Units And Over.....12
10. Summary Results, Two Bedroom Units By Zone Private Apartments - Six Units And Over.....13
11. Summary Results, Three Bedroom Units By Zone Private Apartments - Six Units And Over.....14
12. Average Rents - Apartments, Six Units And Over.....15
13. Average Rents - All Apartments.....16
14. Average Rents - Row Units.....17
15. Ontario Vacancy Results, Privately Initiated Row And Apartment Units, October, 1991.....18

IV. CHARTS

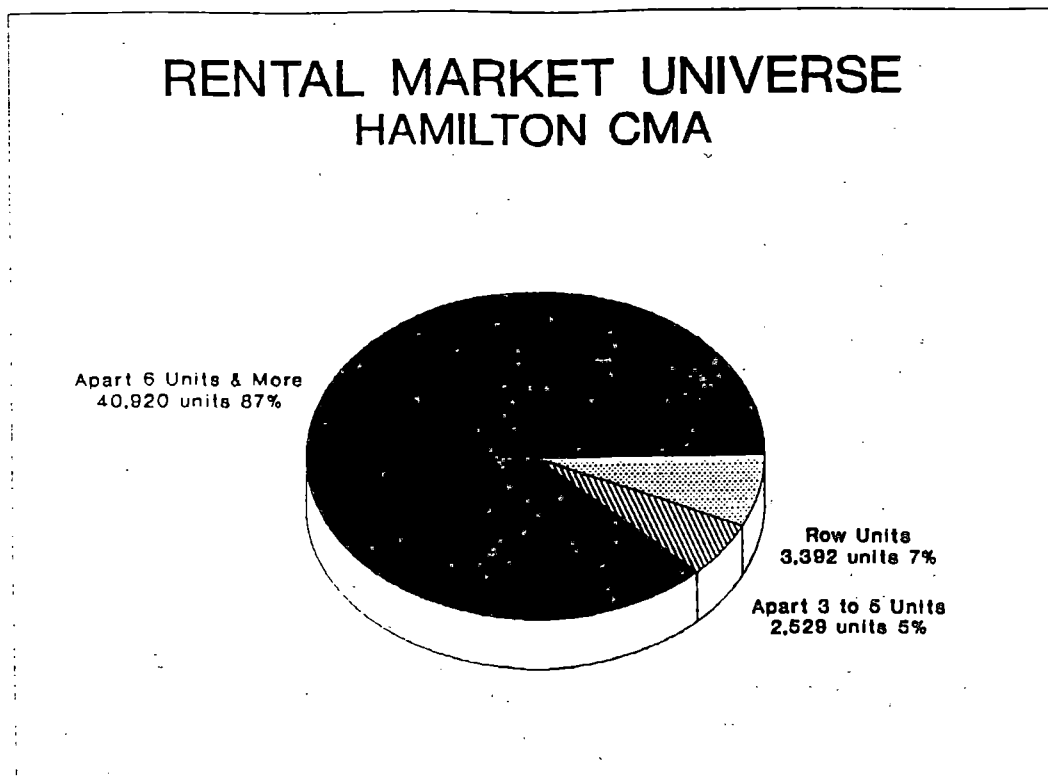
1. Rental Market Universe, Hamilton CMA.....1
2. Hamilton CMA Vacancy Rates, 1980 - 1991 Privately Initiated Apartments, Six Or More Units.....4
3. Map of Hamilton Census Metropolitan Area.....20
4. Map of Survey Zones - City of Hamilton.....21

INTRODUCTION AND SURVEY METHODOLOGY

We are pleased to provide you with the results of our semi-annual rental market survey conducted in the Hamilton CMA. Canada Mortgage and Housing Corporation conducts a Rental Market Survey in all major urban areas across Canada. The survey is conducted in April and October with rent data being collected only once a year - in October. Information was obtained through interviews with apartment owners and building managers to whom we extend our thanks and appreciation. Without their co-operation this survey would not be possible.

The survey universe which comprises the total rental stock of buildings in the survey includes: 1) privately initiated rental apartments in buildings containing 6 or more apartment units; 2) privately initiated rental apartments in buildings containing 3 to 5 units; 3) privately initiated rental units in row housing projects, and 4) publicly initiated row and apartment projects of three or more units in April only. Only rental projects which were completed four or more months prior to the survey date are included in the survey universe. The definition of a vacant unit is a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration.

The geographic coverage of the survey is the Hamilton Census Metropolitan Area as defined by Statistics Canada. CMHC has defined ten survey zones within the Hamilton CMA. The maps provided at the end of this report illustrate the survey zones.



VACANCY RESULTS

The vacancy rate for privately initiated rental apartments in buildings with three or more units in the Hamilton Census Metropolitan Area (CMA) was 1.6 per cent in October 1991, up from the rate of 1.5 per cent recorded in April 1991. The increase in the vacancy rate is due to a decrease in the demand for rental apartments resulting from slower economic conditions and fewer new households requiring rental accommodation in the Hamilton area. As a result of the increase in the vacancy rate, the Hamilton rental market while remaining in an under-supplied position has moved towards a more balanced position allowing renters more choice of accommodation.

Vacancy rates in most of the major population centres in the Province of Ontario declined in October 1991. Eight Census Metropolitan Areas in Ontario registered an increase in the vacancy rate of privately initiated apartments in buildings with three or more units with only Toronto and Hamilton increasing by percentage points. Although the vacancy rate increased to 1.6 per cent in the Hamilton CMA, only Ottawa, Sudbury and Thunder Bay recorded lower vacancy rates for apartments in buildings with three or more units. The vacancy rates for privately initiated apartments in structures with three or more units were 1.0 per cent in Thunder Bay and 0.8 per cent in Ottawa and 0.7 per cent in Sudbury. Table 15 in this report lists the vacancy rates for major centres in Ontario.

Table 1 lists historical vacancy rates for privately initiated rental apartments in buildings with three or more units in the Hamilton CMA. After an increase in April 1991 to 1.5 per cent, the vacancy rate in the Hamilton CMA has once again increased reaching 1.6 per cent. The Hamilton CMA had not registered a vacancy rate over 1.2 per cent since April 1980.

TABLE 1
VACANCY RATES IN APARTMENT STRUCTURES OF THREE OR MORE UNITS
HAMILTON CMA

	October 1989	April 1990	October 1990	April 1991	October 1991
Hamilton CMA	0.6	0.9	1.3	1.5	1.6

For the Province of Ontario, as a whole, the vacancy rate for apartments in privately initiated buildings with three or more units was 2.2 per cent in October 1991. This is unchanged from the vacancy rate in our April 1991 rental market survey. In privately initiated apartment buildings with six or more units, the vacancy rate for the Province of Ontario was 2.0 per cent in October 1991, unchanged from April 1991.

Table 2 outlines the estimated universe, the number of vacant units, and the vacancy rates for privately initiated rental units in buildings with six or more units, apartments in buildings with three to five units, and row projects in the Hamilton CMA.

TABLE 2
VACANCY RATES IN PRIVATELY INITIATED APARTMENTS & ROW PROJECTS
HAMILTON CMA, OCTOBER 1991

	Apartments 6+			Apartments 3-5			Row		
	Uni-verse	Vacant Units	Rate	Uni-verse	Vacant Units	Rate	Uni-verse	Vacant Units	Rate
Hamilton CMA	40,920	581	1.4	2,529	128	5.0	3,392	63	1.9
Hamilton City	31,636	504	1.6	2,093	128	6.1	1,454	35	2.4
Burlington	7,618	72	1.0	284	0	0.0	1,611	14	0.8
Stoney Creek	317	1	0.3	23	**	**	118	*	*
Dundas	818	5	0.7	31	**	**	113	**	**

Within the Hamilton CMA, the highest vacancy rate for apartments in buildings with six or more units was in the City of Hamilton at 1.6 per cent, up from 1.4 per cent in April 1991. The vacancy rate for apartments in buildings with six or more units declined to 0.9 per cent from 1.0 per cent in Burlington. The vacancy rate in Dundas declined to 0.7 per cent from 2.0 per cent in April 1991. The vacancy rate in Stoney Creek remained unchanged at 0.3 per cent in October 1991.

The vacancy rate for apartments in buildings with three to five units in the Hamilton CMA was 5.0 per cent in October 1991, unchanged from April 1991. Consistent with historical trends, the vacancy rate in the apartment buildings with three to five units is higher than in apartment buildings with six or more units. All of the vacant units were recorded in City of Hamilton where the majority of these units are located.

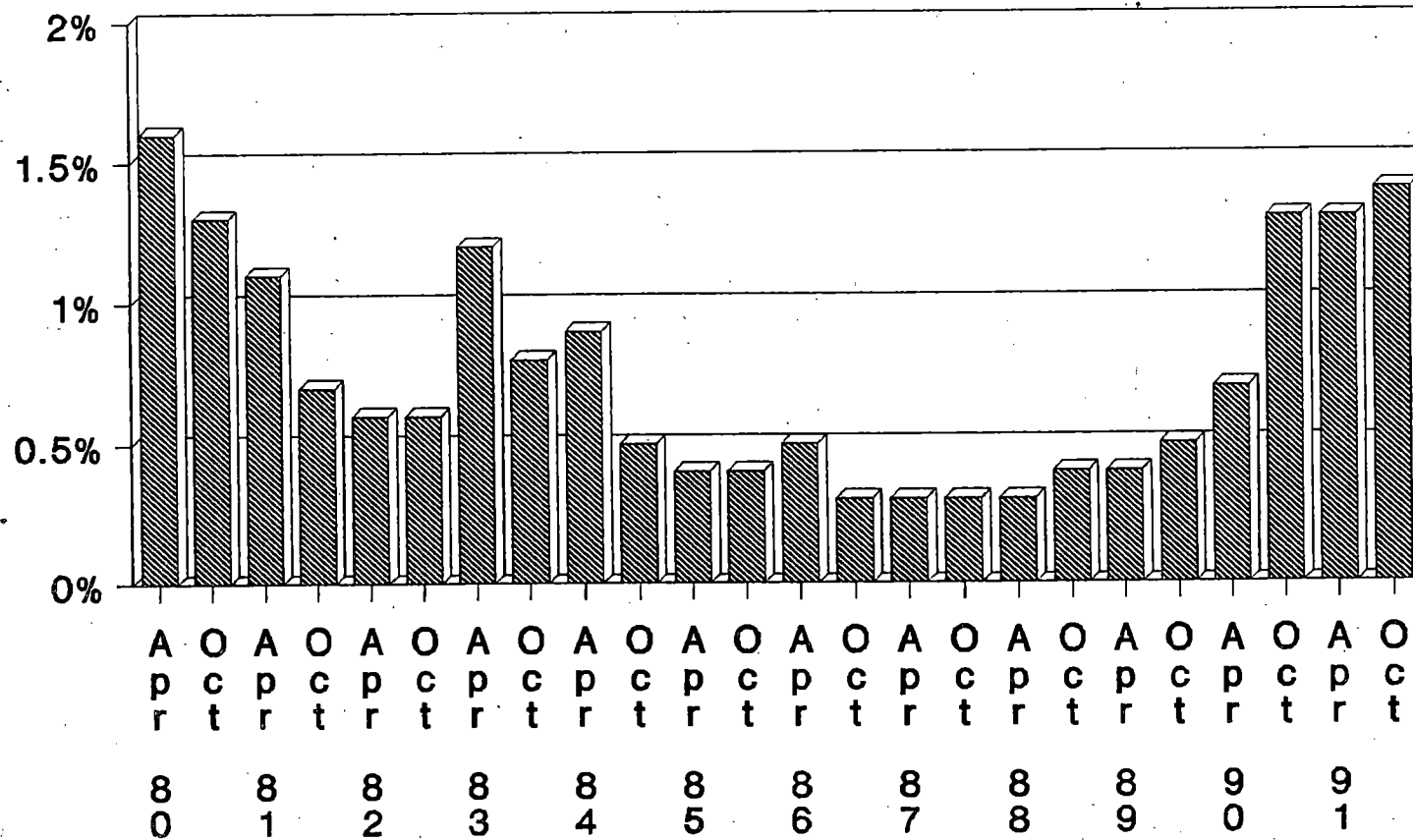
Chart 2 shows the change in the vacancy rate for privately initiated apartments in buildings with six or more units in the Hamilton CMA between October 1980 and October 1991. The vacancy rate of 1.4 per cent in October 1991 for privately initiated apartments with six or more units is up from 1.3 per cent in April 1991. Previous to April 1991, the vacancy rate in the Hamilton CMA had not reached this level since October 1980 when the vacancy rate for apartments in buildings with six or more units was also 1.3 per cent.

Chart 2

VACANCY RATE

Apartments 6+ Units

Hamilton CMA



Privately Initiated Only

AVERAGE RENTS

The average rents for privately initiated apartments in the Hamilton CMA, as a whole, increased from 5.1 per cent to 5.8 per cent during the past year. Rents for one bedroom apartments had the largest annual increase, at 5.8 per cent to \$458. Rents for two bedroom apartments increased 5.2 per cent to \$549 while the average rent for a three bedroom apartment rose 5.1 per cent to \$695.

The largest increases in average rents for privately initiated apartments were recorded in the Downtown area of the City of Hamilton at 7.7 per cent for one bedroom apartments, 6.8 per cent for two bedroom apartments and 9.3 per cent for three bedroom apartments. The increases in the Downtown area may be due to rent increases awarded above the Provincial guideline having a stronger impact on the average rent due to a number of apartment buildings with a large number of units in the universe.

As well as registering the largest increases in average rents, the rent levels in the downtown area remain higher than other centres in the City of Hamilton. Only the City of Burlington and the Town of Dundas continue to register the higher average rents for privately initiated apartments in the Hamilton CMA. The following table outlines the average rents for privately initiated apartments in the Hamilton CMA. Detailed rental information is presented in Tables 9 - 14.

TABLE 3
HAMILTON CMA - AVERAGE RENTS
PRIVATELY INITIATED APARTMENTS - SIX OR MORE UNITS

Zone	One Bedroom	% Change Oct 88-89	Two Bedroom	% Change Oct 88-89	Three Bedroom	% Change Oct 88-89
Hamilton CMA	\$458	5.8	\$549	5.2	\$695	5.1
Hamilton City	\$440	6.3	\$522	5.9	\$653	4.6
Downtown	\$459	7.7	\$562	6.8	\$716	9.3
Central East	\$421	4.0	\$502	6.1	\$562	-8.0
East	\$437	7.6	\$499	5.3	\$605	3.2
Central	\$418	6.4	\$494	5.1	\$633	7.5
West	\$425	2.9	\$513	2.8	\$622	10.5
Mountain	\$429	4.6	\$513	6.4	\$694	6.8
Stoney Creek	\$408	3.3	\$481	4.8	\$563	9.5
Burlington	\$559	2.9	\$633	5.7	\$784	3.4
Dundas	\$476	-5.0	\$595	-12.4	\$678	-7.3

RECENT COMPLETIONS

Since the October 1991 Rental Market Survey there has been a total of 401 newly completed rental units added to the rental universe in the Hamilton CMA. The Rental Market Survey allows for a three month absorption period for newly completed buildings before they are included in the survey. Consequently, any rental buildings completed between January and June 1991 are added to the rental universe for the October 1991 Rental Market Survey.

During the period January to June 1991, there was a total of 240 row rental units and 161 apartment units (including co-operative rental units) completed in the Hamilton CMA (see Table 4). The addition of this rental supply is likely to account for some of the increase which occurred in the row rental vacancy rate in the Hamilton CMA during the October 1991 Rental Market Survey. The addition of only 3 private rental apartment units in the Hamilton CMA during 1991 is a major factor in the rental market for apartment buildings with six or more units remaining in an under-supplied position.

TABLE 4
HOUSING COMPLETIONS BY TENURE
HAMILTON CMA, JAN.- JUNE 1991

Intended Market	Single Detached	Semi Detached	Row	Apt	Total
Homeowner	269	6	80	--	355
Rental	--	--	240	161	401
Condominium	1	--	162	158	321
Co-operative	--	--	--	--	--
TOTAL	270	6	482	319	1,077

THE ECONOMY

The Hamilton economy has been hard hit by the 1990/91 recession with the decline in employment being concentrated in the manufacturing, construction and wholesale and retail trade sectors. Total employment declined to a low of 291 thousand in the first quarter of 1991 before increasing by 3.6 percent to 301 thousand in the third quarter. The economic recovery has slowed down significantly in the last quarter and the economy is not expected to fully recover until the second quarter of 1992. An improved economy in 1992 will will increase employment 3.0 per cent to 310,000.

Both Stelco and Dofasco expect sluggish demand for steel and weak prices into 1992. Passenger vehicle production is forecast to be severely curtailed in the fourth quarter of 1991 as the Big Three automakers take action to limit increasing losses. Retail sales levels continue to remain weak and the closure of two major clothing chains will have negative impact on employment in the trade sector. The trade and service sectors will recover in 1992 as consumer confidence and low interest rates increase spending. The unemployment rate in the Hamilton CMA which has increased from 9.5 per cent in the first quarter of 1991 to 10.4 per cent in the third quarter, is expected to remain high due to lay-offs at Stelco and continued lay-offs in the construction sector.

MIGRATION

A weak economy in Ontario is expected to negatively impact on the level of interprovincial migration into Ontario and result in a loss of approximately 7,600 persons in 1991. Although the Hamilton CMA will experience balanced interprovincial migration, the area is expected to benefit from both international migration and intraprovincial migration. The Hamilton CMA remains attractive to international migrants. In addition, the lower price of housing in Hamilton relative to Toronto, is expected to result in the continuation of some intraprovincial migration from Metro Toronto. Net migration for the Hamilton CMA is estimated to total 1,200 people in 1991.

OUTLOOK

Although the rental market in the Hamilton CMA remains in an under-supplied position, the market has moved closer to a balanced position since our April 1991 Rental Market Survey. A weak local economy is expected to reduce the level of demand for rental accommodation in the Hamilton CMA. This reduced demand is forecast to translate into a slight increase in the vacancy rate for the Hamilton CMA to 1.8 per cent in April 1992. The limited number of new rental buildings which will be completed and added to the rental universe for the April 1992 Rental Market Survey will keep the Hamilton CMA rental market in an under-supplied position.

TABLE 5

VACANCY RATES BY ZONE
PRIVATE APARTMENTS--THREE UNITS AND OVER
HAMILTON CMA, OCTOBER 1991

ZONE	LOCATION	APRIL 1990	OCT. 1990	APRIL 1991	OCT. 1991	# OF VACANT UNITS	SIZE OF UNIVERSE
1	Hamilton (Downtown Core)	1.2	1.6	2.2	2.8	324	11,549
2	Hamilton (Central East)	1.6	1.7	2.2	2.8	98	3,784
3	Hamilton (East End)	0	.3	.4	.6	31	4,825
4	Hamilton (Central)	3.3	5.7	3.2	3.9	140	3,547
5	Hamilton (West End)	.1	.1	.7	.4	10	2,709
6	Hamilton (Mountain)	.2	.2	.7	.4	28	7,316
1-6	Hamilton City	1	1.4	1.6	1.9	632	33,730
7	Stoney Creek Town	.6	0	.6	.3	1	340
8	Burlington City	.6	1	1.1	.9	72	7,902
9	Dundas Town	.6	.7	1.9	.7	5	849
10	Other Areas: Ancaster Town Glanbrook Twp. Flamborough Twp. Grimsby Town	1.3	.5	.5	0	-	628
1-10	Hamilton CMA	.9	1.3	1.5	1.6	709	43,449

* Sample too small or not available

TABLE 6

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS
HAMILTON CMA, OCTOBER 1991

ZONE	LOCATION	APT (SIX UNITS & OVER)			APT (3 - 5 UNITS)			ROW UNITS		
		# OF VACANT UNITS	SIZE OF UNIVERSE	VACANCY RATE	# OF VACANT UNITS	SIZE OF UNIVERSE	VACANCY RATE	# OF VACANT UNITS	SIZE OF UNIVERSE	VACANCY RATE
1	Hamilton (Downtown Core)	264	10,976	2.4	**	573	**	*	*	*
2	Hamilton (Central East)	74	3,294	2.4	**	490	**	-	-	-
3	Hamilton (East End)	31	4,757	.6	-	68	.0	13	458	2.8
4	Hamilton (Central)	97	2,729	3.5	43	818	5.3	*	19	*
5	Hamilton (West End)	10	2,689	.4	**	20	**	-	-	-
6	Hamilton (Mountain)	28	7,192	.4	-	124	.0	22	974	2.2
1-6	Hamilton City	504	31,636	1.6	128	2,093	6.1	35	1,454	2.4
7	Stoney Creek Town	1	317	.3	**	23	**	*	*	*
8	Burlington City	72	7,618	.9	-	284	.0	14	1,611	.8
9	Dundas Town	5	818	.7	**	31	**	**	113	**
10	Other Areas: Ancaster Town Glanbrook Twp. Flamborough Twp. Grimsby Town	-	530	0	-	98	.0	2	96	2.1
1-10	Hamilton CMA	581	40,920	1.4	128	2,529	5.0	63	3,392	1.9

* Sample too small or not available

TABLE 7

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS,
TOTAL ROW & APT
HAMILTON CMA, OCTOBER 1991

PRIVATELY INITIATED UNITS				
ZONE	LOCATION	# OF VACANT UNITS	SIZE OF UNIVERSE	VACANCY RATE
1	Hamilton (Downtown Core)	324	11552	3
2	Hamilton (Central East)	98	3784	3
3	Hamilton (East End)	44	5283	1
4	Hamilton (Central)	140	3566	4
5	Hamilton (West End)	10	2709	0
6	Hamilton (Mountain)	50	8290	1
1-6	Hamilton City	666	35184	2
7	Stoney Creek Town	1	458	0
8	Burlington City	85	9513	1
9	Dundas Town	17	962	2
10	Other Areas: Ancaster Town Glanbrook Twp. Flamborough Twp. Grimsby Town	2	724	0
1-10	Hamilton CMA	772	46841	2

* Sample too small or not available

TABLE 8

SUMMARY RESULTS - BACHELOR UNITS BY ZONE
PRIVATE APARTMENTS--SIX UNITS AND OVER
HAMILTON CMA, OCTOBER 1991

		PREVIOUS VACANCY RATES				OCTOBER 1991 SUMMARY	
ZONE	LOCATION	OCT. 1989	APRIL 1990	OCT. 1990	APRIL 1991	OCT. 1991	VACANT SIZE OF UNITS UNIVERSE
1	Hamilton (Downtown Core)	.9	1.5	2.1	3.5	5.1	41 805
2	Hamilton (Central East)	1.7	5.1	15.5	1.6	.0	- 101
3	Hamilton (East End)	.0	.0	.0	.0	2.5	1 55
4	Hamilton (Central)	4.4	4.2	8.6	11.4	7.1	18 259
5	Hamilton (West End)	.0	.0	.0	2.2	.0	- 163
6	Hamilton (Mountain)	5.4	.0	.0	.0	.4	1 266
1-6	Hamilton City	1.9	1.9	3.5	3.7	3.7	62 1,648
7	Stoney Creek Town	*	*	*	*	*	* *
8	Burlington City	2.9	.0	2.5	10.9	.0	- 70
9	Dundas Town	.0	11.8	7.8	18.6	.0	- 5
10	Other Areas: Ancaster Town Glanbrook Twp. Flamborough Twp. Grimsby Town	.0	.0	.0	1.9	.0	- 57
1-10	Hamilton CMA	1.8	1.9	3.4	4.0	3.4	62 1,786

* Sample too small or not available

TABLE 9

SUMMARY RESULTS - 1 BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS--SIX UNITS AND OVER
HAMILTON CMA, OCTOBER 1991

		PREVIOUS VACANCY RATES				OCTOBER 1991 SUMMARY		
ZONE	LOCATION	OCT. 1989	APRIL 1990	OCT. 1990	APRIL 1991	OCT. 1991	VACANT SIZE OF UNITS UNIVERSE	
1	Hamilton (Downtown Core)	.3	.9	1.5	2.4	2.6	156	5,997
2	Hamilton (Central East)	1	1.5	1.3	2.3	2.7	41	1,496
3	Hamilton (East End)	0	0	.5	.4	1.3	19	1,458
4	Hamilton (Central)	2	1.6	3.1	2.1	4.2	48	1,157
5	Hamilton (West End)	0	.2	.2	.8	.8	9	1,228
6	Hamilton (Mountain)	.1	.3	.2	.5	.4	14	3,208
1-6	Hamilton City	.4	.7	1.1	1.6	2	287	14,544
7	Stoney Creek Town	0	.0	0	0	0	-	128
8	Burlington City	.2	.5	1.1	1.1	1	26	2,694
9	Dundas Town	0	.0	0	.4	.4	1	229
10	Other Areas: Ancaster Town Glanbrook Twp. Flamborough Twp. Grimsby Town	0	.5	1	0	0	-	209
1-10	Hamilton CMA	.4	.7	1.1	1.5	1.8	314	17,805

* Sample too small or not available

TABLE 10

SUMMARY RESULTS - 2 BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS--SIX UNITS AND OVER
HAMILTON CMA, OCTOBER 1991

		PREVIOUS VACANCY RATES				OCTOBER 1991 SUMMARY		
ZONE	LOCATION	OCT. 1989	APRIL 1990	OCT. 1990	APRIL 1991	OCT. 1991	VACANT UNITS	SIZE OF UNIVERSE
1	Hamilton (Downtown Core)	0	.5	1	.8	1.3	53	4,050
2	Hamilton (Central East)	1	1	.9	.7	2.2	30	1,338
3	Hamilton (East End)	0	0	.2	.4	.4	11	2,901
4	Hamilton (Central)	3	4.6	9	1.9	2.4	29	1,189
5	Hamilton (West End)	0	.1	0	.3	.1	1	1,112
6	Hamilton (Mountain)	0	0	.2	.9	.3	8	3,286
1-6	Hamilton City	.5	.6	1.2	.8	1	132	13,877
7	Stoney Creek Town	0	.0	0	.7	.6	1	158
8	Burlington City	.4	.5	.6	.7	.7	32	4,385
9	Dundas Town	0	.4	.7	1.9	1.1	4	334
10	Other Areas: Ancaster Town Glanbrook Twp. Flamborough Twp. Grimsby Town	0	2.1	0	0	0	0	235
1-10	Hamilton CMA	.4	.6	1	.8	.9	168	18,888

* Sample too small or not available

TABLE 11

SUMMARY RESULTS - 3 BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS--SIX UNITS AND OVER
HAMILTON CMA, OCTOBER 1991

ZONE	LOCATION	PREVIOUS VACANCY RATES				OCTOBER 1991 SUMMARY		
		OCT. 1989	APRIL 1990	OCT. 1990	APRIL 1991	OCT. 1991	VACANT UNITS	SIZE OF UNIVERSE
1	Hamilton (Downtown Core)	.0	2.1	4.1	2.2	4.1	14	343
2	Hamilton (Central East)	.0	.9	.0	0	2.9	4	133
3	Hamilton (East End)	.0	.0	.4	.3	.0	-	342
4	Hamilton (Central)	.0	7.0	10.0	2	.8	1	123
5	Hamilton (West End)	.0	.0	.0	0	.0	-	186
6	Hamilton (Mountain)	.0	.0	.7	.7	1.2	5	432
1-6	Hamilton City	.0	1.1	2.0	.9	1.5	24	1,559
7	Stoney Creek Town	*	*	*	*	*	*	24
8	Burlington City	.4	1.3	2.8	1.5	1.8	14	770
9	Dundas Town	2.1	.0	.0	6.3	.0	-	50
10	Other Areas: Ancaster Town Glanbrook Twp. Flamborough Twp. Grimsby Town	.0	.0	.0	0	.0	-	29
1-10	Hamilton CMA	.2	1.1	2.2	1.2	1.6	38	2,432

* Sample too small or not available

TABLE 12

AVERAGE RENT BY AREA (ALL UNITS)
PRIVATE APARTMENTS--SIX UNITS AND OVER
HAMILTON CMA, OCTOBER 1991

		NUMBER OF BEDROOMS				
ZONE	LOCATION	BACHELOR	ONE	TWO	THREE	FOUR+
1	Hamilton (Downtown Core)	\$374	\$459	\$562	\$716	*
2	Hamilton (Central East)	\$367	\$421	\$502	\$562	-
3	Hamilton (East End)	\$358	\$437	\$499	\$605	*
4	Hamilton (Central)	\$381	\$418	\$494	\$633	*
5	Hamilton (West End)	\$361	\$425	\$513	\$622	-
6	Hamilton (Mountain)	\$377	\$429	\$513	\$694	-
1-6	Hamilton City	\$373	\$440	\$522	\$653	*
7	Stoney Creek Town	*	\$408	\$481	\$563	-
8	Burlington City	\$441	\$561	\$633	\$782	-
9	Dundas Town	*	\$476	\$595	\$678	-
10	Other Areas: Ancaster Town Glanbrook Twp. Flamborough Twp. Grimsby Town	\$252	\$447	\$519	\$574	-
1-10	Hamilton CMA	\$372	\$458	\$548	\$694	*

* Amount too small to be expressed.

TABLE 13

AVERAGE RENT BY AREA (ALL UNITS)
PRIVATELY INITIATED -- ALL APARTMENTS
HAMILTON CMA, OCTOBER 1991

		NUMBER OF BEDROOMS				
ZONE	LOCATION	BACHELOR	ONE	TWO	THREE	FOUR+
1	Hamilton (Downtown Core)	\$374	\$460	\$563	\$717	*
2	Hamilton (Central East)	\$359	\$421	\$504	\$580	*
3	Hamilton (East End)	\$358	\$437	\$499	\$596	*
4	Hamilton (Central)	\$377	\$426	\$499	\$644	*
5	Hamilton (West End)	\$361	\$426	\$514	\$624	-
6	Hamilton (Mountain)	\$377	\$428	\$513	\$689	-
1-6	Hamilton City	\$372	\$441	\$522	\$649	\$790
7	Stoney Creek Town	*	\$416	\$482	\$563	-
8	Burlington City	\$423	\$560	\$632	\$784	-
9	Dundas Town	*	\$471	\$586	\$678	-
10	Other Areas: Ancaster Town Glanbrook Twp. Flamborough Twp. Grimsby Town	\$257	\$436	\$537	\$533	-
1-10	Hamilton CMA	\$372	\$458	\$548	\$689	\$790

* Amount too small to be expressed.

TABLE 14

AVERAGE RENT BY AREA (ALL UNITS)
 PRIVATELY INITIATED -- ROW UNITS
 HAMILTON CMA, OCTOBER 1991

NUMBER OF BEDROOMS						
ZONE	LOCATION	BACHELOR	ONE	TWO	THREE	FOUR+
1	Hamilton (Downtown Core)	-	-	*	-	-
3	Hamilton (East End)	-	-	\$476	\$583	-
4	Hamilton (Central)	-	\$583	-	-	-
6	Hamilton (Mountain)	-	-	\$604	\$687	\$554
1-6	Hamilton City	-	\$583	\$537	\$660	\$554
7	Stoney Creek Town	-	-	*	\$716	-
8	Burlington City	-	\$401	\$579	\$749	\$893
9	Dundas Town	-	-	\$560	\$913	\$965
10	Other Areas: Ancaster Town Glanbrook Twp. Flamborough Twp. Grimsby Town	*	*	*	\$975	-
1-10	Hamilton CMA	*	\$432	\$558	\$723	\$762

* Amount too small to be expressed.

TABLE 15

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
OCTOBER 1991

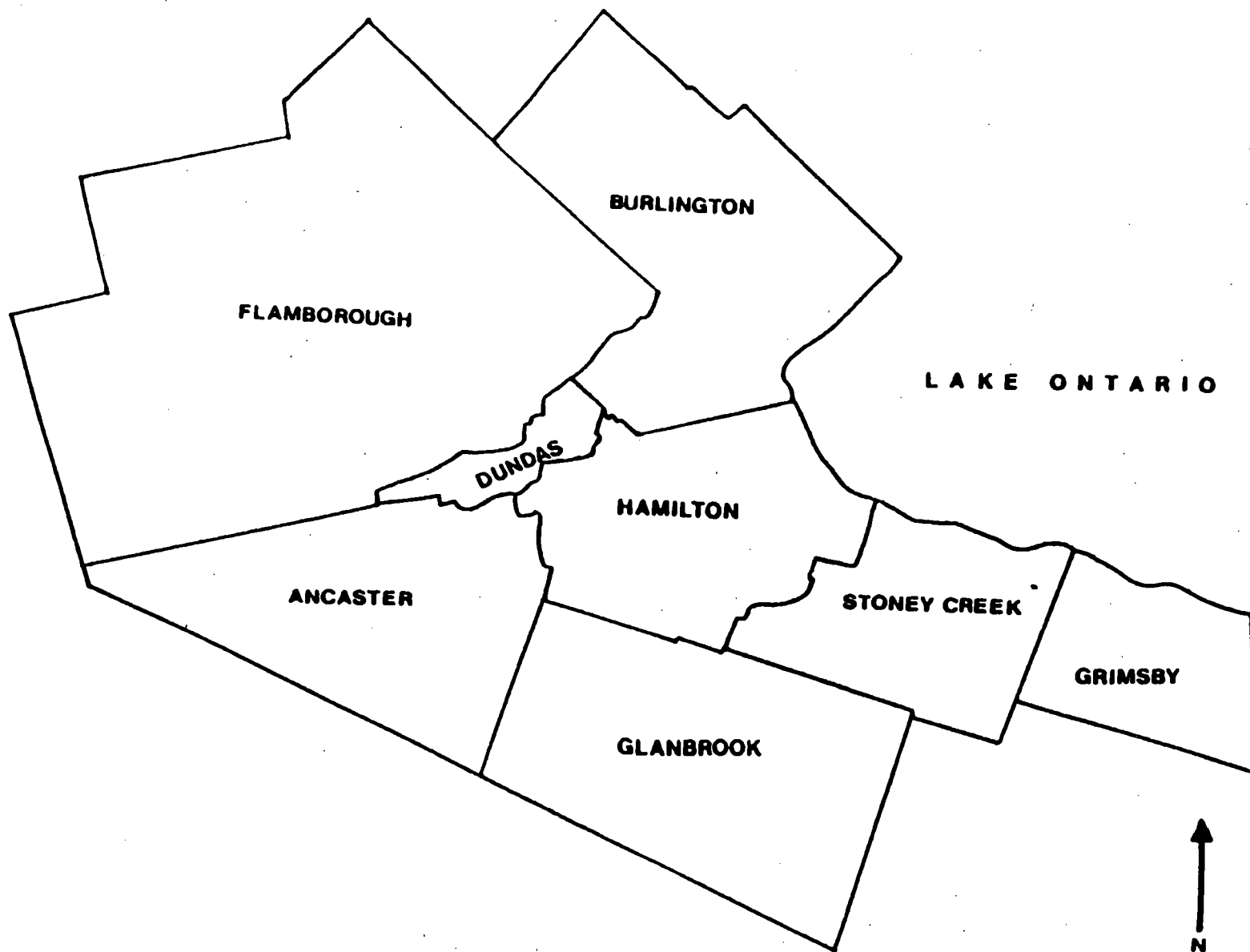
CENSUS METROPOLITAN AREAS	APT (3 UNITS & OVER)			APT (SIX UNITS & OVER)			ROW UNITS		
	# OF VACANT UNITS	SIZE OF UNIVERSE	VACANCY RATE	# OF VACANT UNITS	SIZE OF UNIVERSE	VACANCY RATE	# OF VACANT UNITS	SIZE OF UNIVERSE	VACANCY RATE
Hamilton CMA	709	43,449	1.6	581	40,920	1.4	63	3,392	1.9
Kitchener CMA	1,138	26,323	4.3	1,111	25,149	4.4	181	4,016	4.5
London CMA	1,573	40,322	3.9	1,407	36,774	3.8	183	6,397	2.9
St. Catharines - Niagara CMA	502	17,032	2.9	384	14,045	2.7	6	1,027	.6
Oshawa CMA	368	10,764	3.4	344	10,077	3.4	67	1,865	3.6
Ottawa CMA (Ontario Part)	467	62,272	.8	411	58,181	.7	26	10,405	.2
Sudbury CMA	67	9,588	.7	40	7,395	.5	2	917	.2
Thunder Bay CMA	51	5,351	1.0	31	4,296	.7	8	374	2.1
Toronto CMA	5,474	296,769	1.8	4,928	286,087	1.7	108	9,333	1.2
Windsor CMA	473	14,381	3.3	378	12,478	3.0	25	620	4.0
Sub-Total CMAs	10,822	526,251	2.1	9,615	495,402	1.9	669	38,346	1.7
Census Agglomerations (50,000+ Pop.)									
Barrie CA	128	3,694	3.5	101	3,270	3.1	22	363	6.1
Belleville CA	99	6,434	1.5	85	5,633	1.5	5	46	10.9
Brantford CA	112	4,638	2.4	93	3,753	2.5	2	730	.3
Cornwall CA	218	3,423	6.4	98	2,075	4.7	2	46	4.3
Guelph CA	40	6,827	.6	35	6,459	.5	21	1,199	1.8
Kingston CA	166	11,039	1.5	148	9,421	1.6	19	448	4.2
North Bay CA	31	3,142	1.0	16	2,161	.7	0	449	.0
Peterborough CA	136	5,003	2.7	107	4,046	2.7	22	360	6.1
Sarnia CA	122	5,395	2.3	94	4,899	1.9	15	1,149	1.3
Sault Ste. Marie CA	86	4,840	1.8	70	4,008	1.7	1	215	.5
Sub-Total CAs 50,000+	1,138	54,435	2.1	847	45,725	1.9	109	5,005	2.2

TABLE 15 Continued

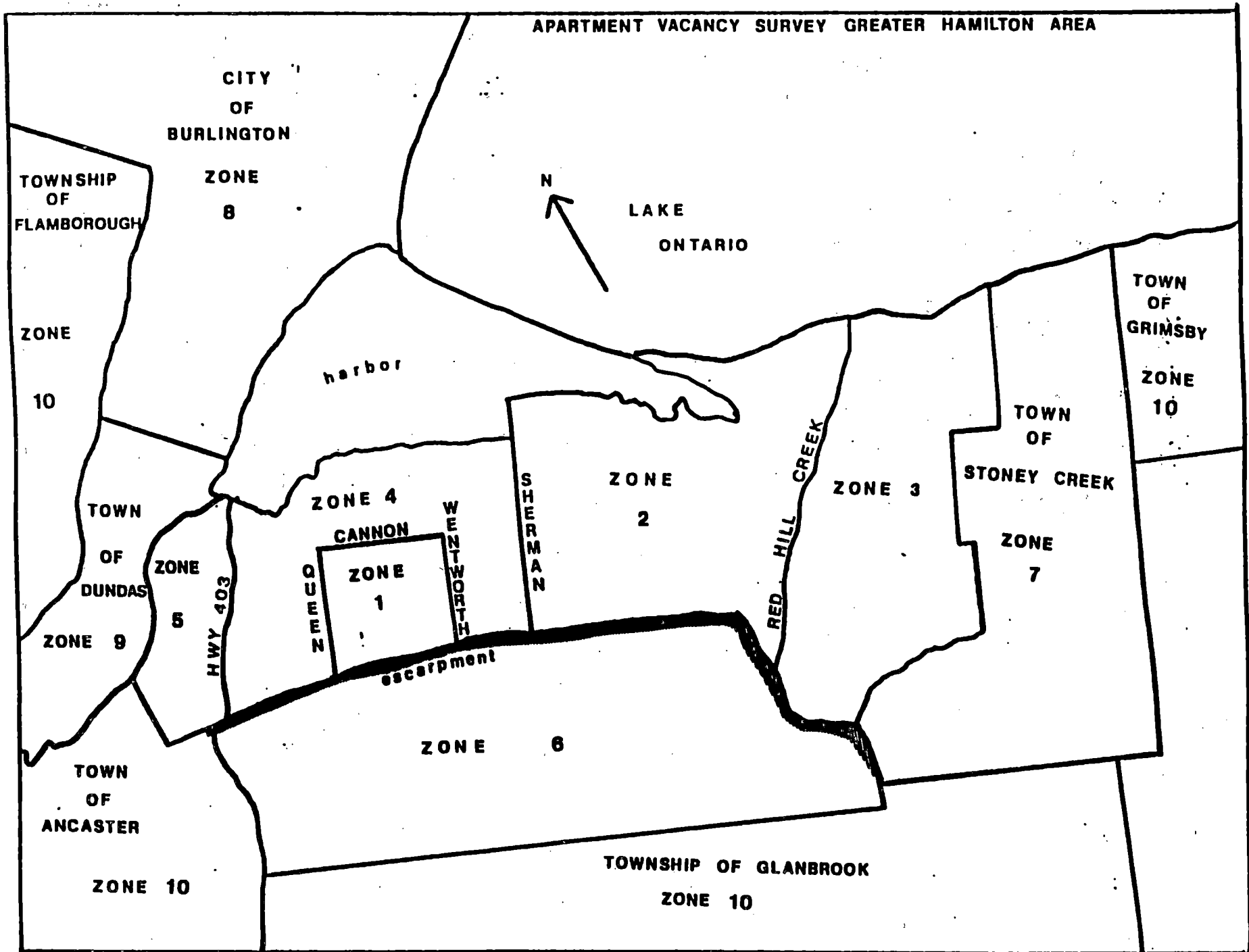
ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
OCTOBER 1991

CAs and CENTRES 10,000 to 50,000 Population	APT (3 UNITS & OVER)			APT (SIX UNITS & OVER)			ROW UNITS		
	# OF VACANT UNITS	SIZE OF UNIVERSE	VACANCY RATE	# OF VACANT UNITS	SIZE OF UNIVERSE	VACANCY RATE	# OF VACANT UNITS	SIZE OF UNIVERSE	VACANCY RATE
Dunnville Town	0	82	.0	0	67	.0	0	6	0
Haldimand Town	1	317	.5	0	294	.0	0	0	0
Huntsville Town	22	262	8.4	16	188	8.5	2	19	10.5
Nanticoke City	0	142	.0	0	106	.0	0	0	0
Port Hope Town	11	225	4.9	11	217	5.1	0	0	0
Brockville CA	46	2,394	1.9	38	2,061	1.8	4	109	3.7
Chatham CA	122	3,992	3.1	108	2,966	3.6	0	123	0
Cobourg CA	25	859	2.9	25	807	3.1	0	78	0
Collingwood Town	31	731	4.3	18	564	3.2	4	51	7.8
Elliot Lake Town	363	1,510	24.0	363	1,494	24.3	238	619	38.4
Haileybury CA	10	364	2.7	10	203	4.9	0	0	0
Hawkesbury CA	22	639	3.4	12	389	3.0	0	0	0
Kapuskasing Town	108	616	17.5	72	320	22.5	0	0	0
Kenora CA	2	333	.6	1	236	.0	0	0	0
Kirkland Lake Town	101	952	10.6	63	478	13.2	0	0	0
Leamington CA	53	961	5.5	44	879	5.0	0	0	0
Lindsay CA	35	1,368	2.6	30	1,096	2.7	0	9	0
Midland CA	48	1,097	4.4	31	854	3.6	0	0	0
Orillia CA	36	1,596	2.2	10	1,094	.9	6	345	1.7
Owen Sound CA	36	1,696	2.1	24	1,287	1.9	0	18	0
Pembroke CA	6	954	.6	6	704	.9	0	31	0
Simcoe CA	3	544	.6	3	360	.8	0	44	0
Stratford CA	76	2,088	3.6	63	1,797	3.5	1	114	.9
Tillsonburg Town	37	841	4.4	35	716	4.9	5	71	7
Timmins City	76	1,655	4.6	51	971	5.3	5	203	2.5
Wallaceburg Town	23	434	5.4	18	342	5.3	7	103	6.8
Woodstock City	45	1,704	2.7	27	1,373	2.0	36	973	3.7
Sub-Total CAs & CENTRES 10,000 to 50,000 Population	1,338	28,356	4.7	1079	21,863	4.9	308	2,916	10.6

HAMILTON CENSUS METROPOLITAN AREA



APARTMENT VACANCY SURVEY GREATER HAMILTON AREA



Canada