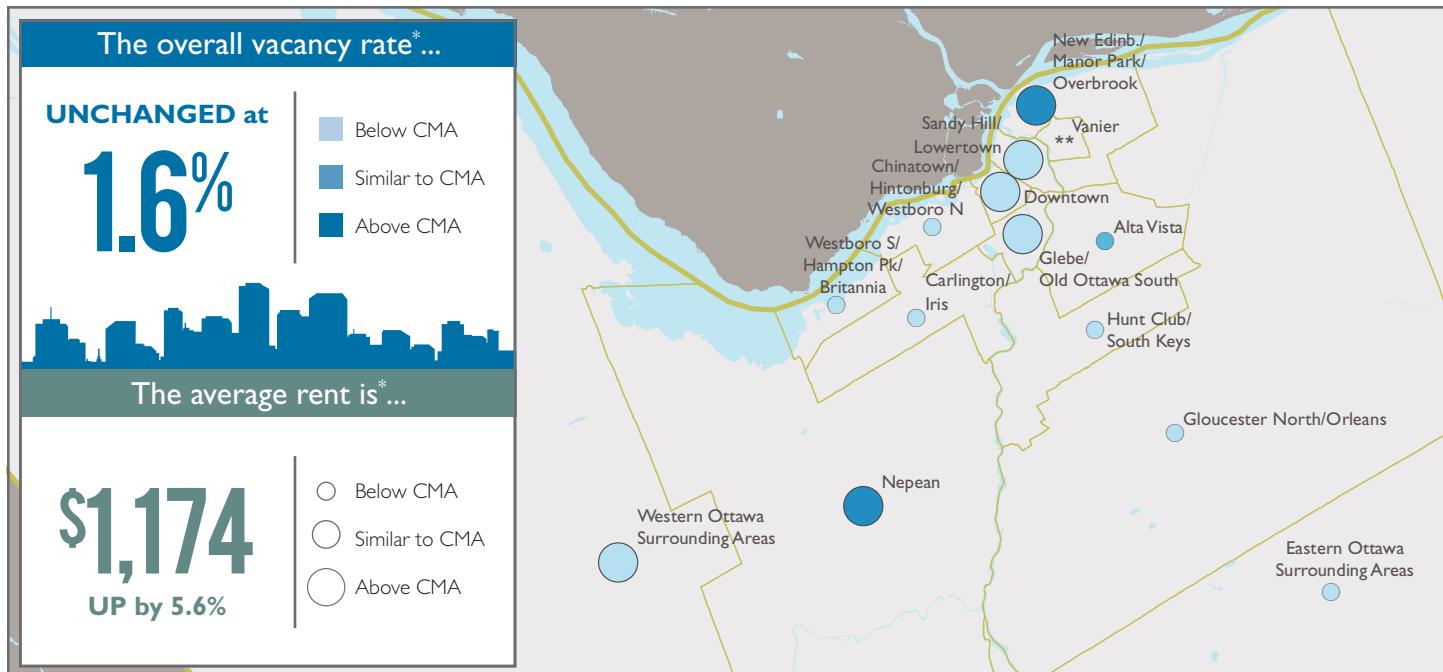


RENTAL MARKET REPORT

Ottawa-Gatineau¹ CMA (Ontario)

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)				
Bachelor	One bedroom	Two bedroom	Three or more bedrooms	
1.3%	1.5%	1.8%	1.5%	
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate	
\$881 Avg. Rent	\$1,088 Avg. Rent	\$1,301 Avg. Rent	\$1,584 Avg. Rent	

“Strong demographic and employment conditions supported rental demand in October 2018, pushing up average rents for fixed-sample structures for all bedroom counts.”

Anne-Marie Shaker
Senior Analyst, Economics

*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.

¹ Ontario part of Ottawa-Gatineau CMA

Key Analysis

Findings

- Rental demand continued to be strong, and the vacancy² rate remained low as in the previous year.
- The average fixed-sample rent for the benchmark two-bedroom apartments increased at the strongest rate since 2001.³
- Condominium rental offerings declined slightly while the demand for such units held steady.

Supply increase offset the increase in rental demand

According to the results of the Rental Market Survey conducted in October 2018, the purpose-built apartment vacancy rate⁴ was 1.6%, not a statistically significant change from 1.7% in October 2017. It is estimated that the number of occupied units increased by 581 units relative to an increase in supply of 527 units dampening the effect of the demand increase on the vacancy rate. Strong demographic and economic fundamentals have remained supportive of housing demand benefiting the new and resale home markets as well as the rental market.

In terms of demographic drivers supporting housing demand, Ottawa's population grew 2.2% in 2017 relative to the previous year which represents an estimated 8,800⁵ new households formed. So far in 2018,

population continues to grow at a robust rate. An important driver of population growth and particularly rental⁶ market demand in Ottawa are healthy immigration levels. Year-to-date to September, immigration numbers rose 13% compared to the same time last year. In addition, temporary residents, a category that includes international students, rose by another 19%⁷ to August this year compared to a year earlier. With two major universities and other local colleges, students are an important force for rental demand in Ottawa.

Employment growth also continued to support overall housing demand, rising 2% year-to-date to September this year compared to the same period in 2017, or 13,300 additional jobs created. Moreover, strong full-time employment growth for both the 15-to-24 and the 25-to-44 age groups has supported their respective demand for rental accommodations. These two groups⁸ are key to the rental market as they are often students and young professionals who have yet to make the transition into homeownership.

Rising mortgage rates and fewer listings on the resale side of the market this year compared to 2017 meant that some households delayed the move to homeownership and stayed longer in their rental units. This is reflected in the lower turnover rates for most bedroom count units compared to 2017.

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Vacancy rates vary by bedroom type, neighbourhood and structure age

Vacancy rates trended down for all bedroom counts with the exception of one-bedroom units where the change was not significant from last year. Bachelor units had the lowest vacancy rate, while three bedroom unit vacancies declined at the largest rate compared to last year. Bachelor, two- and three-bedroom count units are the choice of many students and young professionals wishing to save on rental costs by sharing the rent with others.

By neighborhood, vacancy rates declined in six out of the 15 rental market zones compared to last year, with the largest decline seen in Nepean followed by Sandy Hill/Lowertown. The vacancy rate in New Edinburgh/Manor Park/Overbrook rose at the strongest rate. The universe in this area grew by the largest number at 277 units added. It is likely that these are newer units that would take longer to lease up.

² The vacancy rate change between 2017 and 2018 was not statistically significant.

³ When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for structures that are common to both 2017 and 2018 fall rental market surveys, we can get a better indication of actual rent increases paid by most tenants.

⁴ Based on privately initiated rental apartment structures of three or more units.

⁵ CMHC calculations, based on Statistics Canada population estimates for 2017 and an assumption of 2.5 person households.

⁶ Research shows that new immigrants tend to rent in the first five years since migration.

⁷ Immigration, Refugees and Citizenship Canada, Open data, for total immigrants and temporary residents' numbers. Data is still preliminary and is subject to revisions. Data reflect persons who stated Ottawa as their intended destination upon arrival in Canada.

⁸ The 2016 Census showed that the incidence of renting for the 15-24 households was 90% compared to 44% for the 25-44. The incidence of renting by age group falls after that to 25% and 23% for households in the 45-64 age group and the 65-74 age group respectively. The incidence of renting rises again for 75+ households to 27% of total households in this age group.

Since 2012, Ottawa has seen a gradual strengthening in purpose-built rental apartment construction adding newer units to an ageing stock. The average rent on two-bedroom units in structures built since 2005 sits 26% higher than asking rents on same bedroom count vacant units in the wider market. The vacancy rate for units in these newer structures rose from 2017, and was higher than for units in all other structures. Some of the upward pressure on the vacancy rate can be explained by longer lease up periods for newer units added this year. However, vacancies for units in the highest rent quintile came in at a similar magnitude. This is an indication of softer demand for the more expensive units on the market.

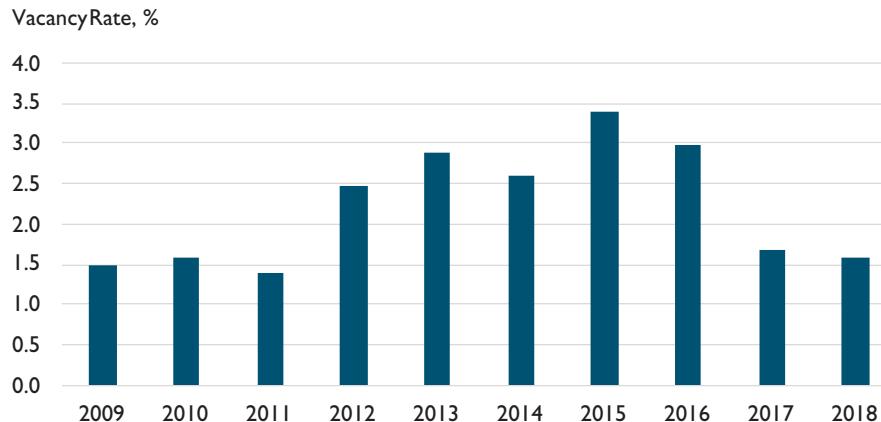
Fixed sample average rents rose at the strongest pace in 17 years

The fixed sample average rent for a two-bedroom apartment increased 5.8% this year, much higher than the Ontario rent increase guideline of 1.8% for 2018, and was the highest rate since 2001. Fixed-sample average rents for one-bedroom units rose at only a marginally higher rate, and bachelor units at the lowest rate.

Strong demand for rental apartments as reflected in both lower vacancy rates for most bedroom count units as well as lower turnover rates compared to last year meant that landlords were encouraged to raise rents at a stronger rate once a unit was vacant. Mortgage rule changes together with rising interest rates likely led to lower turnover rates this year as households chose to continue to rent over transitioning into home ownership. Rising asking rents also pressured down turnover rates, as more households were discouraged from finding other rental accommodations. Asking rents on vacant two-bedroom units were 22% higher compared to rents on occupied units.

Figure 1

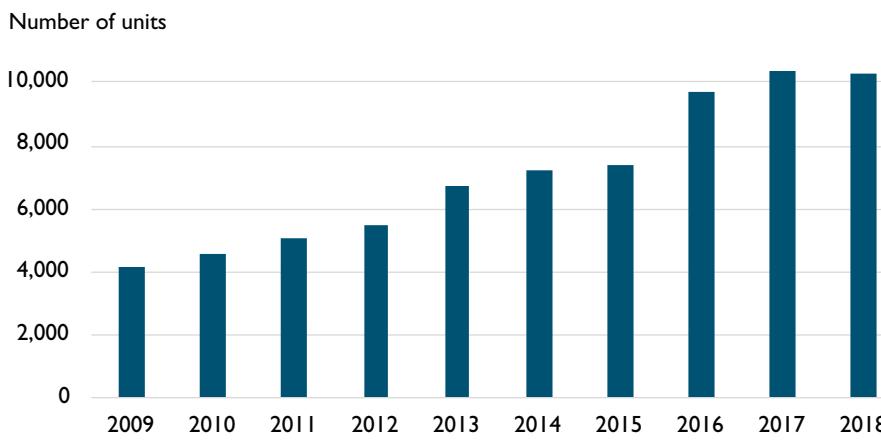
Vacancy Rate Stabilizes in Ottawa CMA



Source: CMHC, Rental Market Survey 2009-2018, Purpose-built apartments in structures of 3 + units.

Figure 2

Condominium Rental Supply Declines Slightly in 2018



Source: CMHC, Rental Market Survey, 2009-2018

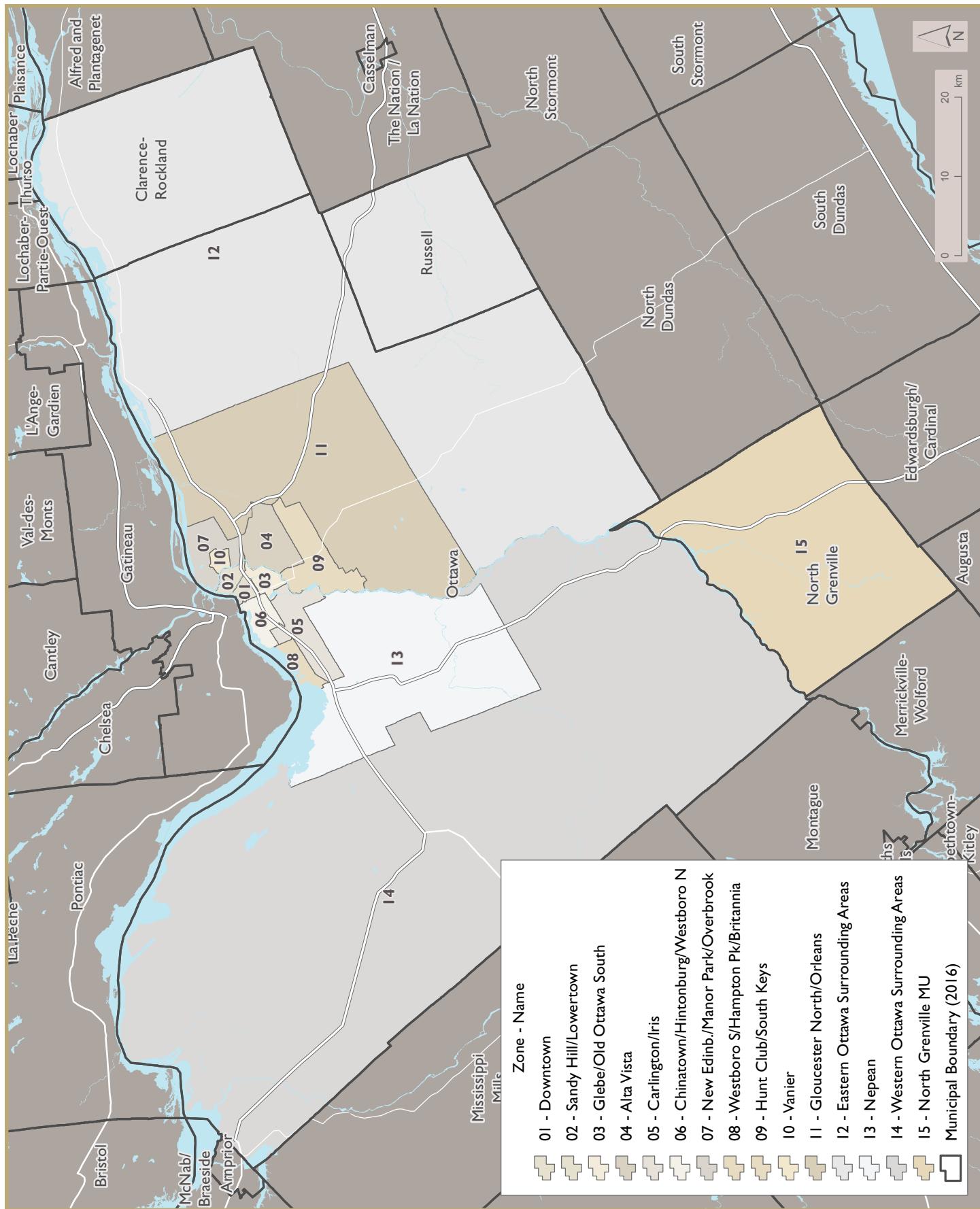
Condominium supply falls slightly while demand holds steady

This year there were slightly fewer condominium apartments offered for rent compared to 2017 while the change in the vacancy rate was not significant. There is a premium on the average rents for condominium rental units, and such units are more comparable to purpose-built rental apartments renting at the highest rent

quintile. Condominium average rents for all bedroom counts sit 19% higher than such units.

What explains some of the rent premium on rental condominium apartment units is that approximately 38% of such units are in newer structures built in 2010 and after compared to less than 5% on the purpose-built rental apartment side. Purpose-built rental apartments renting at the highest rent quintile had an overall vacancy rate at 3.0%, much

higher than the 1.6% total vacancy rate for Ottawa CMA, and was closer to the condominium apartment vacancy rate. This is an indication that, on average, condominium apartment units compete mostly with the units in the highest rent quintile on the purpose-built rental apartment side.



RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Zone 1	Downtown - Bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east).
Zone 2	Sandy Hill/Lowertown - Includes Sandy Hill and Lowertown.
Zone 3	Glebe/Old Ottawa South -Includes the Glebe and Old Ottawa South.
Zone 4	Alta Vista - Includes Alta Vista
Zone 5	Carlington/Iris - Includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Beatrice (Carlington and Iris).
Zone 6	Chinatown/Hintonburg/Westboro North - Includes Chinatown, Hintonburg and Westboro north of Richmond Rd.
Zone 7	New Edinburgh/Manor Park/Overbrook - Includes New Edinburgh, Manor Park and Overbrook.
Zone 8	Westboro South/Hampton Park/Britannia - Includes Westboro South, Hampton Park and Britannia.
Zone 9	Hunt Club/South Keys - Includes Hunt Club and South Keys
Zones 1-9	Former City of Ottawa
Zone 10	Vanier - Includes Vanier.
Zone 11	Gloucester North/Orleans - Includes the former municipality of Gloucester.
Zone 12	Eastern Ottawa Surrounding Areas - Includes the former municipalities of Cumberland, Clarence-Rockland, Russell and Osgoode.
Zones 11-12	Gloucester and Eastern Areas
Zone 13	Nepean - Includes the former municipality of Nepean.
Zone 14	Western Ottawa Surrounding Areas - Includes the former municipalities of Kanata, West Carleton, Goulbourn and Rideau.
Zone 15	North Grenville
Zones 13-15	Nepean and Western Areas
Zones 1-15	Ottawa-Gatineau CMA (Ontario portion)

CONDOMINIUM SUB AREA DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Sub Area 1	Downtown includes RMS Zone 1 (Downtown); Zone 2 (Sandy Hill/Lowertown); and Zone 3 (Glebe/Old Ottawa South).
Sub Area 2	Inner Suburbs includes RMS Zone 4 (Alta Vista); Zone 6 (Chinatown/Hintonburg/Westboro North); Zone 7 (New Edinburgh/Manor Park/Overbrook); Zone 8 (Westboro South/Hampton Park/Britannia); and Zone 10 (Vanier).
Sub Area 3	Outer Suburbs includes RMS Zone 5 (Carlington/Iris); Zone 9 (Hunt Club/South Keys); Zone 11 (Gloucester North/Orleans); Zone 12 (Eastern Ottawa Surrounding Areas); Zone 13 (Nepean); Zone 14 (Western Ottawa Surrounding Areas); and Zone 15 (North Grenville).
Sub Areas 1-3	Ottawa-Gatineau CMA (Ontario portion)

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
Ottawa-Gatineau CMA (Ont. Part)**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18								
Downtown	0.6 a	1.3 a ↑	0.8 a	1.7 b ↑	2.1 b	1.0 a ↓	**	**	1.1 a	1.4 a -
Sandy Hill/Lowertown	2.7 c	1.6 c -	2.3 c	1.3 a ↓	2.2 c	1.1 a -	1.5 a	0.5 b ↓	2.3 b	1.2 a ↓
Glebe/Old Ottawa South	0.0 d	0.0 d -	0.1 b	0.1 b -	0.2 b	**	0.5 b	0.0 d ↓	0.2 b	0.5 b -
Alta Vista	0.7 b	2.1 a ↑	1.5 a	1.6 a -	3.0 b	1.7 a ↓	**	2.0 b	2.4 a	1.7 a ↓
Carlington/Iris	2.2 b	1.0 a ↓	1.0 a	0.9 a -	1.8 b	1.7 b -	1.6 c	0.6 a ↓	1.4 a	1.2 a -
Chinatown/Hintonburg/Westboro N	1.6 b	1.1 a -	1.0 a	1.3 a -	1.7 c	1.8 c -	**	**	1.4 a	1.4 a -
New Edinb./Manor Park/Overbrook	0.0 c	1.1 a ↑	2.0 b	2.9 c -	2.0 c	**	0.0 d	1.7 c ↑	1.7 c	4.5 d ↑
Westboro S/Hampton Pk/Britannia	3.0 b	1.6 b ↓	1.4 a	0.9 a ↓	1.3 a	0.7 a ↓	0.0 d	0.0 d -	1.4 a	0.8 a ↓
Hunt Club/South Keys	**	**	1.0 a	0.7 a ↓	1.1 a	0.9 a ↓	**	**	1.0 a	0.7 a ↓
Former City of Ottawa	1.5 a	1.3 a -	1.2 a	1.3 a -	1.9 a	1.8 a -	2.0 b	0.8 a ↓	1.5 a	1.5 a -
Vanier	**	**	2.2 c	**	2.1 c	2.0 c -	**	**	1.9 b	**
Gloucester North/Orleans	0.9 a	0.0 d ↓	1.4 a	1.6 a -	2.0 a	1.0 a ↓	3.5 a	1.7 a ↓	1.9 a	1.2 a ↓
Eastern Ottawa Surrounding Areas	**	**	0.0 d	2.1 b ↑	0.7 b	0.0 c -	**	**	0.7 b	0.5 a -
Gloucester/Eastern Areas	0.9 a	0.0 d ↓	1.4 a	1.7 b -	1.8 a	0.8 a ↓	3.5 b	1.7 a ↓	1.8 a	1.1 a ↓
Nepean	4.0 a	2.0 a ↓	2.6 a	2.2 a ↓	3.9 b	2.3 a ↓	5.5 b	5.1 c -	3.6 a	2.4 a ↓
Western Ottawa Surrounding Areas	**	**	1.3 a	1.3 a -	0.6 a	0.9 a -	**	**	0.9 a	1.1 a -
North Grenville	**	**	**	**	**	**	**	**	**	**
Nepean/North Grenville/Western Areas	3.8 a	1.9 a ↓	2.2 a	1.9 a ↓	3.1 b	1.9 a ↓	5.2 b	5.0 c -	2.9 a	2.1 a ↓
Ottawa-Gatineau CMA (Ont. Part)	1.6 a	1.3 a ↓	1.4 a	1.5 a -	2.1 a	1.8 a ↓	2.4 b	1.5 a ↓	1.7 a	1.6 a -

**1.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)**

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
Downtown	847 a	931 a	1,094 a	1,183 a	1,489 a	1,583 a	1,642 b	1,708 b	1,160 a	1,251 a
Sandy Hill/Lowertown	834 a	880 a	1,134 a	1,186 a	1,560 b	1,459 b	1,908 b	1,740 c	1,261 a	1,235 a
Glebe/Old Ottawa South	858 a	846 a	1,033 a	1,101 a	1,342 a	1,411 a	1,557 c	1,701 b	1,187 a	1,251 a
Alta Vista	842 a	853 a	971 a	1,020 a	1,189 a	1,239 a	1,665 b	1,718 a	1,089 a	1,135 a
Carlington/Iris	818 a	909 a	937 a	1,007 a	1,119 a	1,187 a	1,332 a	1,491 b	1,016 a	1,094 a
Chinatown/Hintonburg/Westboro N	828 a	867 a	1,017 a	1,075 a	1,254 a	1,412 b	1,936 b	1,644 b	1,075 a	1,133 b
New Edinb./Manor Park/Overbrook	832 a	812 a	975 a	1,174 b	1,129 a	1,494 c	**	**	1,097 a	1,336 b
Westboro S/Hampton Pk/Britannia	875 a	872 a	961 a	1,023 a	1,152 a	1,213 a	1,302 a	1,336 a	1,035 a	1,097 a
Hunt Club/South Keys	757 b	820 a	900 a	940 a	1,061 a	1,142 a	**	1,436 a	979 a	1,046 a
Former City of Ottawa	839 a	886 a	1,018 a	1,092 a	1,248 a	1,332 a	1,681 a	1,658 a	1,109 a	1,177 a
Vanier	737 b	747 b	869 a	898 a	1,018 a	1,034 a	1,340 d	**	948 b	967 a
Gloucester North/Orleans	849 a	830 a	980 a	1,002 a	1,099 a	1,152 a	1,207 a	1,343 a	1,061 a	1,111 a
Eastern Ottawa Surrounding Areas	**	**	801 b	804 a	934 a	965 a	**	**	921 a	942 a
Gloucester/Eastern Areas	841 a	825 a	974 a	989 a	1,069 a	1,115 a	1,207 a	1,343 a	1,044 a	1,088 a
Nepean	941 a	999 a	1,026 a	1,068 a	1,199 a	1,274 a	1,388 a	1,453 a	1,147 a	1,209 a
Western Ottawa Surrounding Areas	**	**	1,586 a	1,596 a	1,831 a	1,793 a	**	**	1,708 a	1,696 a
North Grenville	**	**	**	**	**	**	**	**	**	**
Nepean/North Grenville/Western Areas	942 a	1,001 a	1,201 a	1,228 a	1,342 a	1,383 a	1,388 a	1,455 a	1,281 a	1,321 a
Ottawa-Gatineau CMA (Ont. Part)	836 a	881 a	1,023 a	1,088 a	1,232 a	1,301 a	1,568 a	1,584 a	1,113 a	1,174 a

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
Ottawa-Gatineau CMA (Ont. Part)**

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
Downtown	1,519	1,495	5,018	5,007	2,088	2,085	239	239	8,864	8,826
Sandy Hill/Lowertown	947	958	2,944	2,982	1,744	1,714	415	439	6,050	6,093
Glebe/Old Ottawa South	202	199	1,537	1,547	1,284	1,301	217	219	3,240	3,266
Alta Vista	193	195	3,698	3,697	3,423	3,418	304	304	7,618	7,614
Carlington/Iris	491	492	3,273	3,277	2,790	2,787	233	237	6,787	6,793
Chinatown/Hintonburg/Westboro N	659	666	2,475	2,454	1,312	1,297	207	154	4,653	4,571
New Edinb./Manor Park/Overbrook	231	230	1,316	1,433	1,658	1,805	169	183	3,374	3,651
Westboro S/Hampton Pk/Britannia	436	444	2,707	2,711	2,295	2,291	169	169	5,607	5,615
Hunt Club/South Keys	114	115	1,005	1,020	1,035	1,061	73	77	2,227	2,273
Former City of Ottawa	4,792	4,794	23,973	24,128	17,629	17,759	2,026	2,021	48,420	48,702
Vanier	172	171	1,807	1,808	1,833	1,855	204	210	4,016	4,044
Gloucester North/Orleans	108	109	849	865	1,542	1,601	232	237	2,731	2,812
Eastern Ottawa Surrounding Areas	2	2	70	86	268	349	13	13	353	450
Gloucester/Eastern Areas	110	111	919	951	1,810	1,950	245	250	3,084	3,262
Nepean	151	151	1,694	1,692	2,676	2,712	363	364	4,884	4,919
Western Ottawa Surrounding Areas	2	12	742	741	796	785	10	10	1,550	1,548
North Grenville	1	1	4	4	49	55	3	3	57	63
Nepean/North Grenville/Western Areas	154	164	2,440	2,437	3,521	3,552	376	377	6,491	6,530
Ottawa-Gatineau CMA (Ont. Part)	5,228	5,240	29,139	29,324	24,793	25,116	2,851	2,858	62,011	62,538

**I.1.4 Private Apartment Availability Rates (%)
by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18								
Downtown	1.2 a	n/a	2.0 a	n/a	3.9 c	n/a	**	n/a	2.5 a	n/a
Sandy Hill/Lowertown	4.4 d	n/a	3.5 c	n/a	3.5 d	n/a	2.5 c	n/a	3.5 c	n/a
Glebe/Old Ottawa South	0.0 d	n/a	2.1 c	n/a	1.6 c	n/a	0.5 b	n/a	1.6 c	n/a
Alta Vista	4.8 c	n/a	4.6 b	n/a	5.7 b	n/a	11.1 d	n/a	5.3 b	n/a
Carlington/Iris	4.4 b	n/a	2.5 a	n/a	3.5 b	n/a	1.6 c	n/a	3.0 b	n/a
Chinatown/Hintonburg/Westboro N	2.8 a	n/a	2.0 a	n/a	2.3 c	n/a	2.6 c	n/a	2.2 a	n/a
New Edinb./Manor Park/Overbrook	0.3 b	n/a	3.4 c	n/a	3.3 d	n/a	**	n/a	3.1 c	n/a
Westboro S/Hampton Pk/Britannia	5.9 b	n/a	3.1 b	n/a	2.2 a	n/a	1.2 a	n/a	2.9 a	n/a
Hunt Club/South Keys	0.9 a	n/a	2.4 a	n/a	3.5 a	n/a	**	n/a	2.8 a	n/a
Former City of Ottawa	2.9 a	n/a	2.9 a	n/a	3.6 a	n/a	3.5 c	n/a	3.2 a	n/a
Vanier	**	n/a	2.4 c	n/a	3.0 d	n/a	**	n/a	2.4 b	n/a
Gloucester North/Orleans	1.9 b	n/a	2.5 a	n/a	4.1 a	n/a	5.7 a	n/a	3.7 a	n/a
Eastern Ottawa Surrounding Areas	**	n/a	0.0 d	n/a	0.7 b	n/a	**	n/a	0.7 b	n/a
Gloucester/Eastern Areas	1.8 b	n/a	2.4 a	n/a	3.5 b	n/a	5.7 c	n/a	3.3 b	n/a
Nepean	8.6 a	n/a	5.3 a	n/a	6.5 a	n/a	6.9 b	n/a	6.2 a	n/a
Western Ottawa Surrounding Areas	**	n/a	1.6 a	n/a	0.8 a	n/a	**	n/a	1.1 a	n/a
North Grenville	**	n/a								
Nepean/North Grenville/Western Areas	8.3 a	n/a	4.2 a	n/a	5.1 a	n/a	6.5 b	n/a	5.0 a	n/a
Ottawa-Gatineau CMA (Ont. Part)	2.9 a	n/a	2.9 a	n/a	3.8 a	n/a	3.8 b	n/a	3.3 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.

**1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹
by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18								
Downtown	2.4 c	9.0 c	++	9.2 b	**	8.1 c	++	++	**	9.4 b
Sandy Hill/Lowertown	**	**	3.8 d	**	**	2.9 c	++	4.3 d	3.0 d	2.3 c
Glebe/Old Ottawa South	4.1 a	5.7 b	2.4 b	**	++	4.2 c	**	**	1.3 d	5.6 d
Alta Vista	5.7 d	4.1 c	2.3 a	5.4 c	2.4 b	5.5 b	2.5 c	3.5 d	2.3 a	5.4 c
Carlington/Iris	1.6 b	9.5 b	1.5 b	9.1 b	2.2 c	8.6 c	3.8 d	2.5 c	1.7 b	8.5 b
Chinatown/Hintonburg/Westboro N	2.9 a	5.3 c	2.4 c	6.3 c	**	**	3.9 d	**	2.5 c	5.3 c
New Edinb./Manor Park/Overbrook	4.1 c	++	2.7 a	4.3 b	3.3 b	4.8 d	4.2 c	++	3.6 b	3.7 c
Westboro S/Hampton Pk/Britannia	5.9 d	**	1.7 a	6.4 b	++	8.3 c	2.9 c	3.3 d	1.7 a	5.7 b
Hunt Club/South Keys	++	**	1.2 a	4.5 d	1.5 a	4.4 d	**	**	0.9 d	4.2 d
Former City of Ottawa	3.4 c	5.4 b	2.0 a	6.5 a	1.8 b	6.1 b	2.5 c	**	2.0 a	6.1 a
Vanier	4.9 c	3.2 c	3.2 c	4.0 b	2.8 c	**	++	**	2.9 b	3.8 c
Gloucester North/Orleans	3.7 b	++	1.4 a	5.5 b	0.7 b	6.5 b	-1.1 a	10.5 a	0.7 b	6.3 b
Eastern Ottawa Surrounding Areas	**	**	++	**	2.9 c	**	**	**	**	**
Gloucester/Eastern Areas	2.8 c	**	1.0 a	3.9 b	1.0 a	5.5 c	-1.1 a	10.5 c	0.9 a	5.3 b
Nepean	3.0 c	5.9 a	1.2 a	4.2 a	2.1 c	4.8 b	3.8 d	2.8 c	2.0 c	4.3 a
Western Ottawa Surrounding Areas	**	**	4.7 b	1.5 a	5.2 a	1.3 a	**	**	4.9 a	1.4 a
North Grenville	-	-	-	-	-	-	-	-	-	-
Nepean/North Grenville/Western Areas	3.0 c	5.4 b	2.1 b	3.5 a	2.9 b	3.9 b	3.8 d	2.8 c	2.8 b	3.5 a
Ottawa-Gatineau CMA (Ont. Part)	3.5 c	5.2 b	2.0 a	5.9 a	2.0 b	5.8 b	2.3 c	**	2.1 a	5.6 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.

**1.1.6 Private Apartment Turnover Rates (%)
by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)**

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
Downtown	**	21.7 d	15.9 d	19.7 a ↑	17.7 d	16.3 d -	**	**	16.8 d	19.2 a -
Sandy Hill/Lowertown	29.6 d	**	**	18.4 d	**	23.9 d	**	**	25.0 d	21.6 d -
Glebe/Old Ottawa South	**	**	**	28.3 a	**	18.7 d	**	**	24.1 d	24.9 a -
Alta Vista	**	27.1 d	29.7 d	26.6 d -	**	26.3 d	**	**	31.7 a	26.6 a ↓
Carlington/Iris	**	**	22.7 d	15.0 d ↓	22.8 d	15.2 d ↓	**	**	22.6 d	16.0 d ↓
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	19.9 d	**	**	**	20.2 d
New Edinb./Manor Park/Overbrook	**	11.2 d	20.6 d	15.6 d ↓	**	20.2 d	**	**	17.0 d	17.5 d -
Westboro S/Hampton Pk/Britannia	27.5 d	**	20.2 a	15.6 d ↓	21.8 d	14.1 c ↓	**	**	21.3 a	15.8 d ↓
Hunt Club/South Keys	**	**	**	20.8 d	24.0 d	24.2 d -	**	**	22.9 d	22.7 a -
Former City of Ottawa	24.2 d	23.7 a -	22.1 a	20.0 a ↓	24.0 a	19.9 a ↓	**	22.1 d	22.9 a	20.4 a ↓
Vanier	**	**	**	**	**	**	**	**	**	**
Gloucester North/Orleans	35.9 a	16.2 d ↓	**	14.7 a	14.9 d	13.1 c -	**	**	**	14.2 a
Eastern Ottawa Surrounding Areas	**	**	**	**	**	11.6 d	**	**	**	11.8 d
Gloucester/Eastern Areas	35.6 a	16.0 d ↓	**	14.7 a	**	12.9 c	**	**	19.4 d	13.9 a ↓
Nepean	**	**	28.4 a	24.7 d ↓	30.1 a	20.1 d ↓	36.3 a	**	30.1 a	23.1 d ↓
Western Ottawa Surrounding Areas	**	**	**	**	13.6 c	6.4 b ↓	**	**	12.9 c	7.9 c ↓
North Grenville	**	**	**	**	**	**	**	**	**	**
Nepean/North Grenville/Western Areas	29.8 d	**	25.7 a	23.4 d -	24.7 a	15.7 d ↓	**	**	26.0	19.4 d ↓
Ottawa-Gatineau CMA (Ont. Part)	25.8 d	24.0 d -	22.7 a	20.3 a ↓	23.8 a	18.8 a ↓	**	26.4 d	23.5	20.3 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
Ottawa-Gatineau CMA (Ont. Part)**

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			
Ottawa-Gatineau CMA (Ont. Part)													
Pre 1940	2.9	c	3.1	d	-	2.0	c	1.1	a	-			
1940 - 1959	1.0	a	0.8	a	-	2.3	b	3.8	d	-			
1960 - 1974	1.3	a	1.2	a	-	1.3	a	1.2	a	-			
1975 - 1989	1.7	b	0.3	a	↓	0.9	a	1.2	a	↑			
1990 - 2004	**		0.0	d		**	a	1.3	a	-			
2005+	**		**			1.2	a	2.6	b	↑			
Total	1.6	a	1.3	a	↓	1.4	a	1.5	a	-			
						2.1	a	1.8	a	↓			
							2.4	b	1.5	a	↓		
								1.5	a	1.2	a	↓	
								1.3	a	1.1	a	-	
								1.4	a	4.1	c	↑	
									1.7	a	1.6	a	-

**1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)**

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		
Ottawa-Gatineau CMA (Ont. Part)												
Pre 1940	774	a	806	a	1,013	a	1,067	a	1,317	a	1,349	a
1940 - 1959	777	a	805	a	899	a	937	a	1,040	a	1,091	a
1960 - 1974	868	a	907	a	1,004	a	1,077	a	1,211	a	1,256	a
1975 - 1989	849	a	903	a	979	a	1,042	a	1,169	a	1,219	a
1990 - 2004	**		955	d	1,344	c	1,290	b	1,467	b	1,449	b
2005+	983	a	1,190	a	1,597	a	1,667	a	1,913	b	1,997	b
Total	836	a	881	a	1,023	a	1,088	a	1,232	a	1,301	a
									1,568	a	1,584	a
									1,113	a	1,174	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
Ottawa-Gatineau CMA (Ont. Part)**

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
Ottawa-Gatineau CMA (Ont. Part)										
Pre 1940	**	**	**	21.6 d	26.1 d	18.9 d ↓	**	**	**	23.2 d
1940 - 1959	**	**	**	26.1 d	21.3 d	19.0 d -	**	**	22.4 d	22.5 d -
1960 - 1974	24.1 d	21.1 d -	23.4 a	18.3 a ↓	25.7 a	18.9 a ↓	**	**	24.4 a	19.0 a ↓
1975 - 1989	28.2 a	23.4 d ↓	21.5 a	20.5 a -	23.3 a	19.7 a ↓	**	16.2 d	22.6 a	20.2 a ↓
1990 - 2004	0.0 d	**	**	17.8 d	16.8 d	**	**	**	**	16.6 d
2005+	**	**	**	**	**	**	**	**	**	24.1 d
Total	25.8 d	24.0 d -	22.7 a	20.3 a ↓	23.8 a	18.8 a ↓	**	26.4 d	23.5 a	20.3 a ↓

**1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)**

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18								
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	**	**	**	**	**	**	0.4 b	**	1.3 a	**
6 to 19 Units	**	3.3 d	2.8 b	2.3 b -	2.4 b	2.5 b -	0.7 b	0.3 b -	2.5 a	2.4 b -
20 to 49 Units	2.0 b	1.2 a ↓	1.8 a	1.1 a ↓	2.1 b	0.5 a ↓	0.0 c	2.2 c ↑	1.9 a	1.0 a ↓
50 to 99 Units	1.0 a	1.6 a ↑	1.1 a	2.6 b ↑	3.8 c	1.8 a ↓	**	1.3 a	2.1 b	2.2 a -
100 to 199 Units	1.4 a	1.0 a ↓	1.2 a	1.3 a -	1.7 a	1.4 a ↓	4.3 d	3.8 c -	1.5 a	1.4 a -
200+ Units	0.9 a	0.7 a ↓	1.1 a	0.9 a ↓	1.7 a	1.9 a -	3.4 a	1.6 b ↓	1.5 a	1.3 a -
Total	1.6 a	1.3 a ↓	1.4 a	1.5 a -	2.1 a	1.8 a ↓	2.4 b	1.5 a ↓	1.7 a	1.6 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
Ottawa-Gatineau CMA (Ont. Part)**

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
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	793 b	790 b	929 b	957 a	1,174 b	1,273 b	1,683 c	1,659 d	1,141 b	1,149 b
6 to 19 Units	717 a	768 a	889 a	927 a	1,087 a	1,132 a	1,454 b	1,589 c	1,011 a	1,064 a
20 to 49 Units	805 a	847 a	992 a	1,028 a	1,222 a	1,243 a	1,672 a	1,734 a	1,040 a	1,088 a
50 to 99 Units	852 a	885 a	1,023 a	1,089 a	1,234 a	1,299 a	1,348 b	1,519 a	1,077 a	1,142 a
100 to 199 Units	878 a	917 a	1,081 a	1,137 a	1,326 a	1,398 a	1,472 a	1,569 a	1,163 a	1,224 a
200+ Units	877 a	934 a	1,039 a	1,146 a	1,257 a	1,362 a	1,613 a	1,527 a	1,147 a	1,232 a
Total	836 a	881 a	1,023 a	1,088 a	1,232 a	1,301 a	1,568 a	1,584 a	1,113 a	1,174 a

**1.3.3 Private Apartment Vacancy Rates (%)
by Structure Size and Zone
Ottawa-Gatineau CMA (Ont. Part)**

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
Downtown	0.6 b	**	2.0 c	2.6 c	1.3 a	0.6 a ↓	1.5 c	3.7 d ↑	0.8 a	0.5 a ↓	0.5 a	0.8 a ↑
Sandy Hill/Lowertown	**	**	4.1 d	1.5 c ↓	1.3 a	0.4 a ↓	0.4 a	0.6 a -	**	3.6 a	**	**
Glebe/Old Ottawa South	**	**	0.5 b	**	**	**	**	**	**	**	**	**
Alta Vista	**	**	**	0.0 d	**	0.8 a	3.3 c	4.1 a -	2.2 b	0.9 a ↓	2.3 a	1.8 a ↓
Carlington/Iris	**	0.0 c	2.1 c	**	4.7 c	0.0 d ↓	0.8 a	1.7 a ↑	1.6 b	0.8 a ↓	0.2 a	0.4 a ↑
Chinatown/Hintonburg/Westboro N	**	**	2.0 c	**	1.0 a	1.3 a -	1.4 d	**	0.8 a	1.3 a ↑	**	**
New Edinb./Manor Park/Overbrook	**	**	**	**	2.1 b	1.1 a ↓	0.7 a	1.5 a ↑	1.2 a	6.0 a ↑	**	**
Westboro S/Hampton Pk/Britannia	0.0 d	**	**	**	**	1.1 a	**	0.6 b	1.9 a	1.3 a ↓	0.9 a	0.4 a ↓
Hunt Club/South Keys	**	0.0 d	**	**	**	**	**	**	1.1 a	0.7 a ↓	**	**
Former City of Ottawa	1.9 c	1.0 d -	2.5 b	2.4 b -	1.9 a	0.8 a ↓	1.3 a	2.2 a ↑	1.4 a	1.4 a -	1.2 a	1.2 a -
Vanier	**	**	2.8 c	2.1 b -	**	1.8 c	**	**	**	**	**	**
Gloucester North/Ottawa	**	**	2.1 c	**	1.8 c	1.1 d -	1.2 a	0.0 a ↑	0.0 a	0.3 a ↑	4.0 a	1.6 a ↓
Eastern Ottawa Surrounding Areas	0.0 d	0.0 d -	**	0.0 d	**	**	**	**	-	-	-	-
Gloucester/Eastern Areas	0.0 d	0.0 c -	1.7 c	**	**	1.3 a	1.0 a	0.0 a ↓	0.0 a	0.3 a ↑	4.0 a	1.6 a ↓
Nepean	-	-	2.0 c	4.2 d ↑	1.4 a	2.3 a ↑	8.6 a	2.5 a ↓	2.8 a	2.0 a ↓	2.9 a	2.3 a ↓
Western Ottawa Surrounding Areas	**	**	**	**	0.9 a	0.9 a -	**	**	0.5 a	0.6 a ↑	**	**
North Grenville	**	**	**	**	-	-	-	-	-	-	-	-
Nepean/North Grenville/Western Areas	**	**	1.5 c	3.4 d ↑	1.1 a	1.6 b ↑	8.6 c	2.3 a ↓	2.1 a	1.6 a ↓	2.8 a	2.2 a ↓
Ottawa-Gatineau CMA (Ont. Part)	1.3 a	**	2.5 a	2.4 b -	1.9 a	1.0 a ↓	2.1 b	2.2 a -	1.5 a	1.4 a -	1.5 a	1.3 a -

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
Ottawa-Gatineau CMA (Ont. Part)**

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
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	**	19.3 d	18.3 d -	23.3 d	18.8 a ↓	**	**	22.1 a	19.3 a ↓
20 to 49 Units	**	**	**	16.1 d	14.5 d	18.6 d ↑	**	**	19.9 d	19.1 d -
50 to 99 Units	**	**	20.5 d	21.7 d -	24.5 d	15.1 d ↓	**	5.2 d	21.8 d	19.6 d -
100 to 199 Units	24.6 d	20.3 d -	22.1 d	17.8 a ↓	21.4 a	18.1 a ↓	**	**	22.0 a	18.5 a ↓
200+ Units	26.9 d	25.8 d -	24.3 a	23.0 a -	30.4 a	21.7 a ↓	**	**	26.8 a	22.5 a ↓
Total	25.8 d	24.0 d -	22.7 a	20.3 a ↓	23.8 a	18.8 a ↓	**	26.4 d	23.5 a	20.3 a ↓

**1.4 Private Apartment Vacancy Rates (%)¹
by Rent Range and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)**

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
Ottawa-Gatineau CMA (Ont. Part)										
LT \$750	2.1 c	1.4 a -	3.6 d	**	0.0 d	**	**	**	2.8 c	2.4 c -
\$750 - \$899	1.5 c	0.8 a ↓	1.5 b	**	4.8 d	**	0.0 d	**	1.8 b	1.7 c -
\$900 - \$1049	1.6 b	1.1 a -	1.3 a	1.6 c -	1.5 b	0.6 a ↓	0.0 d	0.0 d -	1.4 a	1.3 a -
\$1050 - \$1199	**	2.1 b	1.4 a	1.2 a -	1.7 a	1.8 b -	2.0 c	0.0 d ↓	1.6 a	1.4 a -
\$1200 - \$1349	**	**	2.2 b	0.9 a ↓	3.2 b	1.3 a ↓	1.4 d	0.8 a -	2.8 a	1.1 a ↓
\$1350+	**	**	1.3 a	3.5 c ↑	2.5 b	3.0 b -	3.0 d	1.8 c -	2.3 b	3.0 a -
Total	1.6 a	1.3 a ↓	1.4 a	1.5 a -	2.1 a	1.8 a ↓	2.4 b	1.5 a ↓	1.7 a	1.6 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.

**2.1.1 Private Row (Townhouse) Vacancy Rates (%)
by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)**

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
Downtown	-	-	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	-	-	**	**	**	**	**	**	**	**
Glebe/Old Ottawa South	-	-	**	**	0.0 a	**	**	0.0 a	1.8 c	0.0 a ↓
Alta Vista	-	-	**	-	**	9.4 a	**	3.5 c	**	5.4 b
Carlington/Iris	-	-	-	**	**	0.8 a	0.0 d	0.0 d	0.7 a	0.4 a -
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	0.0 d	0.0 d -
New Edinb./Manor Park/Overbrook	-	-	**	**	0.2 a	0.2 a -	1.5 a	0.9 a ↓	0.8 a	0.5 a ↓
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	**	**
Hunt Club/South Keys	-	-	-	-	**	**	1.8 a	1.8 a -	1.5 a	1.5 a -
Former City of Ottawa	**	**	0.0 d	0.0 d -	2.0 c	1.8 b -	2.2 c	1.5 a -	2.1 c	1.6 a -
Vanier	-	-	**	**	**	**	**	**	**	**
Gloucester North/Orleans	-	-	-	-	2.8 a	2.3 a ↓	0.2 a	0.1 a ↓	0.4 a	0.2 a ↓
Eastern Ottawa Surrounding Areas	-	-	-	-	**	**	-	-	**	**
Gloucester/Eastern Areas	-	-	-	-	2.0 b	1.7 c -	0.2 a	0.1 a ↓	0.4 a	0.2 a ↓
Nepean	**	**	**	**	1.6 a	3.1 a ↑	1.7 a	1.7 a -	1.6 a	2.0 a ↑
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
North Grenville	-	-	**	**	**	**	-	-	**	**
Nepean/North Grenville/Western Areas	**	**	**	**	1.6 a	3.1 b ↑	1.7 a	1.6 a -	1.6 a	1.9 a -
Ottawa-Gatineau CMA (Ont. Part)	**	**	0.0 d	0.0 d -	1.8 b	2.3 a -	1.5 a	1.2 a ↓	1.6 a	1.5 a -

**2.1.2 Private Row (Townhouse) Average Rents (\$)
by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)**

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
Downtown	-	-	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	-	-	**	**	**	1,409 b	1,653 d	1,933 b	1,447 d	1,668 b
Glebe/Old Ottawa South	-	-	**	**	1,426 a	**	1,656 b	1,664 a	1,545 a	1,539 a
Alta Vista	-	-	**	-	**	1,170 a	1,362 a	1,397 a	1,297 a	1,311 a
Carlington/Iris	-	-	-	**	**	1,382 d	1,275 b	1,469 b	1,281 b	1,429 b
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	1,386 c
New Edinb./Manor Park/Overbrook	-	-	**	**	1,038 a	1,089 a	1,164 a	1,224 a	1,094 a	1,147 a
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	1,315 a	**	1,405 b	**	1,347 a
Hunt Club/South Keys	-	-	-	-	**	**	**	1,624 a	**	1,624 a
Former City of Ottawa	**	**	927 b	943 b	1,114 a	1,177 a	1,313 a	1,397 a	1,225 a	1,294 a
Vanier	-	-	**	**	**	**	**	**	**	**
Gloucester North/Orleans	-	-	-	-	1,392 a	1,455 a	1,297 a	1,361 a	1,302 a	1,366 a
Eastern Ottawa Surrounding Areas	-	-	-	-	1,093 c	**	-	-	1,093 c	**
Gloucester/Eastern Areas	-	-	-	-	1,308 a	1,326 a	1,297 a	1,361 a	1,297 a	1,358 a
Nepean	**	**	**	**	1,310 a	1,346 a	1,432 a	1,450 a	1,400 a	1,426 a
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
North Grenville	-	-	**	**	**	**	-	-	**	**
Nepean/North Grenville/Western Areas	**	**	**	**	1,307 a	1,346 a	1,432 a	1,450 a	1,398 a	1,426 a
Ottawa-Gatineau CMA (Ont. Part)	**	**	910 b	906 b	1,209 a	1,250 a	1,366 a	1,414 a	1,319 a	1,366 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
Ottawa-Gatineau CMA (Ont. Part)**

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
Downtown	0	0	5	5	6	6	14	14	25	25
Sandy Hill/Lowertown	0	0	6	8	30	31	32	30	68	69
Glebe/Old Ottawa South	0	0	5	5	10	7	44	43	59	55
Alta Vista	0	0	1	0	121	149	504	341	626	490
Carlington/Iris	0	0	0	2	138	143	223	229	361	374
Chinatown/Hintonburg/Westboro N	2	2	10	10	32	34	38	39	82	85
New Edinb./Manor Park/Overbrook	0	0	29	29	483	483	502	502	1,014	1,014
Westboro S/Hampton Pk/Britannia	0	0	0	0	38	40	32	30	70	70
Hunt Club/South Keys	0	0	0	0	20	20	114	114	134	134
Former City of Ottawa	2	2	56	59	878	913	1,503	1,342	2,439	2,316
Vanier	0	0	3	3	6	6	45	45	54	54
Gloucester North/Orleans	0	0	0	0	68	86	1,277	1,289	1,345	1,375
Eastern Ottawa Surrounding Areas	0	0	0	0	29	29	0	0	29	29
Gloucester/Eastern Areas	0	0	0	0	97	115	1,277	1,289	1,374	1,404
Nepean	3	3	4	4	782	765	2,589	2,603	3,378	3,375
Western Ottawa Surrounding Areas	0	0	0	0	56	56	246	246	302	302
North Grenville	0	0	3	3	12	12	0	0	15	15
Nepean/North Grenville/Western Areas	3	3	7	7	850	833	2,835	2,849	3,695	3,692
Ottawa-Gatineau CMA (Ont. Part)	5	5	66	69	1,831	1,867	5,660	5,525	7,562	7,466

**2.1.4 Private Row (Townhouse) Availability Rates (%)
by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)**

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						
Downtown	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a						
Sandy Hill/Lowertown	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a						
Glebe/Old Ottawa South	-	n/a	**	n/a	10.0	a	n/a	**	n/a	3.6	d	n/a				
Alta Vista	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a						
Carlington/Iris	-	n/a	-	n/a	**	n/a	1.2	a	n/a	1.4	a	n/a				
Chinatown/Hintonburg/Westboro N	**	n/a	**	n/a	**	n/a	**	n/a	0.0	d	n/a					
New Edinb./Manor Park/Overbrook	-	n/a	**	n/a	1.2	a	n/a	2.1	b	n/a	1.6	a	n/a			
Westboro S/Hampton Pk/Britannia	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a						
Hunt Club/South Keys	-	n/a	-	n/a	**	n/a	4.4	a	n/a	3.7	a	n/a				
Former City of Ottawa	**	n/a	0.0	d	n/a	2.7	b	n/a	3.1	c	n/a	2.9	b	n/a		
Vanier	-	n/a	**	n/a	**	n/a	**	n/a	**	n/a						
Gloucester North/Orleans	-	n/a	-	n/a	5.6	a	n/a	1.3	a	n/a	1.5	a	n/a			
Eastern Ottawa Surrounding Areas	-	n/a	-	n/a	**	n/a	-	n/a	**	n/a						
Gloucester/Eastern Areas	-	n/a	-	n/a	4.0	c	n/a	1.3	a	n/a	1.5	a	n/a			
Nepean	**	n/a	**	n/a	3.9	a	n/a	3.9	a	n/a	3.9	a	n/a			
Western Ottawa Surrounding Areas	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a						
North Grenville	-	n/a	**	n/a	**	n/a	-	n/a	**	n/a						
Nepean/North Grenville/Western Areas	**	n/a	**	n/a	3.9	b	n/a	3.9	b	n/a	3.9	a	n/a			
Ottawa-Gatineau CMA (Ont. Part)	**	n/a	0.0	d	n/a	3.2	b	n/a	3.1	a	n/a	a	d	3.1	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
Ottawa-Gatineau CMA (Ont. Part)**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18								
Downtown	-	-	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	-	-	**	**	**	**	++	**	++	**
Glebe/Old Ottawa South	-	-	**	**	**	**	**	-3.6 d	**	-2.5 c
Alta Vista	-	-	**	-	**	**	**	2.6 c	**	++
Carlington/Iris	-	-	-	**	**	**	**	**	5.7 c	**
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	**
New Edinb./Manor Park/Overbrook	-	-	**	**	2.6 a	5.0 a	12.0 d	++	2.3 b	6.2 a
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	**	**
Hunt Club/South Keys	-	-	-	-	**	-	**	-	**	-
Former City of Ottawa	**	**	++	++	3.6 c	4.6 b	**	++	2.4 c	5.3 b
Vanier	-	-	**	**	**	**	**	**	**	**
Gloucester North/Orleans	-	-	-	-	1.9 a	3.5 c	2.5 c	5.1 b	2.4 b	5.1 b
Eastern Ottawa Surrounding Areas	-	-	-	-	4.7 d	**	-	-	4.7 d	**
Gloucester/Eastern Areas	-	-	-	-	2.9 b	3.2 c	2.5 c	5.1 b	2.5 b	5.0 b
Nepean	**	**	**	**	3.6 d	2.7 a	4.1 c	2.0 b	4.1 d	2.6 a
Western Ottawa Surrounding Areas	-	-	-	-	-	-	-	-	-	-
North Grenville	-	-	-	-	-	-	-	-	-	-
Nepean/North Grenville/Western Areas	**	**	**	**	3.6 d	2.7 a	4.1 c	2.0 b	4.1 d	2.6 b
Ottawa-Gatineau CMA (Ont. Part)	**	**	**	++	3.6 c	3.4 b	5.3 d	2.9 c	3.2 c	4.0 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.

**2.1.6 Private Row (Townhouse) Turnover Rates (%)
by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)**

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
Downtown	-	-	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	-	-	**	**	**	**	**	**	**	**
Glebe/Old Ottawa South	-	-	**	**	0.0 a	**	**	9.3 a	12.7 c	9.1 a
Alta Vista	-	-	**	-	**	**	**	**	**	**
Carlington/Iris	-	-	-	**	**	**	**	**	**	**
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	**
New Edinb./Manor Park/Overbrook	-	-	**	**	8.9 a	5.8 a ↓	**	**	8.9 c	**
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	**	**
Hunt Club/South Keys	-	-	-	-	**	**	**	**	**	**
Former City of Ottawa	**	**	**	**	13.4 d	12.9 d -	12.4 c	**	12.8 c	10.5 d -
Vanier	-	-	**	**	**	**	**	**	**	**
Gloucester North/Orleans	-	-	-	-	**	**	**	**	**	**
Eastern Ottawa Surrounding Areas	-	-	-	-	**	**	-	-	**	**
Gloucester/Eastern Areas	-	-	-	-	**	**	**	**	**	**
Nepean	**	**	**	**	**	**	15.7 d	**	15.9 d	**
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
North Grenville	-	-	**	**	**	**	-	-	**	**
Nepean/North Grenville/Western Areas	**	**	**	**	**	**	15.7 d	**	16.0 d	**
Ottawa-Gatineau CMA (Ont. Part)	**	**	**	**	**	14.9 d	**	**	16.3 d	12.7 d -

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
Ottawa-Gatineau CMA (Ont. Part)**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18								
Downtown	0.6 a	1.3 a ↑	0.8 a	1.7 b ↑	2.1 b	1.0 a ↓	**	**	1.1 a	1.4 a -
Sandy Hill/Lowertown	2.7 c	1.6 c -	2.3 c	1.3 a ↓	2.2 c	1.1 a -	1.6 b	0.7 b ↓	2.3 b	1.2 a ↓
Glebe/Old Ottawa South	0.0 d	0.0 d -	0.1 b	0.1 b -	0.2 b	**	0.8 a	0.0 d ↓	0.2 b	0.5 b -
Alta Vista	0.7 b	2.1 a ↑	1.5 a	1.6 a -	3.3 a	2.0 a ↓	**	2.8 a	2.7 a	1.9 a ↓
Carlington/Iris	2.2 b	1.0 a ↓	1.0 a	0.9 a -	1.8 b	1.6 b -	0.9 a	0.4 b -	1.4 a	1.2 a -
Chinatown/Hintonburg/Westboro N	1.6 b	1.1 a -	1.0 a	1.3 a -	1.7 c	1.8 c -	**	0.0 d	1.3 a	1.4 a -
New Edinb./Manor Park/Overbrook	0.0 c	1.1 a ↑	1.9 b	2.9 c -	1.5 c	5.4 d ↑	1.0 a	1.1 a -	1.5 a	3.7 c ↑
Westboro S/Hampton Pk/Britannia	3.0 b	1.6 b ↓	1.4 a	0.9 a ↓	1.3 a	0.7 a ↓	0.0 d	0.0 c -	1.4 a	0.8 a ↓
Hunt Club/South Keys	**	**	1.0 a	0.7 a ↓	1.1 a	0.8 a ↓	1.1 a	1.1 a -	1.0 a	0.8 a ↓
Former City of Ottawa	1.5 a	1.3 a -	1.2 a	1.3 a -	1.9 a	1.8 a -	2.1 b	1.1 a ↓	1.6 a	1.5 a -
Vanier	**	**	2.2 c	**	2.0 c	2.0 c -	**	**	2.0 b	**
Gloucester North/Orleans	0.9 a	0.0 d ↓	1.4 a	1.6 a -	2.0 a	1.1 a ↓	0.7 a	0.3 a ↓	1.4 a	0.9 a ↓
Eastern Ottawa Surrounding Areas	**	**	0.0 d	2.1 b ↑	0.7 b	0.0 c -	**	**	0.6 b	0.4 a -
Gloucester/Eastern Areas	0.9 a	0.0 d ↓	1.4 a	1.7 b -	1.8 a	0.9 a ↓	0.7 a	0.3 a ↓	1.3 a	0.8 a ↓
Nepean	4.0 a	2.0 a ↓	2.6 a	2.2 a ↓	3.4 a	2.5 a ↓	2.2 a	2.1 a -	2.8 a	2.3 a ↓
Western Ottawa Surrounding Areas	**	**	1.3 a	1.3 a -	0.6 a	0.9 a -	**	0.5 b	0.9 a	1.0 a -
North Grenville	**	**	**	**	**	**	**	**	**	**
Nepean/North Grenville/Western Areas	3.8 a	1.9 a ↓	2.2 a	1.9 a ↓	2.8 a	2.1 a ↓	2.2 a	2.0 a -	2.5 a	2.0 a ↓
Ottawa-Gatineau CMA (Ont. Part)	1.6 a	1.3 a ↓	1.4 a	1.5 a -	2.1 a	1.8 a -	1.8 a	1.3 a ↓	1.7 a	1.6 a -

**3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$)
by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)**

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
Downtown	847 a	931 a	1,094 a	1,183 a	1,484 a	1,577 a	1,642 b	1,708 b	1,160 a	1,250 a
Sandy Hill/Lowertown	834 a	880 a	1,134 a	1,186 a	1,555 b	1,458 b	1,888 b	1,759 c	1,263 a	1,240 a
Glebe/Old Ottawa South	858 a	846 a	1,033 a	1,100 a	1,343 a	1,410 a	1,570 b	1,695 b	1,194 a	1,256 a
Alta Vista	842 a	853 a	971 a	1,020 a	1,186 a	1,235 a	1,445 a	1,523 a	1,106 a	1,146 a
Carlington/Iris	818 a	909 a	937 a	1,007 a	1,128 a	1,200 a	1,304 b	1,482 b	1,030 a	1,112 a
Chinatown/Hintonburg/Westboro N	828 a	867 a	1,016 a	1,076 a	1,254 a	1,407 b	1,837 b	1,564 a	1,080 a	1,138 b
New Edinb./Manor Park/Overbrook	832 a	812 a	973 a	1,169 b	1,105 a	1,397 b	1,378 b	1,425 b	1,096 a	1,293 b
Westboro S/Hampton Pk/Britannia	875 a	872 a	961 a	1,023 a	1,151 a	1,215 a	1,286 a	1,347 a	1,036 a	1,100 a
Hunt Club/South Keys	757 b	820 a	900 a	940 a	1,066 a	1,142 a	**	1,554 a	1,010 a	1,081 a
Former City of Ottawa	839 a	886 a	1,018 a	1,092 a	1,240 a	1,323 a	1,521 a	1,545 a	1,114 a	1,183 a
Vanier	737 b	747 b	868 a	897 a	1,017 a	1,032 a	1,327 c	**	950 a	967 a
Gloucester North/Orleans	849 a	830 a	980 a	1,002 a	1,113 a	1,168 a	1,284 a	1,358 a	1,144 a	1,199 a
Eastern Ottawa Surrounding Areas	**	**	801 b	804 a	947 a	966 a	**	**	935 a	944 a
Gloucester/Eastern Areas	841 a	825 a	974 a	989 a	1,083 a	1,127 a	1,284 a	1,358 a	1,126 a	1,172 a
Nepean	941 a	999 a	1,026 a	1,067 a	1,227 a	1,290 a	1,426 a	1,450 a	1,253 a	1,300 a
Western Ottawa Surrounding Areas	**	**	1,586 a	1,596 a	1,831 a	1,793 a	**	**	1,708 a	1,696 a
North Grenville	**	**	**	**	**	**	**	**	**	**
Nepean/North Grenville/Western Areas	942 a	1,001 a	1,199 a	1,227 a	1,335 a	1,376 a	1,426 a	1,450 a	1,323 a	1,358 a
Ottawa-Gatineau CMA (Ont. Part)	836 a	881 a	1,022 a	1,088 a	1,231 a	1,297 a	1,435 a	1,468 a	1,136 a	1,195 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
Ottawa-Gatineau CMA (Ont. Part)**

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
Downtown	1,519	1,495	5,023	5,012	2,094	2,091	253	253	8,889	8,851
Sandy Hill/Lowertown	947	958	2,950	2,990	1,774	1,745	447	469	6,118	6,162
Glebe/Old Ottawa South	202	199	1,542	1,552	1,294	1,308	261	262	3,299	3,321
Alta Vista	193	195	3,699	3,697	3,544	3,567	808	645	8,244	8,104
Carlton/Iris	491	492	3,273	3,279	2,928	2,930	456	466	7,148	7,167
Chinatown/Hintonburg/Westboro N	661	668	2,485	2,464	1,344	1,331	245	193	4,735	4,656
New Edinb./Manor Park/Overbrook	231	230	1,345	1,462	2,141	2,288	671	685	4,388	4,665
Westboro S/Hampton Pk/Britannia	436	444	2,707	2,711	2,333	2,331	201	199	5,677	5,685
Hunt Club/South Keys	114	115	1,005	1,020	1,055	1,081	187	191	2,361	2,407
Former City of Ottawa	4,794	4,796	24,029	24,187	18,507	18,672	3,529	3,363	50,859	51,018
Vanier	172	171	1,810	1,811	1,839	1,861	249	255	4,070	4,098
Gloucester North/Orleans	108	109	849	865	1,610	1,687	1,509	1,526	4,076	4,187
Eastern Ottawa Surrounding Areas	2	2	70	86	297	378	13	13	382	479
Gloucester/Eastern Areas	110	111	919	951	1,907	2,065	1,522	1,539	4,458	4,666
Nepean	154	154	1,698	1,696	3,458	3,477	2,952	2,967	8,262	8,294
Western Ottawa Surrounding Areas	2	12	742	741	852	841	256	256	1,852	1,850
North Grenville	1	1	7	7	61	67	3	3	72	78
Nepean/North Grenville/Western Areas	157	167	2,447	2,444	4,371	4,385	3,211	3,226	10,186	10,222
Ottawa-Gatineau CMA (Ont. Part)	5,233	5,245	29,205	29,393	26,624	26,983	8,511	8,383	69,573	70,004

**3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%)
by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)**

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
Downtown	1.2 a	n/a	2.0 a	n/a	3.9 c	n/a	**	n/a	2.5 a	n/a
Sandy Hill/Lowertown	4.4 d	n/a	3.5 c	n/a	3.4 d	n/a	2.6 c	n/a	3.5 c	n/a
Glebe/Old Ottawa South	0.0 d	n/a	2.1 c	n/a	1.7 c	n/a	0.8 a	n/a	1.7 c	n/a
Alta Vista	4.8 c	n/a	4.6 b	n/a	5.9 b	n/a	**	n/a	5.4 b	n/a
Carlton/Iris	4.4 b	n/a	2.5 a	n/a	3.4 b	n/a	1.4 a	n/a	2.9 a	n/a
Chinatown/Hintonburg/Westboro N	2.8 a	n/a	2.0 a	n/a	2.2 c	n/a	**	n/a	2.2 a	n/a
New Edinb./Manor Park/Overbrook	0.3 b	n/a	3.3 c	n/a	2.8 c	n/a	2.5 b	n/a	2.7 a	n/a
Westboro S/Hampton Pk/Britannia	5.9 b	n/a	3.1 b	n/a	2.2 a	n/a	1.0 a	n/a	2.9 a	n/a
Hunt Club/South Keys	0.9 a	n/a	2.4 a	n/a	3.4 a	n/a	2.7 a	n/a	2.8 a	n/a
Former City of Ottawa	2.9 a	n/a	2.9 a	n/a	3.6 a	n/a	3.4 c	n/a	3.2 a	n/a
Vanier	**	n/a	2.4 c	n/a	3.0 c	n/a	**	n/a	2.5 b	n/a
Gloucester North/Orleans	1.9 b	n/a	2.5 a	n/a	4.2 a	n/a	1.9 a	n/a	2.9 a	n/a
Eastern Ottawa Surrounding Areas	**	n/a	0.0 d	n/a	0.7 b	n/a	**	n/a	0.6 b	n/a
Gloucester/Eastern Areas	1.8 b	n/a	2.4 a	n/a	3.6 b	n/a	1.9 a	n/a	2.7 a	n/a
Nepean	8.6 a	n/a	5.3 a	n/a	5.9 a	n/a	4.3 a	n/a a ↓	5.3 a	n/a
Western Ottawa Surrounding Areas	**	n/a	1.6 a	n/a	0.8 a	n/a	**	n/a	1.1 a	n/a
North Grenville	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Nepean/North Grenville/Western Areas	8.3 a	n/a	4.2 a	n/a	4.9 a	n/a	4.3 b	n/a a ↓	4.6 a	n/a
Ottawa-Gatineau CMA (Ont. Part)	2.9 a	n/a	2.9 a	n/a	3.7 a	n/a a ↓	3.4 a	n/a a ↓	3.3 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.

**3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹
by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18								
Downtown	2.4 c	9.0 c	++	9.2 b	**	8.1 c	++	++	**	9.4 b
Sandy Hill/Lowertown	**	**	3.9 d	**	**	3.0 c	++	4.8 d	3.0 c	2.5 c
Glebe/Old Ottawa South	4.1 a	5.7 b	2.4 b	**	++	4.2 c	2.5 c	**	1.4 a	5.3 d
Alta Vista	5.7 d	4.1 c	2.3 a	5.4 c	2.4 b	5.5 b	2.5 c	3.3 d	2.3 a	5.1 c
Carlington/Iris	1.6 b	9.5 b	1.5 b	9.1 b	2.5 c	8.4 c	3.8 d	3.2 d	1.9 b	8.4 b
Chinatown/Hintonburg/Westboro N	2.9 a	5.3 c	2.4 c	6.2 c	**	**	3.9 d	**	2.5 c	5.3 c
New Edinb./Manor Park/Overbrook	4.1 c	++	2.9 a	4.2 c	3.1 b	4.8 c	**	++	3.1 c	4.6 b
Westboro S/Hampton Pk/Britannia	5.9 d	**	1.7 a	6.4 b	++	**	2.9 c	3.3 d	1.7 a	5.7 b
Hunt Club/South Keys	++	**	1.2 a	4.5 d	1.5 a	4.4 d	**	**	0.9 a	4.2 d
Former City of Ottawa	3.4 c	5.4 b	2.1 a	6.4 a	1.9 b	6.0 b	3.2 d	5.8 d	2.0 a	6.0 a
Vanier	4.9 c	3.2 c	3.2 c	3.9 b	2.7 c	**	++	**	2.9 b	3.8 c
Gloucester North/Orleans	3.7 b	++	1.4 a	5.5 b	0.8 d	6.4 b	0.6 b	7.8 a	1.2 a	5.8 b
Eastern Ottawa Surrounding Areas	**	**	++	**	3.1 d	**	**	**	2.7 c	**
Gloucester/Eastern Areas	2.8 c	**	1.0 a	3.9 b	1.1 a	5.4 c	0.6 b	7.8 a	1.4 a	5.2 b
Nepean	3.0 c	5.9 a	1.2 a	4.2 a	2.4 b	4.1 a	4.0 c	2.3 b	2.7 b	3.6 a
Western Ottawa Surrounding Areas	**	**	4.7 b	1.5 a	5.2 a	1.3 a	**	**	4.9 b	1.4 a
North Grenville	-	-	-	-	-	-	-	-	-	-
Nepean/North Grenville/Western Areas	3.0 c	5.4 b	2.1 b	3.5 a	3.0 b	3.5 a	4.0 c	2.3 b	3.1 c	3.2 a
Ottawa-Gatineau CMA (Ont. Part)	3.5 c	5.2 b	2.1 a	5.9 a	2.0 a	5.6 b	3.0 c	5.3 c	2.2 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.

**3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%)
by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)**

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
Downtown	**	21.7 d	15.9 d	19.7 a ↑	17.5 d	16.3 d -	**	**	16.7 d	19.2 a -
Sandy Hill/Lowertown	29.6 d	**	**	18.3 d	**	23.8 d	**	**	24.9 d	21.6 d -
Glebe/Old Ottawa South	**	**	**	28.2 a	**	18.7 d	**	**	23.9 d	24.6 a -
Alta Vista	**	27.1 d	29.7 d	26.6 d -	**	27.3 d	23.7 d	**	31.0 a	25.5 a ↓
Carlington/Iris	**	**	22.7 d	15.0 d ↓	22.4 d	15.3 d ↓	**	**	21.8 d	16.3 d ↓
Chinatown/Hintonburg/Westboro N	**	**	**	19.1 d	**	19.6 d	**	**	**	19.9 d
New Edinb./Manor Park/Overbrook	**	11.2 d	20.6 d	15.7 d ↓	14.5 c	16.0 d -	**	**	15.0 c	14.8 c -
Westboro S/Hampton Pk/Britannia	27.5 d	**	20.2 a	15.6 d ↓	21.5 d	14.0 c ↓	**	**	21.1 a	15.6 d ↓
Hunt Club/South Keys	**	**	**	20.8 d	24.0 d	24.2 d -	**	**	22.9 d	22.4 a -
Former City of Ottawa	24.2 d	23.7 a -	22.1 a	19.9 a ↓	23.3 a	19.5 a ↓	16.8 d	15.8 d -	22.4 a	19.9 a ↓
Vanier	**	**	**	**	**	**	**	**	**	**
Gloucester North/Orleans	35.9 a	16.2 d ↓	**	14.7 a	**	13.5 d	**	**	**	11.7 d
Eastern Ottawa Surrounding Areas	**	**	**	**	19.3 d	13.2 d ↓	**	**	20.2 d	13.3 d ↓
Gloucester/Eastern Areas	35.6 a	16.0 d ↓	**	14.7 a	16.1 d	13.5 d -	**	**	**	11.8 d
Nepean	**	**	28.5 a	24.9 d ↓	26.9 a	19.6 d ↓	18.6 d	**	24.1 a	20.3 d ↓
Western Ottawa Surrounding Areas	**	**	**	**	13.6 c	6.4 b ↓	**	**	12.9 c	7.9 c ↓
North Grenville	**	**	**	**	**	**	**	**	**	**
Nepean/North Grenville/Western Areas	29.8 d	**	25.8 a	23.6 d -	23.4 a	15.8 d ↓	18.8 d	**	22.4 a	18.3 d ↓
Ottawa-Gatineau CMA (Ont. Part)	25.8 d	24.0 d -	22.7 a	20.3 a ↓	23.1 a	18.6 a ↓	19.3 d	**	22.7 a	19.5 a ↓

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

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹
Vacancy Rates (%)
Ottawa-Gatineau CMA (Ont. Part) - October 2018

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-17	Oct-18	Oct-17	Oct-18
Downtown	4.3 d	**	1.4 a	1.2 a -
Inner Suburbs	3.6 d	1.6 c ↓	1.8 a	2.0 a -
Outer Suburbs	**	**	2.0 a	1.4 a ↓
Ottawa-Gatineau CMA (Ont. Part)	2.9 c	3.4 d -	1.7 a	1.6 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.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹
Average Rents (\$) by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part) - 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
Downtown	**	906 a	**	1,171 a	1,655 c	1,502 a △	**	1,719 b
Inner Suburbs	**	843 a	1,286 d	1,032 a △	1,647 c	1,261 a △	**	1,635 b
Outer Suburbs	**	903 a	1,226 b	1,066 a △	1,490 b	1,244 a △	**	1,439 a
Ottawa-Gatineau CMA (Ont. Part)	**	881 a	1,247 b	1,088 a △	1,579 b	1,301 a △	**	1,584 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.

**4.1.3 Rental Condominium Apartments - Average Rents (\$)
by Bedroom Type**

Ottawa-Gatineau CMA (Ont. Part) - 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
Downtown	**	**	1,436 c	**	1,836 c	1,655 c -	**	**	1,890 c	1,836 c -
Inner Suburbs	**	**	1,279 c	1,286 d -	1,617 c	1,647 c -	**	**	1,513 b	1,669 b -
Outer Suburbs	**	**	1,178 b	1,226 b -	1,336 a	1,490 b ↑	1,517 c	**	1,341 a	1,389 a -
Ottawa-Gatineau CMA (Ont. Part)	**	**	1,290 b	1,247 b -	1,566 b	1,579 b -	**	**	1,564 b	1,601 b -

**4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹
Total Vacancy Rates (%)
by Building Size**

Ottawa-Gatineau CMA (Ont. Part) - October 2018

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-17	Oct-18	Oct-17	Oct-18
Ottawa-Gatineau CMA (Ont. Part)				
3 to 24 Units	1.5 d	3.3 d -	2.1 a	2.2 b -
25 to 49 Units	3.8 d	1.3 a ↓	1.8 a	0.9 a ↓
50 to 99 Units	1.3 a	0.8 a -	2.1 b	2.2 a -
100 to 199 Units	**	1.7 c	1.5 a	1.4 a -
200+ Units	2.5 c	**	1.5 a	1.3 a -
Total	2.9 c	3.4 d -	1.7 a	1.6 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.

**4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments**
Ottawa-Gatineau CMA (Ont. Part) - 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
Downtown	9,209	9,500	3,524 ^a	3,499 ^a	38.3 ^a	36.8 ^a -	4.3 ^d	**
Inner Suburbs	10,789	11,169	2,718 ^a	2,730 ^a	25.2 ^a	24.4 ^a -	3.6 ^d	1.6 ^c ↓
Outer Suburbs	14,036	14,198	4,087 ^a	4,095 ^a	29.1 ^a	28.8 ^a -	**	**
Ottawa-Gatineau CMA (Ont. Part)	34,034	34,867	10,316 ^a	10,250 ^a	30.3 ^a	29.4 ^a -	2.9 ^c	3.4 ^d -

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

**4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments by Project Size**
Ottawa-Gatineau CMA (Ont. Part) - 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
Ottawa-Gatineau CMA (Ont. Part)								
3 to 24 Units	1,870	2,102	489 ^a	508 ^a	26.2 ^a	24.2 ^a -	1.5 ^d	3.3 ^d -
25 to 49 Units	3,269	3,289	815 ^a	818 ^d	24.9 ^a	24.9 ^d -	3.8 ^d	1.3 ^a ↓
50 to 99 Units	5,795	5,876	1,556 ^a	1,559 ^a	26.8 ^a	26.5 ^a -	1.3 ^a	0.8 ^a -
100 to 199 Units	13,172	13,854	3,935 ^a	4,235 ^a	29.9 ^a	30.6 ^a -	**	1.7 ^c
200+ Units	9,928	9,746	3,458 ^a	**	34.8 ^a	**	2.5 ^c	**
Total	34,034	34,867	10,316 ^a	10,250 ^a	30.3 ^a	29.4 ^a -	2.9 ^c	3.4 ^d -

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)	Poor	Poor	Poor	Poor	Poor
3 – 10	Poor	Fair	Fair	Fair	Good
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+	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Poor	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

The Rental Market Survey and the Condominium Apartment Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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