

Ontario — Rental Market Statistics Summary by Metropolitan Areas, Census Agglomerations and Cities

October 2024

Row / Apartment

Bedroom Type - Total

	Vacancy Rate (%)	Availability Rate (%)	Average Rent (\$)	Median Rent (\$)	% Change	Units
Barrie	3.4 b	**	1,641 a	1,593 a	5.3 c	4,224
Belleville - Quinte West	3.5 c	**	1,391 a	1,400 a	4.7 d	6,194
Bracebridge T	1.1 d	**	1,347 b	1,250 b	6.0 c	343
Brantford	2.2 b	**	1,418 a	1,378 a	10.8 d	5,886
Brighton MU	0.0 d	**	1,216 b	1,169 c	**	190
Brock TP	0.0 d	**	1,050 a	1,000 b	**	139
Brockville	6.6 c	**	1,183 a	1,068 a	14.7 d	2,161
Centre Wellington	1.9 b	**	1,345 a	1,249 a	6.0 b	762
Chatham-Kent	4.3 c	**	1,177 b	1,020 a	**	5,490
Cobourg	1.5 a	**	1,363 a	1,300 b	**	1,392
Collingwood	2.3 c	**	1,425 a	1,300 a	6.0 c	860
Cornwall	2.7 b	**	1,064 a	1,000 a	11.8 c	4,154
Elliot Lake	2.0 a	**	797 a	788 a	-9.6 a	1,363
Erin T	**	**	**	**	**	19
Gravenhurst T	**	**	1,272 b	1,120 b	**	383
Greater Napanee T	**	**	1,218 b	1,050 d	**	602
Greater Sudbury / Grand Sudbury	1.4 a	**	1,356 a	1,307 a	11.4 d	13,234
Grey Highlands MU	**	**	**	**	**	71
Guelph	1.8 a	**	1,703 a	1,660 a	3.3 d	8,696
Haldimand County CY	**	**	1,487 a	1,663 a	13.2 a	460
Hamilton	2.4 a	**	1,539 a	1,450 a	2.5 b	47,794
Hawkesbury	0.2 b	**	871 b	785 c	++	753
Huntsville T	**	**	1,372 b	1,300 b	8.5 b	445
Ingersoll	2.2 a	**	1,103 a	1,053 b	**	256
Ontario	2.7 a	**	1,666 a	1,580 a	4.0 a	743,904

	Vacancy Rate (%)	Availability Rate (%)	Average Rent (\$)	Median Rent (\$)	% Change	Units
Kawartha Lakes	3.3 d	**	1,346 a	1,350 b	++	1,718
Kenora	**	**	1,048 b	1,031 b	**	357
Kincardine MU	0.0 d	**	1,247 b	1,260 b	++	285
Kingston	2.8 a	**	1,596 a	1,550 a	5.5 c	15,178
Kitchener - Cambridge - Waterloo	3.5 b	**	1,658 a	1,620 a	3.5 c	41,818
Lambton Shores MU	0.7 a	**	1,274 a	1,418 b	-11.7 a	152
London	2.8 a	**	1,460 a	1,429 a	6.4 a	52,607
Meaford MU	1.8 c	**	1,256 b	1,100 c	**	260
Midland	2.4 c	**	1,371 c	1,260 b	**	1,197
Norfolk	**	**	973 b	900 b	**	969
North Bay	1.6 c	**	1,232 b	1,144 b	**	3,650
North Perth MU	1.8 b	**	1,257 a	1,238 b	9.9 c	598
Orillia	4.5 d	**	1,387 a	1,388 b	5.2 d	2,061
Oshawa	3.5 b	**	1,698 a	1,640 b	**	13,705
Ottawa	2.5 a	**	1,684 a	1,600 a	5.1 a	85,424
Owen Sound	1.7 c	**	1,159 a	1,063 a	4.6 b	2,055
Pembroke	**	**	1,206 b	1,150 b	**	1,072
Petawawa	1.5 d	**	1,111 a	1,050 c	++	398
Peterborough	3.3 b	**	1,396 a	1,300 a	5.5 d	6,860
Port Hope	1.5 a	**	1,514 b	1,400 c	++	590
Prince Edward County CY	3.5 d	**	1,210 b	1,164 b	**	532
Sarnia	5.2 a	**	1,376 a	1,349 a	9.2 b	6,388
Saugeen Shores T	3.4 b	**	1,638 a	1,776 a	6.3 c	642
Sault Ste. Marie	2.4 a	**	1,214 a	1,150 a	7.0 b	5,194
Scugog TP	0.0 d	**	1,226 c	**	++	147
South Dundas MU	**	**	698 a	712 b	**	319
South Huron MU	4.5 c	**	1,361 b	1,354 c	9.9 a	464
St. Catharines - Niagara	3.6 b	**	1,397 a	1,331 a	4.0 d	16,641
Stratford	2.3 a	**	1,537 a	1,550 a	5.8 d	2,436
The Nation / La Nation M	**	**	**	**	**	99
Thunder Bay	3.0 b	**	1,355 a	1,300 a	8.4 b	6,264
Tillsonburg	3.7 c	**	1,184 b	1,090 b	8.3 c	984
Ontario	2.7 a	**	1,666 a	1,580 a	4.0 a	743,904

	Vacancy Rate (%)	Availability Rate (%)	Average Rent (\$)	Median Rent (\$)	% Change	Units
Timmins	2.3 c	**	1,165 a	1,200 b	**	1,800
Toronto	2.5 a	**	1,852 a	1,760 a	2.7 b	342,209
Trent Hills MU	**	**	**	**	**	36
Wasaga Beach	**	**	**	**	**	5
West Grey MU	**	**	**	**	**	151
West Nipissing / Nipissing Ouest M	0.0 c	**	970 a	925 b	**	423
Windsor	3.2 b	**	1,221 a	1,150 a	6.5 b	19,292
Woodstock	1.7 b	**	1,472 a	1,495 a	4.7 c	3,053
Ontario	2.7 a	**	1,666 a	1,580 a	4.0 a	743,904

Notes:

- The following letter codes are used to indicate the reliability of the estimates: a—Excellent, b—Very good, c—Good, d—Poor (Use with Caution))
- ** —Data suppressed to protect confidentiality or data not statistically reliable
- ++—Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0). (Applies only to % Change of Average Rent Tables).

CMHC Rental Market Survey