

HOUSING by the NUMBERS



Information for this brochure was supplied by Durham, Peel and Halton Regions.

Vacancy and Average Market rate data was derived from annual Rental Market Surveys compiled by Canada Mortgage and Housing Corporation.

Income information was derived from the 2001 Statistics Canada Census.

Information for the City of Toronto was gathered from the City of Toronto Web site.

Average sales price data for single detached dwellings were compiled from MLS Marketwatch, June, 2006.



This publication is designed to help understand some of the demographic factors and market conditions that affect the need and demand for affordable housing and homelessness services within the Greater Toronto Area (GTA) by comparing statistical information relating to the rental markets, social housing portfolios, waiting list numbers and income characteristics related to ability to serve need, among the five Service Managers in the GTA who are responsible for the provision of these services.

The need for affordable housing and homelessness services remains high across the entire GTA. However, the mix and supply of services available to serve this need, as shown in the accompanying data, vary considerably. This need will continue to increase across the Area as population continues to increase and the boundaries of urbanized areas continues to expand.

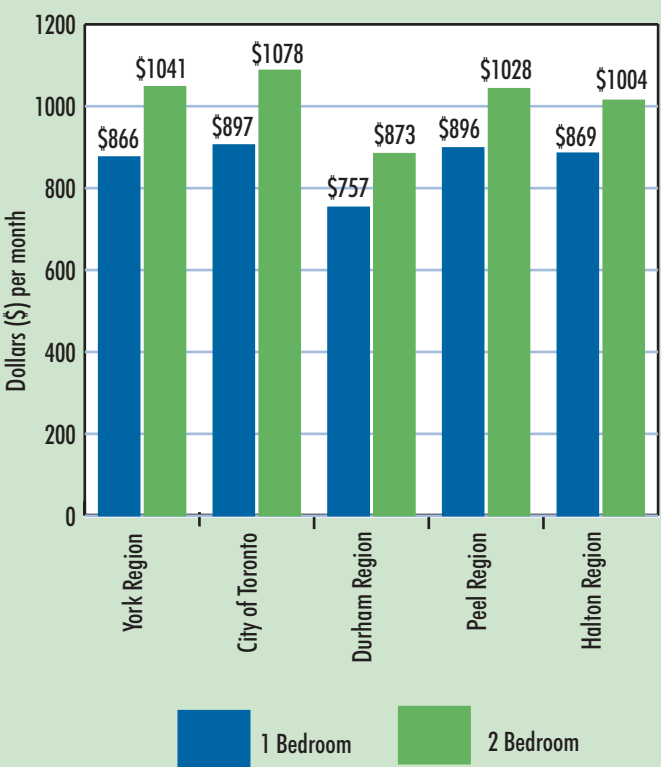
York Region would like to thank each of the Service Managers who participated in this statistical snap shop for sharing their information in this important comparison of Housing by the Numbers.



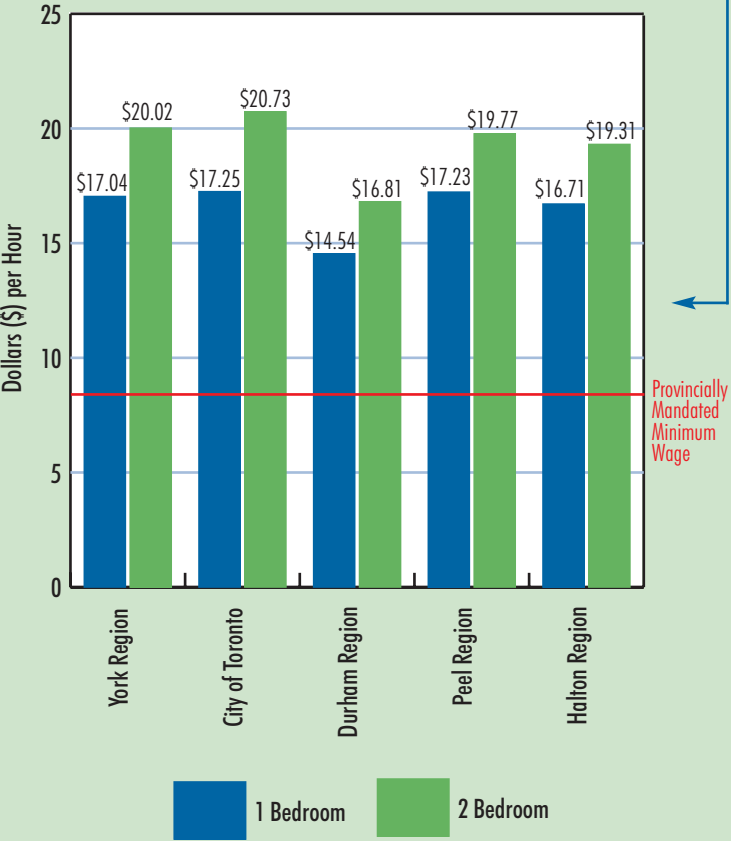
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Average Market Rents 2006

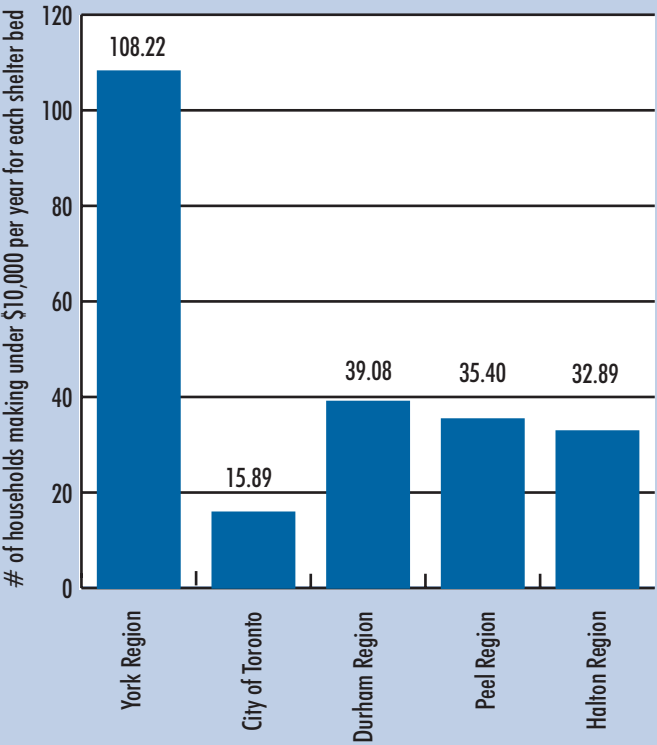


Required Minimum Wage to Afford Unit at 30% of Income



	York Region	City of Toronto	Durham Region	Peel Region	Halton Region
Vacancy Rates					
Vacancy Rates in 2006 - All Units	1.6%	3.3%	3.67%	2.8%	1.8%
Average Vacancy Rate 2002-2005	1.54%	n/a	3.34%	3.89%	1.64%
Highest Vacancy Rate	1.8% (2004)	4.3% (2004)	4.1% (2006)	4.7% (2004)	2.0% (2004)
Average Market Rents - 2006					
1 Bedroom	\$866	\$897	\$757	\$896	\$869
2 Bedroom	\$1041	\$1078	\$873	\$1028	\$1004
Percentage of Rent Compared to Toronto - 2006					
1 Bedroom	98.77%	100%	84.28%	99.89%	96.88%
2 Bedroom	96.57%	100%	81.08%	95.36%	93.14%
Required Minimum Wage to Afford Unit at 30% of Income					
1 Bedroom	\$17.04	\$17.25	\$15.54	\$17.23	\$16.71
2 Bedroom	\$20.02	\$20.73	\$16.81	\$19.77	\$19.31
New Affordable Housing Units Built Since 2001	128	1435	0	367	0
Total Private Rental and Social Housing Stock - 2005					
# of Rental Housing Units	30580	464535	34860	79115	27865
% of Housing Units that are Rental	13.7%	49%	20.3%	22%	20.8%
# Social Housing Units	6385	90003	6704	14079	4348
# Subsidized Units	4482	70202	4446	9572	3387
# Households Making Under \$40,000 per Year for Each Subsidy Unit (Income data: 2001 Census)	10.55	4.25	9.91	7.58	8.69
# of Households on Waiting List	5490	66600	10995	14075	1785
# Households on Waiting List for Each Social Housing Unit	0.86	0.74	1.64	1.00	0.41
Emergency Shelter Space					
# of Beds in 2005	59	4181	136	303	83
# Households Making Under \$10,000 per Year for Each Shelter Bed (Income data: 2001 Census)	108.22	15.89	39.08	35.40	32.89
Funded Bed Nights	30074	1358200	30402	62727	30295
Average Sales Price - June 2005					
Single Detached Dwelling	477000	541000	297000	418000	483000
Housing Mix - 2005					
Single Detached	72%	n/a	69%	54%	63%
Semi-Detached	6%	n/a	6%	14%	4.3%
Rows/Townhouses	10%	n/a	8%	13%	13%
Apartments	12%	n/a	16%	23%	19.6%

Of Households Making Under \$10,000 Per Year for Each Shelter Bed



Average Sales Price of Single Detached Dwelling, 2005

