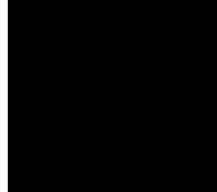




Urban

Formerly Urban Analytics



**GREATER TORONTO  
& HAMILTON AREA  
RENTAL  
TAKE**



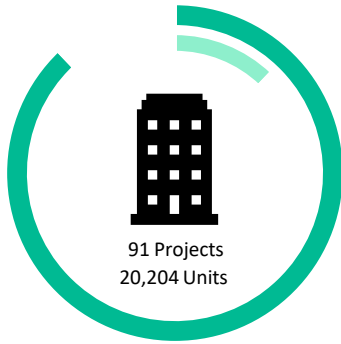
**Q4  
2022**

**RENTAL REVERSES**

**POWERED BY  
NHSLIVE**



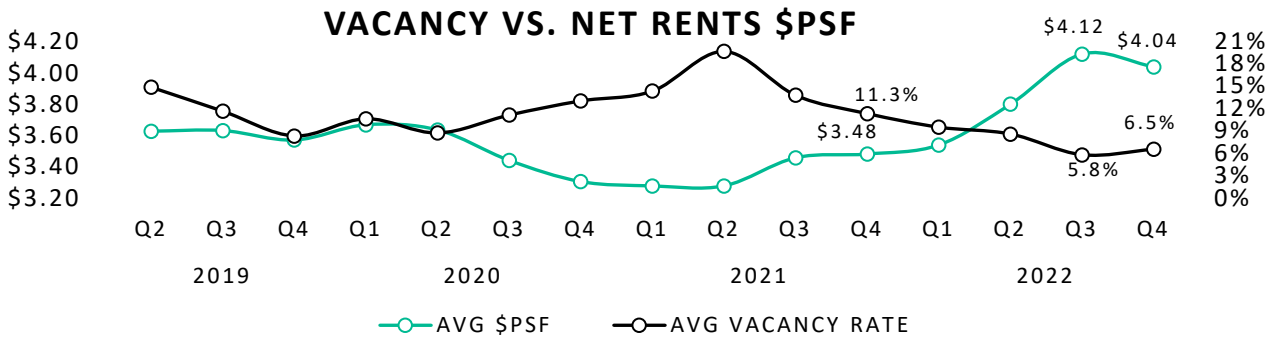
## RENTAL REVERSES



- Fully Leased 75 projects
- Actively Leasing 16 projects

Rental rates decreased and vacancy increased among new purpose-built rental projects in the fourth quarter of 2022. Overall vacancy increased by 0.7 percentage points from the third quarter of the year (5.8 percent) to an overall average of 6.5 percent. Year-over-year, overall vacancy dropped by 4.8 percent. Four projects were launched in the fourth quarter adding 618 new units to the market. The average vacancy rate in stabilized projects nearly doubled from the prior quarter, from 0.8 percent to 1.4 percent. This marks the first quarterly increase in stabilized vacancy since the fourth quarter of 2021. Stabilized vacancy was relatively flat compared to the same quarter last year.

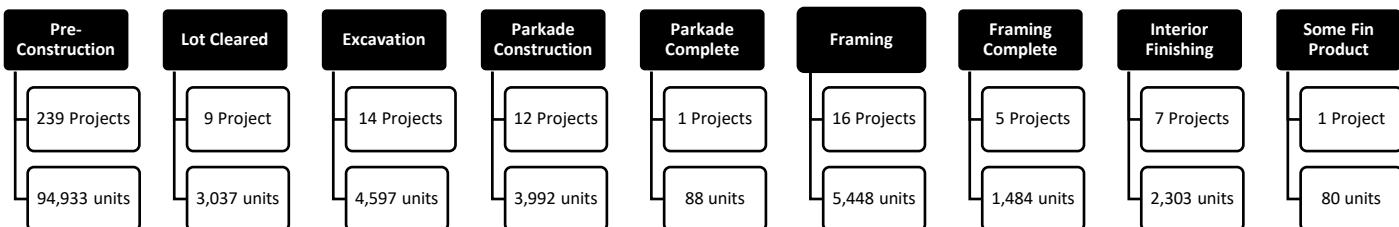
Average rental rates have decreased by two percent (\$0.08 per square foot) to an overall weighted average of \$4.04 per square foot with rental projects in Downtown Toronto achieving an average of \$4.55 per square foot. The reported average rental rate of \$4.01 per square foot for the third quarter has been revised up to \$4.12 due to information collected after the publishing of the third quarter report. The decrease in rental rates from last quarter is mostly due to seasonality—the fourth quarter has experienced increased vacancy rates from the third quarter since 2019.



### AVERAGE RENTS BY UNIT TYPE

Unit Type	Active Concrete	Fully leased Concrete	Active Townhome	Fully leased Townhome
STUDIO	\$1,811	\$2,269	-	-
1 BED	\$2,756	\$2,449	-	-
1+ DEN	\$3,091	\$2,507	-	-
2 BED/ 1 BATH	\$3,055	\$2,973	-	-
2 BED/ 2 BATH	\$4,258	\$3,270	\$3,500	-
2 + DEN	\$4,877	\$4,153	\$4,736	-
3 BED	\$4,959	\$4,520	\$4,875	\$4,511

## CONTEMPLATED



# Condo Rental Q4-2022

Zonda Urban has now been tracking the GTHA *new* condo rental market for three quarters. Zonda Urban only tracks projects which have had first occupancy since the beginning of 2020. The fourth quarter was much slower than the prior quarter, predominantly due to seasonality. Rental rates across most unit types remained relatively flat whereas days on market increased drastically across all unit types, signaling a drop in rental demand that has not been sufficiently accommodated for with lower prices. The average list-lease spread represents the average percentage difference between the agreed-to lease price and the listed price. The Q4 spread was effectively zero, showing less occurrences of competing prospective tenants bidding up lease prices than in Q3 when the spread was 1.4 percent.



207 Projects



3,537 Listings



2,052 Leases

## Average Lease Price & % Change from Prior Quarter

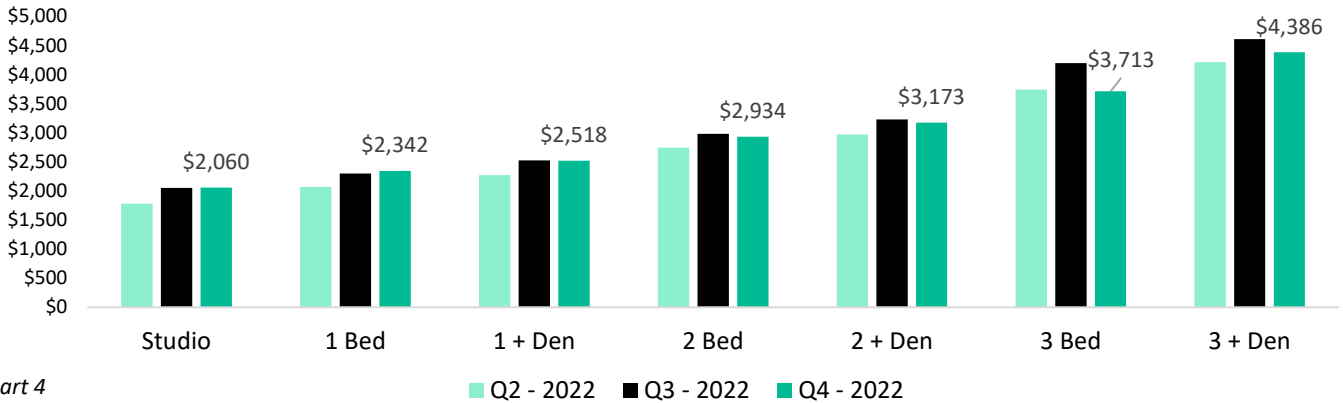


Chart 4

## Average DOM of Leased Units & % Change from Prior Quarter

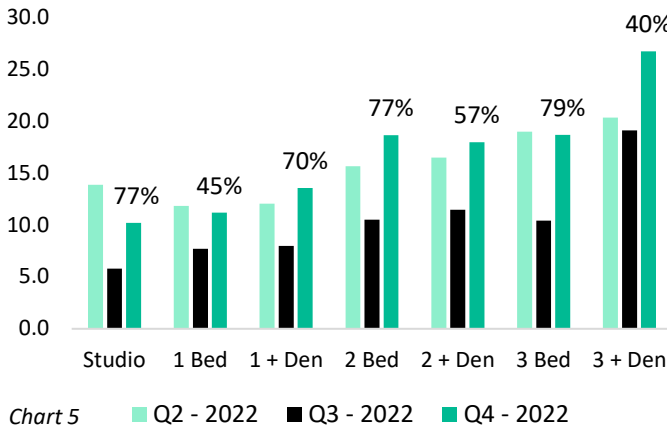


Chart 5

## Average List - Lease Price Spread

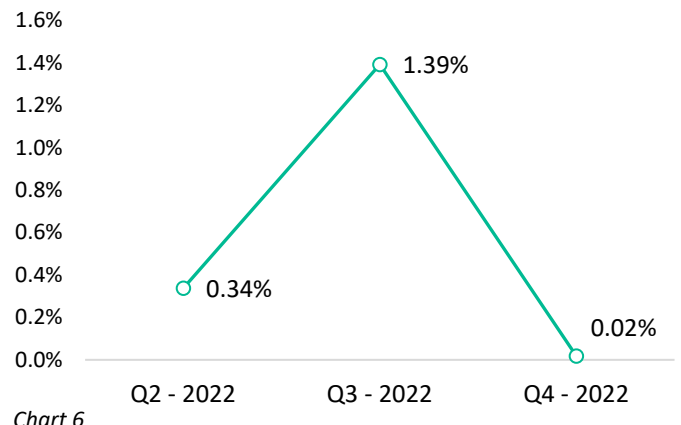


Chart 6