



Community Data Program

Enabling communities across Canada to measure and track local well-being



Canadian
CED Network

Methodology Guide for the Community Rental Housing Affordability Dashboard

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[Click here to access the dashboard!](#)

[Click here to access the dataset!](#)

Overview

The **Community Rental Housing Affordability Dashboard** aims to provide a real-time, nationwide view of **rental affordability** by collecting and analyzing rental listings from multiple sources. While existing data from **CMHC surveys** and the **Census** offer useful insights, they have critical gaps—such as long reporting delays, exclusion of smaller communities, and limited coverage of secondary rental markets. These limitations make it difficult to assess **current rental affordability** and availability, particularly in rapidly changing markets.

Our dashboard addresses this by tracking **prices from recent rental listings** while also comparing our findings to **CMHC and Census data** to highlight differences in reported rents and coverage. By offering aggregated insights through an **interactive dashboard** and a rental dataset to **Community Data Program members**, we help ensure that decision-makers have access to timely information to better support policy and planning efforts.

Our approach includes:

Nationwide Coverage: We collect data across Canada, ensuring that rental trends in both urban and rural communities are captured.

Comparison with Census and CMHC Data: By integrating our findings with established data sources, we allow deeper insights into affordability, availability, and long-term trends.

Data Accessibility: We make our public rental listings data available to CDP members to enable our high-capacity users to perform their own analysis.

Automated Data Collection: We are developing a system to continuously gather rental listings from as many websites as possible, allowing for frequent updates with minimal costs.



Dynamic Dashboard: We provide an interactive, regularly updated dashboard where CDP members of any capacity can explore real-time and historical rental price trends at various geographic levels.

By using automated data collection to build the public listings dataset and combining it with official sources, our dashboard enhances transparency in the rental market and delivers timely, accessible insights for CDP members across Canada.

Goals

1. **Collect real-time rental listings** from publicly available websites to provide up-to-date market insights.
2. **Allow the comparison and analysis of non-traditional sources (rental listings) against traditional sources (Census/CMHC)** to identify trends, gaps, and differences in rental market reporting.
3. **Develop an easy-to-use dashboard** offering clean and structured aggregate rental data. The dashboard will allow CDP members of any data capacity to gain quick insights on their community.
4. **Provide data access** to high-capacity CDP members for deeper analysis and custom applications.

Methodology

Key Variables and Data Sources

Data for this dashboard is sourced from **three primary datasets**, each offering a different perspective on the rental market: **Census data, CMHC rental market data, and public rental listings**.

Across these diverse sources, we aim to collect and standardize **core indicators** to enable comparison, including:

- **Geographic Identifiers:** Linking data to standard geographies like Provinces/Territories (PRUID), Census Divisions (CDUID), Census Subdivisions (CSDUID), and Census Tracts (CTUID).



- **Rental Price:** Capturing average and/or median rents where available.
- **Number of Bedrooms:** Categorizing units by capacity (Room, Studio, 1, 2, 3, 4+).
- **Unit/Listing Count:** A count representing either the number of households/units (Census/CMHC) or the number of unique online listings found (Public Listings).

Additionally, **each data source provides unique supplementary variables** that enhance the depth of the analysis. For example, the **Census** includes **tenure distributions and after-tax incomes**, the **CMHC Rental Market Survey** provides **vacancy rates and turnover rates**, and **public rental listings** offer **unit size information** (square footage) and **dwelling type disaggregates** (e.g. apartment, house, condo, etc.). These supplementary variables allow for a more comprehensive understanding of rental affordability and market conditions. A full detailed list of variables and sources is available in the appendix.

The collection method varies by source:

I. Statistics Canada's Census

Rental affordability indicators from the Statistics Canada Census (conducted every five years) are obtained through the Community Data Program's data catalogue. These datasets provide a broad, structured snapshot of rental housing conditions across Canada, reflecting characteristics of occupied dwellings at a specific point in time.

II. Canada Mortgage and Housing Corporation Rental Market Survey

The Canada Mortgage and Housing Corporation (CMHC) publishes annual data on rental markets, including rents, vacancy rates and turnover rates for purpose-built rental housing. These figures were accessed via the Community Data Program's catalogue but originate from the CMHC Rental Market Survey via their Housing Market Information Portal (HMIP). While the data is publicly downloadable directly from the HMIP, the CDP offers its members a more convenient method for accessing the complete dataset. Like the Census, CMHC data primarily reflects conditions in occupied units based on their survey timeframe.

III. Public Rental Listings

Unlike the Census and CMHC data, which are structured and collected at regular intervals, rental listings from public websites are unstructured, continuously



changing, and highly variable. To capture real-time asking rent trends, we collect data directly from multiple online rental platforms: **Kijiji**, **Rentboard**, and **Zumper** for targeting **long-term rentals (with ask rent being month basis)**, and **Airbnb** for targeting **short-term rentals (with ask rent being daily or weekly basis)**. Data collection relied on web scraping and API access.

- **Web Scraping Methods:** Since each website has unique structures, we use a variety of techniques to extract listing data, including:
 - **Automated Requests:** Directly accessing website data via HTTP requests where possible.
 - **Simulated Browsers (Headed & Headless Browsing):** Using simulation tools to interact with dynamic websites that **require JavaScript execution** to load their content fully prior to data extraction.
 - **API Access:** Utilizing official Application Programming Interfaces (APIs) when offered by platforms for more reliable and efficient data retrieval.
- **Challenges in Web Scraping:**
 - **Each website is different:** No two rental listing websites format their data the same way, requiring custom scraping solutions for each.
 - **Dynamic Content:** Some websites only load data when it is needed for display, a concept known as “lazy loading”, requiring simulated browser interactions to ensure all dynamic content is displayed.
 - **Anti-Bot Protections:** Many websites implement protective measures to block automated access in order to prevent misuse, service disruptions, or data scraping by potential competitors. In developing our approach, the Community Data Program took special care to ensure that our data collection methods do not interfere with the normal operation of these sites and that the volume and nature of data accessed could never be used to create a competing product.
 - **Data Inconsistencies:** Listings may be duplicated across multiple pages, removed unpredictably, or posted with incorrect or incomplete information.

Data Cleaning

Data originates from various sources and formats, requiring distinct preparation and cleaning to **ensure accuracy, consistency, and comparability before analysis**.

I. Census Data



- **Consolidation:** Census data, often spread across multiple files and initially received in Statistics Canada's .ivt format, requires extraction (using Beyond 20/20 software) and aggregation into a usable format.
- **Selection & Filtering:** Relevant variables like geographic identifiers (CSDUID, etc.), bedroom counts, average/median shelter costs, and household counts are selected. Rows representing totals (e.g., "Total - Number of bedrooms") are excluded to focus on specific categories. Entries are validated to ensure geographic codes meet standard formats and that records with completely missing cost data are removed.
- **Standardization:** Bedroom descriptions (e.g., "No bedrooms", "4 or more bedrooms") are mapped to standard categories ("Studio", "4+"). Column names are aligned with the dashboard's standard terminology.

II. Canada Mortgage and Housing Corporation

- **Selection & Filtering:** To create a dataset comparable to other sources and focused on the core rental market surveyed by CMHC, significant filtering is applied:
 - Data disaggregated by year of construction, unit size rent range, rent quartile group, or whether heating is included/excluded; only the corresponding 'Overall' values for these dimensions are retained.
 - Data is filtered to include only the combined "Row/Apartment" dwelling type.
 - Records representing 'Overall' bedroom types are excluded.
- **Standardization:** Bedroom descriptions (e.g., "1 Bedroom", "Bachelor") are converted to standard categories ("1", "Studio", "3+"). Since only CMHC data is unavailable at the 3- or 4+ bedroom level, we opted to keep "3+" as a distinct CMHC-only category rather than truncating all other data sources. Column names are standardized (e.g., 'average_rent' becomes 'Average Rent').

III. Rental Listing Data

Data collected from public rental platforms requires the most extensive cleaning due to its unstructured, user-generated nature. Accuracy is ensured through multiple layers of validation but will never be perfect:

- **Geocoding:** Listings containing valid latitude and longitude coordinates are spatially processed using Statistics Canada's geographic boundary files. Standard geographic identifiers are assigned to each listing, including **Province/Territory, Census Division, Census Subdivision, Census Metropolitan/Agglomeration Area, and**



Census Tract. A negligible number of listings are excluded at this stage, typically due to unusable coordinates (from corrupted data) or because they fall outside the defined Canadian geographic boundaries (such as occasional, erroneously collected US listings).

- **Identifying and Removing Bad Data:**
 - **Unrealistic Prices:** Listings with prices outside a reasonable market range ($\$300 \leq \text{Price} < \$20,000$) are flagged and removed. Manual review of listings outside this range revealed frequent errors or listings unrelated to residential rentals.
 - Prices that are expressed as a range (e.g. \$1,500-\$1,800) are processed by extracting the lower value as the primary price point.
 - **Incomplete Listings:** Entries missing **essential details** after initial processing (e.g., a valid price, geographic identifiers, bedroom information) are removed.
 - **Non-Rental Listings:** Since listings are user-generated, some individuals post **parking spaces, vacation rentals, homes for sale, or other non-rental items** instead of actual rental properties. These are filtered out based on keywords and listing characteristics.
- **Identifying and removing Duplicate Listings:** Automated checks are performed to identify and remove highly similar listings posted within the same online platform. This process compares key details like geographic location, price, bedroom count, and dwelling type.
- **Standardizing and Structuring Data:**
 - **Standardizing Bedroom Types:** Various textual and numerical representations of bedroom counts (e.g., "1 BR", "One Bedroom", "Bachelor/Studio", 0, 5+) are converted into a consistent classification scheme (e.g., "1", "2", "3", "4+", "Studio", "Room").
 - **Standardizing Dwelling Types:** Common terms found in listings (e.g., "apartment", "condo", "townhouse", "basement", "Room for Rent", "duplex") are mapped to standardized categories. This ensures, for example, that different sources describing similar units (like CMHC's "Row" and a listing's "Townhouse") can be appropriately compared where applicable. For listings with dwelling types: Duplex, Triplex, Fourplex and Sixplex a consolidated variable "Complex" was used.
 - **Extracting "Room" # of Bedrooms:** A specific "Room" category is created for listings explicitly advertised as rooms or inferred to be rooms based on listing titles and descriptions. The full regex for this classification is available



in the appendix. Room rentals are described as a room for rent in a dwelling wherein other offered amenities/spaces like kitchen, bathroom and living room etc. are to be shared with other occupants in the dwelling. Furthermore, due to the high inaccuracy of listed dwelling sizes for rooms (because landlords often post their entire dwelling size rather than just the room size) only sizes within a reasonable range for a room are considered, 60sqft $\leq$ Size $\leq$ 300 sqft.

- **Converting Price Formats:** Currency symbols (e.g., "\$") and commas are removed, ensuring all price data is stored in a clean, numeric format suitable for calculation.

Through these **data preparation and cleaning** steps, diverse raw inputs are transformed into a **standardized, multi-source dataset** that can be aggregated and analyzed.

Data Aggregation

To ensure both comparability and clarity, the cleaned public listings data is aggregated to match the granularity of the other data sources.

- For each unique combination of geography, dwelling type, and bedroom type found within the listings data, we calculate:
 - The average asking rent (Average Rent)
 - The median asking rent (Median Rent)
 - The total number of listings (Count)
 - The average listing size (Average Size)
 - The median listing size (Median Size)

Limitations

Each of the data sources used for the dashboard has inherent limitations:

Census Data Limitations

- **Infrequent Updates:** The Census is conducted **once every five years**, meaning rental affordability data can become outdated before the next collection cycle.



Additionally, there is an **18-month delay** between data collection and public release (e.g., the 2021 Census had a reference date of **May 2021**, but housing tables were not released until **September 2022**).

- **Lagging Rental Costs:** The Census reflects **rents currently paid by tenants**, which **does not account for real-time market fluctuations** or what new renters will face when looking for housing. Long-term tenants often pay significantly less than those signing new leases, meaning Census-reported averages likely underestimate actual rental costs for new renters.
- **Limited Coverage of Small Communities and Secondary Rentals:** While the Census provides broad geographic coverage, it does not **separately track smaller rental units** like **accessory dwelling units, basement apartments, or secondary suites**. This means affordability assessments may not fully reflect all available rental options in certain regions.
- **Census reports Shelter Costs:** In the Census of Population, the shelter costs reported for rental households are not strictly equivalent to rent payments. The reported amount may include additional expenses such as electricity, water, and other utilities, depending on what is covered in the rental agreement. Census shelter cost data should be interpreted with caution and are not strictly comparable to rent data from other sources.

CMHC Rental Market Survey Limitations

- **Annual Data Releases:** CMHC releases data **annually, preventing the capture of short-term price fluctuations** or sudden affordability shifts that can occur within months.
- **Excludes Small Communities:** CMHC only surveys rental markets in **urban areas with populations over 10,000**, leaving **smaller towns and rural communities** without rental data. This exclusion makes it difficult to assess affordability in less densely populated areas where **rentals may be scarce or rapidly changing**.
- **Focus on Purpose-Built Rentals:** CMHC's survey only includes **rental buildings with three or more units**, omitting **rented houses, basement apartments, accessory dwelling units, and short-term rental conversions**. These types of rentals make up a significant portion of the market, especially in regions where **purpose-built rental supply is limited**.
- **No Real-Time Pricing:** CMHC reports on **occupied rental units**, meaning its price data is based on **existing leases rather than new listings**. As a result, it does not reflect the **real-time asking rents** that new tenants must pay when searching for housing.



Public Rental Listings Limitations

- **Subset of the rental universe:** This dataset is not meant to serve as a comprehensive count of the rental universe. It only contains rental listings that appear on a select few public listing websites. Refer to the Census for a more accurate count.
- **Potentially high sampling errors:** Due to the limited number of rental listings in some areas, the resulting average and median rent statistics are subject to significant sampling error. Consequently, **areas with listing counts below 5 were omitted** from the dashboard.
- **Listing Bias:** The dataset only includes rentals that **landlords choose to advertise on the selected listing sites**, potentially underrepresenting lower-cost or informal rental agreements. Additionally, the accuracy of listing details relies on the landlord; for instance, a room rental might occasionally be listed with an incorrect bedroom count, potentially impacting aggregated averages if not corrected during standardization.
- **Duplicate Listings:** Despite data cleaning efforts, **some duplicate listings may persist**, especially if landlords post the same unit across multiple platforms with slight variations.
- **Unverified Prices:** Listings reflect **asking rents**, which may differ from the final negotiated rent. Additionally, some listings may include **incentives or discounts** (e.g., "first month free"), complicating direct price comparisons.
- **Short-Term Volatility:** Because we are taking **snapshots at specific points in time**, it is possible to **miss listings that were posted and removed between collection periods**, leading to gaps in coverage for highly competitive rental markets.

Public Listings Collection Schedule

Public listings are collected in snapshots. The dates below describe when records were captured and should be used when interpreting comparisons between collection periods.

Version	Website	Coverage period
Version 1.0	Kijiji	September, October, and November 2024
Version 1.0	Zumper	November 2024



Version 1.0	Rentboard	November 2024
Version 2.0	Kijiji, Rentboard, and Zumper	January, February, and March 2026
Version 2.0	Airbnb	March 16th to 31st 2026

The target is to update this data twice a year. We are still working towards this target and plan to achieve it in 2027. Each update will contain up to three snapshots of data.

Appendix

Acronyms

API: **A**pplication **P**rogramming **I**nterface

CD: **C**ensus **D**ivision

CDP: **C**ommunity **D**ata **P**rogram

CCEDNet: **C**anadian **C**ommunity **E**conomic **D**evelopment **N**etwork

CMHC: **C**anada **M**ortgage and **H**ousing **C**orporation

CSD: **C**ensus **S**ubdivision

CSV: **C**omma-**S**eparated **V**alues (File Format)

CT: **C**ensus **T**ract

HMIP: **H**ousing **M**arket **I**nformation **P**ortal (CMHC's Portal)

HTTP: **H**ypertext **T**ransfer **P**rotocol

IVT: **I**ntegrated **V**ector **P**roduct (Beyond 20/20 File Format)

UID: **U**nique **I**dentifier (Used for geoid's e.g., CDUID for Census Division Unique Identifier)



Room Classification Regex

The Excel formula below was applied to each rental listing's title and description. It references the title in B2 and description in D2. A total score greater than 6 (7 or more points) classifies a listing as a room. Positive signals contribute weighted points; wanted-ad and whole-unit signals apply deductions.

```
=LET(
t,B2,d,D2,

tr,REGEXTEST(t,"(?:\b(?:private|single|shared|sharing|furnished|unfurnished|basement|apartment)\s+room\b|\brooms?\s+(?:for\s+rent|to\s+rent|available)\b|\broom\s+(?:on|for)\s+rent\b|\broom\s+rental\b|\bbroommate\s+(?:wanted|required|needed)\b"),

tb,REGEXTEST(t,"(?:\b(?:private|single|master|furnished|unfurnished)\s+bedroom\b|\bbedrooms?\s+(?:for\s+rent|available)\b|\bbedroom\s+with\s+(?:private|attached|ensuite)\s+(?:bathroom|washroom|bath)\b"),

td,REGEXTEST(t,"(?:\b(?:room|bedroom)\s+(?:in|inside|within)\s+(?:a\s+)?(?:\d+|one|two|three|four|five|six)?[-]?(?:bedroom|bed|br)?\s*(?:house|home|apartment|condo|townhouse|basement|unit|suite)\b"),

dr,REGEXTEST(d,"(?:\b(?:private|single|shared|sharing|furnished|unfurnished)\s+room\b|\brooms?\s+(?:for\s+rent|to\s+rent|available)\b|\broom\s+(?:on|for)\s+rent\b|\broom\s+rental\b"),

db,REGEXTEST(d,"(?:\b(?:private|single|master|furnished|unfurnished)\s+bedroom\b|\bbedroom\s+with\s+(?:private|attached|ensuite)\s+(?:bathroom|washroom|bath)\b"),

rr,REGEXTEST(d,"(?:\b(?:rent|renting)\s+(?:a|the|one)\s+(?:private\s+)?room\b|\btake\s+over\s+(?:a|the|my)\s+room\b"),

sf,REGEXTEST(d,"(?:\b(?:shared?|sharing|communal)\s+(?:kitchen|bathroom|washroom|toilet|living\s+room|dining\s+room)\b|\b(?:kitchen|bathroom|washroom|toilet|living\s+room)\s+(?:is\s+|are\s+)?shared\b"),

sw,REGEXTEST(d,"(?:\b(?:shared?|sharing){0,40}\b(?:with|among)\s+(?:one|two|three|four|another|other|\d+)\s+(?:person|people|tenant|tenants|roommate|roommates|student|students|occupant|occupants)\b"),

sd,REGEXTEST(d,"(?:\b(?:room|bedroom)\s+(?:available\s+)?(?:in|inside|within)\s+(?:a\s+)?(?:\d+|one|two|three|four|five|six)?[-]?(?:bedroom|bed|br)?\s*(?:house|home|apartment|condo|townhouse|basement|unit|suite)\b"),

mr,REGEXTEST(d,"(?:\b(?:[2-9]\d*|two|three|four|five|six)\s+(?:private\s+|furnished\s+)?(?:rooms|bedrooms)\s+(?:are\s+)?available\b|\b(?:rooms|bedrooms)\s+are\s+available\b"),

ct,REGEXTEST(d,"(?:\b(?:other|another|existing|current)\s+(?:tenant|tenants|occupant|occupants|roommate|roommates|student|students|person|people)\b|\b(?:already|currently)\s+(?:living|staying|occupied)\b"),
```



```

rm,REGEXTEST(d,"(?:)\b(?:roommate | roommates | housemate | housemates | flatmate | flatmates)\b"),

rn,REGEXTEST(d,"(?:)\b(?:not\s+looking\s+for\s+(?:a\s+)?roommate | not\s+(?:a\s+)?roommate\s+situation | no\s+roommates? | not\s+(?:a\s+)?room\s+rental | not\s+renting\s+(?:a\s+)?room)\b"),

pp,REGEXTEST(d,"(?:)\b(?:per\s+(?:person | room | bedroom | tenant) | each\s+(?:room | bedroom) | per-person | per-room | per-bedroom)\b"),

sb,REGEXTEST(d,"(?:)\b(?:sharing\s+basis | room\s+in\s+sharing | room\s+sharing | shared\s+accommodation | sharing\s+apartment)\b"),

os,REGEXTEST(d,"(?:)\b(?:female | male | student | professional)s\s+(?:only | preferred)\b | \b(?:looking\s+for | suitable\s+for | ideal\s+for)s\s+(?:a\s+)?(?:single\s+)?(?:female | male | student | professional | person | tenant)\b"),

wa,OR(
  REGEXTEST(t,"(?:)\s*(?:i | we)\s+)?(?:am | are | 'm | 're)\s+)?(?:looking | searching | seeking)\s+for\s+.*\b(?:rooms? | bedrooms? | apartment | place | house | home | basement | unit)\b | ^\s*(?:i | we)\s+)?need\s+.*\b(?:rooms? | bedrooms? | apartment | place | house | home | basement | unit)\b | ^\s*wanted\s*?:.*\b(?:rooms? | bedrooms? | apartment | place | house | home | basement | unit)\b"),
  REGEXTEST(d,"(?:)\s*(?:hi[, \s]+)?(?:i | we)\s+)?(?:am | are | 'm | 're)\s+)?(?:looking | searching | seeking | need)\s+.*\b(?:rooms? | bedrooms? | apartment | place | house | home | basement | unit)\b"),
),

wu,REGEXTEST(t,"(?:)\b(?:studio | bachelor | apartment | condo | townhouse | house | home | basement | unit | suite)\s+(?:for\s+rent | available | sublet)\b | \b(?:1 | 2 | 3 | 4 | 5 | one | two | three | four | five)[- ]?(?:bedroom | bed | br)\s+(?:apartment | condo | townhouse | house | home | basement | unit | suite)\b"),

wd,REGEXTEST(d,"(?:)\b(?:property\s+management | professionally\s+managed | rental\s+community | apartments\s+for\s+rent | entire | whole | self[- ]contained)\s+(?:apartment | unit | house | home | suite | basement | condo | townhouse)\b"),

iu,REGEXTEST(d,"(?:)\b(?:private | own | separate)\s+kitchen\b | \b(?:one | 1)[- ]?bedroom\s+(?:basement\s+)?(?:apartment | suite | unit)\b"),

nr,REGEXTEST(t&" "&d,"(?:)\b(?:beauty | treatment | therapy | massage | salon | office | clinic | commercial)\s+rooms?\b | \bchair\s+for\s+rent\b"),

hm,REGEXTEST(t&" "&d,"(?:)\b(?:hotel | motel | hostel)\b"),

ti,OR(tr,tb,td),

sh,OR(sf,sw,sd,ct,AND(rm,NOT(rn)),pp,sb),

SUM(
  IF(tr,5,0),
  IF(tb,4,0),
  IF(td,4,0),
  IF(dr,3,0),
  IF(db,IF(OR(dr,rr,sf,sw,sd,mr,ct,AND(rm,NOT(rn)),pp,sb),3,1),0),

```



```
IF(rr,3,0),
IF(sf,3,0),
IF(sw,3,0),
IF(sd,3,0),
IF(mr,3,0),
IF(ct,2,0),
IF(AND(rm,NOT(rn)),3,0),
IF(pp,2,0),
IF(sb,3,0),
IF(os,1,0),
-IF(wa,10,0),
-IF(rn,6,0),
-IF(AND(wu,NOT(ti),NOT(sh)),6,0),
-IF(AND(wd,NOT(ti),NOT(sh)),4,0),
-IF(AND(iu,NOT(ti),NOT(sh)),4,0),
-IF(nr,10,0),
-IF(AND(hm,NOT(sh)),8,0)
)
)
```



Annex Dashboard Variables and Data Sources

Variable	Definition	Data Source	Data Product	URL(s)
Average Rent / Average shelter cost \$	Shelter cost refers to the average monthly total of all shelter expenses paid by households. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.	Statistics Canada 2021 Census	Shelter cost groups (22), Household type (9), Tenure (7), Age of primary household maintainer (9), Household expenditure types (5), and Number of bedrooms (6) for Private Households, 2021 Census - 25% Sample Data	https://communitydata.ca/data/shelter-cost-groups-22-household-type-9-tenure-7-age-primary-household-maintainer-9-household
Median Rent / Median shelter cost \$	The median monthly total of all shelter expenses paid by households.	Statistics Canada 2021 Census	Shelter cost groups (22), Household type (9), Tenure (7), Age of primary household maintainer (9), Household expenditure types (5), and Number of	https://communitydata.ca/data/shelter-cost-groups-22-household-type-9-tenure-7-age-primary-household-maintainer-9-household



			bedrooms (6) for Private Households, 2021 Census - 25% Sample Data	
Count / Total - Tenure including presence of mortgage payments and subsidized housing	Tenure classifies households as owning or renting their private dwelling. Dwellings may be on leased land or part of a condominium. A separate category exists for dwellings on Indian reserves/settlements ("dwelling provided by the local government, First Nation or Indian band").	Statistics Canada 2021 Census	Shelter cost groups (22), Household type (9), Tenure (7), Age of primary household maintainer (9), Household expenditure types (5), and Number of bedrooms (6) for Private Households, 2021 Census - 25% Sample Data	https://communitydata.ca/data/shelter-cost-groups-22-household-type-9-tenure-7-age-primary-household-maintainer-9-household
Owner	A household owns if any member owns the dwelling, even with a mortgage or other claim.	Statistics Canada 2021 Census	Shelter cost groups (22), Household type (9), Tenure (7), Age of primary household maintainer (9), Household expenditure types (5), and Number of bedrooms (6) for Private	https://communitydata.ca/data/shelter-cost-groups-22-household-type-9-tenure-7-age-primary-household-maintainer-9-household



			Households, 2021 Census - 25% Sample Data	
Renter	A household rents if no member owns, including rent-free, reduced rent, or cooperative situations.	Statistics Canada 2021 Census	Shelter cost groups (22), Household type (9), Tenure (7), Age of primary household maintainer (9), Household expenditure types (5), and Number of bedrooms (6) for Private Households, 2021 Census - 25% Sample Data	https://communitydata.ca/data/shelter-cost-groups-22-household-type-9-tenure-7-age-primary-household-maintainer-9-household
Geography	The specific location defined by Statistics Canada's Standard Geographical Classification: Province (PRUID), Census Division (CDUID), Census Subdivision (CSDUID), and Census Tract (CTUID).	Statistics Canada 2021 Census	Shelter cost groups (22), Household type (9), Tenure (7), Age of primary household maintainer (9), Household expenditure types (5), and Number of bedrooms (6) for Private Households, 2021 Census - 25%	https://communitydata.ca/data/shelter-cost-groups-22-household-type-9-tenure-7-age-primary-household-maintainer-9-household



			Sample Data	
# of Bedrooms / Number of bedr	Rooms primarily designed or currently used for sleeping, regardless of original intent (e.g., finished basements count, guest rooms count). Excludes rooms designed for daytime use (like living/dining rooms), even if used for sleeping. Studio/bachelor apartments have zero bedrooms.	Statistics Canada 2021 Census	Shelter cost groups (22), Household type (9), Tenure (7), Age of primary household maintainer (9), Household expenditure types (5), and Number of bedrooms (6) for Private Households, 2021 Census - 25% Sample Data	https://communitydata.ca/data/shelter-cost-groups-22-household-type-9-tenure-7-age-primary-household-maintainer-9-household
Average after-tax income of household in 2020 (\$) - Total - Household size	For the Census, the reference period for income data is the previous calendar year, unless otherwise specified.	Statistics Canada 2021 Census		https://communitydata.ca/data/household-family-tgp-owner-and-renter-households-census-2021
Average after-tax income of household in 2020 (\$) - One-person households	After-tax income - Total income less income taxes of the statistical unit during a specified reference period.			
Average after-tax income of household in 2020 (\$) - Two-or-more-person	In the context of households, total income refers to receipts from certain sources of all household members, before income taxes and deductions, during a specified reference period.			



households	Average income of a specified group is calculated by dividing the aggregate income of that group by the number of units in that group. Average incomes of households are calculated for all units, whether or not they had income.			
Median after-tax income of household in 2020 (\$) - Total - Household size Median after-tax income of household in 2020 (\$) - One-person households Median after-tax income of household in 2020 (\$) - Two-or-more-person households	... Median income - The median income of a specified group is the amount that divides the income distribution of that group into two halves, i.e., the incomes of half of the units in that group are below the median, while those of the other half are above the median. Median incomes of households are calculated for all units, whether or not they had income.	Statistics Canada 2021 Census		https://communitydata.ca/data/household-family-tgp-owner-and-renter-households-census-2021
Average Rent / average_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,	Canadian Mortgage and Housing Rental	Rental Market Survey	https://communitydata.ca/data/cmhc-rental-market-survey-2024 https://communitydata



	parking or hot water (i.e., utilities such as heating, electricity and hot water may or may not be included in the rent. For available and vacant units, the rent is the amount the owner is asking for the unit. This represents rent levels in both new and existing structures. This is a weighted average of all units combined, whether vacant or occupied.	Market Survey		.ca/data/cmhc-rental-market-survey-2025
Median Rent / median_rent	Median rent value supplied by CMHC.	Canadian Mortgage and Housing Corporation Rental Market Survey	Rental Market Survey	https://communitydata.ca/data/cmhc-rental-market-survey-2024 https://communitydata.ca/data/cmhc-rental-market-survey-2025
Count / universe	This consists of all privately initiated row projects and apartment structures with three or more units, which have been on the market for at least 3 months. Social and affordable housing structures or units are not included in the Rental Market Survey frame. The universe is presented as a sum of all rental units.	Canadian Mortgage and Housing Corporation Rental Market Survey	Rental Market Survey	https://communitydata.ca/data/cmhc-rental-market-survey-2024 https://communitydata.ca/data/cmhc-rental-market-survey-2025



Vacancy Rate / vacancy_rate_percent	A unit is considered vacant if, at the time of the survey, the unit is physically unoccupied and available for immediate rental Available for immediate rental means a new lease has not been signed or the unit is not undergoing major renovations.	Canadian Mortgage and Housing Corporation Rental Market Survey	Rental Market Survey	https://communitydata.ca/data/cmhc-rental-market-survey-2024 https://communitydata.ca/data/cmhc-rental-market-survey-2025
Vacancy Rate Reliability / vacancy_rate_reliability	CMHC uses the coefficient of variation, sampling fraction and universe size to determine the ability to publish proportions. The following letter codes are used to indicate the level of reliability of proportions: A — Excellent B — Very good C — Good D — Poor (use with caution) ** — Data suppressed	Canadian Mortgage and Housing Corporation Rental Market Survey	Rental Market Survey	https://communitydata.ca/data/cmhc-rental-market-survey-2024 https://communitydata.ca/data/cmhc-rental-market-survey-2025
Turnover Rate / turnover_rate_percent	A unit is counted as being turned over if it was occupied by a new tenant who moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12-month period.	Canadian Mortgage and Housing Corporation Rental Market Survey	Rental Market Survey	https://communitydata.ca/data/cmhc-rental-market-survey-2024 https://communitydata.ca/data/cmhc-rental-market-survey-2025
Turnover Rate	CMHC uses the coefficient of	Canadian	Rental Market	https://communitydata



Reliability/ turnover_rate_reliability	variation, sampling fraction and universe size to determine the ability to publish proportions. The following letter codes are used to indicate the level of reliability of proportions: A — Excellent B — Very good C — Good D — Poor (use with caution) ** — Data suppressed	Mortgage and Housing Corporation Rental Market Survey	Survey	.ca/data/cmhc-rental-market-survey-2024 https://communitydata.ca/data/cmhc-rental-market-survey-2025
# of Bedrooms / bedroom_type	Provides a disaggregation by number of bedrooms. (1, 2, 3+, Bachelor) CMHC defines a bachelor apartment as “consisting of one room serving as bedroom and living room, with a separate bathroom.”	Canadian Mortgage and Housing Corporation Rental Market Survey	Rental Market Survey	https://communitydata.ca/data/cmhc-rental-market-survey-2024 https://communitydata.ca/data/cmhc-rental-market-survey-2025
Dwelling Type / dwelling_type	Consists of “Row”, “Apartment”, and their aggregate “Row/Apartment” A “Row” dwelling is any building containing 3 or more rental units, all of which are ground oriented, side-by-side, with common walls dividing each rental unit. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as	Canadian Mortgage and Housing Corporation Rental Market Survey	Rental Market Survey	https://communitydata.ca/data/cmhc-rental-market-survey-2024 https://communitydata.ca/data/cmhc-rental-market-survey-2025



	townhouses. An “apartment” is any building containing 3 or more rental units, of which at least 1 unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.			
Geography / province, county, munic, met_code, censustr	These are CMHC geography unique identifying numbers which correspond to Statistics Canada’s geography unique identifiers. “province” is equivalent to “PRUID” from Statistics Canada. “province” and “county” combined is equivalent to “CDUID” from Statistics Canada. “Province”, “county”, and “munic” combined is equivalent to “CSDUID” from Statistics Canada. “met_code” can be used with CMHC’s data codebooks to determine a place’s “SGC CODE” and the “SGC CODE” and “censustr” combined is equivalent to Statistics Canada’s “CTUID”.	Canadian Mortgage and Housing Corporation Rental Market Survey	Rental Market Survey	https://communitydata.ca/data/cmhc-rental-market-survey-2024 https://communitydata.ca/data/cmhc-rental-market-survey-2025
UID	The UID associated with the locations.	Public Rental Listings	Dataset (Public Listings) - Community Rental Housing Affordability, Version 2.0	https://communitydata.ca/data/dataset-public-listings-community-rental-housing-affordability-version-20
Geography Name	The name associated with the	Public	Dataset (Public	https://communitydata



	locations.	Rental Listings	Listings) - Community Rental Housing Affordability, Version 2.0	.ca/data/dataset-public-listings-community-rental-housing-affordability-version-20
Dwelling Type	Different Public Rental Listing platforms refer to these differently (e.g., "Unit Type" or "Property Type" or "Type"). Furthermore, values within dwelling types also differ. When using "Dwelling Type" to display disaggregated data only cohesive values are retained. These values are "Apartment", "Condo", "Townhouse", "House", and "Room".	Public Rental Listings	Dataset (Public Listings) - Community Rental Housing Affordability, Version 2.0	https://communitydata.ca/data/dataset-public-listings-community-rental-housing-affordability-version-20
# of Bedrooms	Different Public Rental Listing platforms refer to bedroom values differently (e.g., "0" or "Bachelor" or "Studio" all refer to the same "Bedrooms"). These were standardized as outlined in the data cleaning section.	Public Rental Listings	Dataset (Public Listings) - Community Rental Housing Affordability, Version 2.0	https://communitydata.ca/data/dataset-public-listings-community-rental-housing-affordability-version-20
Average Rent/Median Rent	The advertised rental cost for a dwelling, shown as a monthly amount. Price is aggregated into an average and median.	Public Rental Listings	Dataset (Public Listings) - Community Rental Housing Affordability, Version 2.0	https://communitydata.ca/data/dataset-public-listings-community-rental-housing-affordability-version-20



Average Size/Median Size	This is the square footage of the dwelling according to the rental listing. Size is aggregated into an average and median.	Public Rental Listings	Dataset (Public Listings) - Community Rental Housing Affordability, Version 2.0	https://communitydata.ca/data/dataset-public-listings-community-rental-housing-affordability-version-20
Short Term	This indicates if the listing is short term or not. The possible values are No, Yes, and All. Note that short term data is only available for data version 2.0 Jan-Mar 2026.	Public Rental Listings	Dataset (Public Listings) - Community Rental Housing Affordability, Version 2.0	https://communitydata.ca/data/dataset-public-listings-community-rental-housing-affordability-version-20

