



## **2024-2025 Alternate Average Market Rents for Leeds & Grenville**

**April 2024**

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## Introduction

A rent survey is conducted by the Community Housing Department on an annual basis to verify the current rental housing market for asking-rents in the various geographic regions in Leeds and Grenville. This survey is reviewed with the Average Market Rent (AMR) tables available for certain regions in Leeds and Grenville from Canada Mortgage and Housing Corporation (CMHC). The Counties as Service Manager for community housing is required to use the CMHC-based rent tables for certain provincially-funded housing programs, unless an alternate is requested if the Service Manager is of the opinion that the CMHC AMR's do not reflect the actual rents in the local market area or where it is not available.

## Canada Mortgage and Housing Corporation Average Market Rent Survey

Canada Mortgage and Housing Corporation (CMHC) conducts an annual rental market survey in urban areas with populations of 10,000 or greater. The survey targets privately initiated rental structures with at least three rental units, which have been on the market for at least three months. The survey collects rent levels, turnover, and vacancy unit data for all sampled structures. Presently, the CMHC average market rent table for Leeds and Grenville (Table 1), is based upon data from the City of Brockville.

The Municipality of North Grenville is surveyed by CMHC with its data included with the City of Ottawa's, but in the most recent survey there was insufficient data to produce a rent table for North Grenville for 2023. Due to the lack of rental data for that area, CMHC has used the Western Ottawa Surrounding Areas for CMHC programs in the Municipality of North Grenville.

**Table 1: Canada Mortgage and Housing Corporation Private Apartment Rents (\$) for Brockville, Western Ottawa Surrounding Areas, 2023**

	Bachelor	One Bedroom	Two Bedroom	Three + Bedroom
Brockville	\$872	\$965	\$1,185	\$1,284
Western Ottawa Surrounding Areas	\$1,765	\$2,064	\$2,710	No data

Source: CMHC Housing Market Information Portal (January 2024)

The CMHC survey has some limitations in Leeds and Grenville; the survey is based upon data only from the City of Brockville, and does not include rental information from the eleven other municipalities in Leeds and Grenville. The Municipality of North Grenville is

surveyed by CMHC with its data included with the City of Ottawa’s, but there usually is insufficient data to produce a rent table for North Grenville.

The rents used to calculate the average market rent (AMR) in the CMHC survey include the rents of sitting tenants and the asking rent for vacant units. As most units surveyed are occupied, the majority of unit rents in the survey will be that of sitting tenants, which are protected by the provincial rent guideline increase. Because the majority of rents included in CMHC’s survey are “rent-controlled”, the AMR table does not provide an accurate picture of the average asking price of units, presenting a limitation when using the CMHC AMR for certain housing policies.

### Local Survey

A local housing survey was conducted by the United Counties of Leeds and Grenville, Community Housing Department to determine the average market rents for rented dwellings throughout Leeds and Grenville. Websites such as Kijiji, advertising rental units in Leeds and Grenville were reviewed for the period November 2023 to January 2024. The data collected was compiled, and is summarized in Table 2 below.

**Table 2: Leeds and Grenville 2023-2024 Rental Market Study**

	Room	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom
Average	\$793	\$1,201	\$1,576	\$1,937	\$2,243	\$2,867
Median	\$750	\$1,199	\$1,500	\$1,800	\$2,250	\$3,150
Mode	\$800	\$1,299	\$1,400	\$1,800	\$2,500	\$2,100
Highest	\$1,200	\$1,299	\$3,500	\$3,500	\$4,800	\$3,500
Lowest	\$450	\$950	\$950	\$1,395	\$1,275	\$2,100

Source: Leeds and Grenville Community Housing Department

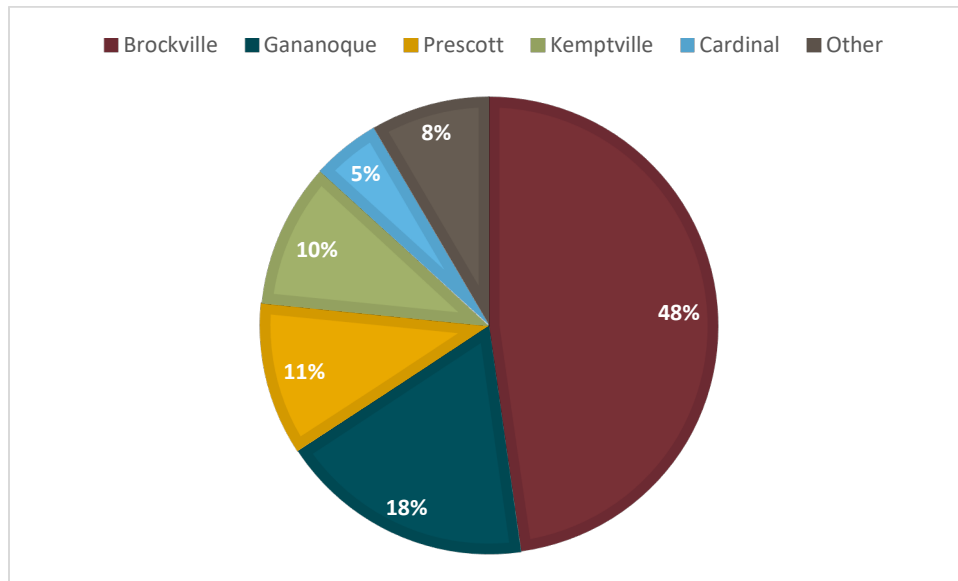
### Listings by Unit Type

The majority of rental listings reviewed for the Leeds Grenville rental survey (table 2) were for two-bedroom units (143), followed by one-bedroom units (71), and bachelor units (52); there were also listings reviewed for 43 three-bedroom units, and 15 shared accommodations/rooms, and only six listings for units that have four bedrooms.

### Listings by Town/City

The majority of listings reviewed were for unit rentals located in Brockville (159), followed by Gananoque (60), Prescott (36), and Kemptville (34), which are illustrated in Figure 1.

**Figure 1: Geographic Location of Rental Listings Reviewed in Leeds and Grenville**



Source: The United Counties of Leeds and Grenville Community Housing Department

### Regional Rental Market

The geographic areas of the United Counties of Leeds and Grenville are reported within under the following sub-regions. See Figure 2 below. For detailed rent tables by sub-region, refer to **Appendix A – Regional Rental Market in Leeds and Grenville**.

**Sub-Region 1: Brockville and Area** City of Brockville, Township of Elizabethtown-Kitley

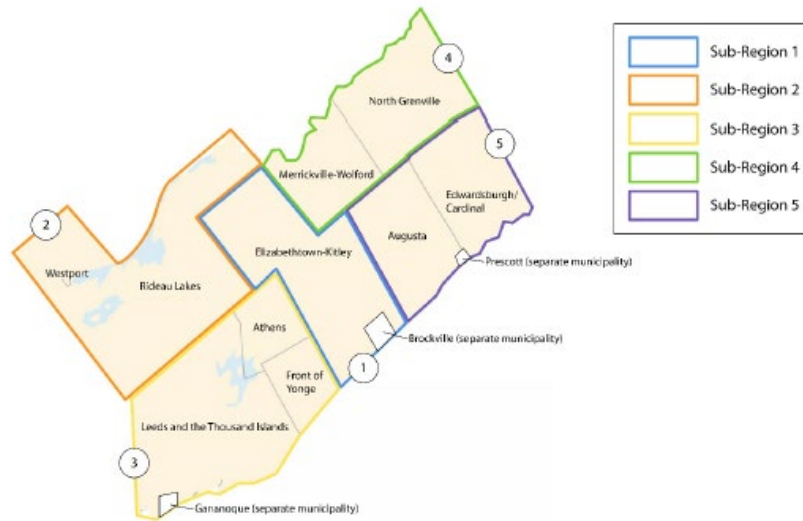
**Sub-Region 2: North Leeds** The Township of Rideau Lakes, Village of Westport

**Sub-Region 3: South Leeds** Town of Gananoque, Township of Leeds and the Thousand Islands, Township of Front of Yonge, Township of Athens

**Sub-Region 4: North Grenville** The Municipality of North Grenville, Village of Merrickville-Wolford

**Sub-Region 5: South Grenville** Town of Prescott, Township of Augusta, Township of Edwardsburgh-Cardinal

**Figure 2: Leeds and Grenville Subregions**



**Number of Rental Housing Units in Leeds Grenville**

According to Statistics Canada’s Census of the Population, in 2020 there were 9,770 renter households in Leeds and Grenville, and 34,850 owner households. Canada Mortgage and Housing Corporation collects data on the number of apartments in regions surveyed; in Leeds and Grenville, this information is collected for Brockville.

The number of private apartments in Brockville has remained relatively stable over the past five years. As seen in table four, the majority of private apartments in Brockville are two-bedroom apartments (1,313), followed by one-bedroom apartments (506), three-bedroom apartments (95), and bachelor units (76). The overall number of residential rental units in Brockville has been decreasing over the past three years.

**Table 3: Number of Private Apartment Units in the Universe by Bedroom Type in Brockville from 2019 to 2023**

Unit Type	2019	2020	2021	2022	2023
Bachelor	87	80	79	79	76
One Bedroom	571	574	569	573	506
Two Bedroom	1,346	1,354	1,401	1,388	1,313
Three Bedroom	94	93	93	91	95
Total	2,098	2,101	2,142	2,131	1,990

Source: Canada Mortgage and Housing Corporation



Because there are far less three-bedroom, four-bedroom and bachelor units available than other bedroom types, it may be more difficult to find an affordable unit of these types when needed. Tenants searching for a one or two-bedroom apartment may have more affordable options available to choose from. In particular, two-bedroom apartments comprise approximately 66% of the rental housing supply in Brockville, which may allow for a greater quantity of lower priced units in the market. The number of private apartments has not increased or decreased significantly over the past five years, however the overall number has been slowly decreasing overall.

### Vacancy Rates

When vacancy rates are stable, rents tend to be stabilized as well. Data from CMHC for vacancy rates in 2023 for Leeds and Grenville was limited to two-bedroom units in Brockville, which was relatively high at 5.0, compared to the national average that according to CMHC had a record low vacancy rate of 1.5%. Information for Leeds and Grenville’s neighbors had a rock-bottom vacancy rate of 0.8% in Kingston and 0.6% in Ottawa, which was lower than the national average.

### Rent Trends Over Time

The alternate average market rents (AAMR) in Leeds Grenville (see table 4), have usually increased yearly for most bedroom sizes from 2019 to present. The greatest increase over five years was seen in the four+ bedroom size, increasing by 91.28% from \$1,227 rent per month in 2019, to \$2,347 per month in 2023. The smallest increase, while still significant, was for bachelor apartments, which increased by 36.39% from \$775 per month in 2019, to \$1,057 in 2023.

**Table 4: Alternate Average Market Rents in Leeds and Grenville 2019 to 2023**

Year	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom
2019	\$775	\$855	\$950	\$1,100	\$1,227
2020	\$825	\$911	\$1,100	\$1,350	\$1,600
2021	\$950	\$1,112	\$1,299	\$1,542	\$2,263
2022	\$961	\$1,125	\$1,315	\$1,561	\$2,290
2023	\$1,057	\$1,237	\$1,446	\$1,717	\$2,347

Source: Leeds Grenville Housing Department Rental Market Survey 2019-2023

**Table 5: Alternate Average Market Rent Percentage Change from 2018-2023**

Year	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
2018 - 2019	18.32%	11.76%	4.51%	2.71%
2019-2020	6.45%	6.55%	22.73%	30.40%
2020-2021	13.16%	18.08%	15.32%	12.45%
2021-2022	1.14%	1.16%	1.22%	1.22%
2022-2023	9.99%	9.96%	9.96%	9.99%
2019-2023	36.39%	44.68%	52.21%	56.09%

Source: Leeds Grenville Housing Department Rental Market Survey 2017-2023

### Provincial Rent Increase

Annually the province sets the allowable percentage that rent can be increased by landlords for the following year for rent controlled units. While the rent increase guideline applies to the majority of rental households covered by the *Residential Tenancies Act*, it does not apply to rental units occupied for the first time after November 15, 2018, vacant residential units, or community housing units. The rent increase guideline is based on the Ontario Consumer Price Index (CPI) published by Statistics Canada. The allowable rent increase guideline set by the Province for 2024 is 2.5%. A five-year history of provincial rent increases from 2020-2024 is provided in Table 6, below.

**Table 6: Ontario’s Provincial Rent Increase Guideline from 2020 - 2024**

Year	Guideline (%)
2024	2.5
2023	2.5
2022	1.2
2021	0.0
2020	2.2

Source: [www.Ontario.ca](http://www.Ontario.ca)

### Recommendation

An alternative average market rent table for Leeds Grenville’s subregions is suggested (see Table 7) as a result of factoring the prices of rents listed, vacancy rates, number of listings/universe of bedroom types, the mode cost, the average cost, and the real world availability of rents. There were insufficient listings of a consistent price available for four-bedroom units; the recommended average market rent uses the 2023 alternate average





market rent increased by the allowable provincial rent increase. Some subregions had insufficient listings to produce an average rent for the bedroom-type, and the County average rent was used (indicated in shaded cells in table 7).

**Table 7: 2025 Recommended Alternative Average Market Rent Table for Leeds and Grenville’s Subregions**

	Room	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four + Bedroom
<b>CMHC 2023 AMR</b>	-	\$872	\$965	\$1,185	\$1,284	\$1,284
<b>Average of All Regions</b>	\$793	\$1,201	\$1,576	\$1,937	\$2,243	\$2,406
<b>Brockville and Area</b> <ul style="list-style-type: none"> <li>• City of Brockville</li> <li>• Twp of Elizabethtown-Kitley</li> </ul>	\$750	\$1,250	\$1,553	\$1,892	\$1,992	\$2,406
<b>North Leeds</b> <ul style="list-style-type: none"> <li>• Twp of Rideau Lakes</li> <li>• Village of Westport</li> </ul>	\$793	\$1,201	\$1,576	\$1,937	\$2,243	\$2,406
<b>South Leeds</b> <ul style="list-style-type: none"> <li>• Town of Gananoque</li> <li>• Twp of Leeds and Thousand Islands</li> </ul>	\$767	\$1,201	\$1,595	\$2,110	\$2,243	\$2,406
<b>North Grenville</b> <ul style="list-style-type: none"> <li>• Mun of North Grenville</li> <li>• Village of Merrickville-Wolford</li> </ul>	\$1,000	\$1,201	\$1,576	\$1,864	\$2,402	\$2,406

<b>South Grenville</b> <ul style="list-style-type: none"> <li>• Town of Prescott</li> <li>• Twp of Augusta</li> <li>• Twp of Edwardsburg-Cardinal</li> </ul>	\$827	\$1,201	\$1,573	\$1,813	\$2,243	\$2,406
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Source: Leeds Grenville Community Housing Department

Due to the significant difference in the rents in the subregions in Leeds and Grenville, and CMHC’s lack of data for all locations where rental housing is present in Leeds and Grenville, the alternate average market rent (AAMR) table for Leeds Grenville by subregion (Table 7) is suggested for use by Canada-Ontario Community Housing Initiative/Ontario Priorities Housing Initiative and their legacy programs, Community Housing Programs, and Community Homelessness Prevention Initiative Programs to maintain consistency with program delivery criteria.

The Canada-Ontario Housing Benefit must use the current CMHC Average Market Rents (Table 8); the Service Manager may only submit a local rental market survey when the data is not available from CMHC.

**Table 8: Canada-Ontario Housing Benefit Rent Table for Leeds and Grenville, 2024**

Housing Program	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom
Canada-Ontario Housing Benefit	\$872	\$965	\$1,185	\$1,284	\$1,284

Source: Canada Mortgage and Housing Corporation, January 2024

## Appendices

### Appendix A – Regional Rental Market in Leeds and Grenville

## Appendix A – Regional Rental Market in Leeds and Grenville

Summary of Average Rents	Sub-Region One (Brockville & Area)	Sub-Region Two (North Leeds)	Sub-Region Three (South Leeds)	Sub-Region Four (North Grenville)	Sub-Region Five (South Grenville)	All Regions
<b>Room</b>	\$749	\$800	\$767	\$975	\$827	\$807
<b>Bachelor</b>	\$1,239	No Data	\$1,170	\$950	No data	\$1,201
<b>One Bedroom</b>	\$1,553	\$1,500	\$1,597	\$1,775	\$1,573	\$1,576
<b>Two Bedroom</b>	\$1,892	No Data	\$2,111	\$1,864	\$1,813	\$1,937
<b>Three Bedroom</b>	\$2,132	No Data	\$2,900	\$2,402	\$2,263	\$2,243
<b>Four Bedroom</b>	\$2,833	No Data	No Data	\$3,300	\$2,100	\$2,867

### Sub-Region 1: Brockville and Area

- City of Brockville
- Township of Elizabethtown-Kitley

	Average	Median	Mode	Min	Max	Count
<b>Room</b>	\$749.09	\$1,550.00	\$750.00	\$450.00	\$1,550.00	22
<b>Bachelor</b>	\$1,239.10	\$1,274.00	\$1,299.00	\$1,050.00	\$1,299.00	10
<b>One Bedroom</b>	\$1,553.28	\$1,500.00	\$1,495.00	\$950.00	\$2,250.00	36
<b>Two Bedroom</b>	\$1,891.96	\$1,700.00	\$1,600.00	\$1,395.00	\$3,400.00	73
<b>Three Bedroom</b>	\$2,132.20	\$1,947.50	\$1,575.00	\$1,275.00	\$4,800.00	20
<b>Four Bedroom</b>	\$2,833.33	\$3,200.00	\$3,200.00	\$2,100.00	\$3,200.00	3

### Sub-Region 2: North Leeds

- The Township of Rideau Lakes, Village of Westport

	Average	Median	Mode	Min	Max	Count
<b>Room</b>	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	2
<b>Bachelor</b>	No Data	No Data	No Data	No Data	No Data	No Data
<b>One Bedroom</b>	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	2
<b>Two Bedroom</b>	No Data	No Data	No Data	No Data	No Data	No Data
<b>Three Bedroom</b>	No Data	No Data	No Data	No Data	No Data	No Data
<b>Four Bedroom</b>	No Data	No Data	No Data	No Data	No Data	No Data

## Appendix A – Regional Rental Market in Leeds and Grenville

<b>Sub-Region 3: South Leeds</b>						
<ul style="list-style-type: none"> <li>• Town of Gananoque</li> <li>• Township of Leeds and the Thousand Islands</li> <li>• Township of Front of Yonge</li> <li>• Township of Athens</li> </ul>						
	<b>Average</b>	<b>Median</b>	<b>Mode</b>	<b>Min</b>	<b>Max</b>	<b>Count</b>
<b>Room</b>	\$766.88	\$750.00	\$900.00	\$600.00	\$900.00	8
<b>Bachelor</b>	\$1,170.00	\$1,190.00	\$1,190.00	\$1,100.00	\$1,200.00	4
<b>One Bedroom</b>	\$1,596.82	\$1,655.00	\$1,500.00	\$1,100.00	\$1,750.00	11
<b>Two Bedroom</b>	\$2,110.51	\$2,100.00	\$2,500.00	\$1,495.00	\$3,500.00	39
<b>Three Bedroom</b>	\$2,900.00	\$2,900.00	\$2,900.00	\$2,900.00	\$2,900.00	4
<b>Four Bedroom</b>	No Data	No Data	No Data	No Data	No Data	No Data

<b>Sub-Region 4: North Grenville</b>						
<ul style="list-style-type: none"> <li>• The Municipality of North Grenville</li> <li>• Village of Merrickville-Wolford</li> </ul>						
	<b>Average</b>	<b>Median</b>	<b>Mode</b>	<b>Min</b>	<b>Max</b>	<b>Count</b>
<b>Room</b>	\$975.00	\$1,000.00	\$1,000.00	\$600.00	\$1,200.00	8
<b>Bachelor</b>	\$950.00	\$950.00	No Data	\$950.00	\$950.00	1
<b>One Bedroom</b>	\$1,775.00	\$1,400.00	No Data	\$1,100.00	\$3,200.00	4
<b>Two Bedroom</b>	\$1,863.75	\$1,775.00	\$1,620.00	\$1,620.00	\$2,500.00	8
<b>Three Bedroom</b>	\$2,402.13	\$2,500.00	\$2,500.00	\$1,717.00	\$3,100.00	16
<b>Four Bedroom</b>	\$3,300.00	\$3,300.00	No Data	\$3,100.00	\$3,500.00	2

<b>Sub-Region 5: South Grenville</b>						
<ul style="list-style-type: none"> <li>• Town of Prescott,</li> <li>• Township of Augusta,</li> <li>• Township of Edwardsburgh-Cardinal</li> </ul>						
	<b>Average</b>	<b>Median</b>	<b>Mode</b>	<b>Min</b>	<b>Max</b>	<b>Count</b>
<b>Room</b>	\$826.92	\$800.00	\$750.00	\$600.00	\$1,200.00	13
<b>Bachelor</b>	No data	No data	No data	No data	No data	No data
<b>One Bedroom</b>	\$1,573.24	\$1,400.00	\$1,400.00	\$1,100.00	\$3,000.00	17
<b>Two Bedroom</b>	\$1,813.04	\$1,800.00	\$2,150.00	\$1,395.00	\$2,150.00	23
<b>Three Bedroom</b>	\$2,263.33	\$1,895.00	\$1,895.00	\$1,895.00	\$3,000.00	3
<b>Four Bedroom</b>	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	1