



City of Hamilton
Housing Services Division
Healthy and Safe Communities Department
Pilar Homerston
Manager, Social and Community Housing

Communiqué

Issue 2026-01

January 26, 2026

The Requirements, Recommendations and Guidelines in this Communiqué are applicable to the social housing providers administered by the City of Hamilton.

<input checked="" type="checkbox"/>	All Providers Under <i>Housing Services Act, 2011</i>
<input type="checkbox"/>	Not for Profit Providers Under <i>Housing Services Act, 2011</i>
<input type="checkbox"/>	Co-Operative Providers Under <i>Housing Services Act, 2011</i>
<input checked="" type="checkbox"/>	Providers in receipt of Rent Supplements
<input type="checkbox"/>	Access to Housing
<input type="checkbox"/>	Requirement
<input type="checkbox"/>	Recommendation
<input type="checkbox"/>	Guidelines
<input checked="" type="checkbox"/>	For Information Purposes Only

SUBJECT: City of Hamilton - Average Market Rents Update – October 2025

The City of Hamilton is sharing the updated 2025 Average Market Rent (AMR) figures recently released by the Canada Mortgage and Housing Corporation (CMHC). These updated AMRs may support your Board's annual budget planning, particularly if you are considering adjustments to Market Rents or evaluating opportunities to increase rental revenues e.g. setting turnover rents at up to 80% of AMR (where feasible and permitted under your operating framework). For Social Housing Providers, who are meeting their RGI targets, setting Market Rents is an important part of balancing affordability, building sustainability, and your organization's mandate to support low-and moderate-income households.

AMRs are published annually by the Canada Mortgage and Housing Corporation (CMHC) in the Rental Market Report [2025 Rental Market Report | CMHC](#). A copy of the City of Hamilton's published AMRs, are included in the chart below:



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3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$), by Zone and Bedroom Type - Hamilton CMA

Zone	Studio		1 Bdr		2 Bdr		3 Bdr +		Total											
	Oct-24	Oct-25																		
Zone 1 - Downtown Core	1,016	a	1,217	a	1,358	a	1,398	a	1,548	a	1,643	a	2,166	b	2,216	c	1,413	a	1,494	a
Zone 2 - Central East	730	b	716	b	1,176	a	1,102	b	1,251	b	1,293	b	1,417	c	1,378	a	1,205	a	1,184	b
Zone 3 - East End	1,192	a	1,191	b	1,370	a	1,280	a	1,537	a	1,481	a	1,714	a	1,691	a	1,500	a	1,439	a
Zone 4 - Central	927	c	956	b	1,306	a	1,365	b	1,485	a	1,506	a	2,009	b	1,900	a	1,376	a	1,420	a
Zone 5 - West End	1,100	b	**		1,387	a	1,462	a	1,580	a	1,633	a	1,740	a	1,863	a	1,471	a	1,567	a
Zone 6 - Mountain	1,166	a	1,097	b	1,402	a	1,320	a	1,489	a	1,474	a	1,521	a	1,597	b	1,452	a	1,411	a
Hamilton City (Zones 1-6)	1,013	a	1,040	b	1,343	a	1,339	a	1,494	a	1,512	a	1,677	a	1,690	a	1,414	a	1,428	a
Zone 7 - Grimsby and Stoney Creek	1,121	a	1,163	a	1,456	b	1,230	a	1,581	a	1,408	a	1,803	b	1,542	a	1,534	a	1,346	a
Zone 8 - Burlington	1,441	b	1,539	c	1,726	a	1,744	a	1,993	a	2,050	a	2,112	a	2,196	a	1,929	a	1,977	a
Zone 9 - Ancast./Dundas/Flambor./Glanbrk.	1,277	b	1,225	b	1,476	a	1,494	a	1,735	b	1,818	a	1,750	b	1,815	c	1,625	b	1,678	a
Hamilton CMA	1,035	a	1,078	b	1,413	a	1,402	a	1,636	a	1,659	a	1,851	a	1,866	a	1,539	a	1,552	a

§ 2025 and 2024 data are based on the 2021 census geographic definitions.

Quality Indicators:
 a ----- Excellent b ---- Very Good c ---- Good d ----- Poor (use with caution)
 ** ---- Data suppressed

Source: Rental Markey Survey (CMHC)
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For Market Units upon turnover, providers may set Market Rents at a percentage of AMR. Based on project zone, 80% AMR is the widely used benchmark, rounded to the nearest whole dollar. For additional information pertaining to Zones, see the attached “APPENDIX – Hamilton Zones”.

If you have any questions about applying AMRs within your program agreements or require support with rent-setting decisions, please contact your HAO:

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