

Communiqué

January 26, 2026

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

Social Housing Providers	Applicable
All Providers Under Housing Services Act, 2011	Yes
Not for Profit Providers Under Housing Services Act, 2011	No
Co-Operative Providers Under Housing Services Act, 2011	No
Providers in receipt of Rent Supplements	Yes
Access to Housing	No
Requirement	No
Recommendation	No
Guidelines	Yes

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:

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

	Studio				1 Bdr		2 Bdr				3 Bdr +				Total					
Zone	Oct-24		Oct-25		Oct-24		Oct-25		Oct-24		Oct-25		Oct-24		Oct-25		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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If you have any questions about applying AMRs within your program agreements or require support with rent-setting decisions, please contact your Housing Administration Officer:

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