



KEY INSIGHTS

PROVINCE:

ONTARIO

YEAR:

2021

AFFORDABILITY
DEFINITION :

30% OF GROSS INCOME

CMA / CA:

WOODSTOCK

RENT:

RENTAL MARKET
SURVEY



TYPE OF
HOUSE:

ROW HOUSE

AVERAGE LISTING
RENT



EXPENSES
(EXCLUDING RENT):

AVERAGE HOUSEHOLD EXPENSES



POVERTY LINE
EXPENSES



NOTE 1: B = Bedrooms

Note 2: All figures mentioned in this report are presented on an annual basis unless otherwise specified

RANKING



AFFORDABILITY
(BY RENT)

*Places with the lowest rent have the highest ranking



AFFORDABILITY
(BY AFFORDABLE UNITS)



MEDIAN
INCOME

*Before Tax

AVERAGE OPTIMAL
INCOME BEFORE TAX

\$73,690

44.4%

FAMILIES UNDER
OPTIMAL INCOME

AVERAGE RENT

Monthly

ROW HOUSE

0B \$1181

1B \$1554

2B \$1488

3B+ \$2048

APARTMENT

0B \$1183

1B \$1782

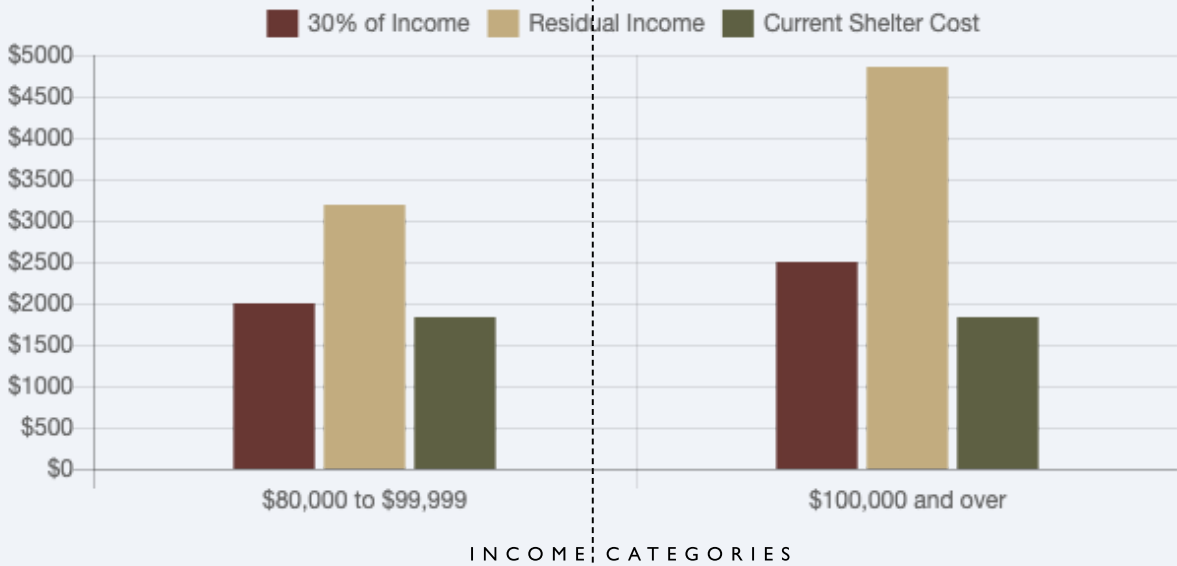
2B \$2124

3B+ \$1794

AFFORDABLE SHELTER COST VS CURRENT SHELTER COST

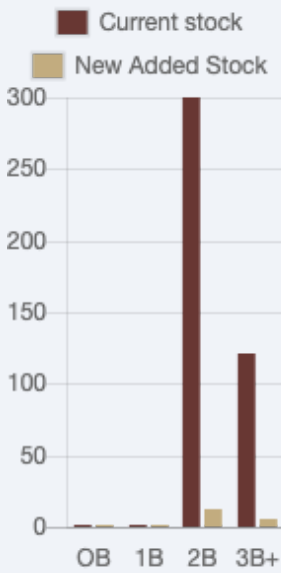
BASED ON 2 DEFINATIONS

MONTHLY



RENTAL SUPPLY

4.96% of New stock is added this Year



TOTAL RENTAL STOCK :

429

ROW HOUSE & APARTMENT

AVAILABLE STOCK OVERVIEW

AFFORDABLE STOCKS

Out of a total affordable supply of 218 units, 5 are available.

AVAILABLE: 5

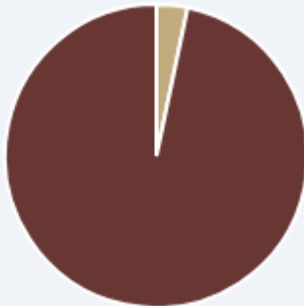


OCCUPIED: 213

UNAFFORDABLE STOCKS

Out of a total unaffordable supply of 211 units, 7 are available.

AVAILABLE: 7



OCCUPIED: 204

NEW UNITS CONSTRUCTED

A total of 26 new units were constructed this year, with 13 being affordable

AFFORDABLE: 13



UNAFFORDABLE: 13

PROVINCIAL AVERAGE INCOME

\$83,000

BEFORE TAX

DISCRETIONARY INCOME

HOUSEHOLD INCOME
BEFORE TAX \$83.00k (31.9%)

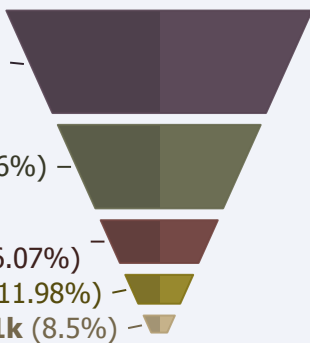
INCOME AFTER TAX \$73.00k (28.06%)

COST OF NON SHELTER
NECESSITIES \$41.82k (16.07%)

RESIDUAL INCOME \$31.18k (11.98%)

SHELTER COST \$22.11k (8.5%)

DISCRETIONARY INCOME \$9.07k (3.49%)



NO. OF BEDROOMS	Row		Apartment	
	OPTIMAL INCOME	INCOME DIFFERENCE	OPTICAL INCOME	INCOME DIFFERENCE
0 B	\$55,520	\$27,480	\$55,600	\$27,400
1 B	\$73,080	\$9,920	\$83,720	\$720
2 B	\$69,920	\$13,080	\$99,840	\$16,840
3 B+	\$96,240	\$13,240	\$84,360	\$1,360



ONTARIO - WOODSTOCK SUPPLY ANALYSIS

NOTE - B = Bedrooms

APARTMENT OVERVIEW

TOTAL RENTAL UNITS 2,837

HOUSES AVAILABLE

Growth Rate

AVAILABLE:43
OCCUPIED:2794



TYPE OF BEDROOM

Growth Rate

0B:23 1B:959
2B:1752 3B+:103



ROW HOUSE OVERVIEW

TOTAL RENTAL UNITS 423

TOTAL UNITS

Growth Rate

AVAILABLE:2
OCCUPIED:421



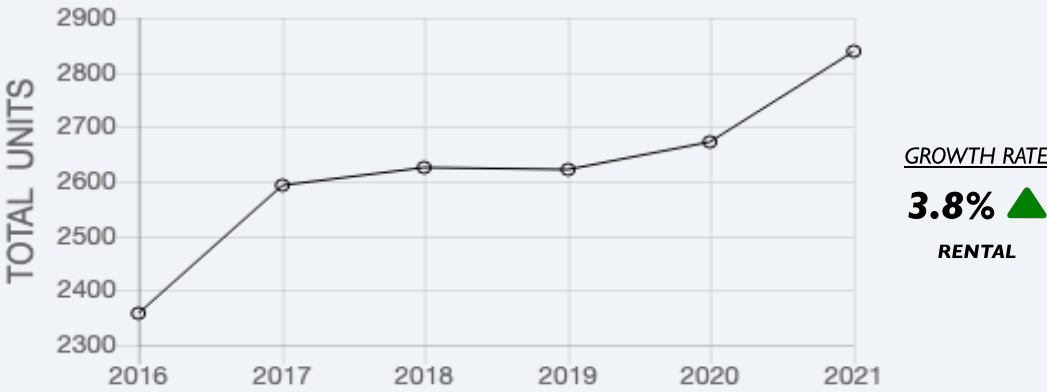
TYPE OF BEDROOM

Growth Rate

0B:1 1B:1H
2B:300 3B+:121



HISTORICAL RENTAL STOCK



HISTORICAL RENTAL STOCK



NEW UNITS ADDED 392

OWNED / RENTAL SHARE

5.7%
OWNED

GROWTH RATE
2399900.0% ▲

OWNED

38899900.0% ▲

RENTAL

92.8%
RENTAL

TYPE OF BEDROOM

Growth Rate

0B:4 1B:132
2B:241 3B+:15



NEW UNITS ADDED 21

OWNED / RENTAL SHARE

82.5%
OWNED

GROWTH RATE
15599900.0% ▲

OWNED

1799900.0% ▲

RENTAL

9.5%
RENTAL

TYPE OF BEDROOM

Growth Rate

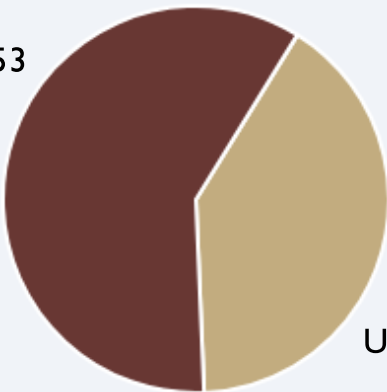
0B:1 1B:1
2B:13 3B+:6



RENTAL UNITS OVERVIEW

TOTAL RENTAL STOCK 2,845 100%

AFFORDABLE:1153

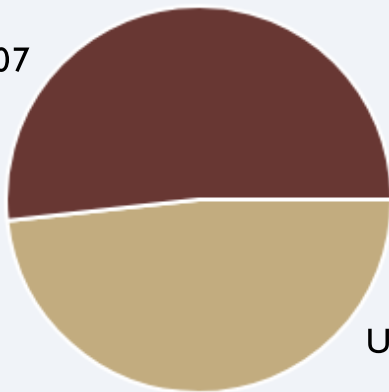


UNAFFORDABLE:1692

RENTAL UNITS OVERVIEW

TOTAL RENTAL STOCK 429 100%

AFFORDABLE:207



UNAFFORDABLE:222

AVAILABLE RENTAL STOCK

18

100%

AFFORDABLE

30

100%

UNAFFORDABLE

*AVAILABLE = VACANT

AVAILABLE RENTAL STOCK

4

1%

AFFORDABLE

8

2%

UNAFFORDABLE

*AVAILABLE = VACANT

NEW UNITS CONSTRUCTED

161

6%

AFFORDABLE

238

9%

UNAFFORDABLE

NEW UNITS CONSTRUCTED

12

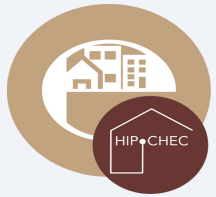
3%

AFFORDABLE

14

4%

UNAFFORDABLE



ONTARIO - WOODSTOCK INCOME ANALYSIS

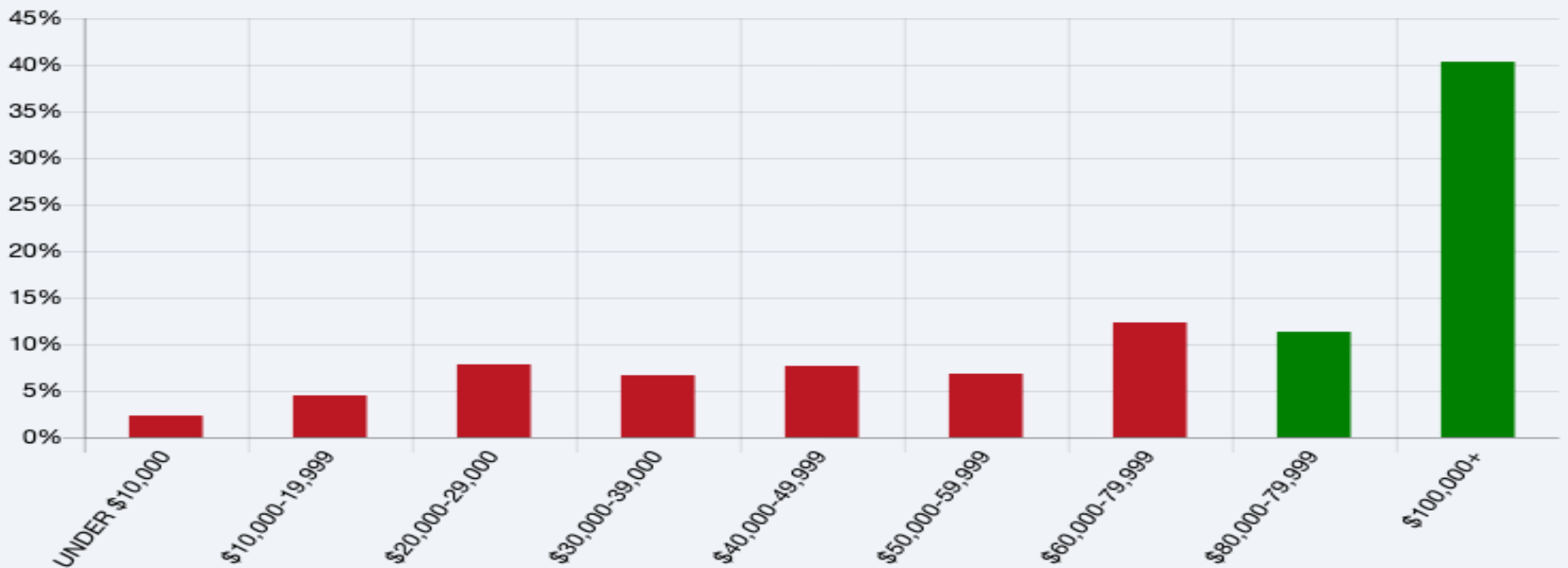
INCOME IS TAKEN ANUALLY

POPULATION BELOW & ABOVE OPTIMAL INCOME

OPTIMAL INCOME : \$73,690

PERCENTAGE OF POPULATION BELOW OPTIMAL INCOME
44.4%

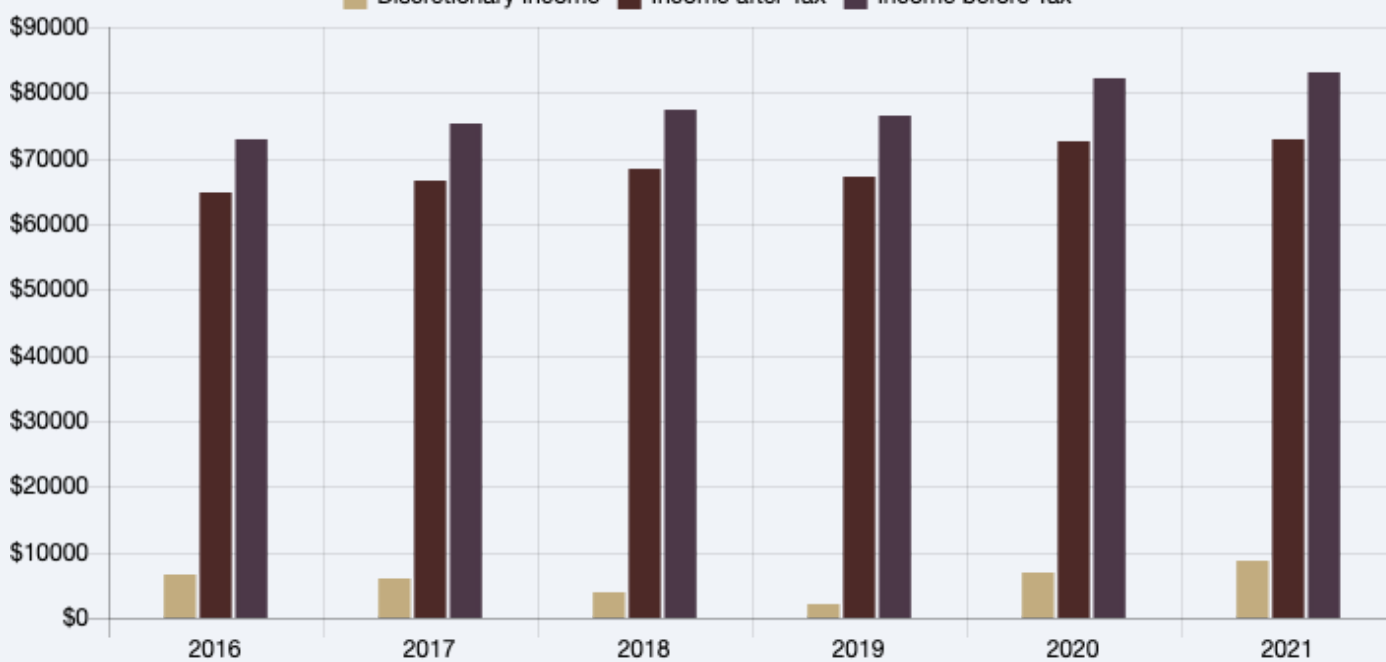
PERCENTAGE OF POPULATION ABOVE
OPTIMAL INCOME
55.6%



DIFFERENT INCOME RANGES

DISCRETIONARY INCOME VS MEDIAN INCOME AFTER TAX/BEFORE TAX

Discretionary Income Income after Tax Income before Tax



MEDIAN INCOME RANKING



Before Tax

PROVINCE

MEDIAN HOUSEHOLD INCOME BEFORE TAX



AFTER TAX





ONTARIO - WOODSTOCK

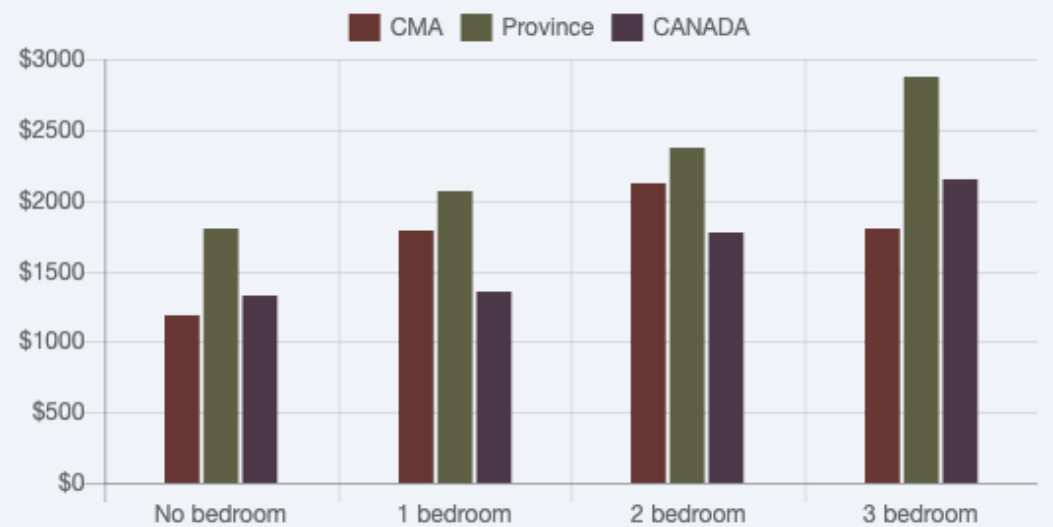
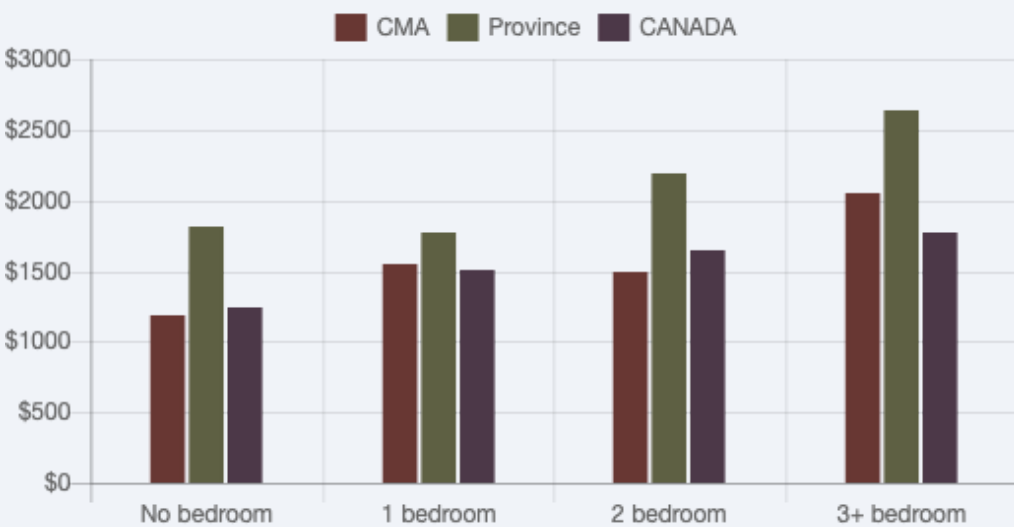
SHELTER COST ANALYSIS

INCOME IS TAKEN ANNUALLY

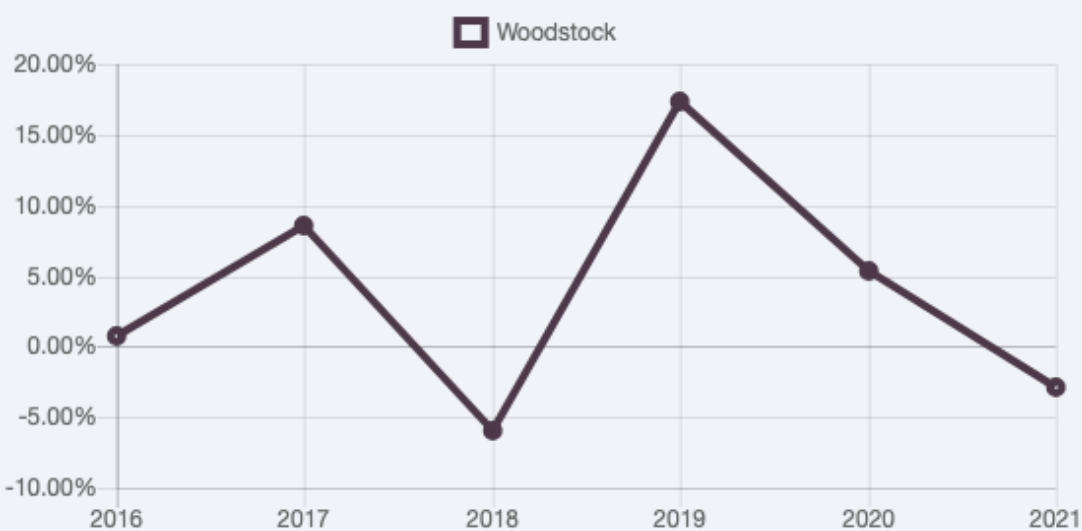
APARTMENT OVERVIEW

ROW HOUSE OVERVIEW

AVERAGE RENT

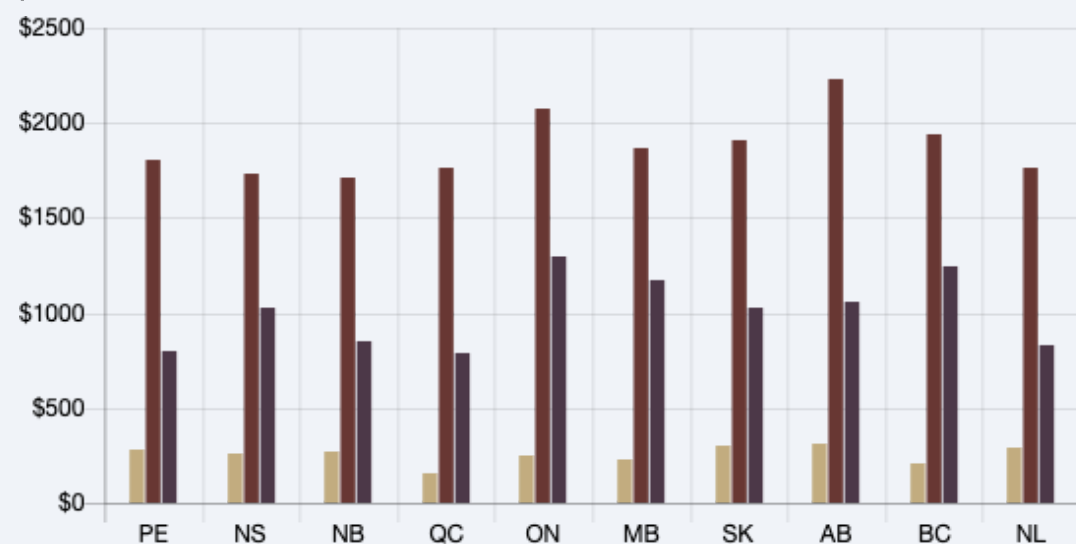
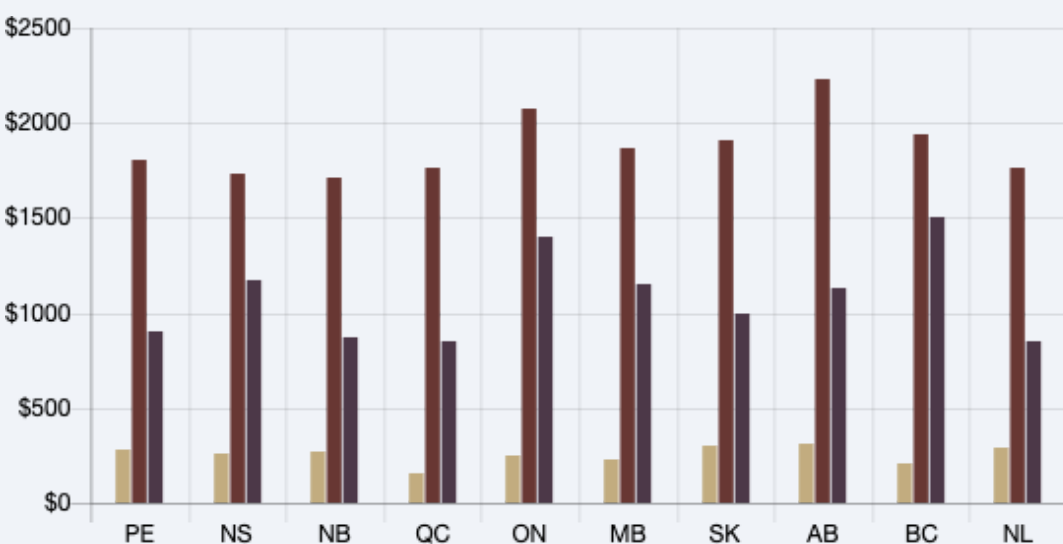


HISTORICAL RENT GROWTH RATE

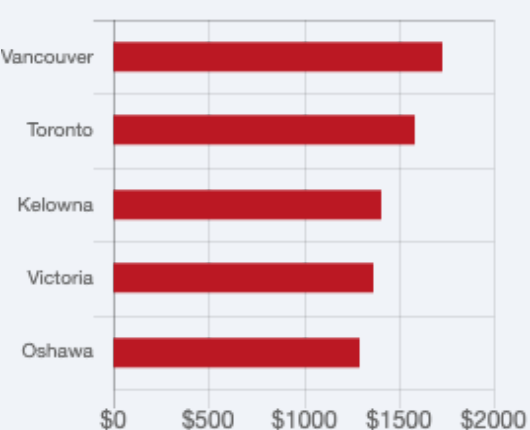


UTILITIES VS AFFORDABLE RENT VS AVERAGE RENT

Monthly



TOP 5 CMAs - AVERAGE RENT



BOTTOM 5 CMAs - AVERAGE RENT



TOP 5 CAs - AVERAGE RENT



BOTTOM 5 CAs - AVERAGE RENT

