



KEY INSIGHTS

PROVINCE:

ONTARIO

▼

YEAR:

2021

▼

AFFORDABILITY
DEFINITION :

30% OF GROSS INCOME

▼

CMA / CA:

WOODSTOCK

▼

RENT:

RENTAL MARKET
SURVEY

☐

EXPENSES

AVERAGE HOUSEHOLD EXPENSES

☒

TYPE OF
HOUSE:

ROW HOUSE

▼

AVERAGE LISTING
RENT

☒

(EXCLUDING RENT):

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

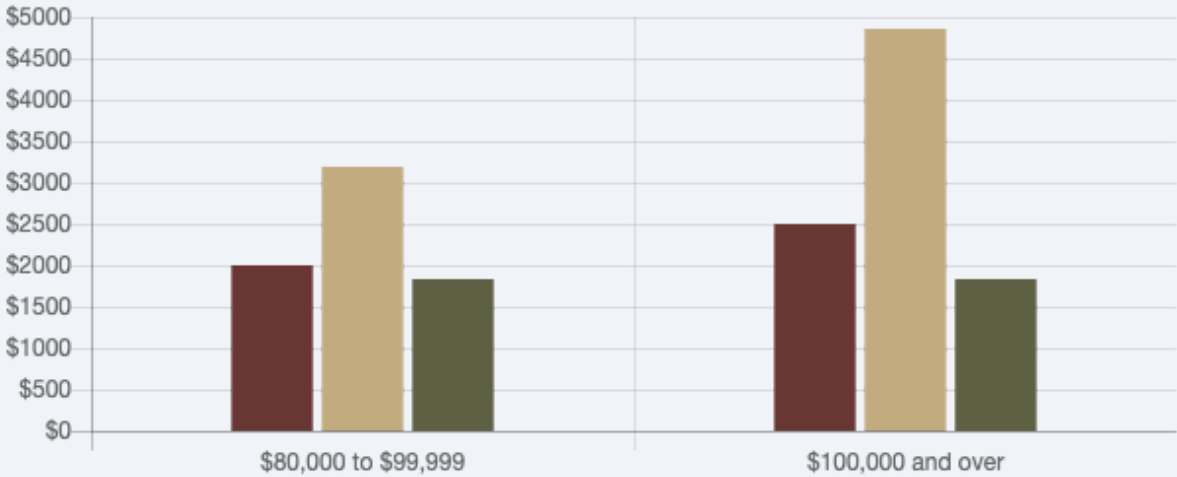
3B+ \$1794

AFFORDABLE SHELTER COST
VS CURRENT SHELTER COST

BASED ON 2 DEFINATIONS

MONTHLY

30% of Income Residual Income Current Shelter Cost

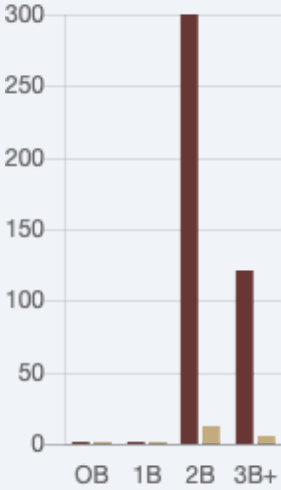


INCOME CATEGORIES

RENTAL
SUPPLY

4.96% of New stock is added this Year

Current stock
New Added Stock



TOTAL RENTAL STOCK :

429

ROW HOUSE & APARTMENT

AVAILABLE STOCK OVERVIEW

AFFORDABILITY
OVERVIEW

Out of a total supply of 429 units, 218 are affordable.

AFFORDABLE: 218



UNAFFORDABLE: 211

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

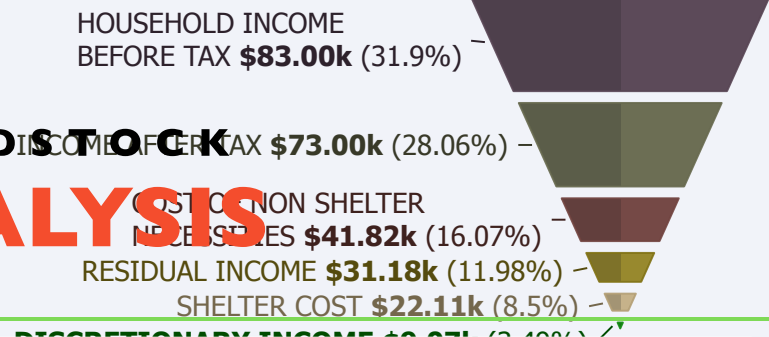
DISCRETIONARY INCOME

	Row		Apartment	
NO. OF BEDROOMS	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
2 B+	\$96,240	\$13,240	\$84,360	\$1,360

NOTE - B = Bedrooms

ONTARIO - WOODSTOCK SUPPLY ANALYSIS

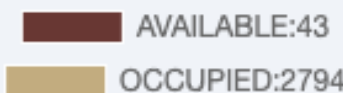


APARTMENT OVERVIEW

TOTAL RENTAL UNITS 2,837

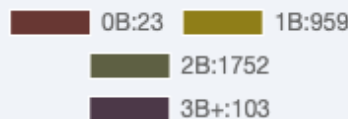
HOUSES AVAILABLE

Growth Rate



TYPE OF BEDROOM

Growth Rate



ROW HOUSE OVERVIEW

TOTAL RENTAL UNITS 423

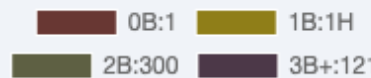
TOTAL UNITS

Growth Rate



TYPE OF BEDROOM

Growth Rate



HISTORICAL RENTAL STOCK



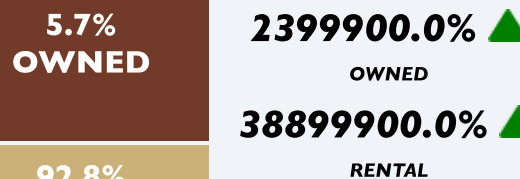
HISTORICAL RENTAL STOCK



NEW UNITS ADDED 392

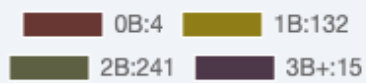
OWNED / RENTAL SHARE

GROWTH RATE



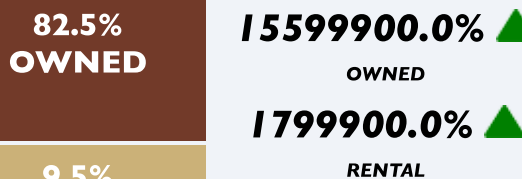
TYPE OF BEDROOM

Growth Rate



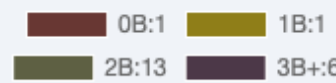
OWNED / RENTAL SHARE

GROWTH RATE



TYPE OF BEDROOM

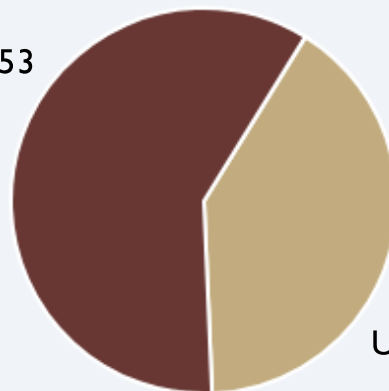
Growth Rate



RENTAL UNITS OVERVIEW

TOTAL RENTAL STOCK 2,845 100%

AFFORDABLE:1153



UNAFFORDABLE:1692

AVAILABLE RENTAL STOCK

18 100%

AFFORDABLE

30 100%

UNAFFORDABLE

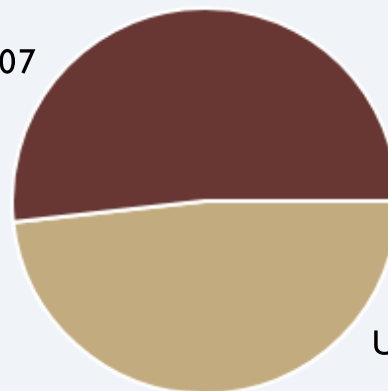
*AVAILABLE = VACANT

NEW UNITS CONSTRUCTED

RENTAL UNITS OVERVIEW

TOTAL RENTAL STOCK 429 100%

AFFORDABLE:207



UNAFFORDABLE:222

AVAILABLE RENTAL STOCK

4 1%

AFFORDABLE

8 2%

UNAFFORDABLE

*AVAILABLE = VACANT

NEW UNITS CONSTRUCTED

1616%

AFFORDABLE

2389%

UNAFFORDABLE

123%

AFFORDABLE

144%

UNAFFORDABLE



ONTARIO - WOODSTOCK

INCOME ANALYSIS

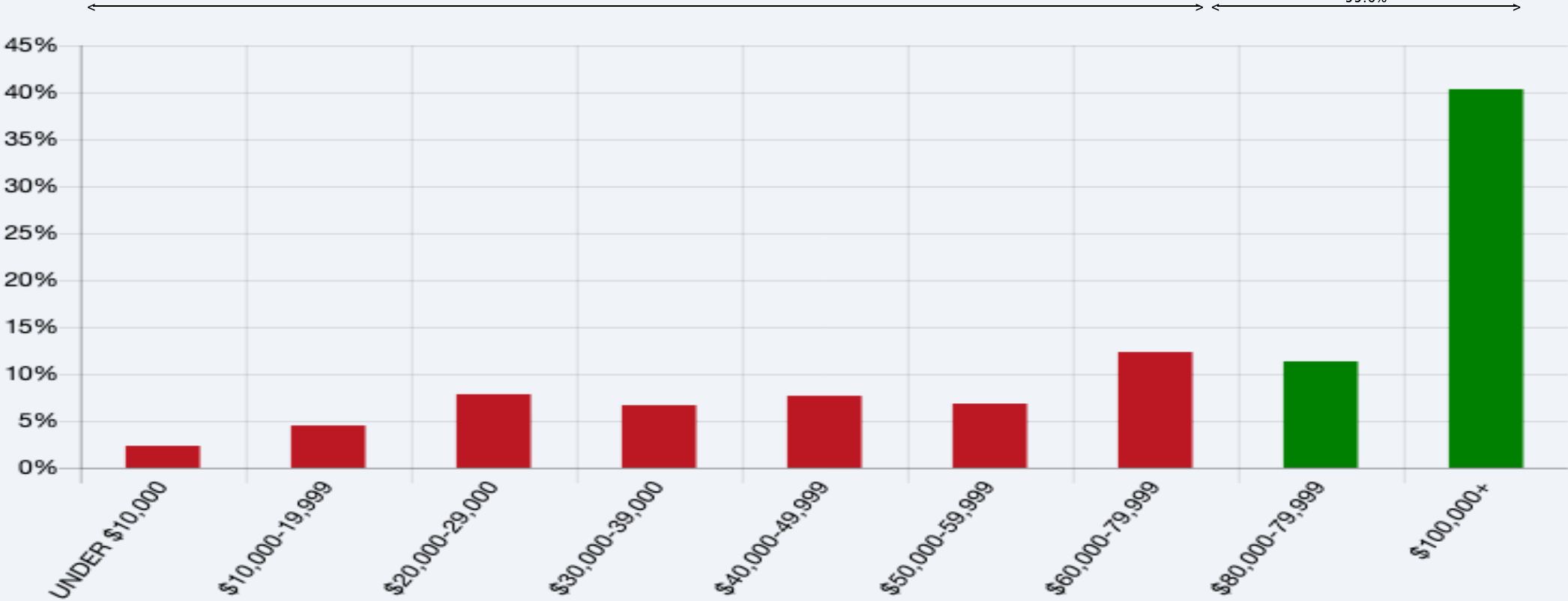
INCOME IS TAKEN ANUALLY

POPULATION BELOW & ABOVE OPTIMAL INCOME

OPTIMAL INCOME : \$73,690

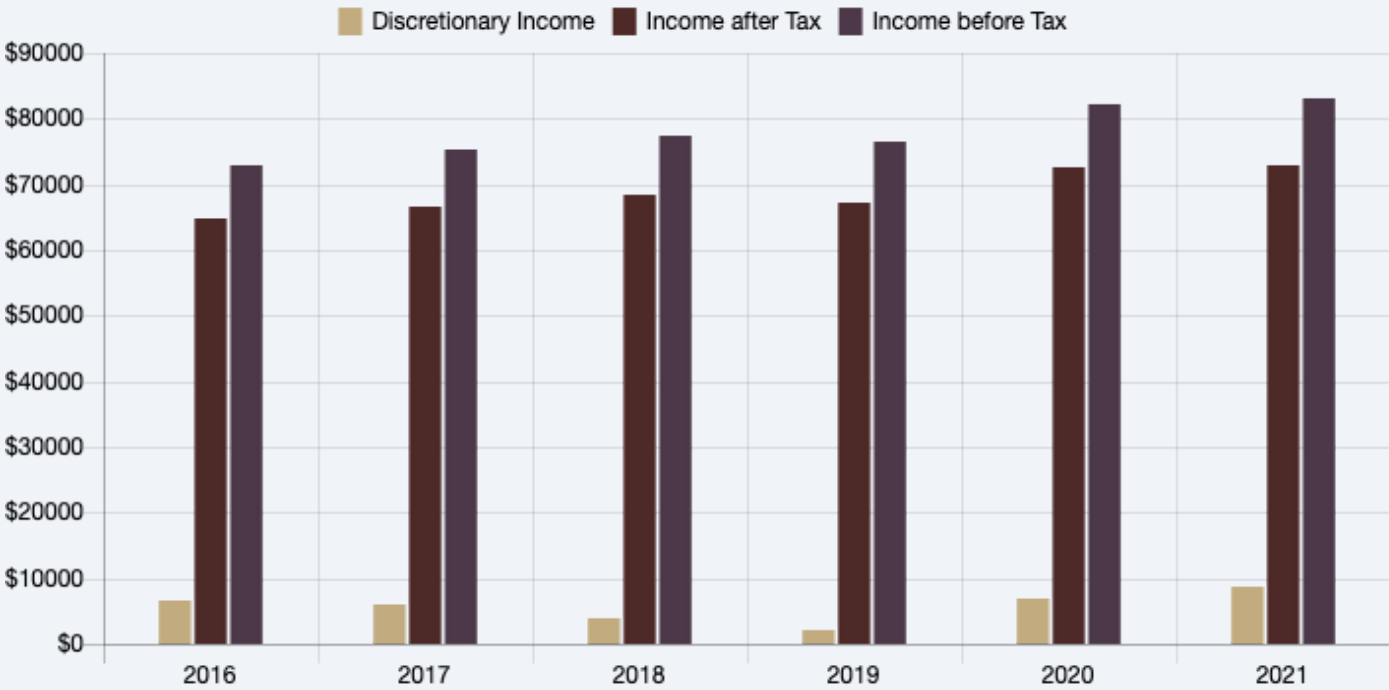
PERCENTAGE OF POPULATION BELOW OPTIMAL INCOME
44.4%

PERCENTAGE OF POPULATION ABOVE
OPTIMAL INCOME
55.6%



DIFFERENT INCOME RANGES

DISCRETIONARY INCOME VS
MEDIAN INCOME AFTER TAX/BEFORE TAX



MEDIAN INCOME
RANKING

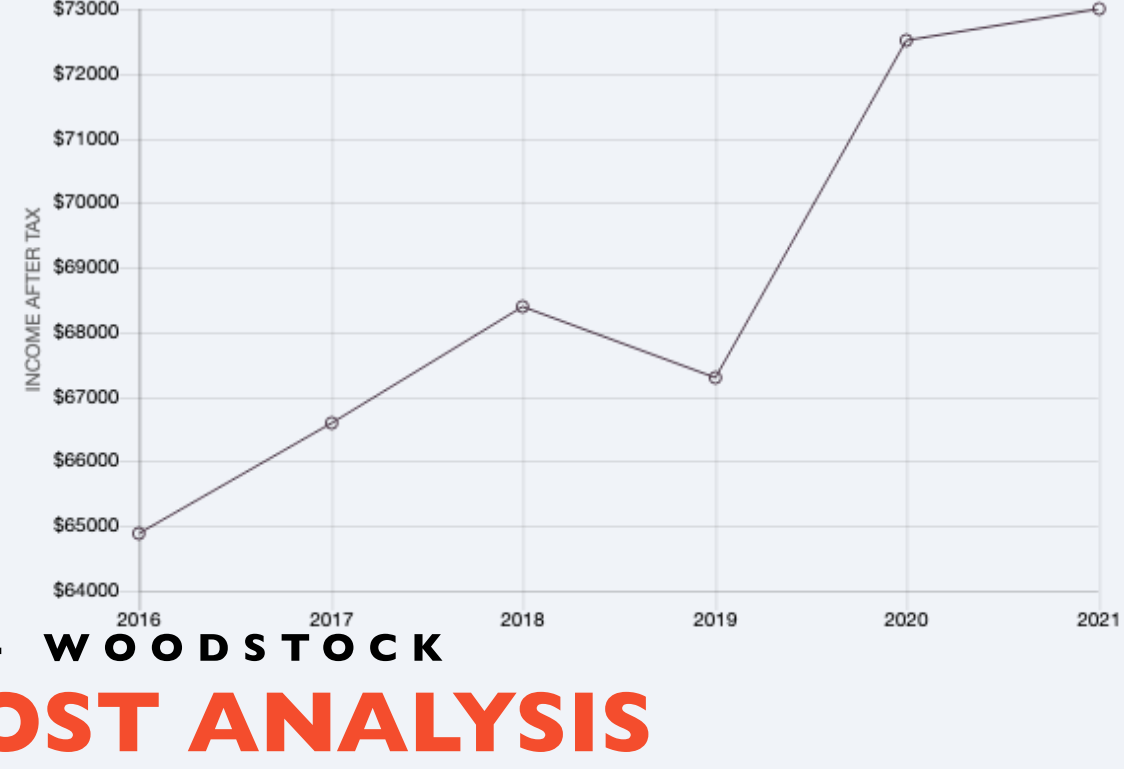
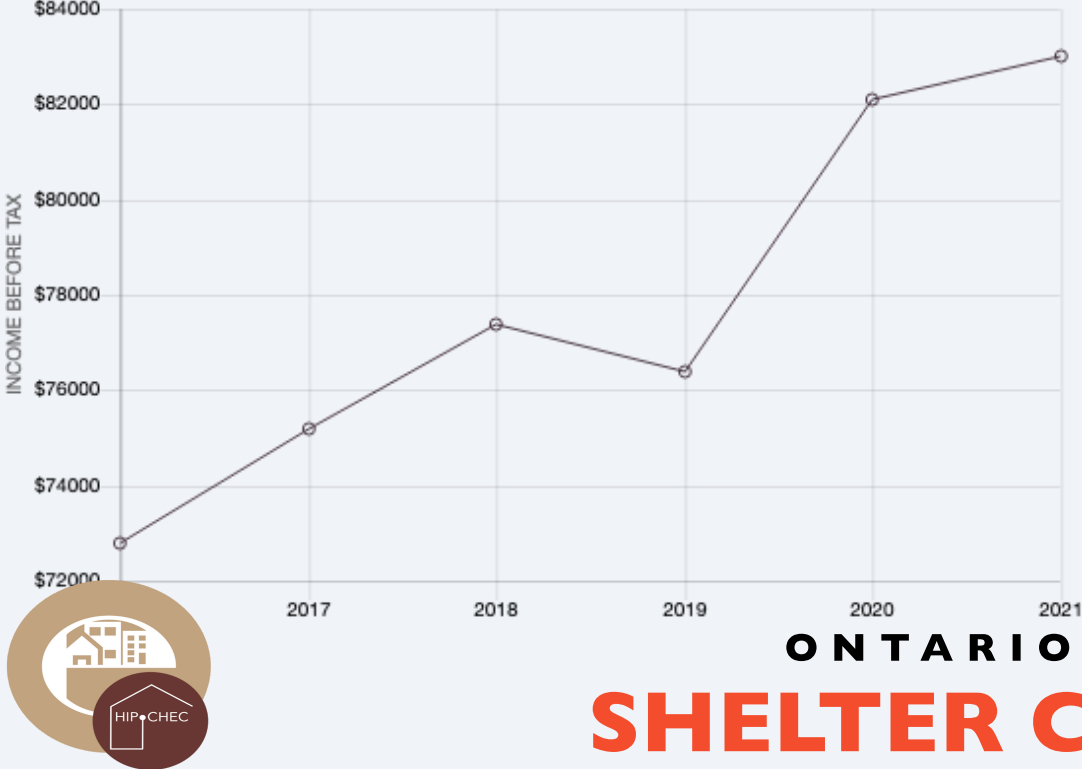


Before Tax

PROVINCE

MEDIAN HOUSEHOLD INCOME

BEFORE TAXAFTER TAX



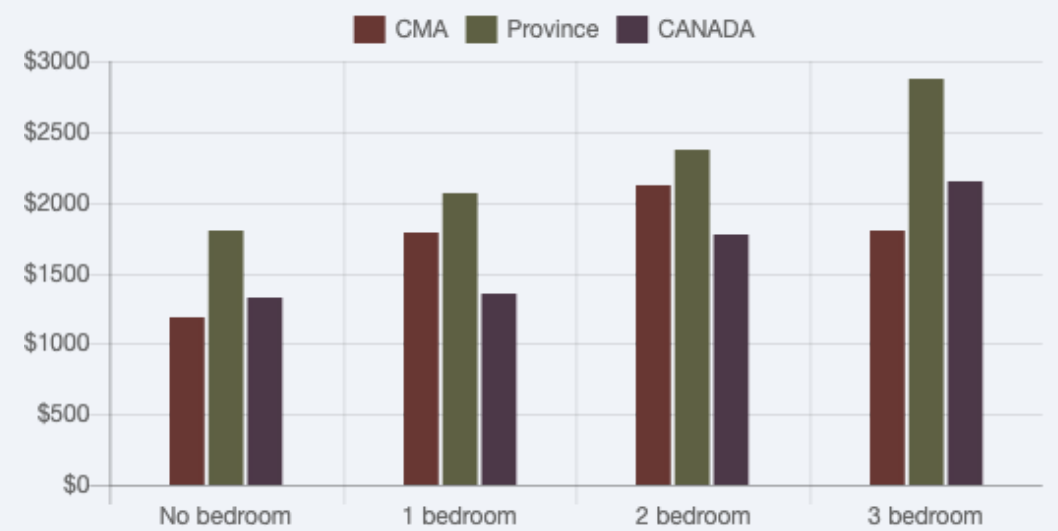
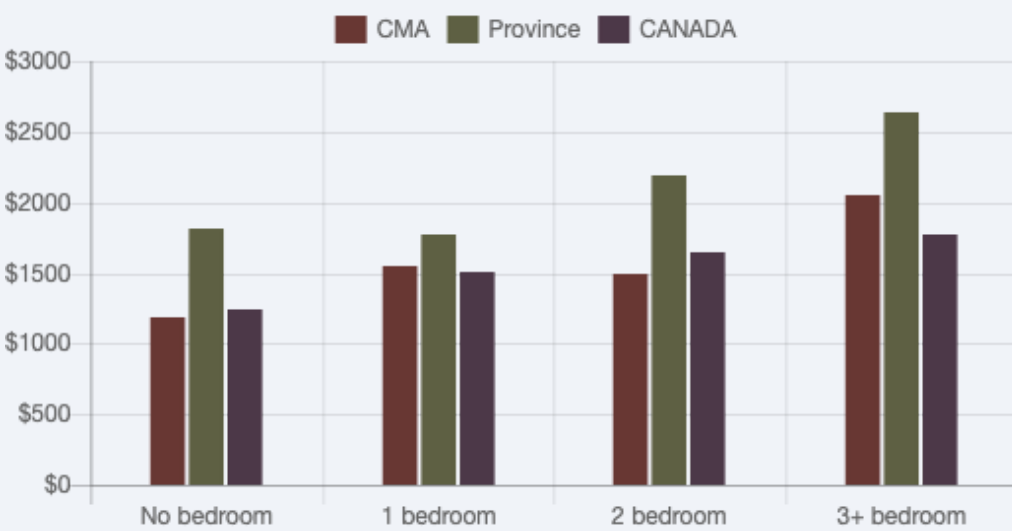
ONTARIO - WOODSTOCK SHELTER COST ANALYSIS

INCOME IS TAKEN ANNUALLY

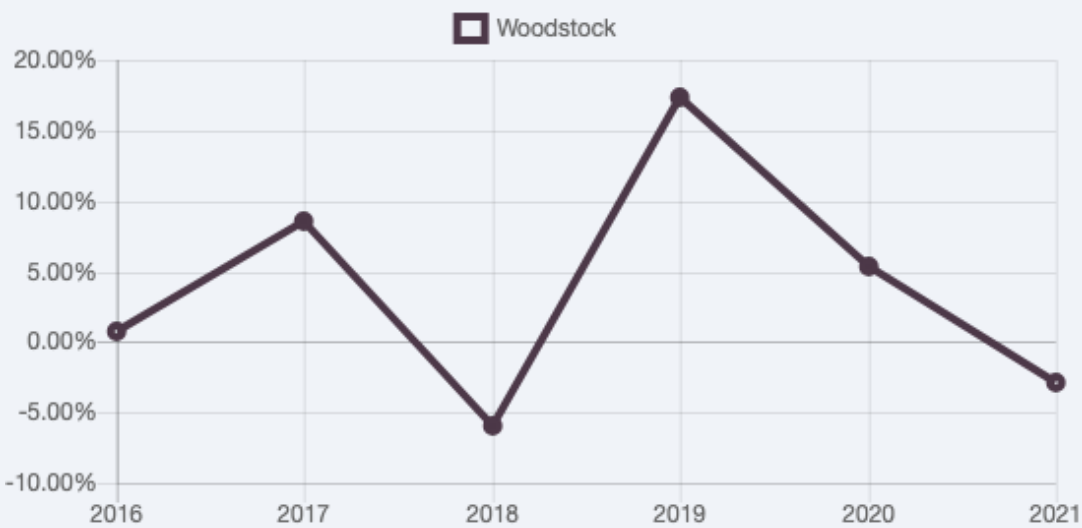
APARTMENT OVERVIEW

ROW HOUSE OVERVIEW

AVERAGE RENT

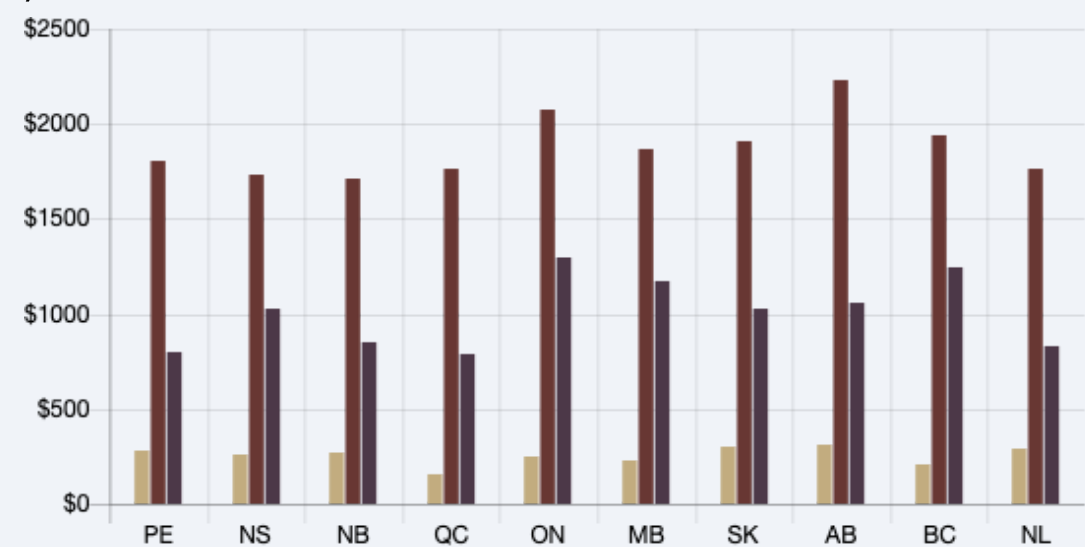
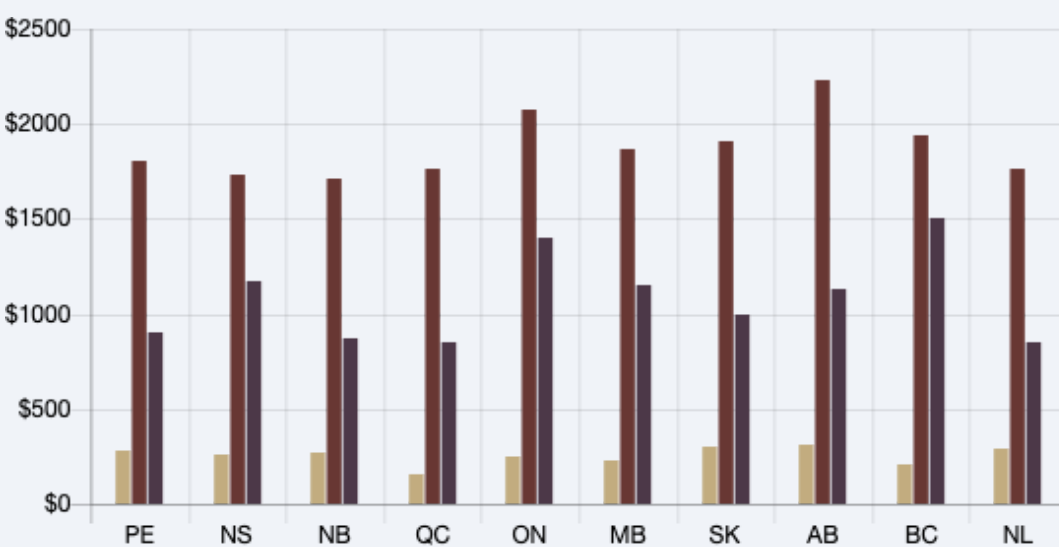


HISTORICAL RENT GROWTH RATE



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

