RENTAL MARKET REPORT

Québec

Canada Mortgage and Housing Corporation

www.cmhc.ca

OCTOBER 2003 SURVEY

IN THIS ISSUE

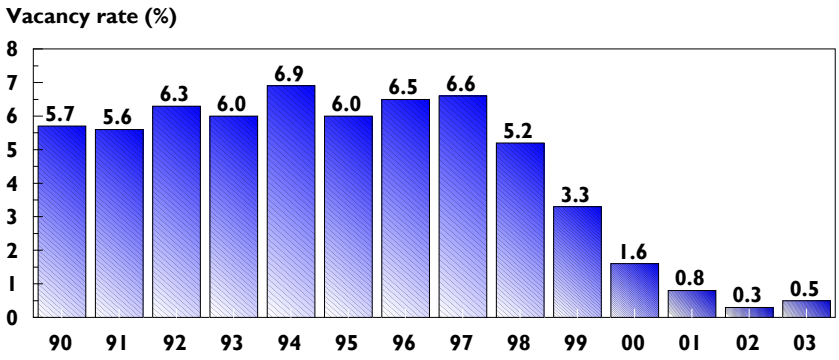
Analysis

VACANCY RATE UP SLIGHTLY IN THE QUÉBEC AREA

According to the results of the latest CMHC Rental Market Survey, the vacancy rate is showing its first sign of a turnaround in the Québec census metropolitan area (CMA). After falling steadily for five years, the rate now stands at 0.5 per cent, up from 0.3 per cent in 2002. In concrete terms, the number of available dwellings went from 250 in 2002 to 400 in 2003, out of a stock of just over 76,000 apartments in privately initiated buildings with three or more housing units.

The small increase in the vacancy rate resulted from the recovery in rental housing construction since 2002. Rental apartment starts more than doubled in 2002, and the growth continued in 2003. However, since housing demand was vigorous, thanks in particular to the good performance of the job market and an increase in the net migration level, the vacancy rate remained below 1 per cent.

Vacancy Rate Back Up Slightly in 2003



Source: CMHC

CMHC SCHL

HOME TO CANADIANS

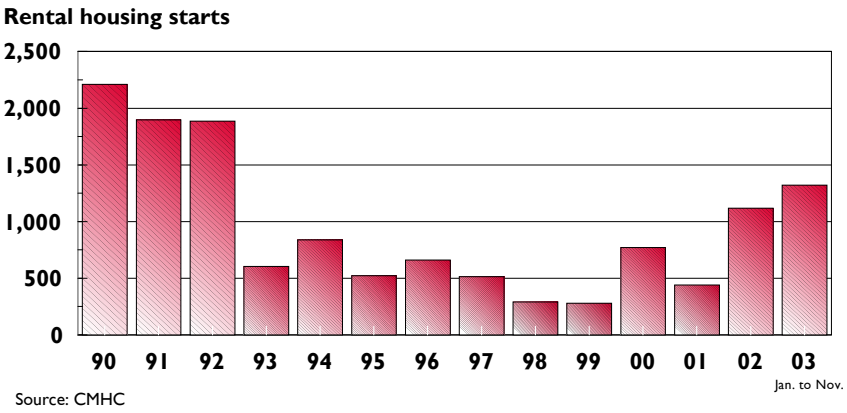
Canada

For a second straight year, Québec posts the lowest vacancy rate among the 28 CMAs across the country. It is closely followed by two other CMAs in the province of Quebec, namely, Sherbrooke (0.7 per cent) and Montréal (1.0 per cent). Elsewhere in the province, the vacancy rates were 1.2 per cent in Gatineau and 1.5 per cent in Trois-Rivières. Saguenay, for its part, reached a vacancy rate of 5.2 per cent—the highest among all CMAs in Canada.

Construction picks up again, but demand remains strong

After idling from 1993 to 2001, rental housing construction has rebounded since 2002, which allowed the vacancy rate to go back up slightly in 2003. In fact, 1,117 units were built in 2002, or more than twice the production recorded in 2001 (441 units). For 2003, activity is continuing to rise, with 1,322 rental dwellings started during the first eleven months of the year. Even with these new units, the increase in the number of available units was small, as demand remained strong. This vigorous demand in 2003 has been mainly attributable to a dynamic labour market and an increase in the net migration level. Nearly 20,000 new jobs were effectively created in the Québec CMA in 2002, and 4,000 more are expected in 2003. These positions, the vast majority of which are full-time, enabled many young people to leave the family nest and quite a few more who were sharing accommodations to move into their own dwelling. This surge in employment also helped attract many people from outside the Québec area, mainly from the eastern regions, including the Lower St. Lawrence, Gaspé, the North Shore and Saguenay-Lac-Saint-Jean. The net migration level therefore went up for a fourth consecutive year in the Québec area, attaining 3,506 people in 2002, according to the latest available data. Lastly, it should be noted that the aging of the population is also stimulating demand for rental housing as, once homeowners turn 60 years old, more of them are deciding to go back to renting.

Rental Housing Starts on the Rise



Source: CMHC

Apartment Vacancy Rates		
Canada	**2002**	**2003**
Metropolitain Areas		
Abbotsford	2.0	2.5
Calgary	2.9	4.4
Charlottetown	2.2	3.5
Saguenay	4.9	5.2
Edmonton	1.7	3.4
Halifax	2.7	2.3
Hamilton	1.6	3.0
Gatineau	0.5	1.2
Kingston	0.9	1.9
Kitchener	2.3	3.2
London	2.0	2.1
Montréal	0.7	1.0
Oshawa	2.3	2.9
Ottawa	1.9	2.9
Québec	0.3	0.5
Regina	1.9	2.1
Saint John	6.3	5.2
Saskatoon	3.7	4.5
Sherbrooke	1.8	0.7
St. Catharines-Niagara	2.4	2.7
St. John's	2.7	2.0
Sudbury	5.1	3.6
Thunder Bay	4.7	3.3
Toronto	2.5	3.8
Trois-Rivières	3.0	1.5
Vancouver	1.4	2.0
Victoria	1.5	1.1
Windsor	3.9	4.3
Winnipeg	1.2	1.3
Total Canada	**1.7**	**2.3**
Québec Province		
Urban Areas from 50,000 to 99,999 inhabitants		
Drummondville	2.2	2.5
Granby	2.5	1.7
Shawinigan	8.5	7.4
St-Jean-sur-Richelieu	0.6	0.5
Sub-Total 50,000-99,999	**3.0**	**2.6**
Urban Areas from 10,000 to 49,999 inhabitants		
Alma	5.0	7.0
Amos	13.0	12.0
Baie-Comeau	11.1	6.9
Cowansville	3.5	3.8
Dolbeau-Mistassini	4.7	4.9
Gaspé	6.5	4.5
Joliette	0.9	0.8
La Tuque	16.7	17.4
Lachute	1.0	1.8
Magog	1.4	0.4
Matane	10.8	9.7
Montmagny	1.4	0.3
Rimouski	2.6	0.9
Rivière-du-Loup	1.6	1.0
Roberval	3.7	4.0
Rouyn-Noranda	10.0	7.9
Salaberry-de-Valleyfield	2.2	1.5
Sept-Iles	9.2	5.2
Sorel-Tracy	5.8	4.3
St-Félicien	3.4	5.0
St-Georges	2.3	3.6
St-Hyacinthe	0.7	0.5
St-Lin	n.d.	1.7
Ste-Marie	3.1	1.3
Thetford-Mines	7.9	7.1
Val d'Or	11.7	6.4
Victoriaville	1.8	4.0
Sub-Total 10,000-49,999 inhabitants*	**4.5**	**3.6**
Total Province of Québec	**1.2**	**1.3**

* Now including Rimouski and Saint-Hyacinthe

New dwellings not within everyone's budget

Among the apartments built since the beginning of 2002, many are part of luxury complexes (see box: Luxury rental housing in the Québec area: a limited market) or retirement homes with services. These are therefore units with relatively expensive rents. Even in new standard quality buildings, the rents charged are well above the average rates charged in existing buildings. Given the increase in construction costs in recent years, it is now difficult to make a new building profitable with rents under $700 per month for a two-bedroom unit, while the average monthly rent is $567 for a comparably sized existing dwelling. The new apartments are therefore not within everyone's budget. However, the gradual arrival of social housing units on the market has been noted since the spring of 2003, which will help meet the demand for affordable housing. In fact, about 400 subsidized dwellings had been started by November 2003, and several hundred more are anticipated for 2004.

Luxury rental housing in the Québec area: a limited market

Luxury dwellings[1] particularly retained our attention, as they represent a market that is limited, but that has accounted for a significant share of new constructions since 2002. In fact, units of this type make up only 4 per cent of the total rental housing stock in the area. Out of the existing luxury dwellings, 90 per cent can be found in the Québec Haute-Ville sector and the rest are virtually all located in Sainte-Foy. Currently, the proportion of vacant units in this segment is comparable to that for the overall traditional rental market, that is, below 1 per cent.

A typical luxury dwelling is contained in a concrete structure with 100 or more units offering enhanced security and located close to all the services. This type of dwelling mainly attracts empty nesters aged 50 years or older. Other clients include young professionals and people settling in the area on a temporary basis.

	Rent range	Stock (number of units)	Proportion of luxury dwellings
1-bedroom	Under $800	19,842	7%
	$800 or over	1,556	
2-bedroom	Under $1,000	36,442	2%
	$1,000 or over	903	
3-bedroom +	Under $1,200	11,149	3%
	$1,200 or over	315	
Total[2]	Non-luxury	67,433	4%
	Luxury	2,774	

Some clouds in sight for the Sainte-Foy sector

The new luxury housing constructions are located mainly in Sainte-Foy. In 2002 and 2003, no fewer than 640 new luxury dwellings have been enumerated, or nearly three times the stock already existing on this market (224 units). This is a major increase for a relatively limited client group. As well, demand for luxury rental dwellings is in competition with the luxury condominium market ($150,000 or over). If the luxury condominiums started in 2002 and 2003 are added to those that will come from the presently announced projects, the result is that close to 600 units have arrived, or will soon arrive, on the Sainte-Foy market. So much activity could lead to absorption problems for certain complexes that will have been built during this period. Vacancy rates for luxury dwellings are therefore expected to go back up in Sainte-Foy, at the time of our next survey in 2004.

1) A luxury dwelling is defined as one for which the rent is $800 or over for a one-bedroom unit, $1,000 or over for a two-bedroom unit and $1,200 or over for an apartment with three or more bedrooms.

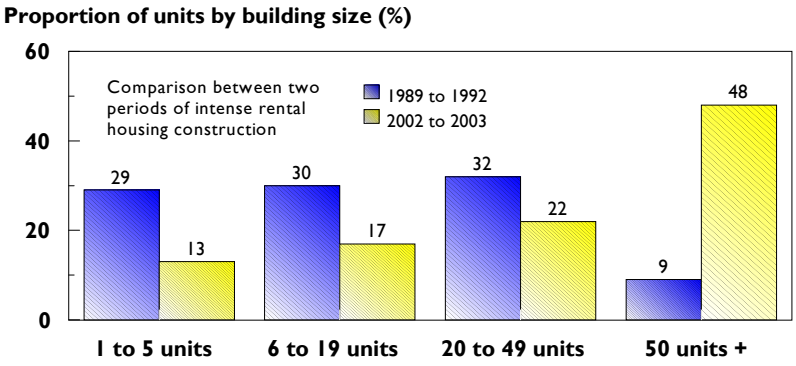
2) The total number of units does not correspond to the survey universe as the rent data is not always available.

Since 2002, affordable condominium construction has also picked up again, after having practically disappeared since the mid-1990s. Such condominiums, which generally sell for $70,000 to $100,000, are found mainly in the Beauport and Charlesbourg sectors and somewhat on the south shore of Québec. Thanks to the low mortgage rates, this type of housing enables some renters with a limited budget to access homeownership.

Large complexes preferred

A comparison between the dwellings started since the beginning of 2002 and those built during the period from 1989 to 1992 (last period of intense rental housing construction) reveals some differences in the size of the structures. Ten years ago, the new buildings were divided evenly among the three categories with fewer than 50 units (see graph), but structures with 50 or more units accounted for only 9 per cent of total starts. For the period from 2002 to 2003, the results are very different, as the proportion of units started increases with the size of the building. As a result, nearly half of the new dwellings are in the category of structures with 50 or more units. This tendency to build larger structures can be explained by two hypotheses. First, the higher construction costs are inciting real estate developers to seek out economies of scale by building larger projects. Second, compared to the period from 1989 to 1992, construction is now under way on more retirement homes and luxury rental housing projects offering a wider range of services and requiring larger complexes to amortize the cost of these services.

More New Units in Larger Buildings



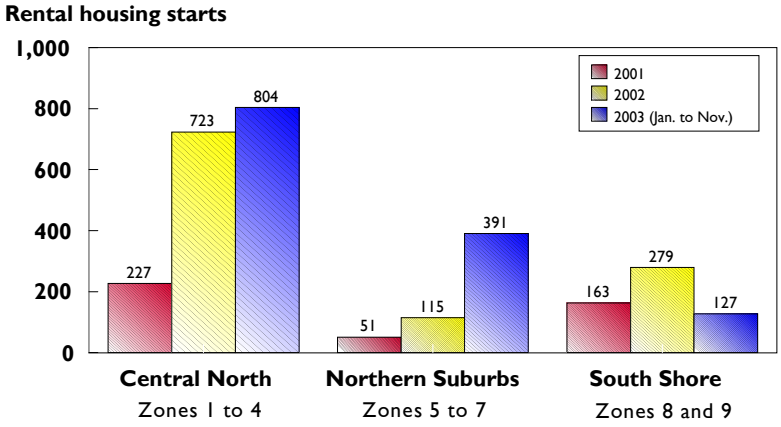
Source: CMHC

Market stays tight everywhere

Once again this year, rental market conditions are tight everywhere across the Québec CMA, for units of all sizes. It can be noted, however, that smaller dwellings, that is, bachelor apartments and one-bedroom units, are slightly more available than larger units. This has always been the case, as smaller units target a client group that is more limited (single people and couples with no children) and more mobile.

An analysis by market zone shows that the highest vacancy rate is in the Québec Basse-Ville sector and attains only 1 per cent. At the other of the spectrum, no units were available in the Lévis sector (zone 9) at the time of the October 2003 survey. In fact, the entire Québec south shore

Construction Down on South Shore in 2003



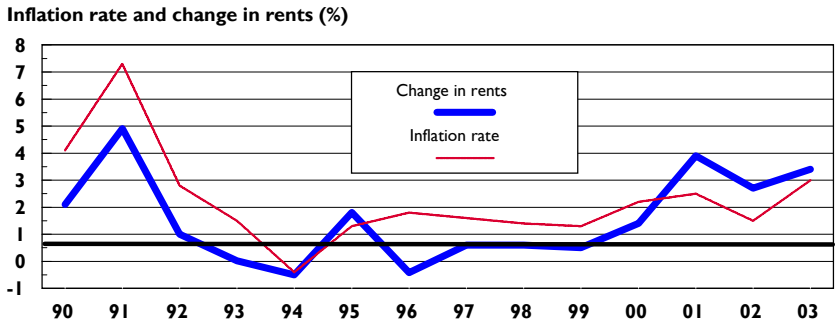
Source: CMHC

territory (zones 8 et 9) had just 0.1 per cent of its units unoccupied, the same proportion as in 2002. The decline in rental housing construction on the south shore in 2003 (see graph) may partly explain why the vacancy rate has remained so low in this sector. The fact that the average rents are generally lower on the south shore than on the north shore may represent a lower potential for profitability and a higher risk in the eyes of investors. It should also be noted that none of the planned new social housing units have yet been started in the new city of Lévis. On the north shore (zones 1 to 7), the vacancy rate went from 0.4 per cent in 2002 up to 0.6 per in 2003. Only the Sainte-Foy, Sillery, Cap-Rouge and Saint-Augustin sector (zone 4) posted a vacancy rate as low (0.1 per cent) as on the south shore. However, in view of the significant volume of starts in this sector since 2002, the vacancy rate will very likely go back up in 2004.

Increase in average rents exceeds inflation

For a third straight year, the increase in average rents exceeded the inflation rate. Given the scarcity of available apartments on the market, the rise in rents reached 3.4 per cent—a rate higher than the inflation rate observed over the same period (3 per cent). In the last three years, which were marked by a shortage of dwellings, rents went up by an average of 3 per cent. It should be recalled that, in the 1990s, when there was a surplus of available units, the average rental hikes were almost always below inflation (see graph). During that decade, rents had risen by an average of 1 per cent per year, compared to an average inflation rate of 2.3 per cent. Despite the greater rental increases in recent years, Québec remains one of the most affordable areas among the 28 CMAs across the country. In fact, with an average rent of $567 for a two-bedroom unit, Québec is beat only by Saint John ($504), in New Brunswick, and Sherbrooke ($471), Saguenay ($457) and Trois-Rivières ($436), in Quebec. (See box: Financial health of renter households in Quebec)

Rental Increase Remains Above Inflation



Sources: CMHC and Statistics Canada

Forecast for 2004: vacancy rate to keep rising

The vacancy rate should continue to go back up in 2004 and reach 1 per cent. Rental housing construction will keep rising, as 1,800 rental starts are anticipated in the Québec area. This forecast takes into account the construction of social housing units on the territories of the new cities of Québec and Lévis. While these subsidized dwellings are not accounted for in our survey, which covers only privately initiated units, they will help free up a certain number of private dwellings. In addition, the arrival on the market of new affordably priced condominiums will also ease the pressure on the rental market. Demand, for its part, will hold up, but may be slowed in 2004 by more modest growth in employment and net migration.

Despite the expected new rise in the vacancy rate, market conditions will stay tight and give way to yet another increase in average rents above inflation. This hike should be about the same as in 2003, at around 3.5 per cent.

For further information about this publication or any other question on the Québec Housing Market, please contact our:

Customer Service Department
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or
by Email: cam_qc@cmhc.ca

Financial Health of Renter Households in Quebec[1]

A widely used affordability criterion is the « 30 per cent threshold ». According to this criteria, a household that allocates 30 per cent or more of it's gross income on housing does not live in an affordable home. From 1996 to 2001, the proportion of renter households in Quebec spending more than the affordability threshold on housing declined. This is what was revealed by the data on shelter costs and household income collected by Statistics Canada at the time of its last two censuses. While, in 1996, 36 per cent of renter households in Quebec allocated 30 per cent or more of their income on housing costs, only 31 per cent did so in 2001. Across Canada, the situation also improved, but to a lesser extent, as this proportion went from 37 per cent down to 35 per cent over the same period. In 2001, among the ten Canadian provinces, Quebec had the lowest percentage of renter households spending 30 per cent or more of their income on housing. These results are not really surprising, given that Quebec has the lowest average rents.

The table below shows the relation between the changes in affordability and the increase in the average rent for a two-bedroom unit from 1996 to 2001 in the six census metropolitan areas (CMAs) across Quebec. It can be noted that, despite more significant increases in the average rents in the CMAs of Montréal (7.5 per cent), Gatineau (6.7 per cent) and Québec (5.3 per cent), these were the areas where affordability improved the most. These were also the areas where the proportions of renter households exceeding the affordability threshold were the lowest in 2001. Conversely, in the CMAs where the average rents rose less significantly, namely, Sherbrooke (4.7 per cent), Saguenay (3.8 per cent) and Trois-Rivières (3.5 per cent), the improvements in affordability were less remarkable. In addition, their percentages of renter households who spent more than the affordability threshold were greater than the average for Quebec. This therefore suggests that renters in the Montréal, Gatineau and Québec CMAs saw their incomes rise more rapidly than those in Sherbrooke, Saguenay or Trois-Rivières and that they are financially more at ease.

Percentage of renter households spending 30% or more of their income on housing	**1996**	**2001**	**Increase in the average rent for a two-bedroom unit from 1996 to 2001**
Quebec	35.8%	31.0%	
Canada	36.9%	34.6%	
CMA			
Gatineau	35.0%	29.5%	6.7%
Québec	35.8%	30.8%	5.3%
Montréal	37.4%	31.6%	7.5%
Saguenay	33.5%	32.0%	3.8%
Sherbrooke	37.9%	33.0%	4.7%
Trois-Rivières	37.7%	34.1%	3.5%

Sources: Statistics Canada and CMHC

[1] This article was based on information contained in the research report *2001 Census Housing Series Issue 1: Housing Affordability Improves*, Research Highlights, Socio-economic Series 03-017, Canada Mortgage and Housing Corporation, September 2003.

METHODOLOGY

Canada Mortgage and Housing Corporation conducts the Rental Market Survey every year in October to determine the number of vacancies and the rents charged in rental structures. The survey is conducted on a sample basis in all urban areas with populations of 10,000 or more. Only structures that have been on the market for at least three months are included. While this publication is mainly about privately initiated apartment buildings with three or more units, the CMHC survey also examines row houses and publicly initiated rental and cooperative housing.

The survey is conducted by telephone or site visit, and information is obtained from the owner, manager or building superintendent. The survey is usually conducted in the first two weeks of October and these results reflect market conditions at that time.

Definitions

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Rent: The rent data refers to the actual amount tenants pay for their unit. Amenities and services such as heat, light, parking, hot water and laundry facilities may or may not be included in the monthly rent reported in individual cases. The average rent figures reported in this publication represent the average of different units in the market area, some of which may have some or all of these services.

** It should be noted that the average rents cannot provide an accurate measurement of the changes in apartment prices between two years, given that the results are based on a sample of buildings that can differ from one year to the next. The average rents reported in this publication rather give an indication of the amounts paid by unit size, geographical sector and included services (heating, electricity and hot water).*

Rental apartment structure: Any building containing three or more rental dwellings that are not ground-oriented.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the many property owners and managers throughout Canada. We greatly acknowledge their hard work and assistance in providing timely and accurate information. We sincerely hope that the results of this work will provide a benefit to these clients and to the entire housing industry.

Zones

Description of the Québec metropolitan area market zones:

Zone 1: Basse-Ville de Québec, Vanier

Zone 2: Haute-Ville de Québec

Zone 3: Ancienne-Lorette, Neufchâtel, Duberger, Les Saules, Lebourgneuf

Zone 4: Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin

Zone 5: Val-Bélair, Saint-Émile, Loretteville, Lac Saint-Charles, Lac Delage, Valcartier, Shannon, Lac Saint-Joseph, Sainte-Catherine-de-la-Jacques-Cartier, Fossambault

Zone 6: Grand Charlesbourg, Lac Beauport, Stoneham-Tewkesbury

Zone 7: Grand Beauport, Sainte-Brigitte-de-Laval, Boischâtel, L'Ange-Gardien, Château-Richer, Île d'Orléans

Zone 8: Charny, Saint-Romuald, Saint-Jean-Chrysostôme, Saint-Nicolas, Saint-Rédempteur, Breakeyville, Saint-Lambert, Saint-Étienne

Zone 9: Lévis, Pintendre, Saint-Joseph-de-Lévy, Beaumont

1. Apartment Vacancy Rates (%) By Market Zone and Bedroom Type Québec Metropolitan Area										
Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
1-Québec Basse-Ville, Vanier	0.3	1.3	0.5	1.9	0.2	0.6	0.5	0.1	0.3	1.0
2-Québec Haute-Ville	1.6	1.1	0.5	0.8	0.3	0.1	0.1	0.1	0.6	0.5
3-Québec Des Rivières, L'Anc.-Lorette	0.5	0.5	1.0	1.0	0.1	0.5	0.0	0.2	0.3	0.6
4-Ste-Foy, Sillery, C.-Rouge, St-Aug.	0.7	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1
5-Val-Bélair, St-Émile, Loretteville, etc.	***	***	0.4	0.2	0.1	0.2	0.7	2.3	0.2	0.7
6-Charlesbourg, Stoneham, etc.	0.7	1.8	1.8	1.4	0.3	0.4	0.1	0.1	0.7	0.7
7-Beauport, Boischâtel, Î.O., etc.	1.5	2.2	0.9	0.6	0.3	0.4	0.5	1.9	0.6	0.7
8-Charny, St-Romuald, St-Jean-Ch., etc.	***	***	0.2	0.3	0.0	0.1	0.0	0.0	0.0	0.2
9-Lévis, Pintendre, etc.	0.0	***	0.8	0.0	0.0	0.0	0.0	0.0	0.2	0.0
Total - Québec Metropolitan Area	0.8	1.0	0.6	0.8	0.2	0.3	0.2	0.3	0.3	0.5

2. Apartment Average Rents ($) By Market Zone and Bedroom Type Québec Metropolitan Area								
Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
1-Québec Basse-Ville, Vanier	346	353	411	424	485	491	570	576
2-Québec Haute-Ville	442	474	646	680	759	769	801	843
3-Québec Des Rivières, L'Anc.-Lorette	334	357	439	449	542	558	602	609
4-Ste-Foy, Sillery, C.-Rouge, St-Aug.	401	409	509	522	615	634	689	706
5-Val-Bélair, St-Émile, Loretteville, etc.	***	***	407	445	517	526	563	605
6-Charlesbourg, Stoneham, etc.	368	397	469	477	574	586	635	658
7-Beauport, Boischâtel, Î.O., etc.	339	362	395	405	465	495	526	541
8-Charny, St-Romuald, St-Jean-Ch., etc.	***	***	416	424	518	540	712	727
9-Lévis, Pintendre, etc.	333	***	398	422	499	536	582	608
Total - Québec Metropolitan Area	388	405	489	506	550	567	653	671

3. Number of Apartments- Vacant and Universe (Units) By Market Zone and Bedroom Type Québec Metropolitan Area										
Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	Vacant	Univ.	Vacant	Univ.	Vacant	Univ.	Vacant	Univ.	Vacant	Univ.
1-Québec Basse-Ville, Vanier	19	1,507	92	4,913	52	8,243	2	1,959	165	16,622
2-Québec Haute-Ville	18	1,680	28	3,623	3	2,373	1	1,886	50	9,561
3-Québec Des Rivières, L'Anc.-Lorette	2	437	15	1,565	24	4,533	2	936	44	7,471
4-Ste-Foy, Sillery, C.-Rouge, St-Aug.	9	1,612	1	5,865	2	6,933	0	2,460	12	16,870
5-Val-Bélair, St-Émile, Loretteville, etc.	***	***	1	588	3	1,298	10	442	17	2,407
6-Charlesbourg, Stoneham, etc.	6	338	34	2,505	20	4,952	1	1,080	61	8,875
7-Beauport, Boischâtel, Î.O., etc.	6	277	9	1,511	11	2,938	13	690	40	5,416
8-Charny, St-Romuald, St-Jean-Ch., etc.	***	***	2	679	4	3,146	0	526	8	4,415
9-Lévis, Pintendre, etc.	***	***	0	921	1	2,476	0	664	2	4,409
Total Québec Metropolitan	66	6,341	182	22,170	121	36,891	29	10,643	399	76,045

4. Apartment Average Rents ($) - With and Without Services By Market Zone and Bedroom Type Québec Metropolitan Area								
Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	With Services*	Without Services	With Services*	Without Services	With Services*	Without Services	With Services*	Without Services
1-Québec Basse-Ville, Vanier	334	***	442	417	526	474	630	510
2-Québec Haute-Ville	501	***	786	***	1,023	***	***	***
3-Québec Des Rivières, L'Anc.-Lorette	***	***	461	446	562	571	623	607
4-Ste-Foy, Sillery, C.-Rouge, St-Aug.	416	***	525	***	652	619	742	***
5-Val-Bélair, St-Émile, Loretteville, etc.	516	***	459	***	568	505	***	604
6-Charlesbourg, Stoneham, etc.	419	***	487	527	617	585	697	***
7-Beauport, Boischâtel, Î.O., etc.	363	***	417	***	512	471	***	***
8-Charny, St-Romuald, St-Jean-Ch., etc.	341	***	451	***	531	542	***	748
9-Lévis, Pintendre, etc.	350	***	432	***	534	545	***	***
Total - Québec Metropolitan Area	415	378	542	446	623	541	730	627

** With services includes: heating, electricity and hot water*

5. Apartment Vacancy Rates (%) By Market Zone and Structure Size Québec Metropolitan Aera										
Market Zone	3 to 5 units		6 to 19 units		20 to 49 units		50 to 99 units		100 units +	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
1-Québec Basse-Ville, Vanier	***	***	0.5	0.4	0.3	0.5	0.2	1.2	1.4	0.8
2-Québec Haute-Ville	***	***	1.4	0.3	0.3	0.0	0.0	0.8	0.3	1.2
3-Québec Des Rivières, L'Anc.-Lorette	***	***	0.2	0.2	0.0	0.1	0.0	0.0	***	***
4-Ste-Foy, Sillery, C.-Rouge, St-Aug.	***	***	0.0	0.1	0.0	0.0	0.1	0.2	0.2	0.1
5-Val-Bélair, St-Émile, Loretteville, etc.	***	***	0.3	0.5	0.3	1.1	***	***	***	***
6-Charlesbourg, Stoneham, etc.	***	***	0.7	0.5	0.8	0.5	1.4	1.9	0.0	1.1
7-Beauport, Boischâtel, Î.O., etc.	0.4	***	0.5	0.0	0.7	0.9	0.0	0.4	***	2.6
8-Charny, St-Romuald, St-Jean-Ch., etc.	***	***	0.0	0.0	0.4	1.3	***	***	***	***
9-Lévis, Pintendre, etc.	0.7	***	0.0	0.0	0.1	0.3	***	***	0.0	0.0
Total - Québec Metropolitan Area	0.2	1.0	0.4	0.2	0.3	0.3	0.3	0.7	0.5	1.0

6. Apartment Vacancy Rates (%) and Average Rents ($) in 2003 By Year of Construction and Bedroom Type Québec Metropolitan Area									
Year of Construction	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total
	V.R.	Rent	V.R.	Rent	V.R.	Rent	V.R.	Rent	V.R.
1990 or later	1.8	483	1.1	546	0.4	635	0.1	715	0.7
1980 to 1989	2.2	340	0.2	506	0.1	570	0.3	674	0.3
1970 to 1979	0.6	433	0.6	534	0.2	587	0.1	683	0.4
Before 1970	0.7	376	1.2	462	0.6	510	0.4	650	0.7

**** Unavailable or sample too small to disclose results*