

RENTAL MARKET REPORT

Québec CMA



CANADA MORTGAGE AND HOUSING CORPORATION

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Highlights

- The rental housing vacancy rate increased in the Québec census metropolitan area (CMA), reaching 3.1 per cent in October 2014, compared to 2.3 per cent a year earlier.
- The Basse-Ville, Haute-Ville and Charlesbourg sectors saw their vacancy rates rise.
- Between 2013 and 2014, the estimated change in the average rent for two-bedroom apartments was 2.0 per cent.

Figure 1

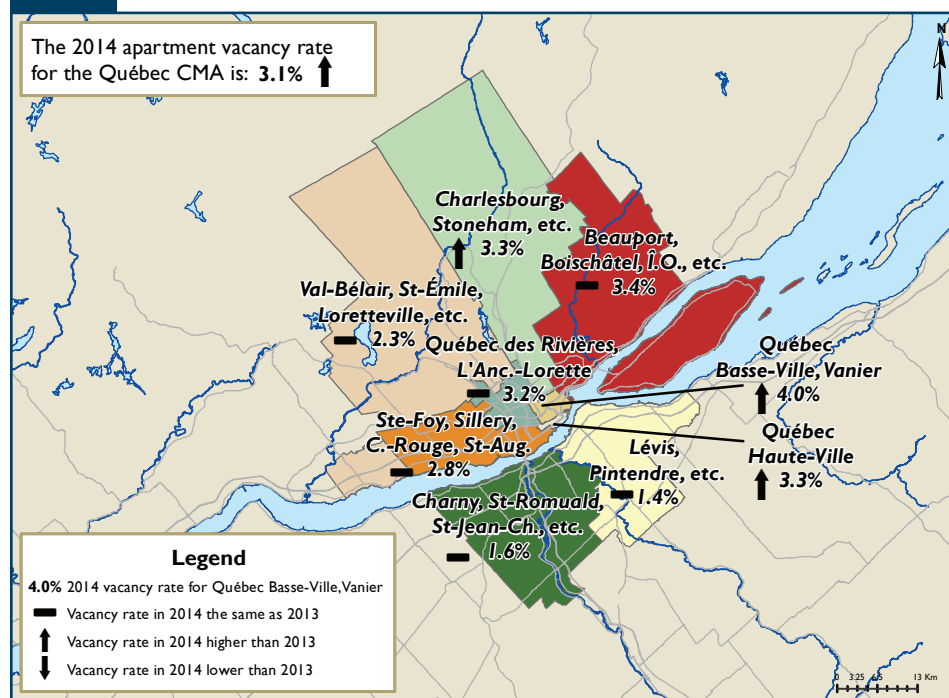


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Overview

The rental housing vacancy rate increased in the Québec CMA, reaching 3.1 per cent in October 2014, compared to 2.3 per cent a year earlier.

Among the sectors in the CMA, three registered increases in their vacancy rates: the Basse-Ville, Haute-Ville and Charlesbourg zones. The South Shore had the lowest vacancy rates in the CMA, with 1.6 per cent in the western part (Charny–Saint-Romuald–Saint-Jean-Chrysostome) and 1.4 per cent in the eastern part (Lévis–Pintendre).

Between the last two fall surveys, the estimated change in the average rent¹ for two-bedroom apartments was 2.0 per cent. The average rent for such units reached \$775 this past October.

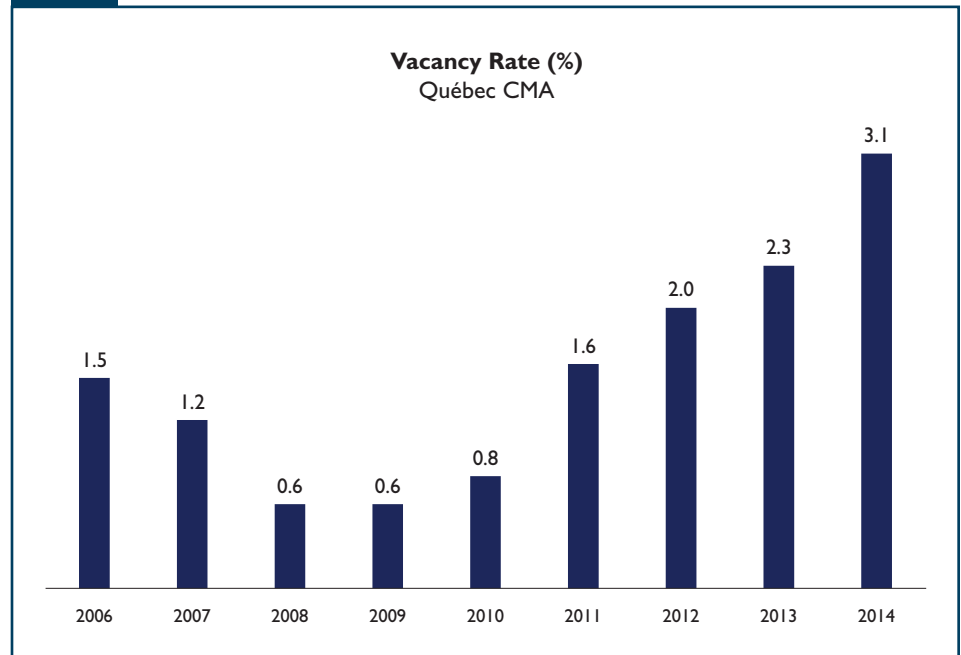
The availability rate, which corresponds to all apartments for rent,² also rose between 2013 and 2014, climbing from 2.9 per cent to 3.7 per cent.

The easing of the market was due to an increase in supply that outpaced the rise in demand.

On the supply side, 900 rental apartments were completed between the last two fall surveys, for some 200 units more than during the previous period (from 2012 to 2013).

Still on the supply side, the probable impact of the increase in rental condominiums—substitutes for

Figure 1



Source: CMHC

high-end conventional rental apartments—should also be considered. This supply is likely attracting a portion of renter clients who could have opted for conventional rental apartments with comparable characteristics.

The growth in demand for rental housing has obviously slowed down in the CMA. One of the reasons for this slowdown was the decline in employment among young people aged from 15 to 24.³ It can therefore be concluded that a number of young households delayed their entry on the rental market.

However, the slowdown in the growth in demand was likely lessened by the still high net migration and the

increase in households aged from 65 to 74,⁴ some of whom are in fact returning to the rental market. It is therefore estimated that, overall, the growth in demand slowed down between 2013 and 2014.

Vacancy rate increases

The rental housing vacancy rate increased in the Québec CMA, reaching 3.1 per cent in October 2014, compared to 2.3 per cent a year earlier. Despite the easing, the Québec area continued to post the tightest market conditions among the province's major urban centres. The Montréal CMA had the second lowest vacancy rate, at 3.4 per cent, while Gatineau had the highest, at 6.5 per cent.

¹ The percentage change in the average rent is a measure of market movement and is based on those private apartment structures that were common to the survey sample for both years.

² The availability rate includes vacant units as well as units for which the existing tenants did not renew their lease.

³ Statistics Canada, Labour Force Survey

⁴ Institut de la statistique du Québec, *Perspectives démographiques du Québec et des régions, 2011-2061, Édition 2014* (data for the Québec CMA)

An analysis by unit type revealed that the rental market conditions in the Québec CMA softened in almost all cases, except for one-bedroom apartments, for which the situation remained stable.

Smaller units—bachelor apartments—had the highest vacancy rate, at 4.6 per cent, whereas larger units (with three or more bedrooms) still posted the lowest rate, at 2.7 per cent.

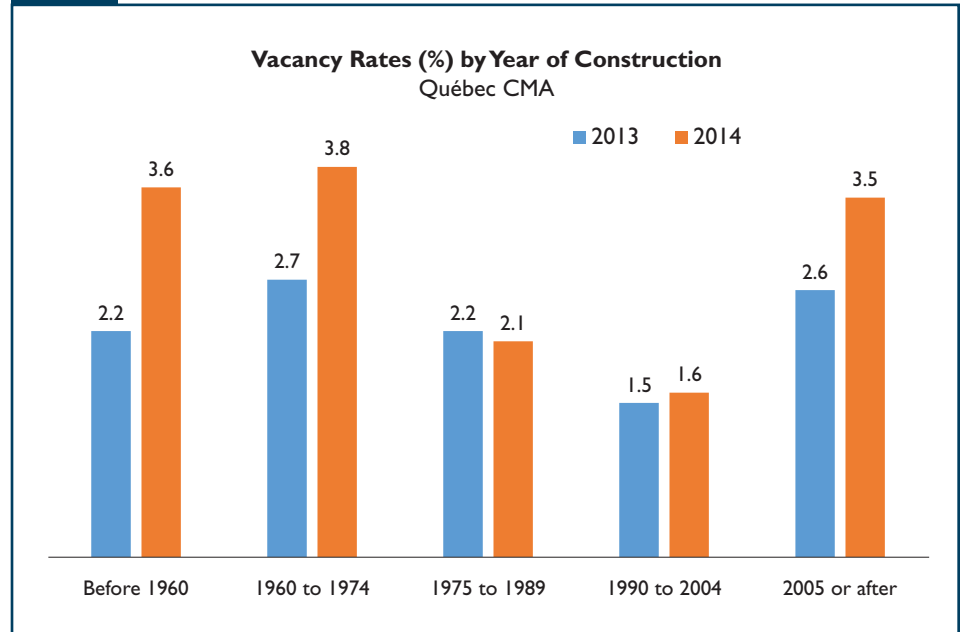
Three sectors see their vacancy rates rise

Among the sectors in the CMA, three registered increases in their vacancy rates: the Basse-Ville, Haute-Ville and Charlesbourg zones. This past October, the vacancy rates were 4.0 per cent in the Basse-Ville sector and 3.3 per cent in both the Haute-Ville and Charlesbourg sectors.

In the Basse-Ville sector, it is possible that some renters took advantage of the arrival of new dwellings to move. In fact, the rental housing stock there is relatively old, and 170 new apartments were added between the last two fall surveys. As well, the growing supply of rental condominiums could partly account for the easing that was observed, as some renters may have opted for a condominium rather than a conventional apartment.

In the Haute-Ville sector, the age of the rental housing stock, the high rents and the greater choice of rental condominiums possibly played a non-negligible role in the vacancy rate increase.

Figure 2



Source: CMHC

In Charlesbourg, it would seem that the increase was due to the more significant supply of rental condominiums, since few conventional units were added to the rental housing stock between the last two fall surveys.

It should be noted that, on the North Shore of the Québec CMA, Val-Bélair was the sector that had the tightest rental market conditions, with a vacancy rate of 2.3 per cent in October 2014.

Still, the South Shore had the lowest vacancy rates in the CMA, with 1.6 per cent in the western part (Charny–Saint-Romuald–Saint-Jean-Chrysostome) and 1.4 per cent in the eastern part (Lévis–Pintendre). These low rates were mainly attributable to the fact that there has been little rental housing construction in the South Shore sectors in recent years.

Market conditions vary depending on the age of the housing stock

The vacancy rate for dwellings contained in structures built in 2005 or after increased, rising from 2.6 per cent to 3.5 per cent between the last two fall surveys. In these newer buildings, market conditions eased for one-bedroom apartments and for units with three or more bedrooms but remained unchanged in the case of two-bedroom units. More rental housing units were completed this year, which likely contributed to the increase in the vacancy rate for newer structures. The growing supply of rental condominiums also contributed to the easing of the market conditions for newer buildings. This supply is likely attracting a portion of renter clients who could have opted for conventional rental apartments with comparable characteristics.

Rental units in structures built before 1960 also registered an increase in their vacancy rate this past October, as this rate reached 3.6 per cent, compared to 2.2 per cent a year earlier. Market conditions eased in the case of dwellings in structures built from 1960 to 1974, as well, with their vacancy rate rising from 2.7 per cent to 3.8 per cent between the last two fall surveys. Some renters may have turned to recently built dwellings, given the growing choice.

Lastly, it should be mentioned that market conditions for dwellings contained in structures built from 1975 to 2004 remained unchanged over the past year.

Market conditions tighten for larger structures

The vacancy rate for larger structures with 100 or more units decreased between the last two fall surveys, falling from 3.0 per cent to 2.2 per cent. The tighter conditions were observed in the Sainte-Foy–Sillery and Charlesbourg sectors. Conversely, the proportion of unoccupied units in this category increased in the Haute-Ville sector, rising from 1.8 per cent to 2.7 per cent.

The vacancy rates for buildings with 6 to 19 units, 20 to 49 units and 50 to 99 units also posted increases. Structures with 50 to 99 units had the highest rate, at 3.8 per cent. And, market conditions remained stable for smaller buildings with 3 to 5 units.

Haute-Ville posts highest average rent

Between 2013 and 2014, the estimated change in the average rent⁵ for two-bedroom apartments was 2.0 per cent. The Haute-Ville sector had the highest average rent. For two-bedroom apartments, the average was \$929 per month this past October. The Sainte-Foy–Sillery–Cap-Rouge–Saint-Augustin sector followed, with an average rent of \$868 per month for two-bedroom apartments. These central sectors post rents that are higher than the average for the CMA, year after year.

As expected, the Basse-Ville sector had the lowest rents in the CMA. According to the survey results, the average rent for two-bedroom apartments was \$688 per month this past October. It should be noted that the South Shore also showed some of the lowest rents in the CMA, with averages of \$701 per month in the western part (Charny–Saint-Romuald–Saint-Jean-Chrysostome) and \$708 per month in the eastern part (Lévis–Pintendre). There has been little rental housing construction in the South Shore sectors in recent years, which may account for the fact that the average rents are lower there than on the North Shore (excluding the Basse-Ville sector).

Availability rate rises

The availability rate, which corresponds to all apartments for rent,⁶ also rose between 2013 and 2014, climbing from

2.9 per cent to 3.7 per cent.

As was the case for the vacancy rates, the availability rates rose in the Basse-Ville, Haute-Ville and Charlesbourg sectors. The highest availability rate—5.2 per cent—was recorded in the Haute-Ville sector. The South Shore of the CMA had the lowest availability rates, with 1.8 per cent in the western part (Charny–Saint-Romuald–Saint-Jean-Chrysostome) and 1.5 per cent in the eastern part (Lévis–Pintendre). These low rates were likely attributable to the fact that there has been little rental housing construction in these sectors in recent years. Renters therefore have fewer opportunities to move within the rental market.

Slowdown in demand and increase in supply cause market conditions to ease

The slowdown in demand and the growth in supply resulted in softer market conditions in the Québec CMA.

The growth in demand for rental housing has likely slowed down in the CMA. One of the reasons for this slowdown was the decline in employment among young people aged from 15 to 24.⁷ It can therefore be concluded that a number of young households delayed their entry on the rental market.

However, the slowdown in the growth in demand was likely lessened by the still high net migration and the increase in households aged from 65 to 74.⁸ In fact, it is estimated that

⁵ The estimated percentage change in the average rent is a measure of the market movement and is based on those structures that were common to the survey sample for both years.

⁶ The availability rate includes vacant units as well as units for which the existing tenants did not renew their lease.

⁷ Statistics Canada, Labour Force Survey

⁸ Institut de la statistique du Québec, *Perspectives démographiques du Québec et des régions, 2011-2061, Édition 2014* (data for the Québec CMA)

there were 2,400 more households in this demographic cohort in 2014 than in 2013. Some of these households are returning to the rental market. At the time of the last census,⁹ it was noted that 36 per cent of households in this cohort were renters, compared to 32 per cent of households aged from 25 to 54.

It is therefore estimated that demand is still growing, but at a pace that slowed down between 2013 and 2014.

On the supply side, the number of recently completed rental housing units posted an increase. In fact, it is estimated that, between the last two fall surveys, 900 rental apartments were completed, compared to 700 between the 2012 and 2013 fall surveys.

The impact of rental condominiums, which provide competition for high-end conventional rental apartments, should also be considered. The number of rental condominiums was estimated at just over 3,000 this past October, or 12 per cent more than at the same time in 2013. In fact, market conditions have been tightening for such dwellings. Rental condominiums are effectively being positioned as competition for high-end, purpose-built rental apartments, sometimes offering certain amenities, such as an indoor pool, roof gardens and indoor parking. These features may appeal to some households, including those aged from 65 to 74, who are returning to the rental market to find housing. This supply is likely attracting a portion of renter clients who could have opted for conventional rental apartments with comparable characteristics.

Rental condominium market conditions tighten

The number of rental condominiums grew between the last two fall surveys, as the universe rose from 2,806 units in 2013 to 3,142 in 2014, for an increase of 12 per cent. And, it is estimated that 10 per cent of all condominiums in the CMA are rental units, compared to 6 per cent in 2012. Several factors contributed to the growth in supply, including the increase in the inventories of new and existing condominiums for sale. In fact, the inventories of condominiums rose as a result of the high levels of construction registered from 2010 to 2012. Some developers and builders therefore put up for rent a good part of the units that were originally intended to be for sale. The presence of investors having purchased one or more units in order to rent them is another factor accounting for the growth in the supply of rental condominiums.

Even though supply increased, demand was significant, which caused the rental condominium vacancy rate to decrease. Rental condominiums often come with particular amenities such as a swimming pool and various common areas, which seem to appeal to the tastes of some renters.

As a result, the rental condominium vacancy rate decreased between the last two fall surveys, dropping from 5.9 per cent to 3.2 per cent in the CMA. The North Centre sector of the CMA was responsible for this tightening, as the vacancy rate there fell from 7.3 per cent to 3.1 per cent

Apartment Vacancy Rates (%) by Major Centres		
	Oct. 2013	Oct. 2014
Abbotsford-Mission	3.2	3.1
Barrie	3.0	1.6
Brantford	2.9	2.4
Calgary	1.0	1.4
Edmonton	1.4	1.7
Gatineau	5.1	6.5
Greater Sudbury	3.4	4.2
Guelph	1.9	1.2
Halifax	3.2	3.8
Hamilton	3.4	2.2
Kelowna	1.8	1.0
Kingston	2.3	1.9
Kitchener-Cambridge-Waterloo	2.9	2.3
London	3.3	2.9
Moncton	9.1	8.7
Montréal	2.8	3.4
Oshawa	2.1	1.8
Ottawa	2.9	2.6
Peterborough	4.8	2.9
Québec	2.3	3.1
Regina	1.8	3.0
Saguenay	2.8	4.2
Saint John	11.4	9.0
Saskatoon	2.7	3.4
Sherbrooke	5.3	5.4
St. Catharines-Niagara	4.1	3.6
St. John's	3.2	4.6
Thunder Bay	2.6	2.3
Toronto	1.6	1.6
Trois-Rivières	5.1	5.3
Vancouver	1.7	1.0
Victoria	2.8	1.5
Windsor	5.9	4.3
Winnipeg	2.5	2.5
Total	2.7	2.8

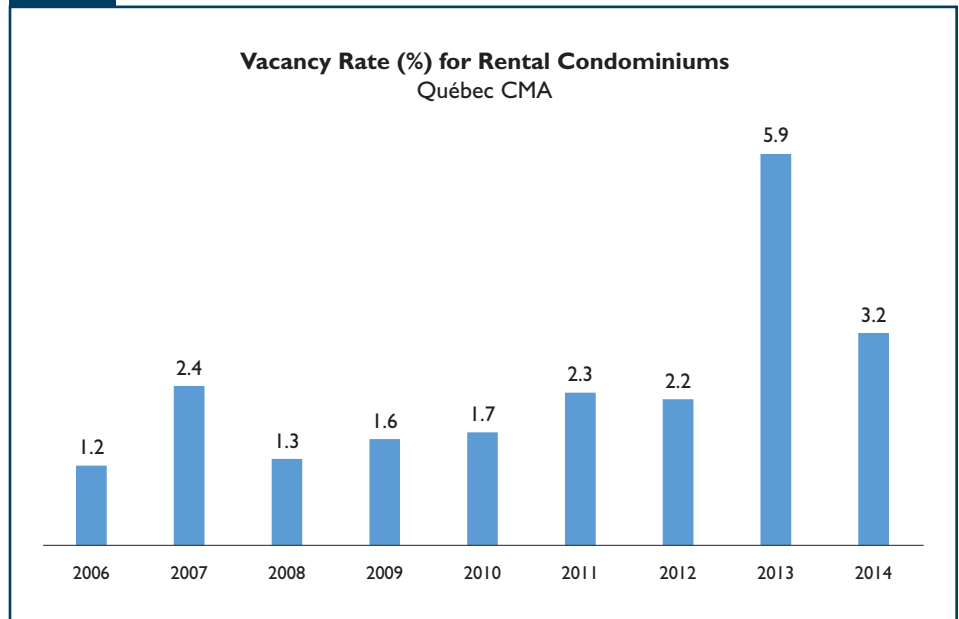
between 2013 and 2014. It should also be noted that the supply is concentrated in this sector, which has 67 per cent of these units in the CMA.

⁹ Statistics Canada, 2011 Census

The dynamics were different on the South Shore, where the rental condominium vacancy rate increased, rising from 2.2 per cent to 4.4 per cent. In the Northern Suburbs, market conditions remained stable, with a vacancy rate of 2.9 per cent this past fall, compared to 3.0 per cent a year earlier.

The average rent for two-bedroom rental condominiums was \$1,070, which is comparable to the amounts charged on the high-end conventional rental market. It is interesting to note that market conditions also tightened for units of this type, as their vacancy rate decreased from 5.5 per cent in 2013 to 4.0 per cent this year.

Figure 3



Source: CMHC



RMS ZONE DESCRIPTIONS - QUÉBEC CMA	
Zone 1	Québec Basse-Ville - Saint-Roch, Vieux-Port, Saint-Sauveur, Limoilou, Vanier
Zone 2	Québec Haute-Ville - Cap-Blanc/Vieux-Québec/St-Jean-Baptiste, Montcalm (Plateau), Saint-Sacrement
Zone 3	Québec des Rivières, L'Anc.-Lorette - Duberger, Les Saules, L'Ancienne-Lorette, Lebourgneuf, Neufchâtel
Zone 4	Ste-Foy, Sillery, C.-Rouge, St-Aug. - Sillery, Haut de Sainte-Foy, Pointe-de-Sainte-Foy, Cap-Rouge, Quartier Laurentien, Saint-Augustin-de-Desmaures
Zone 5	Val-Bélair, St-Émile, Loretteville, etc. - Loretteville, Saint-Émile/Lac-Delage/Lac-Saint-Charles, Val-Bélair, North-West Québec CMA
Zone 6	Charlesbourg, Stoneham, etc. - Charlesbourg (Centre), Charlesbourg (Orsainville), North-East Québec CMA
Zone 7	Beauport, Boischâtel, Î.O., etc. - Beauport (Giffard), Beauport (Centre), Beauport (Villeneuve), Beauport Ste-Thérèse/Boischâtel etc., Québec City East CMA
Zone 8	Charny, St-Romuald, St-Jean-Ch., etc. - Saint-Romuald, Saint-Nicolas/Bernières, Charny, Saint-Rédempteur, Saint-Jean-Chrysostome, Saint-Lambert-de-Lauzon etc.
Zone 9	Lévis, Pintendre, etc. - Lévis (Saint-David), Lévis (Centre), Lévis (Lauzon), Beaumont/St-Joseph-Pte-de-Lévy/Pintendre, Saint-Henri
Zones 1-9	Québec CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - QUÉBEC CMA	
Sub Area 1	North Centre includes RMS Zone 1 (Québec Basse-Ville, Vanier), Zone 2 (Québec Haute-Ville), Zone 3 (Québec des Rivières, L'Ancienne-Lorette), and Zone 4 (Ste-Foy, Sillery, Cap-Rouge, St-Augustin).
Sub Area 2	Northern Suburbs includes RMS Zone 5 (Val-Bélair, St-Émile, Loretteville, etc.), Zone 6 (Charlesbourg, Stoneham, etc.), and Zone 7 (Beauport, Boischâtel, Î.O., etc.).
Sub Area 3	South Shore includes RMS Zone 8 (Charny, St-Romuald, St-Jean-Ch., etc), and Zone 9 (Lévis, Pintendre, etc.).
Sub Areas 1-3	Québec CMA

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$) by Bedroom Type
- 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

I.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Québec Basse-Ville, Vanier	2.5 c	**	3.7 d	3.2 d -	2.3 c	4.1 d ↑	0.6 b	2.9 c ↑	2.5 b	4.0 c ↑
Québec Haute-Ville	1.8 c	2.6 c -	2.1 c	4.4 c ↑	2.2 c	2.8 c -	0.8 d	2.6 c ↑	1.9 c	3.3 c ↑
Qué. des Rivières, L'Anc-Lorette	**	**	2.7 c	2.5 c -	3.1 c	3.7 c -	2.0 c	2.2 c -	2.9 b	3.2 c -
Ste-Foy/Sillery/C.-Rouge/St-Aug.	3.2 d	2.3 c -	2.1 a	2.2 a -	3.1 c	3.3 c -	1.2 a	3.0 c ↑	2.5 a	2.8 a -
Val-Bélair/St-Émile/Loretteville	**	**	4.4 d	2.4 c -	1.4 a	2.0 c -	0.7 b	**	1.9 c	2.3 b -
Charlesbourg, Stoneham, etc.	3.5 d	5.9 d -	1.6 c	3.1 c ↑	2.7 b	3.4 c -	1.4 a	3.0 c -	2.3 b	3.3 b ↑
Beauport, Boischâtel, Î.O., etc.	4.9 d	**	1.5 c	**	2.7 b	3.3 c -	**	4.0 d	2.5 b	3.4 c -
Charny, St-Romuald, St-Jean-Ch.	**	0.0 d	0.3 b	1.3 d ↑	1.7 c	1.8 c -	**	**	1.6 c	1.6 c -
Lévis, Pintendre, etc.	0.0 c	**	1.6 c	2.6 c -	1.8 c	0.9 a -	**	**	1.7 c	1.4 a -
Québec CMA	2.6 b	4.6 c ↑	2.4 a	2.9 a -	2.5 a	3.1 b ↑	1.3 a	2.7 a ↑	2.3 a	3.1 a ↑

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Québec Basse-Ville, Vanier	484 b	506 b	554 a	566 a	677 a	688 a	762 a	791 a	634 a	649 a
Québec Haute-Ville	545 a	581 a	762 a	777 a	909 a	929 a	1,086 a	1,118 a	829 a	853 a
Qué. des Rivières, L'Anc-Lorette	525 a	524 c	671 a	677 a	827 a	852 a	945 a	960 a	798 a	822 a
Ste-Foy/Sillery/C.-Rouge/St-Aug.	529 a	548 a	683 a	702 a	843 a	868 a	968 a	971 a	788 a	808 a
Val-Bélair/St-Émile/Loretteville	479 a	474 b	608 a	600 a	727 a	753 a	842 a	847 a	720 a	732 a
Charlesbourg, Stoneham, etc.	496 a	481 a	605 a	613 a	726 a	740 a	839 a	832 a	703 a	716 a
Beauport, Boischâtel, Î.O., etc.	467 a	483 a	563 a	580 a	688 a	738 a	809 b	844 b	673 a	721 a
Charny, St-Romuald, St-Jean-Ch.	486 b	467 b	574 a	565 a	699 a	701 a	780 b	840 a	691 a	699 a
Lévis, Pintendre, etc.	442 a	475 a	548 a	566 a	699 a	708 a	729 a	758 a	663 a	680 a
Québec CMA	513 a	534 a	634 a	648 a	757 a	775 a	886 a	898 a	726 a	745 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Québec Basse-Ville, Vanier	1,271	1,351	4,727	4,922	9,247	9,427	2,103	2,219	17,348	17,919
Québec Haute-Ville	1,248	1,251	3,173	3,248	2,841	2,817	1,332	1,346	8,594	8,662
Qué. des Rivières, L'Anc-Lorette	205	180	1,808	1,826	5,826	5,947	1,012	1,053	8,851	9,006
Ste-Foy/Sillery/C.-Rouge/St-Aug.	1,129	1,141	5,530	5,631	8,058	8,000	2,490	2,508	17,207	17,280
Val-Bélair/St-Émile/Loretteville	34	37	585	692	1,916	2,056	426	472	2,961	3,257
Charlesbourg, Stoneham, etc.	209	212	2,053	2,037	5,455	5,476	999	1,009	8,716	8,734
Beauport, Boischâtel, Î.O., etc.	190	186	1,240	1,231	3,616	3,713	920	1,002	5,966	6,132
Charny, St-Romuald, St-Jean-Ch.	50	51	641	659	3,460	3,474	531	542	4,682	4,726
Lévis, Pintendre, etc.	150	187	989	1,034	3,153	3,247	588	651	4,880	5,119
Québec CMA	4,486	4,596	20,746	21,280	43,572	44,157	10,401	10,802	79,205	80,835

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Québec Basse-Ville, Vanier	2.6 c	**	4.0 d	3.3 d -	2.7 c	4.2 c -	0.7 b	3.4 d ↑	2.8 b	4.1 c ↑
Québec Haute-Ville	4.6 c	4.1 c -	3.3 d	6.8 b ↑	3.4 d	4.3 c -	2.3 c	4.1 d -	3.4 c	5.2 b ↑
Qué. des Rivières, L'Anc-Lorette	**	**	3.1 d	2.7 c -	3.7 c	5.0 c -	2.0 c	2.6 c -	3.4 b	4.2 b -
Ste-Foy/Sillery/C.-Rouge/St-Aug.	3.7 d	2.7 c -	2.6 a	2.7 a -	3.5 c	3.8 c -	1.3 a	3.6 d ↑	2.9 a	3.3 b -
Val-Bélair/St-Émile/Loretteville	**	**	5.0 d	3.0 b -	1.9 c	2.4 b -	1.4 d	**	2.4 b	2.8 b -
Charlesbourg, Stoneham, etc.	**	**	1.7 c	3.5 c ↑	3.1 c	3.7 c -	1.5 c	3.8 d ↑	2.6 b	3.8 b ↑
Beauport, Boischâtel, Î.O., etc.	4.9 d	**	2.1 c	**	4.6 d	3.9 c -	3.7 d	4.0 d -	3.9 c	3.8 c -
Charny, St-Romuald, St-Jean-Ch.	**	0.0 d	0.3 b	1.5 d ↑	1.7 c	2.1 c -	**	**	1.6 c	1.8 c -
Lévis, Pintendre, etc.	0.0 c	**	1.8 c	2.7 c -	1.9 c	1.0 a -	**	**	1.8 c	1.5 a -
Québec CMA	3.8 c	5.3 c -	2.9 a	3.5 b -	3.1 b	3.7 a ↑	1.7 b	3.3 b ↑	2.9 a	3.7 a ↑

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Québec Basse-Ville, Vanier	2.1 b	2.6 c	2.3 c	1.8 c	1.7 b	2.4 b	1.7 c	++	1.9 b	2.2 c
Québec Haute-Ville	**	**	++	**	++	2.7 c	++	**	++	3.3 d
Qué. des Rivières, L'Anc-Lorette	++	5.6 d	2.5 c	2.5 b	2.3 b	0.9 d	++	++	2.2 b	1.4 a
Ste-Foy/Sillery/C.-Rouge/St-Aug.	1.7 c	2.5 b	++	2.0 c	++	2.3 b	2.1 c	1.1 a	1.2 a	1.7 c
Val-Bélair/St-Émile/Loretteville	++	++	**	2.0 c	1.6 c	1.9 b	1.7 c	1.7 c	1.6 c	1.9 b
Charlesbourg, Stoneham, etc.	2.4 c	**	3.2 c	1.8 c	1.7 c	1.6 b	2.4 c	1.7 c	2.0 b	1.5 b
Beauport, Boischâtel, Î.O., etc.	2.0 b	2.5 c	2.1 c	1.7 c	1.1 a	1.7 c	**	++	1.6 c	1.7 c
Charny, St-Romuald, St-Jean-Ch.	++	++	**	**	1.6 c	1.8 c	++	++	1.4 a	1.9 c
Lévis, Pintendre, etc.	++	2.6 c	++	2.8 c	1.5 a	1.0 d	**	++	1.6 c	1.5 a
Québec CMA	1.8 b	2.7 b	1.8 b	2.5 b	1.0 a	2.0 a	1.5 c	1.2 a	1.6 b	1.9 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Québec CMA											
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	
Québec CMA											
Pre 1960	**	5.2 d	3.1 d	3.6 d -	2.0 c	3.6 d -	0.6 b	3.0 c ↑	2.2 c	3.6 c ↑	
1960 - 1974	2.2 b	3.5 d ↑	2.6 a	3.0 b -	3.2 b	4.7 b ↑	1.8 c	2.9 b ↑	2.7 a	3.8 b ↑	
1975 - 1989	2.1 c	5.2 c ↑	2.5 b	2.3 b -	2.3 a	1.9 b -	0.7 a	1.7 c ↑	2.2 a	2.1 a -	
1990 - 2004	**	**	0.8 a	2.0 b ↑	1.5 c	1.3 a -	0.6 b	**	1.5 c	1.6 b -	
2005+	0.0 d	**	1.0 a	3.0 d ↑	3.4 b	3.6 c -	1.7 c	4.2 d ↑	2.6 a	3.5 b ↑	
Total	2.6 b	4.6 c ↑	2.4 a	2.9 a -	2.5 a	3.1 b ↑	1.3 a	2.7 a ↑	2.3 a	3.1 a ↑	

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Québec CMA																					
Year of Construction	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +				Total				
	Oct-13		Oct-14		Oct-13		Oct-14		Oct-13		Oct-14		Oct-13		Oct-14		Oct-13		Oct-14		
Québec CMA																					
Pre 1960	483	a	512	a	566	a	585	a	667	a	683	a	868	a	887	a	648	a	673	a	
1960 - 1974	520	a	536	a	632	a	641	a	725	a	735	a	820	a	840	a	691	a	706	a	
1975 - 1989	531	a	544	a	646	a	657	a	729	a	745	a	881	a	885	a	719	a	730	a	
1990 - 2004	611	c	599	d	699	a	719	a	799	a	807	a	929	b	923	b	794	a	805	a	
2005+	505	c	540	b	789	a	789	a	957	a	975	a	1,075	a	1,086	a	939	a	948	a	
Total	513	a	534	a	634	a	648	a	757	a	775	a	886	a	898	a	726	a	745	a	

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Québec CMA											
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	
Québec CMA											
3 to 5 Units	**	**	**	2.9 c	1.4 a	2.1 c	0.7 b	**	2.0 c	2.5 c	-
6 to 19 Units	1.1 d	**	2.1 c	2.6 c	2.5 b	3.5 b	1.5 c	3.2 c	2.2 a	3.3 b	↑
20 to 49 Units	3.4 b	4.1 b	2.4 a	3.4 b	2.9 a	3.0 a	1.3 a	2.7 a	2.6 a	3.2 a	↑
50 to 99 Units	2.2 a	3.6 d	1.8 a	3.7 b	2.9 a	3.7 b	1.2 a	4.9 c	2.3 a	3.8 b	↑
100+ Units	3.9 d	1.5 a	1.8 a	1.7 a	4.3 a	3.2 b	2.2 a	1.8 b	3.0 a	2.2 a	↓
Total	2.6 b	4.6 c	2.4 a	2.9 a	2.5 a	3.1 b	1.3 a	2.7 a	2.3 a	3.1 a	↑

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Québec CMA											
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	
Québec CMA											
3 to 5 Units	436 b	478 b	539 a	551 a	667 a	707 a	852 a	881 a	665 a	704 a	
6 to 19 Units	482 a	488 a	573 a	585 a	715 a	728 a	837 a	843 a	694 a	708 a	
20 to 49 Units	505 a	513 a	635 a	643 a	771 a	785 a	870 a	866 a	713 a	721 a	
50 to 99 Units	566 a	574 b	732 a	743 a	947 a	978 a	1,130 a	1,159 a	857 a	877 a	
100+ Units	658 a	684 a	844 a	885 a	1,063 a	1,130 a	1,368 a	1,445 a	953 a	999 a	
Total	513 a	534 a	634 a	648 a	757 a	775 a	886 a	898 a	726 a	745 a	

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Québec CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Québec Basse-Ville, Vanier	**	4.1 d	2.5 c	3.9 d -	1.8 a	3.5 b ↑	2.9 a	5.7 d ↑	**	**
Québec Haute-Ville	**	**	1.3 a	4.4 d ↑	0.3 a	4.1 d ↑	2.6 a	3.7 b ↑	1.8 a	2.7 a ↑
Qué. des Rivières, L'Anc-Lorette	**	**	2.5 c	3.3 d -	4.0 b	3.6 c -	1.2 a	4.9 b ↑	**	**
Ste-Foy/Sillery/C.-Rouge/St-Aug.	0.7 b	**	2.1 c	4.2 d ↑	2.9 a	2.3 a ↓	2.4 a	2.6 b -	3.3 a	1.6 b ↓
Val-Bélair/St-Émile/Loretteville	**	0.6 b	1.1 a	1.1 a -	5.1 c	8.2 a ↑	0.0 a	1.6 a ↑	-	-
Charlesbourg, Stoneham, etc.	**	5.5 d	2.2 c	3.3 d -	2.7 a	3.2 a -	1.9 a	4.3 a ↑	1.8 a	1.6 a ↓
Beauport, Boischâtel, Î.O., etc.	**	**	3.1 d	3.0 c -	3.6 b	4.7 c -	2.0 a	2.9 c -	**	-
Charny, St-Romuald, St-Jean-Ch.	**	**	1.6 c	2.0 c -	2.1 c	1.2 a ↓	-	-	-	-
Lévis, Pintendre, etc.	**	**	**	1.4 a	0.9 a	1.7 c ↑	**	**	-	-
Québec CMA	2.0 c	2.5 c -	2.2 a	3.3 b ↑	2.6 a	3.2 a ↑	2.3 a	3.8 b ↑	3.0 a	2.2 a ↓

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

I.4 Private Apartment Vacancy Rates (%)¹ by Rent Range and Bedroom Type Québec CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Québec CMA										
LT \$600	2.5 b	5.7 d ↑	2.2 c	2.8 b -	2.3 c	1.4 d -	**	0.4 b	2.2 b	3.1 c -
\$600 - \$699	**	1.2 d	2.9 b	3.6 b -	1.8 b	3.2 c ↑	1.2 d	**	2.2 b	3.2 b ↑
\$700 - \$799	0.6 a	**	1.4 a	2.1 b -	2.6 b	3.4 c -	**	1.8 c	2.2 a	3.0 a ↑
\$800 - \$899	**	**	2.2 b	4.2 d ↑	1.5 b	3.3 c ↑	1.1 a	2.2 c ↑	1.5 a	3.1 c ↑
\$900 - \$999	**	**	2.0 a	1.9 b -	4.7 b	3.9 c -	**	5.6 d	3.3 b	4.2 c -
\$1000+	**	**	1.6 c	2.7 a ↑	5.5 c	4.0 b ↓	1.6 c	3.4 c ↑	3.6 c	3.6 b -
Total	2.6 b	4.6 c ↑	2.4 a	2.9 a -	2.5 a	3.1 b ↑	1.3 a	2.7 a ↑	2.3 a	3.1 a ↑

¹Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Québec CMA - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-13	Oct-14	Oct-13	Oct-14
North Centre	7.3 a	3.1 b	2.5 a	3.4 b
Northern Suburbs	3.0 b	2.9 b	2.3 a	3.2 b
South Shore	2.2 a	4.4 c	1.7 b	1.5 a
Québec CMA	5.9 a	3.2 b	2.3 a	3.1 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Québec CMA - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
North Centre	**	542 a	**	668 a	1,121 b	808 a	**	941 a
Northern Suburbs	**	481 a	**	601 a	**	741 a	**	839 a
South Shore	**	474 a	**	566 a	**	705 a	**	798 a
Québec CMA	**	534 a	900 d	648 a	1,070 b	775 a	1,116 d	898 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Québec CMA - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
North Centre	**	**	856 ^b	**	1,034 ^b	1,121 ^b	1,013 ^d	**	994 ^b	1,094 ^b
Northern Suburbs	**	**	**	**	857 ^d	**	**	**	880 ^d	844 ^d
South Shore	**	**	**	**	**	**	**	**	**	**
Québec CMA	**	**	842^b	900^d	980^b	1,070^b	1,020^d	1,116^d	958^b	1,038^b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) By Building Size Québec CMA - October 2014

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-13	Oct-14	Oct-13	Oct-14
Québec CMA				
3 to 5 Units	1.3 ^a	2.3 ^c	2.0 ^c	2.5 ^c
6 to 19 Units	4.2 ^b	3.7 ^b	2.2 ^a	3.3 ^b
20 to 49 Units	6.2 ^b	3.4 ^b	2.6 ^a	3.2 ^a
50 to 99 Units	11.8 ^c	3.9 ^c	2.3 ^a	3.8 ^b
100+ Units	1.4 ^a	1.9 ^b	3.0 ^a	2.2 ^a
Total	5.9^a	3.2^b	2.3^a	3.1^a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Québec CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
North Centre	17,758	19,325	1,961 a	2,109 a	11.0 a	10.9 a	7.3 a	3.1 b
Northern Suburbs	7,636	8,293	548 a	665 a	7.2 a	8.0 a	3.0 b	2.9 b
South Shore	2,900	3,097	301 a	362 a	10.4 a	11.7 a	2.2 a	4.4 c
Québec CMA	28,294	30,715	2,806 a	3,142 a	9.9 a	10.2 a	5.9 a	3.2 b

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Québec CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Québec CMA								
3 to 5 Units	1,939	2,198	169 a	213 a	8.7 a	9.7 a	1.3 a	2.3 c
6 to 19 Units	7,653	8,405	762 a	836 a	10.0 a	9.9 a	4.2 b	3.7 b
20 to 49 Units	6,949	7,510	694 a	703 a	10.0 a	9.4 a	6.2 b	3.4 b
50 to 99 Units	7,459	7,796	684 a	738 a	9.2 a	9.5 a	11.8 c	3.9 c
100+ Units	4,294	4,806	503 a	653 a	11.7 a	13.6 a	1.4 a	1.9 b
Total	28,294	30,715	2,806 a	3,142 a	9.9 a	10.2 a	5.9 a	3.2 b

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Québec CMA - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Québec CMA										
Single Detached	**	**	**	**	841 d	820 c	984 d	972 c	911 c	971 c
Semi detached, Row and Duplex	**	**	662 d	570 b	629 b	688 b	808 c	784 b	715 b	708 b
Other-Primarily Accessory Suites	**	**	529 c	556 b	667 b	651 b	713 d	**	615 b	626 b
Total	**	**	613 c	679 d	681 b	696 b	870 c	860 b	733 b	749 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units¹ by Dwelling Type Québec CMA - October 2014

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-13	Oct-14
Québec CMA		
Single Detached	5,363 b	**
Semi detached, Row and Duplex	8,523 a	9,487 b
Other-Primarily Accessory Suites	7,261 b	6,154 b
Total	21,147	20,814

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

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

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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