

# RENTAL MARKET REPORT

## Québec Highlights\*



Canada Mortgage and Housing Corporation

Date Released: December 2006

### Easing continues

According to the results of the Rental Market Survey conducted in October 2006 by Canada Mortgage and Housing Corporation (CMHC), the average vacancy rate in privately initiated buildings with three or more housing units reached 2.5 per cent in Quebec's urban centres, up from 2.0 per cent last year and 1.7 per cent at the time of the 2004 survey (see p. 4). This continued easing was due to both a weaker demand and a greater supply of rental housing units.

Several factors had a negative impact on the rental housing demand, including the job losses among young people and in the manufacturing sector, as well as the departure of more Quebec workers for western Canada. Also, still favourable buying conditions (greater availability of homes, slower growth in prices, continued low mortgage rates and rising disposable income) very likely caused some households to turn away from the rental housing market in 2006.

(see next page)

Figure 1

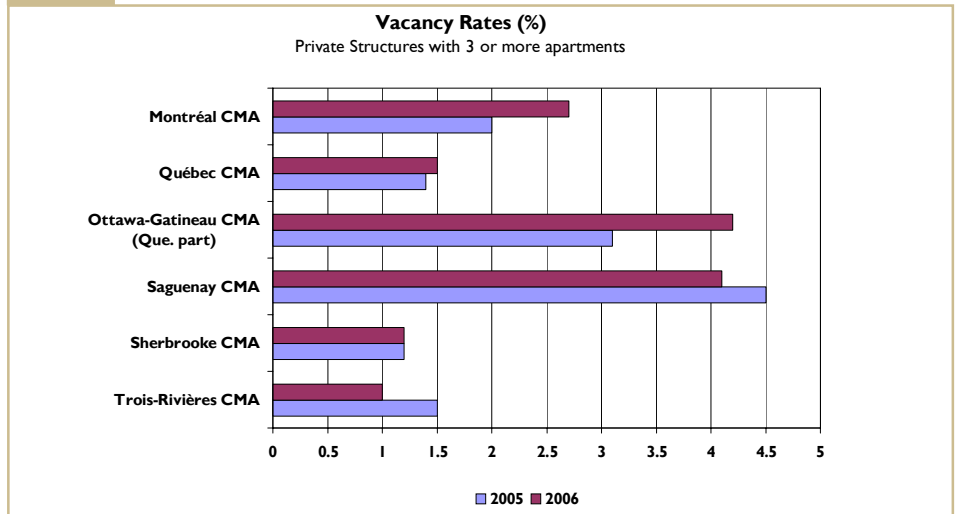
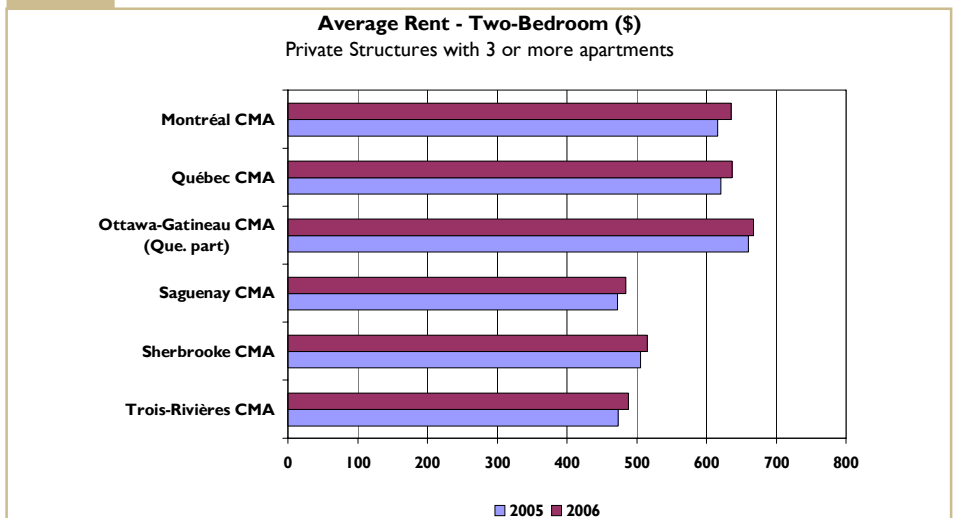


Figure 2



\*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAAs.

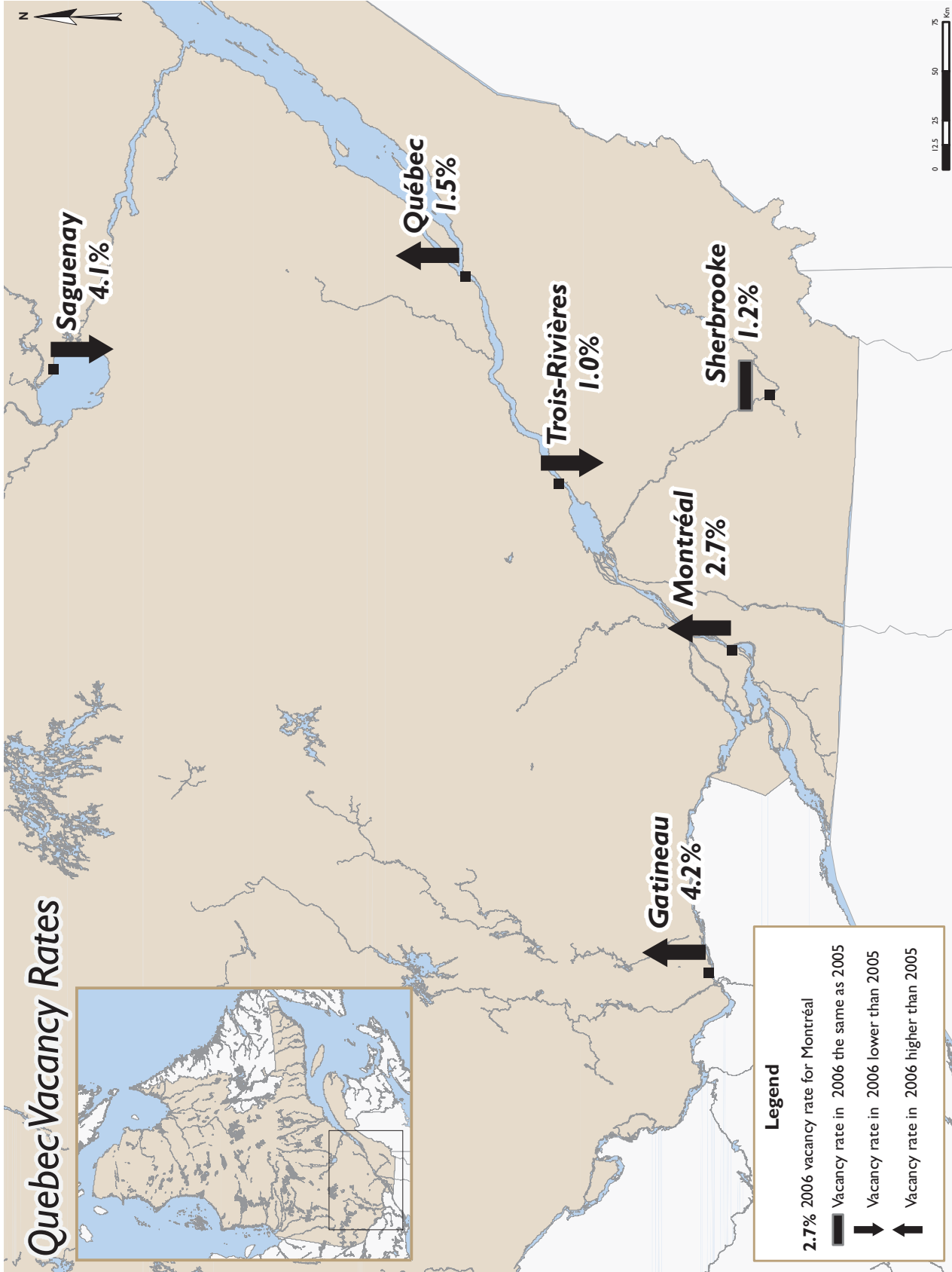
Supply, for its part, was still on the rise. While starts were down in relation to last year, several thousand units were added to the rental housing stock. It should be specified however that retirement homes represent a considerable share of these newly added units.

The rise in the provincial rate was attributable to the increase observed for all centres with 100,000 or more inhabitants (2.5 per cent, versus 1.9 per cent in 2005), on account of the

significance of their rental housing stocks. However, while rates went up in Montréal (2.7 per cent, in relation to 2.0 per cent in 2005) and Gatineau (4.2 per cent, compared to 3.1 per cent in 2005), the other areas in this size category registered little change (see opposite).

As for the other urban agglomerations, the survey revealed a stable rate (2.3 per cent) for all centres with 50,000 to 99,999 inhabitants and a decrease in the case

of centres with 10,000 to 49,999 inhabitants (2.3 per cent, versus 2.7 per cent in 2005). Even though, overall, rental housing construction was on the rise there, the new dwellings included a significant proportion of retirement housing units that were not covered by the survey.



## TABLES INCLUDED IN THE QUÉBEC PROVINCIAL HIGHLIGHT REPORT

	Page
<b>Quebec CMAs</b>	
<b>Apartment Data by Centre and Bedroom Type</b>	
Vacancy Rates (%)	6
Average Rents (\$)	6
Number of Units - Vacant and Universe	7
Availability Rates (%)	7
<b>Quebec - Abitibi-Témiscaming</b>	
<b>Apartment Data by Centre and Bedroom Type</b>	
Vacancy Rates (%)	8
Average Rents (\$)	8
Number of Units - Vacant and Universe	9
Availability Rates (%)	9
<b>Quebec - Centre du Québec et Estrie</b>	
<b>Apartment Data by Centre and Bedroom Type</b>	
Vacancy Rates (%)	10
Average Rents (\$)	10
Number of Units - Vacant and Universe	11
Availability Rates (%)	11
<b>Quebec - Chaudières-Appalaches</b>	
<b>Apartment Data by Centre and Bedroom Type</b>	
Vacancy Rates (%)	12
Average Rents (\$)	12
Number of Units - Vacant and Universe	13
Availability Rates (%)	13
<b>Quebec - Côte-Nord</b>	
<b>Apartment Data by Centre and Bedroom Type</b>	
Vacancy Rates (%)	14
Average Rents (\$)	14
Number of Units - Vacant and Universe	15
Availability Rates (%)	15
<b>Quebec - Gaspésie-Bas-St-Laurent</b>	
<b>Apartment Data by Centre and Bedroom Type</b>	
Vacancy Rates (%)	16
Average Rents (\$)	16
Number of Units - Vacant and Universe	17
Availability Rates (%)	17
<b>Quebec - Lac-St-Jean</b>	
<b>Apartment Data by Centre and Bedroom Type</b>	
Vacancy Rates (%)	18
Average Rents (\$)	18
Number of Units - Vacant and Universe	19
Availability Rates (%)	19
<b>Quebec - Lanaudière et Laurentides</b>	
<b>Apartment Data by Centre and Bedroom Type</b>	
Vacancy Rates (%)	20
Average Rents (\$)	20
Number of Units - Vacant and Universe	21
Availability Rates (%)	21

## TABLES INCLUDED IN THE QUEBEC PROVINCIAL HIGHLIGHT REPORT (CON'T)

### Quebec – Montérégie

#### **Apartment Data by Centre and Bedroom Type**

Vacancy Rates (%)	22
Average Rents (\$)	22
Number of Units - Vacant and Universe	23
Availability Rates (%)	23

### Quebec - Mauricie

#### **Apartment Data by Centre and Bedroom Type**

Vacancy Rates (%)	24
Average Rents (\$)	24
Number of Units - Vacant and Universe	25
Availability Rates (%)	25

#### **Rental Condominium Data**

26

### 1.1.1\_1 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Ottawa-Gatineau CMA (Que. part)	2.8 c	5.0 d	2.9 b	4.0 c	3.5 c	4.0 b	2.4 c	5.0 d	3.1 b	4.2 b
Montréal CMA	3.7 a	4.4 a	2.2 a	3.3 a	1.5 a	2.2 a	1.4 a	2.0 b	2.0 a	2.7 a
Québec CMA	2.2 b	1.7 a	1.8 b	1.8 a	1.2 a	1.3 a	1.1 a	1.4 a	1.4 a	1.5 a
Saguenay CMA	5.4 c	3.4 c	5.9 b	4.0 b	3.7 b	3.8 b	4.1 c	5.7 c	4.5 b	4.1 b
Sherbrooke CMA	1.8 b	3.5 b	1.1 a	1.3 a	1.1 a	0.8 a	1.0 a	1.1 a	1.2 a	1.2 a
Trois-Rivières CMA	2.2 a	1.6 b	2.3 a	1.7 b	0.9 a	0.7 a	1.2 a	0.6 a	1.5 a	1.0 a
<b>Québec CMAs</b>	<b>3.5 a</b>	<b>4.0 a</b>	<b>2.2 a</b>	<b>3.0 a</b>	<b>1.5 a</b>	<b>2.1 a</b>	<b>1.4 a</b>	<b>1.9 a</b>	<b>1.9 a</b>	<b>2.5 a</b>
<b>Québec CA 50,000-99,999</b>	<b>9.0 b</b>	<b>7.1 b</b>	<b>3.2 b</b>	<b>2.9 a</b>	<b>1.5 a</b>	<b>1.6 b</b>	<b>1.5 b</b>	<b>1.8 c</b>	<b>2.3 a</b>	<b>2.3 a</b>
<b>Québec CA 10,000-49,999</b>	<b>5.1 a</b>	<b>3.4 a</b>	<b>3.5 a</b>	<b>3.3 a</b>	<b>2.1 a</b>	<b>1.7 a</b>	<b>1.9 a</b>	<b>1.7 a</b>	<b>2.7 a</b>	<b>2.3 a</b>
<b>Québec 10,000+</b>	<b>3.7 a</b>	<b>4.1 a</b>	<b>2.3 a</b>	<b>3.0 a</b>	<b>1.6 a</b>	<b>2.0 a</b>	<b>1.4 a</b>	<b>1.9 a</b>	<b>2.0 a</b>	<b>2.5 a</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 is not statistically reliable

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

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

### 1.1.2\_1 Private Apartment Average Rents (\$) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Ottawa-Gatineau CMA (Que. part)	469 a	474 a	562 a	565 a	660 a	667 a	746 a	760 a	636 a	643 a
Montréal CMA	466 a	481 a	562 a	574 a	616 a	636 a	742 a	775 a	601 a	616 a
Québec CMA	434 a	452 a	536 a	558 a	621 a	637 a	724 a	749 a	599 a	619 a
Saguenay CMA	313 a	316 a	385 a	402 a	472 a	485 a	493 a	512 a	450 a	464 a
Sherbrooke CMA	337 a	355 a	407 a	416 a	505 a	515 a	607 a	618 a	483 a	493 a
Trois-Rivières CMA	321 a	337 a	403 a	421 a	474 a	488 a	509 a	535 a	454 a	472 a
<b>Québec CMAs</b>	<b>457 a</b>	<b>470 a</b>	<b>546 a</b>	<b>560 a</b>	<b>608 a</b>	<b>624 a</b>	<b>718 a</b>	<b>745 a</b>	<b>591 a</b>	<b>606 a</b>
<b>Québec CA 50,000-99,999</b>	<b>346 a</b>	<b>355 a</b>	<b>406 a</b>	<b>412 a</b>	<b>483 a</b>	<b>491 a</b>	<b>505 a</b>	<b>517 a</b>	<b>465 a</b>	<b>474 a</b>
<b>Québec CA 10,000-49,999</b>	<b>333 a</b>	<b>349 a</b>	<b>390 a</b>	<b>397 a</b>	<b>466 a</b>	<b>476 a</b>	<b>518 a</b>	<b>531 a</b>	<b>445 a</b>	<b>455 a</b>
<b>Québec 10,000+</b>	<b>446 a</b>	<b>460 a</b>	<b>531 a</b>	<b>545 a</b>	<b>591 a</b>	<b>607 a</b>	<b>687 a</b>	<b>709 a</b>	<b>574 a</b>	<b>589 a</b>

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### I.1.3\_I Number of Private Apartment Units Vacant and Universe in October 2006 by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Ottawa-Gatineau CMA (Que. part)	51 d	1,006	212 c	5,250	456 b	11,361	129 d	2,572	847 b	20,189
Montréal CMA	2,283 a	52,391	4,953 a	151,978	4,818 a	218,157	1,095 b	55,654	13,149 a	478,180
Québec CMA	104 a	6,100	410 a	22,723	500 a	37,423	162 a	11,190	1,176 a	77,435
Saguenay CMA	16 c	480	98 b	2,434	162 b	4,303	82 c	1,432	358 b	8,649
Sherbrooke CMA	92 b	2,625	102 a	7,725	132 a	16,203	49 a	4,617	375 a	31,170
Trois-Rivières CMA	20 b	1,248	81 b	4,875	50 a	7,584	20 a	3,304	171 a	17,011
<b>Québec CMAs</b>	<b>2,565 a</b>	<b>63,851</b>	<b>5,856 a</b>	<b>194,984</b>	<b>6,119 a</b>	<b>295,030</b>	<b>1,536 a</b>	<b>78,769</b>	<b>16,077 a</b>	<b>632,634</b>
<b>Québec CA 50,000-99,999</b>	<b>109 b</b>	<b>1,538</b>	<b>191 a</b>	<b>6,559</b>	<b>224 b</b>	<b>14,030</b>	<b>110 c</b>	<b>5,993</b>	<b>635 a</b>	<b>28,120</b>
<b>Québec CA 10,000-49,999</b>	<b>144 a</b>	<b>4,215</b>	<b>465 a</b>	<b>13,993</b>	<b>466 a</b>	<b>27,003</b>	<b>145 a</b>	<b>8,493</b>	<b>1,220 a</b>	<b>53,704</b>
<b>Québec 10,000+</b>	<b>2,819 a</b>	<b>69,604</b>	<b>6,512 a</b>	<b>215,536</b>	<b>6,809 a</b>	<b>336,063</b>	<b>1,791 a</b>	<b>93,255</b>	<b>17,931 a</b>	<b>714,458</b>

### I.1.4\_I Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Ottawa-Gatineau CMA (Que. part)	2.8 c	5.6 d	2.9 b	4.2 c	3.6 c	4.2 b	2.4 c	5.0 d	3.2 b	4.4 b
Montréal CMA	4.3 a	4.9 a	3.0 a	3.9 a	2.0 a	2.7 a	1.7 b	2.4 a	2.5 a	3.3 a
Québec CMA	2.6 b	2.0 a	1.9 b	2.1 a	1.3 a	1.6 a	1.4 a	1.5 a	1.6 a	1.8 a
Saguenay CMA	5.8 c	3.6 c	6.4 b	4.7 b	4.1 b	4.4 b	5.0 c	6.3 c	5.0 b	4.8 a
Sherbrooke CMA	2.0 b	4.5 b	1.3 a	1.6 a	1.3 a	1.0 a	1.3 a	1.1 a	1.4 a	1.4 a
Trois-Rivières CMA	2.3 a	3.2 b	2.4 a	2.5 a	1.0 a	1.3 a	1.3 a	1.2 a	1.6 a	1.7 a
<b>Québec CMAs</b>	<b>4.0 a</b>	<b>4.6 a</b>	<b>2.8 a</b>	<b>3.6 a</b>	<b>1.9 a</b>	<b>2.5 a</b>	<b>1.7 a</b>	<b>2.3 a</b>	<b>2.4 a</b>	<b>3.0 a</b>
<b>Québec CA 50,000-99,999</b>	<b>9.5 b</b>	<b>9.0 b</b>	<b>3.5 b</b>	<b>3.4 b</b>	<b>1.6 a</b>	<b>2.3 a</b>	<b>1.6 b</b>	<b>2.1 c</b>	<b>2.5 a</b>	<b>2.9 a</b>
<b>Québec CA 10,000-49,999</b>	<b>5.7 a</b>	<b>4.0 a</b>	<b>4.0 a</b>	<b>3.7 a</b>	<b>2.5 a</b>	<b>1.9 a</b>	<b>2.3 a</b>	<b>1.8 a</b>	<b>3.1 a</b>	<b>2.5 a</b>
<b>Québec 10,000+</b>	<b>4.2 a</b>	<b>4.6 a</b>	<b>2.9 a</b>	<b>3.6 a</b>	<b>2.0 a</b>	<b>2.4 a</b>	<b>1.7 a</b>	<b>2.2 a</b>	<b>2.4 a</b>	<b>3.0 a</b>

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

### 1.1.1\_2 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Abitibi-Témiscaming

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Amos CA	13.5 a	0.0 a	5.6 a	5.4 a	2.4 a	2.8 a	3.1 a	2.0 a	4.0 a	3.1 a
Rouyn-Noranda CA	6.4 a	3.1 a	3.8 a	1.8 a	1.7 a	0.9 a	0.8 a	0.8 a	2.7 a	1.3 a
Val D'Or CA	0.5 a	0.5 a	0.2 a	0.2 a	0.1 a	0.1 a	0.0 a	0.2 a	0.1 a	0.2 a

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### 1.1.2\_2 Private Apartment Average Rents (\$) by Bedroom Type Québec – Abitibi-Témiscaming

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Amos CA	297 a	296 a	332 a	334 a	417 a	426 a	479 a	484 a	402 a	410 a
Rouyn-Noranda CA	304 a	331 a	367 a	394 a	450 a	464 a	533 a	540 a	426 a	444 a
Val D'Or CA	301 a	333 a	376 a	375 a	452 a	454 a	514 a	526 a	437 a	444 a

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### 1.1.3\_2 Number of Private Apartment Units Vacant and Universe in October 2006 by Bedroom Type Québec – Abitibi-Témiscaming

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Amos CA	0 a	65	15 a	280	15 a	544	5 a	254	35 a	1,143
Rouyn-Noranda CA	10 a	323	14 a	800	12 a	1,421	3 a	394	40 a	2,938
Val D'Or CA	1 a	204	1 a	551	1 a	905	1 a	574	4 a	2,233

### 1.1.4\_2 Private Apartment Availability Rates (%) by Bedroom Type Québec – Abitibi-Témiscaming

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Amos CA	14.9 a	0.0 a	6.6 a	7.1 a	3.5 a	3.3 a	3.5 a	3.5 a	4.9 a	4.1 a
Rouyn-Noranda CA	6.7 a	4.1 a	4.2 a	2.3 a	1.9 a	1.7 a	1.0 a	0.8 a	2.9 a	2.0 a
Val D'Or CA	4.9 a	5.4 a	1.4 a	2.8 a	1.4 a	0.8 a	0.4 a	0.2 a	1.4 a	1.5 a

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

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

### 1.1.1\_3 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Drummondville CA	7.7 c	8.0 b	4.0 c	3.3 c	2.3 c	1.7 c	1.9 c	3.4 d	3.1 b	3.0 c
Zone 1 - Drummondville	7.8 c	7.7 b	4.1 c	3.3 c	2.3 c	1.8 c	1.8 c	3.1 d	3.0 b	3.0 b
Zone 2 - Peripheral Sectors	**	**	**	**	3.2 a	0.0 a	4.2 a	11.1 a	3.5 a	7.5 a
Magog CA	2.5 a	6.8 a	1.5 a	2.3 a	0.7 a	0.9 a	1.1 a	1.1 a	1.0 a	1.6 a
Victoriaville CA	8.7 b	5.8 d	7.3 b	5.2 b	3.0 b	2.6 b	6.0 c	5.7 d	5.2 b	4.1 b

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

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\*\* Data suppressed to protect confidentiality or data is not statistically reliable

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

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

### 1.1.2\_3 Private Apartment Average Rents (\$) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Drummondville CA	345 a	349 a	416 a	421 a	473 a	474 a	525 a	535 a	464 a	470 a
Zone 1 - Drummondville	346 a	349 a	416 a	421 a	474 a	474 a	528 a	538 a	465 a	470 a
Zone 2 - Peripheral Sectors	**	**	n/s	**	425 a	451 a	441 a	447 a	432 a	446 a
Magog CA	318 a	328 a	383 a	390 a	509 a	520 a	575 a	616 a	485 a	501 a
Victoriaville CA	305 a	305 a	360 a	362 a	462 a	466 a	522 a	533 a	438 a	441 a

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d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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

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### 1.1.3\_3 Number of Private Apartment Units Vacant and Universe in October 2006 by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Drummondville CA	43 b	533	66 c	2,001	50 c	2,933	70 d	2,069	229 c	7,537
Zone 1 - Drummondville	41 b	528	66 c	2,000	50 c	2,878	62 d	1,997	219 b	7,404
Zone 2 - Peripheral Sectors	**	**	**	**	0 a	55	8 a	72	10 a	133
Magog CA	8 a	118	9 a	392	11 a	1,166	4 a	349	32 a	2,025
Victoriaville CA	23 d	404	49 b	931	51 b	1,944	36 d	641	160 b	3,919

### 1.1.4\_3 Private Apartment Availability Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Drummondville CA	7.7 c	8.9 b	4.0 c	3.5 c	2.5 c	2.6 c	1.9 c	3.7 d	3.1 b	3.6 c
Zone 1 - Drummondville	7.8 c	8.6 b	4.1 c	3.5 c	2.4 c	2.7 c	1.8 c	3.4 d	3.1 b	3.5 c
Zone 2 - Peripheral Sectors	**	**	**	**	6.5 a	1.8 a	4.2 a	11.1 a	4.9 a	8.3 a
Magog CA	2.5 a	6.8 a	1.5 a	2.6 a	0.7 a	0.9 a	2.0 a	1.1 a	1.2 a	1.6 a
Victoriaville CA	8.7 b	6.2 c	7.3 b	5.2 b	3.1 c	2.7 b	6.0 c	5.9 d	5.2 b	4.2 b

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\*\* Data suppressed to protect confidentiality or data is not statistically reliable

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

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

### I.1.1\_4 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Chaudières-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Montmagny City	5.3 a	2.6 c	0.6 a	2.3 b	1.8 a	0.8 a	0.0 a	0.0 a	1.9 a	1.3 a
Saint-Georges CA	20.5 a	4.5 a	8.4 a	5.9 a	3.2 a	1.9 a	5.2 a	4.3 a	5.5 a	3.3 a
Sainte-Marie City	11.8 a	6.3 a	5.6 a	3.5 a	2.2 a	2.4 a	4.4 a	1.8 a	3.6 a	2.7 a
Thetford Mines CA	6.3 a	2.8 a	7.7 a	6.5 a	7.3 a	5.2 a	1.2 a	1.1 a	6.5 a	4.7 a

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

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\*\* Data suppressed to protect confidentiality or data is not statistically reliable

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

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

### I.1.2\_4 Private Apartment Average Rents (\$) by Bedroom Type Québec – Chaudières-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Montmagny City	309 b	317 b	384 a	387 a	486 a	489 a	477 a	489 a	455 a	458 a
Saint-Georges CA	276 a	345 c	358 a	364 a	452 a	458 a	450 a	459 a	422 a	430 a
Sainte-Marie City	296 a	297 a	342 a	356 a	466 a	474 a	488 a	500 a	435 a	446 a
Thetford Mines CA	263 b	274 b	312 a	316 a	365 a	366 a	399 a	392 a	356 a	357 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 is not statistically reliable

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

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

### 1.1.3\_4 Number of Private Apartment Units Vacant and Universe in October 2006 by Bedroom Type Québec – Chaudières-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Montmagny City	3 <sup>c</sup>	106	4 <sup>b</sup>	173	3 <sup>a</sup>	389	0 <sup>a</sup>	63	10 <sup>a</sup>	731
Saint-Georges CA	4 <sup>a</sup>	88	35 <sup>a</sup>	593	24 <sup>a</sup>	1,277	9 <sup>a</sup>	207	72 <sup>a</sup>	2,165
Sainte-Marie City	2 <sup>a</sup>	32	6 <sup>a</sup>	173	12 <sup>a</sup>	507	2 <sup>a</sup>	114	22 <sup>a</sup>	826
Thetford Mines CA	4 <sup>a</sup>	144	24 <sup>a</sup>	367	29 <sup>a</sup>	559	2 <sup>a</sup>	176	59 <sup>a</sup>	1,246

### 1.1.4\_4 Private Apartment Availability Rates (%) by Bedroom Type Québec – Chaudières-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Montmagny City	5.3 <sup>a</sup>	2.6 <sup>c</sup>	0.6 <sup>a</sup>	2.3 <sup>b</sup>	2.8 <sup>a</sup>	0.8 <sup>a</sup>	0.0 <sup>a</sup>	0.0 <sup>a</sup>	2.4 <sup>a</sup>	1.3 <sup>a</sup>
Saint-Georges CA	20.5 <sup>a</sup>	4.5 <sup>a</sup>	8.4 <sup>a</sup>	6.1 <sup>a</sup>	3.2 <sup>a</sup>	2.0 <sup>a</sup>	5.2 <sup>a</sup>	4.3 <sup>a</sup>	5.5 <sup>a</sup>	3.5 <sup>a</sup>
Sainte-Marie City	11.8 <sup>a</sup>	9.4 <sup>a</sup>	5.6 <sup>a</sup>	3.5 <sup>a</sup>	2.2 <sup>a</sup>	2.4 <sup>a</sup>	4.4 <sup>a</sup>	1.8 <sup>a</sup>	3.6 <sup>a</sup>	2.8 <sup>a</sup>
Thetford Mines CA	6.9 <sup>a</sup>	2.8 <sup>a</sup>	7.9 <sup>a</sup>	6.5 <sup>a</sup>	7.9 <sup>a</sup>	5.2 <sup>a</sup>	1.2 <sup>a</sup>	1.1 <sup>a</sup>	6.9 <sup>a</sup>	4.7 <sup>a</sup>

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

### 1.1.1\_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Baie-Comeau CA	8.3 a	3.2 a	5.0 b	4.6 a	3.4 a	3.4 a	4.9 a	1.6 a	4.5 a	3.4 a
Zone 1 - Secteur Mingan	3.0 a	4.4 a	2.2 a	4.7 a	3.5 a	2.5 a	1.8 a	1.8 a	2.8 a	3.3 a
Zone 2 - Secteur Marquette	20.8 a	0.0 a	8.2 b	4.5 a	3.3 a	4.4 a	7.4 a	1.4 a	6.5 a	3.6 a
Sept-Îles CA	13.7 a	5.7 b	2.3 a	1.9 a	2.5 a	1.7 a	3.8 a	2.5 a	3.7 a	2.3 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 is not statistically reliable

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

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

### 1.1.2\_5 Private Apartment Average Rents (\$) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Baie-Comeau CA	345 a	356 a	428 a	440 a	510 a	523 a	547 a	575 a	481 a	494 a
Zone 1 - Secteur Mingan	347 a	357 a	454 a	460 a	547 a	558 a	561 a	584 a	500 a	512 a
Zone 2 - Secteur Marquette	340 a	354 a	391 a	414 a	474 a	485 a	533 a	567 a	458 a	474 a
Sept-Îles CA	340 a	352 a	438 a	440 a	508 a	519 a	567 a	575 a	483 a	491 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 is not statistically reliable

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

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

### 1.1.3\_5 Number of Private Apartment Units Vacant and Universe in October 2006 by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Baie-Comeau CA	3 a	93	20 a	431	20 a	597	4 a	250	47 a	1,371
Zone 1 - Secteur Mingan	3 a	68	11 a	232	8 a	325	2 a	111	24 a	736
Zone 2 - Secteur Marquette	0 a	25	9 a	199	12 a	272	2 a	139	23 a	635
Sept-Îles CA	13 b	230	15 a	751	18 a	1,055	12 a	475	58 a	2,511

### 1.1.4\_5 Private Apartment Availability Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Baie-Comeau CA	8.3 a	3.2 a	5.0 b	4.9 a	3.4 a	3.5 a	4.9 a	1.6 a	4.5 a	3.6 a
Zone 1 - Secteur Mingan	3.0 a	4.4 a	2.2 a	4.7 a	3.5 a	2.5 a	1.8 a	1.8 a	2.8 a	3.3 a
Zone 2 - Secteur Marquette	20.8 a	0.0 a	8.2 b	5.0 a	3.3 a	4.8 a	7.4 a	1.4 a	6.5 a	3.9 a
Sept-Îles CA	13.7 a	5.7 b	2.7 a	1.9 a	3.3 a	1.7 a	5.3 a	2.5 a	4.4 a	2.3 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 is not statistically reliable

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

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

### I.1.1\_6 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Gaspé City	0.0 a	8.7 a	1.3 a	0.6 a	0.0 a	0.0 a	0.0 a	0.0 a	0.4 a	0.6 a
Matane CA	4.1 a	3.5 a	6.3 a	4.0 a	3.5 a	0.8 a	6.5 a	1.2 a	5.0 a	2.3 a
Rimouski CA	1.6 c	0.0 c	0.2 a	0.4 b	0.1 b	0.1 b	0.5 b	0.4 b	0.4 a	0.2 a
Rivière-du-Loup CA	1.6 a	1.6 a	1.9 a	7.9 a	1.4 a	2.4 a	1.3 a	0.8 a	1.5 a	3.3 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 is not statistically reliable

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

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

### I.1.2\_6 Private Apartment Average Rents (\$) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Gaspé City	328 a	341 a	404 a	410 a	478 a	487 a	509 a	520 a	457 a	465 a
Matane CA	286 a	308 a	359 a	372 a	425 a	436 a	443 a	466 a	387 a	402 a
Rimouski CA	366 b	380 a	438 a	452 a	528 a	534 a	575 a	587 a	484 a	499 a
Rivière-du-Loup CA	316 a	321 a	386 a	393 a	484 a	491 a	538 a	549 a	458 a	467 a

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

a – Excellent (0 ≤ cv ≤ 2.5), b – Very good (2.5 < cv ≤ 5), c – Good (5 < cv ≤ 7.5)

d – Fair (Use with Caution) (7.5 < cv ≤ 10)

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

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

### 1.1.3\_6 Number of Private Apartment Units Vacant and Universe in October 2006 by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Gaspé City	2 a	23	1 a	170	0 a	234	0 a	117	3 a	544
Matane CA	5 a	145	18 a	455	4 a	506	2 a	170	29 a	1,277
Rimouski CA	0 c	617	6 b	1,425	1 b	2,178	3 b	750	10 a	4,969
Rivière-du-Loup CA	3 a	187	46 a	585	32 a	1,358	3 a	388	84 a	2,518

### 1.1.4\_6 Private Apartment Availability Rates (%) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Gaspé City	0.0 a	8.7 a	1.9 b	0.6 a	0.0 a	0.0 a	0.8 a	0.0 a	0.7 a	0.6 a
Matane CA	4.8 a	3.5 a	7.2 a	4.0 a	3.7 a	0.8 a	6.5 a	1.2 a	5.5 a	2.3 a
Rimouski CA	2.4 c	0.0 c	0.9 a	0.4 b	0.3 b	0.1 b	0.5 b	0.4 b	0.8 a	0.2 a
Rivière-du-Loup CA	1.6 a	3.7 a	3.4 a	8.5 a	2.1 a	2.5 a	1.6 a	1.0 a	2.3 a	3.8 a

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

### I.1.1\_7 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Alma CA	13.8 a	7.1 a	8.8 a	4.7 a	6.3 a	2.9 a	2.3 a	0.9 a	6.2 a	2.9 a
Zone 1 - Alma South	16.7 a	8.7 a	6.0 a	4.2 a	6.7 a	2.3 a	1.7 a	0.5 a	5.9 a	2.5 a
Zone 2 - Alma North	**	0.0 a	11.2 a	5.1 a	5.9 a	3.5 a	3.0 a	1.2 a	6.5 a	3.4 a
Dolbeau-Mistassini CA	10.0 a	11.1 a	5.2 a	6.8 a	3.3 a	3.3 a	4.5 a	1.1 a	4.2 a	4.0 a
Zone 1 - Dolbeau	6.7 a	7.1 a	4.9 a	5.9 b	2.6 a	2.6 a	5.3 a	1.7 a	3.7 a	3.4 a
Zone 2 - Mistassini	**	**	6.3 a	9.4 a	4.8 a	4.6 a	3.2 a	0.0 a	5.2 a	5.1 a
Roberval City	14.3 a	0.0 a	9.6 a	6.9 a	2.9 a	1.9 a	0.0 a	1.3 a	4.2 a	2.9 a
Saint-Félicien City	5.9 a	12.2 a	5.3 a	0.9 a	6.2 a	3.8 a	4.0 a	2.6 a	5.6 a	3.5 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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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

### I.1.2\_7 Private Apartment Average Rents (\$) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Alma CA	289 a	289 a	353 a	366 a	412 a	421 a	453 a	462 a	408 a	418 a
Zone 1 - Alma South	289 a	296 a	338 a	350 a	424 a	434 a	473 a	468 a	415 a	423 a
Zone 2 - Alma North	**	269 a	369 a	382 a	400 a	405 a	431 a	457 a	400 a	412 a
Dolbeau-Mistassini CA	266 c	273 b	299 a	336 a	383 a	399 a	395 a	455 a	368 a	393 a
Zone 1 - Dolbeau	285 c	284 b	321 a	342 a	403 a	423 a	415 a	473 a	386 a	412 a
Zone 2 - Mistassini	**	**	261 a	325 b	355 a	368 a	366 b	421 a	340 a	366 a
Roberval City	299 a	n/u	343 a	345 a	415 a	423 a	470 a	494 a	404 a	415 a
Saint-Félicien City	298 a	329 a	345 a	355 a	402 a	407 a	473 a	484 a	394 a	403 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 is not statistically reliable

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

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

### I.1.3\_7 Number of Private Apartment Units Vacant and Universe in October 2006 by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Alma CA	2 <sup>a</sup>	28	16 <sup>a</sup>	347	30 <sup>a</sup>	1,030	3 <sup>a</sup>	358	51 <sup>a</sup>	1,763
Zone 1 - Alma South	2 <sup>a</sup>	23	7 <sup>a</sup>	166	13 <sup>a</sup>	561	1 <sup>a</sup>	184	23 <sup>a</sup>	934
Zone 2 - Alma North	0 <sup>a</sup>	5	9 <sup>a</sup>	181	16 <sup>a</sup>	469	2 <sup>a</sup>	174	28 <sup>a</sup>	829
Dolbeau-Mistassini CA	2 <sup>a</sup>	18	9 <sup>a</sup>	133	12 <sup>a</sup>	365	1 <sup>a</sup>	92	24 <sup>a</sup>	609
Zone 1 - Dolbeau	1 <sup>a</sup>	14	6 <sup>b</sup>	101	6 <sup>a</sup>	235	1 <sup>a</sup>	61	14 <sup>a</sup>	412
Zone 2 - Mistassini	**	**	3 <sup>a</sup>	32	6 <sup>a</sup>	130	0 <sup>a</sup>	31	10 <sup>a</sup>	197
Roberval City	0 <sup>a</sup>	7	8 <sup>a</sup>	116	6 <sup>a</sup>	312	1 <sup>a</sup>	77	15 <sup>a</sup>	512
Saint-Félicien City	4 <sup>a</sup>	33	1 <sup>a</sup>	110	11 <sup>a</sup>	292	2 <sup>a</sup>	77	18 <sup>a</sup>	512

### I.1.4\_7 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Alma CA	13.8 <sup>a</sup>	7.1 <sup>a</sup>	8.8 <sup>a</sup>	4.7 <sup>a</sup>	6.3 <sup>a</sup>	3.2 <sup>a</sup>	3.2 <sup>a</sup>	1.1 <sup>a</sup>	6.3 <sup>a</sup>	3.1 <sup>a</sup>
Zone 1 - Alma South	16.7 <sup>a</sup>	8.7 <sup>a</sup>	6.0 <sup>a</sup>	4.2 <sup>a</sup>	6.7 <sup>a</sup>	2.7 <sup>a</sup>	2.8 <sup>a</sup>	1.1 <sup>a</sup>	6.1 <sup>a</sup>	2.8 <sup>a</sup>
Zone 2 - Alma North	**	0.0 <sup>a</sup>	11.2 <sup>a</sup>	5.1 <sup>a</sup>	5.9 <sup>a</sup>	3.7 <sup>a</sup>	3.7 <sup>a</sup>	1.2 <sup>a</sup>	6.6 <sup>a</sup>	3.5 <sup>a</sup>
Dolbeau-Mistassini CA	10.0 <sup>a</sup>	11.1 <sup>a</sup>	5.2 <sup>a</sup>	8.3 <sup>a</sup>	4.2 <sup>a</sup>	4.1 <sup>a</sup>	4.5 <sup>a</sup>	1.1 <sup>a</sup>	4.7 <sup>a</sup>	4.8 <sup>a</sup>
Zone 1 - Dolbeau	6.7 <sup>a</sup>	7.1 <sup>a</sup>	4.9 <sup>a</sup>	5.9 <sup>b</sup>	3.8 <sup>a</sup>	3.9 <sup>a</sup>	5.3 <sup>a</sup>	1.7 <sup>a</sup>	4.4 <sup>a</sup>	4.2 <sup>a</sup>
Zone 2 - Mistassini	**	**	6.3 <sup>a</sup>	15.6 <sup>a</sup>	4.8 <sup>a</sup>	4.6 <sup>a</sup>	3.2 <sup>a</sup>	0.0 <sup>a</sup>	5.2 <sup>a</sup>	6.1 <sup>a</sup>
Roberval City	14.3 <sup>a</sup>	0.0 <sup>a</sup>	9.6 <sup>a</sup>	6.9 <sup>a</sup>	2.9 <sup>a</sup>	1.9 <sup>a</sup>	0.0 <sup>a</sup>	1.3 <sup>a</sup>	4.2 <sup>a</sup>	2.9 <sup>a</sup>
Saint-Félicien City	5.9 <sup>a</sup>	12.2 <sup>a</sup>	5.3 <sup>a</sup>	0.9 <sup>a</sup>	6.2 <sup>a</sup>	3.8 <sup>a</sup>	4.0 <sup>a</sup>	2.6 <sup>a</sup>	5.6 <sup>a</sup>	3.5 <sup>a</sup>

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

### I.1.1\_8 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Joliette CA	4.2 b	5.4 b	2.0 b	2.9 a	0.8 a	1.5 c	0.6 a	2.2 c	1.3 a	2.3 a
Joliette	4.8 b	5.2 b	2.3 c	2.5 b	1.4 a	1.9 c	1.0 a	2.7 c	1.9 b	2.6 a
St-Charles-Borromée/N.-D.-des-Pr	0.0 d	**	1.2 a	3.8 b	0.3 b	1.1 a	0.0 c	1.4 d	0.4 a	1.8 b
Lachute CA	2.6 a	3.3 a	1.1 a	0.3 a	0.8 a	2.3 a	0.0 a	0.8 a	1.2 a	1.7 a
Saint-Lin-des-Laurentides City	**	0.0 a	1.6 a	1.6 a	1.1 a	1.0 a	0.0 a	1.9 a	1.0 a	1.2 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)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

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

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

### I.1.2\_8 Private Apartment Average Rents (\$) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Joliette CA	362 c	387 a	426 a	423 a	487 a	489 a	555 a	550 a	472 a	475 a
Joliette	364 c	392 a	425 a	418 a	466 a	488 a	582 a	574 a	460 a	470 a
St-Charles-Borromée/N.-D.-des-Pr	**	**	433 b	434 b	506 a	490 a	511 a	522 a	495 a	481 a
Lachute CA	330 a	338 b	359 a	366 a	410 a	435 a	493 a	502 a	388 a	409 a
Saint-Lin-des-Laurentides City	**	**	382 a	407 a	472 a	509 a	557 a	559 a	467 a	496 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 is not statistically reliable

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

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

### I.1.3\_8 Number of Private Apartment Units Vacant and Universe in October 2006 by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Joliette CA	22 b	400	37 a	1,284	39 c	2,603	17 c	792	115 a	5,078
Joliette	17 b	336	22 b	889	25 c	1,305	12 c	451	77 a	2,981
St-Charles-Borromée/N.-D.-des-Pr	**	64	15 b	394	14 a	1,298	5 d	341	38 b	2,097
Lachute CA	6 a	184	1 a	291	9 a	389	1 a	129	17 a	993
Saint-Lin-des-Laurentides City	0 a	9	1 a	64	2 a	203	1 a	53	4 a	329

### I.1.4\_8 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Joliette CA	5.1 c	6.2 b	2.0 b	2.9 a	1.1 a	1.6 b	1.0 a	2.2 c	1.6 a	2.3 a
Joliette	4.8 b	6.1 b	2.3 c	2.5 b	1.6 c	2.0 c	1.6 c	2.7 c	2.2 b	2.7 a
St-Charles-Borromée/N.-D.-des-Pr	**	**	1.2 a	3.8 b	0.6 b	1.1 a	0.0 c	1.4 d	0.7 a	1.8 b
Lachute CA	3.2 a	3.3 a	1.5 a	1.0 a	1.6 a	2.3 a	0.0 a	0.8 a	1.7 a	1.9 a
Saint-Lin-des-Laurentides City	**	0.0 a	1.6 a	1.6 a	2.1 a	1.5 a	0.0 a	3.8 a	1.6 a	1.8 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 is not statistically reliable

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

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

### I.1.1\_9 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Cowansville CA	2.7 a	1.4 a	1.5 a	0.6 a	0.7 a	0.8 a	0.0 a	0.0 b	0.9 a	0.6 a
Granby CA	12.9 d	10.7 c	2.3 c	2.6 b	1.1 a	1.6 c	0.0 c	0.0 c	2.2 b	2.3 b
Saint-Hyacinthe CA	**	3.5 d	2.3 b	2.3 c	1.6 c	1.4 a	0.9 d	**	1.8 b	1.8 c
Saint-Jean-sur-Richelieu CA	0.0 c	**	1.0 a	1.0 d	0.3 b	0.6 a	0.6 b	0.3 b	0.5 a	0.7 a
Zone 1 - Saint-Jean	0.0 c	**	0.9 a	0.6 b	0.2 b	0.7 a	0.5 b	0.3 b	0.4 a	0.7 a
Zone 2 - Iberville	**	n/s	**	**	0.7 b	0.0 b	**	**	0.9 d	0.9 d
Zone 3 - Saint-Luc	**	n/s	**	n/s	0.3 b	0.7 b	0.6 b	0.0 c	0.4 b	0.4 b
Salaberry-de-Valleyfield CA	0.7 b	2.1 c	2.8 c	3.2 d	1.1 a	1.3 a	0.7 b	**	1.5 c	2.0 b
Sorel-Tracy CA	2.4 a	8.1 a	3.0 a	5.4 a	2.4 a	1.9 a	0.3 a	1.4 a	2.3 a	2.8 a
Zone 1 - Sorel	0.0 a	12.8 a	4.3 a	8.0 a	2.8 a	2.7 a	0.0 a	1.6 b	2.9 a	3.9 a
Zone 2 - Peripheral Sectors	3.6 a	5.5 a	1.9 a	3.1 a	1.9 a	0.6 a	0.5 a	1.4 a	1.7 a	1.6 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 is not statistically reliable

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

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

### I.1.2\_9 Private Apartment Average Rents (\$) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Cowansville CA	305 b	386 a	375 a	398 a	478 a	489 a	477 a	479 a	448 a	459 a
Granby CA	347 b	336 b	430 a	439 a	524 a	531 a	561 a	562 a	495 a	503 a
Saint-Hyacinthe CA	358 a	374 a	407 a	413 a	496 a	505 a	551 a	580 a	470 a	480 a
Saint-Jean-sur-Richelieu CA	376 c	399 c	410 a	410 a	513 a	529 a	543 a	560 a	498 a	512 a
Zone 1 - Saint-Jean	379 c	399 c	411 a	410 a	499 a	512 a	518 a	541 a	480 a	493 a
Zone 2 - Iberville	**	n/s	387 b	408 b	488 a	533 a	558 b	506 a	496 a	517 a
Zone 3 - Saint-Luc	**	n/s	**	n/s	614 a	621 b	629 a	634 b	615 a	627 a
Salaberry-de-Valleyfield CA	380 a	357 a	387 a	400 a	456 a	467 a	490 a	512 a	435 a	443 a
Sorel-Tracy CA	282 b	296 a	371 a	373 a	408 a	436 a	472 a	499 a	405 a	426 a
Zone 1 - Sorel	309 b	298 a	343 a	364 a	400 a	439 a	423 b	504 a	390 a	427 a
Zone 2 - Peripheral Sectors	271 b	295 a	394 a	380 a	419 a	430 a	485 a	497 a	420 a	426 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) ( $7.5 < cv \leq 10$ )

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

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

### I.1.3\_9 Number of Private Apartment Units Vacant and Universe in October 2006 by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Cowansville CA	1 a	73	3 a	467	7 a	887	0 b	359	11 a	1,787
Granby CA	50 c	468	55 b	2,150	70 c	4,295	0 c	580	175 b	7,492
Saint-Hyacinthe CA	13 d	375	40 c	1,746	46 a	3,392	**	906	117 c	6,419
Saint-Jean-sur-Richelieu CA	**	453	15 d	1,581	27 a	4,388	5 b	2,067	57 a	8,489
Zone 1 - Saint-Jean	**	453	9 b	1,452	24 a	3,240	4 b	1,485	45 a	6,630
Zone 2 - Iberville	n/s	n/s	**	129	0 b	576	**	114	8 d	820
Zone 3 - Saint-Luc	n/s	n/s	n/s	n/s	4 b	571	0 c	468	4 b	1,039
Salaberry-de-Valleyfield CA	4 c	198	21 d	648	13 a	972	**	298	43 b	2,116
Sorel-Tracy CA	7 a	86	26 a	487	29 a	1,535	4 a	282	66 a	2,390
Zone 1 - Sorel	4 a	31	18 a	225	25 a	918	1 b	64	48 a	1,238
Zone 2 - Peripheral Sectors	3 a	55	8 a	262	4 a	617	3 a	218	18 a	1,152

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### I.1.4\_9 Private Apartment Availability Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Cowansville CA	2.7 a	1.4 a	1.7 a	0.6 a	1.5 a	1.0 a	0.3 a	0.0 b	1.3 a	0.7 a
Granby CA	13.6 d	**	2.7 c	3.4 c	1.2 a	2.3 c	0.0 c	0.3 b	2.4 b	3.3 c
Saint-Hyacinthe CA	3.4 d	3.5 d	3.1 c	2.5 c	2.0 c	1.4 a	1.2 d	**	2.3 b	1.9 c
Saint-Jean-sur-Richelieu CA	0.0 c	2.6 c	1.1 a	1.4 a	0.4 b	1.5 c	0.6 b	0.4 b	0.5 a	1.3 a
Zone 1 - Saint-Jean	0.0 c	2.6 c	1.0 a	1.1 d	0.3 b	1.3 a	0.5 b	0.5 b	0.5 a	1.2 a
Zone 2 - Iberville	**	n/s	**	**	0.7 b	1.9 c	**	**	0.9 d	2.2 c
Zone 3 - Saint-Luc	**	n/s	**	n/s	0.3 b	**	0.6 b	0.0 c	0.4 b	1.4 d
Salaberry-de-Valleyfield CA	0.7 b	2.1 c	3.8 d	4.2 d	1.7 c	1.3 a	2.5 c	**	2.3 b	2.4 b
Sorel-Tracy CA	2.4 a	8.1 a	3.4 a	5.4 a	2.7 a	1.9 a	0.3 a	1.4 a	2.6 a	2.8 a
Zone 1 - Sorel	0.0 a	12.8 a	4.3 a	8.0 a	2.8 a	2.7 a	0.0 a	1.6 b	2.9 a	3.9 a
Zone 2 - Peripheral Sectors	3.6 a	5.5 a	2.6 a	3.1 a	2.6 a	0.6 a	0.5 a	1.4 a	2.2 a	1.6 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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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.1\_10 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
La Tuque CA	22.2 <sup>a</sup>	7.7 <sup>a</sup>	15.7 <sup>a</sup>	17.5 <sup>a</sup>	10.4 <sup>a</sup>	7.8 <sup>a</sup>	2.8 <sup>a</sup>	3.5 <sup>a</sup>	11.0 <sup>a</sup>	9.9 <sup>a</sup>
Shawinigan CA	14.2 <sup>d</sup>	**	8.2 <sup>b</sup>	6.6 <sup>c</sup>	3.4 <sup>c</sup>	3.2 <sup>c</sup>	2.9 <sup>b</sup>	2.8 <sup>c</sup>	4.4 <sup>b</sup>	3.8 <sup>b</sup>
Zone 1-Downtown	**	0.0 <sup>d</sup>	12.9 <sup>d</sup>	**	5.4 <sup>c</sup>	2.0 <sup>c</sup>	3.8 <sup>d</sup>	**	6.8 <sup>b</sup>	3.4 <sup>c</sup>
Zone 2-Northeastern Sector	**	**	**	**	3.9 <sup>d</sup>	5.8 <sup>c</sup>	4.0 <sup>d</sup>	3.8 <sup>d</sup>	5.1 <sup>c</sup>	5.6 <sup>c</sup>
Zone 3-Shawinigan-Sud	**	**	1.4 <sup>a</sup>	4.7 <sup>d</sup>	1.8 <sup>c</sup>	0.8 <sup>d</sup>	0.0 <sup>c</sup>	**	1.4 <sup>a</sup>	1.8 <sup>c</sup>
Zone 4-Grand-Mère/Saint-Georges	13.4 <sup>a</sup>	**	**	**	2.4 <sup>c</sup>	0.5 <sup>a</sup>	2.3 <sup>c</sup>	3.5 <sup>d</sup>	3.6 <sup>c</sup>	2.4 <sup>b</sup>

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

### 1.1.2\_10 Private Apartment Average Rents (\$) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
La Tuque CA	297 <sup>a</sup>	300 <sup>a</sup>	321 <sup>a</sup>	321 <sup>a</sup>	373 <sup>a</sup>	378 <sup>a</sup>	429 <sup>a</sup>	440 <sup>a</sup>	366 <sup>a</sup>	370 <sup>a</sup>
Shawinigan CA	284 <sup>b</sup>	296 <sup>b</sup>	317 <sup>a</sup>	329 <sup>a</sup>	361 <sup>a</sup>	365 <sup>a</sup>	390 <sup>a</sup>	395 <sup>a</sup>	359 <sup>a</sup>	366 <sup>a</sup>
Zone 1-Downtown	**	**	313 <sup>a</sup>	321 <sup>a</sup>	353 <sup>a</sup>	357 <sup>a</sup>	348 <sup>a</sup>	374 <sup>a</sup>	340 <sup>a</sup>	354 <sup>a</sup>
Zone 2-Northeastern Sector	**	288 <sup>b</sup>	312 <sup>a</sup>	332 <sup>a</sup>	332 <sup>a</sup>	341 <sup>a</sup>	397 <sup>a</sup>	397 <sup>a</sup>	345 <sup>a</sup>	355 <sup>a</sup>
Zone 3-Shawinigan-Sud	276 <sup>b</sup>	303 <sup>b</sup>	325 <sup>a</sup>	340 <sup>a</sup>	413 <sup>a</sup>	404 <sup>a</sup>	429 <sup>a</sup>	403 <sup>a</sup>	392 <sup>a</sup>	386 <sup>a</sup>
Zone 4-Grand-Mère/Saint-Georges	270 <sup>a</sup>	**	318 <sup>a</sup>	318 <sup>a</sup>	388 <sup>a</sup>	388 <sup>a</sup>	404 <sup>a</sup>	413 <sup>a</sup>	376 <sup>a</sup>	379 <sup>a</sup>

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 is not statistically reliable

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

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

### I.1.3\_10 Number of Private Apartment Units Vacant and Universe in October 2006 by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
La Tuque CA	2 <sup>a</sup>	26	39 <sup>a</sup>	224	28 <sup>a</sup>	358	5 <sup>a</sup>	145	74 <sup>a</sup>	753
Shawinigan CA	**	84	55 <sup>c</sup>	827	76 <sup>c</sup>	2,414	35 <sup>c</sup>	1,277	174 <sup>b</sup>	4,602
Zone 1-Downtown	0 <sup>d</sup>	24	**	183	7 <sup>c</sup>	366	**	330	30 <sup>c</sup>	903
Zone 2-Northeastern Sector	**	22	**	245	63 <sup>c</sup>	1,081	20 <sup>d</sup>	519	104 <sup>c</sup>	1,868
Zone 3-Shawinigan-Sud	**	15	11 <sup>d</sup>	230	3 <sup>d</sup>	460	**	209	17 <sup>c</sup>	913
Zone 4-Grand-Mère/Saint-Georges	**	23	**	169	3 <sup>a</sup>	507	8 <sup>d</sup>	219	22 <sup>b</sup>	918

### I.1.4\_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
La Tuque CA	25.9 <sup>a</sup>	7.7 <sup>a</sup>	17.9 <sup>a</sup>	21.1 <sup>a</sup>	12.3 <sup>a</sup>	10.4 <sup>a</sup>	4.2 <sup>a</sup>	3.5 <sup>a</sup>	12.9 <sup>a</sup>	12.1 <sup>a</sup>
Shawinigan CA	**	**	9.1 <sup>b</sup>	6.8 <sup>c</sup>	3.8 <sup>b</sup>	3.3 <sup>c</sup>	3.2 <sup>c</sup>	3.1 <sup>d</sup>	4.9 <sup>b</sup>	4.0 <sup>b</sup>
Zone 1-Downtown	**	0.0 <sup>d</sup>	13.5 <sup>d</sup>	**	6.3 <sup>c</sup>	2.0 <sup>c</sup>	4.1 <sup>d</sup>	**	7.6 <sup>b</sup>	3.4 <sup>c</sup>
Zone 2-Northeastern Sector	**	**	**	**	4.0 <sup>d</sup>	5.8 <sup>c</sup>	4.0 <sup>d</sup>	3.8 <sup>d</sup>	5.1 <sup>c</sup>	5.6 <sup>c</sup>
Zone 3-Shawinigan-Sud	**	**	1.4 <sup>a</sup>	4.7 <sup>d</sup>	2.0 <sup>c</sup>	0.8 <sup>d</sup>	0.6 <sup>b</sup>	**	1.6 <sup>b</sup>	1.8 <sup>c</sup>
Zone 4-Grand-Mère/Saint-Georges	17.1 <sup>a</sup>	**	**	**	3.0 <sup>b</sup>	1.0 <sup>a</sup>	2.8 <sup>c</sup>	5.3 <sup>d</sup>	4.9 <sup>c</sup>	3.3 <sup>c</sup>

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 is not statistically reliable

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

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

### 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Vacancy Rates (%) Québec - 2006

Condo Sub Area	Rental Condominium Apartments	Apartments in the RMS <sup>1</sup>
Montréal CMA	2.8 a	2.7 a
Québec CMA	1.2 a	1.5 a

<sup>1</sup> 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 is not statistically reliable

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

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

### 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Average Rents (\$) by Bedroom Type Québec - 2006

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>
Montréal CMA	**	481 a	858 d	574 a	970 c	636 a	1,034 c	775 a
Québec CMA	**	452 a	**	558 a	844 c	637 a	951 c	749 a

<sup>1</sup> 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 is not statistically reliable

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

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

### 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Québec - 2006

Condo Sub Area	Condominium Universe	Rental Units	Percentage of Units in Rental	Vacancy Rate
Montréal CMA	82,275	6,893 a	8.4 a	2.8 a
Québec CMA	18,293	1,547 a	8.5 a	1.2 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)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

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

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more 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 data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment 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's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. This year, CMHC is also introducing a new 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 2005 and 2006 Rental Market Survey. 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 the Rental Market Report – Canada Highlights and in the narrative section of the local Rental Market Reports. 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.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- 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).
- 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 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.

In 2006, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Vancouver, Toronto and Montréal.

## 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.

All data presented in this publication is based on Statistics Canada's 2001 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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