



# RENTAL MARKET

## REPORT

Québec

Canada Mortgage and Housing Corporation

[www.cmhc.ca](http://www.cmhc.ca)

OCTOBER 2002 SURVEY

### Rental Market Vacancy Rate at its Lowest Level in Québec

For a fifth year in a row, the rental housing vacancy rate fell in 2002 in the Québec census metropolitan area (CMA). According to the latest Rental Market Survey results released by CMHC, the vacancy rate for this market has now reached 0.3 per cent, compared to 0.8 per cent last year. This is the lowest rate ever recorded since CMHC has been conducting this survey in the Québec area, that is, since 1966. In concrete terms, this represents just over 250 available

dwelling, out of a stock of close to 76,000 apartments in privately initiated buildings with three or more units.

The decrease in the vacancy rate was partly attributable to a strong housing demand, which remained steady thanks, in particular, to the vigorous employment growth that the Québec area has been posting for the last few years, along with an appreciable gain in migration levels. As well, while

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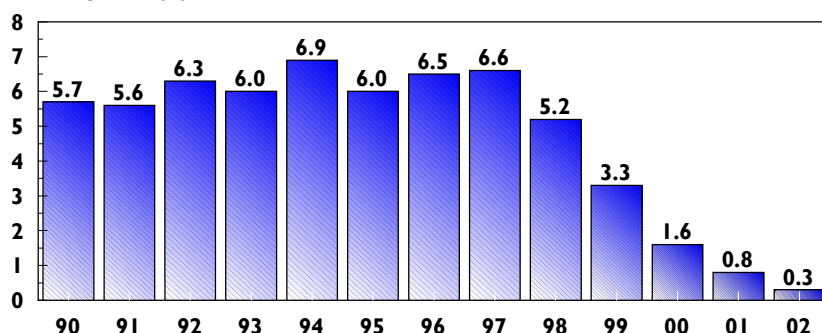
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### Vacancy Rate Falls Again in 2002

Vacancy rate (%)



Source : CMHC



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construction may be recovering to a certain extent, the new rental housing units are not sufficient to fully meet current needs.

Among the 28 CMAs across the country, Québec now posts the lowest vacancy rate, and it is followed by two other Quebec CMAs, namely Gatineau (0.5 per cent) and Montréal (0.7 per cent) (see the box *Rental markets in Canada in 2002: tighter conditions in Quebec*).

Although market conditions favour landlords, the increase in the average rent was moderate. In fact, in comparison with 2001, the average rent rose by 2.7 per cent in privately initiated buildings. For a second

straight year, the hike was still greater than inflation, which stood at 1.5 per cent in 2002 (calculated on an annual average from October 2001 to September 2002). It should be recalled that, during the 1990s, rental increases never exceeded inflation.

When it comes to rents, the Québec area remains one of the most affordable metropolitan areas in Canada. With an average rent of \$550 for a two-bedroom dwelling, Québec is the fifth most affordable area. Among the 28 CMAs across the country, Trois-Rivières has the lowest rent (\$431) and Toronto, the highest (\$1,047).

## Rental Markets in Canada in 2002: tighter conditions in Quebec

Toronto and Vancouver are no longer the tightest rental markets among Canada's census metropolitan areas (CMAs). Instead, Quebec's three largest CMAs are now the ones posting the lowest vacancy rates in the country: Québec (0.3 per cent), Gatineau (0.6 per cent) and Montréal (0.7 per cent). Among the other Canadian CMAs, only Kingston, with 0.9 per cent of its units unoccupied, had a vacancy rate below 1 per cent this past October. This situation results from a major increase in demand attributable to the excellent employment performance and the arrival on the housing market of young people aged from 19 to 24 years, who are more numerous than the group that preceded them. In addition, multiple housing construction is focused mainly on condominiums and retirement homes, while traditional rental housing construction is limited. In the other CMAs across Quebec, the vacancy rates reached 1.8 per cent in Sherbrooke, 3.0 per cent in Trois-Rivières and 4.9 per cent in Chicoutimi-Jonquière.

One striking fact from the last survey was that the vacancy rate rose significantly in Toronto, as it went up from 0.9 per cent in 2001 to 2.5 per cent in 2002. For the first time since the early 1990s, this rate stands above 2 per cent in this area. A considerable decline in the rental housing demand was observed as a result of the strong homeownership trend and the deterioration of the youth employment situation in this part of Ontario. There was also an increase in the supply of non-traditional rental housing, particularly condominiums for rent.

In the majority of the other CMAs across Canada, vacancy rates went up over the last twelve months. These increases, although they were less than one percentage point in most cases, helped many rental markets regain greater flexibility. For Canada overall, the vacancy rate now stands at 1.7 per cent, compared to 1.1 per cent one year earlier.

In general, in Quebec, vacancy rates tend to be lower in large urban centres. In fact, the vacancy rate in Quebec's CMAs (100,000 or more inhabitants) was 0.8 per cent in October 2002, while it was 2.6 per cent in centres with 50,000 to 99,999 inhabitants and 5.5 per cent in centres with 10,000 to 49,999 inhabitants.

Apartment Vacancy Rates		
Canada	2001	2002
<b>Metropolitan Areas</b>		
Abbotsford	2.4	2.0
Calgary	1.2	2.9
Charlottetown	1.8	2.2
Chicoutimi-Jonquière	4.4	4.9
Edmonton	0.9	1.7
Halifax	2.8	2.7
Hamilton	1.3	1.6
Gatineau	0.6	0.5
Kitchener	0.9	2.3
London	1.6	2.0
Montréal	0.6	0.7
Oshawa	1.3	2.3
Ottawa	0.8	1.9
Québec	0.8	0.3
Regina	2.1	1.9
Saint John	5.6	6.3
Saskatoon	2.9	3.7
Sherbrooke	2.3	1.8
St. Catharines-Niagara	1.9	2.4
St. John's	2.5	2.7
Sudbury	5.7	5.1
Thunder Bay	5.8	4.7
Toronto	0.9	2.5
Trois-Rivières	4.7	3.0
Vancouver	1.0	1.4
Victoria	0.5	1.5
Windsor	2.9	3.9
Winnipeg	1.4	1.2
<b>Total Canada</b>	<b>1.2</b>	<b>1.7</b>
<b>Québec Province</b>		
<b>Urban Areas from 50,000 to 99,999 inhabitants</b>		
Drummondville	1.8	2.2
Granby	2.5	2.5
Shawinigan	7.7	8.5
St-Jean-sur-Richelieu	1.2	0.6
Rimouski*	3.9	2.6
St-Hyacinthe	1.3	0.7
<b>Sub-Total 50,000-99,999 inhabitants</b>	<b>2.6</b>	<b>2.6</b>
<b>Urban Areas from 10,000 to 49,999 inhabitants</b>		
Alma	4.4	5.0
Amos	14.2	13.0
Baie-Comeau	16.2	11.1
Cowansville	6.0	3.5
Dolbeau-Mistassini	3.9	4.7
Gaspé	9.2	6.5
Joliette	2.2	0.9
La Tuque	13.0	16.7
Lachute	5.5	1.0
Magog	1.1	1.4
Matane	11.4	10.8
Montmagny	1.3	1.4
Rivière-du-Loup	3.4	1.6
Roberval	4.1	3.7
Rouyn-Noranda	15.5	10.0
Salaberry-de-Valleyfield	3.7	2.2
Sept-Îles	7.7	9.2
Sorel-Tracy	8.4	5.8
St-Georges	2.7	2.3
Ste-Marie	2.8	3.1
Thetford-Mines	11.5	7.9
Val d'Or	11.4	11.7
Victoriaville	2.0	1.8
<b>Sub-Total 10,000-49,999 inhabitants</b>	<b>6.2</b>	<b>5.5</b>
<b>Total Province of Québec</b>	<b>1.3</b>	<b>1.2</b>

\* In 2002, Rimouski was added to the urban centres with 50,000 to 99,999 inhabitants.

## Demand Vigorous, but Supply Slow in Adjusting

While employment growth was expected to slow down at the end of 2001 (on account of a shaky U.S. economy and the after-effects of the events of September 11, 2001), just the opposite occurred, as employment growth effectively picked up the pace. In fact, in October 2002, the Québec metropolitan area posted a major gain of 19,000 jobs (+5.5 per cent) over October 2001, and had one of the lowest unemployment rates in the country. With its vigorous labour market, the capital area became more attractive to people from elsewhere, and net migration jumped from 868 in 2000 to 2,354 in 2001. Employment growth and higher migration levels therefore contributed to driving up the rental housing demand.

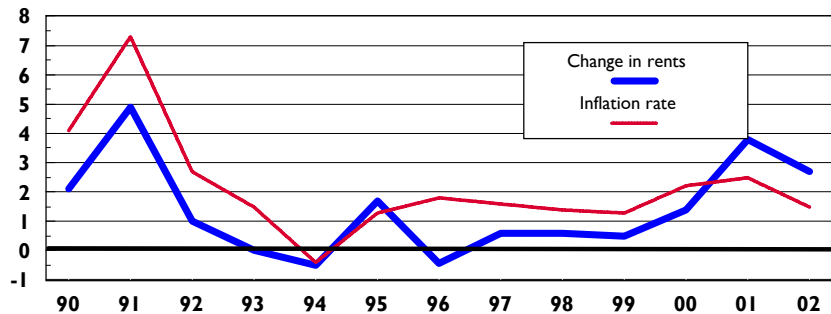
Even though rental housing construction has been recovering since the beginning of 2002, the newly arrived units have not managed to meet the demand. The fact that the construction of standard quality rental housing is not profitable is curbing this type of activity (as construction costs have risen too much in recent years, compared to market rents). In this context, developers are limited to the niches where the profit margins are greater. As a result, most of the housing projects that have been started lately are luxury dwellings, apartments with services intended for senior clients, or condominium units.

## Market Conditions Tight Everywhere

Rental market conditions are tight everywhere across the Québec metropolitan area, and for units of all sizes. In fact, the highest vacancy rate—in the Charlesbourg sector (zone 6)—is just 0.7 per cent. Conversely, there were practically no units available in the south shore sector situated near the bridges (zone 8).

## Rental Increase Exceeds Inflation for a Second Year

Inflation rate and change in rents (%)



Sources : CMHC and Statistics Canada

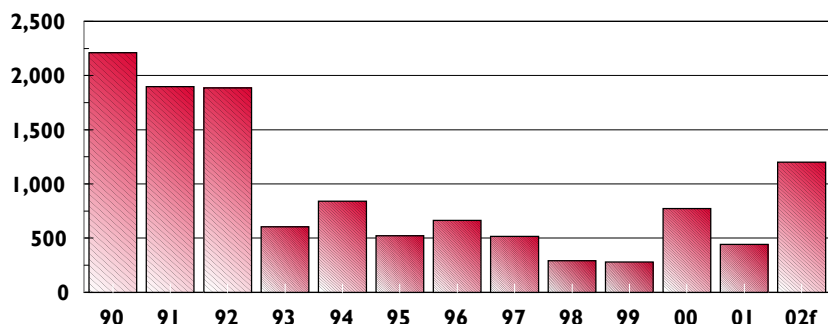
As well, the vacancy rate decrease extended to units of all sizes. Still, it can be seen that the rates are higher for bachelor apartments (0.8 per cent) and one-bedroom units (0.6 per cent), while this proportion is only 0.2 per cent for dwellings with two or more bedrooms. This finding is not new and is partly attributable to the higher turnover rate in smaller units than in larger ones (see the box *About Renter Households in Quebec*).

## Forecast for 2003 : vacancy rate to stay low

The vacancy rate will stay low over the coming months. It has likely bottomed out, however, and it is expected to go back up slightly next year and reach its 2001 level of 0.8 per cent. In fact, even though demand will remain strong, there will be more new apartments arriving on the market. Rental housing starts, which stood at just 441 units in 2001, should reach 1,200 units in 2002 and 1,700 units in 2003. While construction has

## Rental Housing Starts Recover in 2002

Starts



Source : CMHC f : forecast

been mainly focused on luxury apartments and retirement housing in recent years, more affordable new units should be appearing over the coming months. In fact, the city of Québec hopes to be able to deliver

700 new social housing units by July 1, 2003. While these units are not accounted for in our Rental Market Survey, since they are not privately initiated, they will no doubt free up of a number of private dwellings.

Given the prevailing shortage of housing, the increase in the average rent should be expected to surpass inflation once again. As a result, we are forecasting a rental hike of about 3.5 per cent in 2003.

## About Renter Households in Quebec

The following information was drawn from a study entitled *Les logements privés au Québec : la composition du parc de logements, les propriétaires bailleurs et les résidents* [private housing in Quebec: the composition of the housing stock, landlords and residents], prepared by Francine Dansereau and Mark Choko, with the collaboration of Gérard Divay, from the INRS-Urbanisation, Culture et Société, for the Société d'habitation du Québec, Canada Mortgage and Housing Corporation, the Régie du logement and the Régie du bâtiment du Québec<sup>1</sup>. This study results from a survey conducted from October 5, 2000, to February 12, 2001, among some 10,000 Quebec households.

### Families in smaller buildings, single and older people in larger structures

First of all, the researchers noted a close relation between the size of buildings and the type of renter households living in them. In fact, the majority of couples with children (69 per cent) and without children (55 per cent), as well as single-parent families (54 per cent), lived in smaller buildings (5 units or less). This phenomenon is not extraneous to the fact that households composed of several people need larger dwellings, which are concentrated in smaller structures. As well, more single people than other household types lived in buildings with 20 or more units. As for seniors aged 65 years or older and retirees, around one quarter of them lived in large structures (50 or more units), although these buildings account for only 9 per cent of the rental housing stock.

### Modest incomes

In the fall of 2000, for Quebec overall, the annual median income of renter households was \$25,048, while that of homeowners (living in their own single-family house or structure with several units—in this last case, either as landlords or co-owners) stood at \$45,276. Renter households living in buildings with 1 to 3 units had the highest incomes (\$27,711), while those who lived in structures with 20 to 49 units had the lowest incomes (\$19,450). The low level of these incomes is due to the fact that single people and single-parent families represent a large share (59 per cent) of renter households.

### Great mobility

Half of the renter households had lived in their dwellings for three years or less, while 15 per cent had lived in their units for over 10 years. This length of occupancy did not vary much from one area to another, but it was shorter in larger buildings, where smaller units are concentrated. As this market is more volatile (the renters in such dwellings are less stable than those in larger units and more vulnerable to the ups and downs of the economy), it can be seen that just over a third of renter households who lived in units with 1 or 2 rooms had moved into them less than a year before.

### Satisfaction with their dwellings

Two thirds of the renter households deemed that their dwelling required only regular maintenance, and this proportion reached 75 per cent of those who lived in large buildings. Major repairs were necessary for 9 per cent of rental units, and this percentage was higher in structures with 1 to 3 units (10 per cent), as these needs increased with the size of the units (14 per cent for dwellings with 6 or more rooms).

Just over 40 per cent of the renter households stated that they were very satisfied with regard to the noise inside and outside their buildings. The level of satisfaction was higher in buildings with 1 to 3 units and in large structures with 50 or more units. Conversely, it was lower in buildings with 10 to 19 units.

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<sup>1</sup> INRS (Institut national de recherche scientifique)-Urbanisation, Culture et Société [Quebec national scientific research institute-urbanization, culture and society]

Régie du logement [Quebec rental board]

Régie du bâtiment du Québec [Quebec construction board]

## Let's Not Lose Sight of the Long-Term Demographic Trends

Even if the housing shortage has intensified in recent years, caution is still a must before starting up new projects. In fact, while the market may be very tight for the moment, mainly

on account of a strong demand on the part of young people, we will be seeing a change in the current trends, in the near future. With the aging of the population, the number of households under the age of 45 years will be on the decline in the years to come. Over the current decade, the growth will consequently come from households aged 45 years or older and

particularly those aged from 55 to 64 years—the baby boomers. Before building, it should therefore be kept in mind that tenant needs will change over time. In such a context, construction concepts such as FlexHousing, which provide adaptable homes, can help ensure clients in the long term (see the box *FlexHousing: best practices for today and tomorrow*).

### FlexHousing: best practices for today and tomorrow

The FlexHousing concept brings together the best of everything we know about housing—under one roof. All homes can be built in line with FlexHousing principles. This is simply an approach to designing and building homes based on the principles of adaptability, accessibility and affordability: the three A's.

Introduced by CMHC, this concept is similar to such international initiatives as universal design, the Smart House, the Grow Home and many others.

For landlords, this is a way of making their units more versatile, in order to ensure the comfort and satisfaction of their tenants, and also easier to rent, regardless of the price range.

Adaptability is the aspect that is most likely to stimulate innovation in the design of new housing types. It promotes the planning of indoor spaces within the same unit to better meet the needs of all family members (from children to seniors). It is as simple as planning such features as work surfaces installed at different heights in the kitchen so that people can work sitting down, large rooms that can be subdivided as required, etc.

Adaptability can also be planning a few units that can be easily joined or divided to allow for their rental based on market needs, without any major obstacles in terms of renovation costs, which would be a definite asset for landlords. And why not have units with multiple rental arrangements? This is the case of the Riverwind Towers project in Edmonton, where some units are designed for people—related or not—who want to live comfortably by sharing common living quarters. The bedrooms and their respective bathrooms are located on either side of a central space that includes all the common rooms.\* The development of a small percentage of new units of this type in traditional housing projects would provide greater flexibility.

Already, just under 1 in 10 units are occupied by joint tenants or intergenerational families other than traditional families, and close to 3 in 10 units are occupied by single people, mainly women. While these phenomena have always existed, changing lifestyles and the aging of the population may bring about a new vision with regard to housing.

Once the novelty barrier has been broken, it becomes easier to integrate accessibility and affordability features and make the choices that are appropriate to a specific project. Are you ready for change?

\* To find out more, consult the publications *FlexHousing: The Professional's Guide* and *FlexHousing: Homes that Adapt to Life's Changes* and visit the CMHC Web site ([www.cmhc.ca](http://www.cmhc.ca)).

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

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## METHODOLOGY

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

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

## Definitions

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

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

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

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

## Acknowledgement

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

## Zones

Description of the Québec metropolitan area market zones:

**Zone 1:** Basse-Ville de Québec, Vanier

**Zone 2:** Haute-Ville de Québec

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

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

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

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

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

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

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

<b>1. Apartment Vacancy Rates (%)</b> <b>By Market Zone and Bedroom Type</b> <b>Québec Metropolitan Area</b>										
Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
1-Québec Basse-Ville, Vanier	1.3	0.3	2.1	0.5	0.6	0.2	0.9	0.5	1.2	0.3
2-Québec Haute-Ville	1.5	1.6	1.3	0.5	1.3	0.3	0.3	0.1	1.1	0.6
3-Québec Des Rivières, L'Anc.-Lorette	0.5	0.5	0.4	1.0	0.2	0.1	0.0	0.0	0.2	0.3
4-Ste-Foy, Sillery, C.-Rouge, St-Aug.	0.7	0.7	0.2	0.0	0.1	0.0	0.2	0.0	0.2	0.1
5-Val-Bélair, St-Émile, Loretteville, etc.	***	***	0.9	0.4	0.0	0.1	0.4	0.7	0.4	0.2
6-Charlesbourg, Stoneham, etc.	6.9	0.7	1.6	1.8	0.9	0.3	0.1	0.1	1.3	0.7
7-Beauport, Boischâtel, Î.O., etc.	1.3	1.5	1.3	0.9	1.2	0.3	3.3	0.5	1.5	0.6
8-Charny, St-Romuald, St-Jean-Ch., etc.	***	***	1.9	0.2	0.0	0.0	0.0	0.0	0.3	0.0
9-Lévis, Pintendre, etc.	***	***	1.0	0.8	0.6	0.0	0.9	0.0	0.7	0.2
<b>Total - Québec Metropolitan Area</b>	<b>1.6</b>	<b>0.8</b>	<b>1.2</b>	<b>0.6</b>	<b>0.5</b>	<b>0.2</b>	<b>0.6</b>	<b>0.2</b>	<b>0.8</b>	<b>0.3</b>

<b>2. Apartment Average Rents (\$)</b> <b>By Market Zone and Bedroom Type</b> <b>Québec Metropolitan Area</b>									
Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		
	2001	2002	2001	2002	2001	2002	2001	2002	
1-Québec Basse-Ville, Vanier	312	346	384	411	467	485	545	570	
2-Québec Haute-Ville	457	442	620	646	760	759	794	801	
3-Québec Des Rivières, L'Anc.-Lorette	342	334	431	439	533	542	581	602	
4-Ste-Foy, Sillery, C.-Rouge, St-Aug.	389	401	506	509	608	615	670	689	
5-Val-Bélair, St-Émile, Loretteville, etc.	***	***	398	407	494	517	555	563	
6-Charlesbourg, Stoneham, etc.	348	368	451	469	553	574	607	635	
7-Beauport, Boischâtel, Î.O., etc.	330	339	381	395	459	465	508	526	
8-Charny, St-Romuald, St-Jean-Ch., etc.	***	***	401	416	506	518	664	712	
9-Lévis, Pintendre, etc.	***	***	388	398	483	499	567	582	
<b>Total - Québec Metropolitan Area</b>	<b>380</b>	<b>388</b>	<b>473</b>	<b>489</b>	<b>538</b>	<b>550</b>	<b>632</b>	<b>653</b>	

<b>3. Number of Apartments- Vacant and Universe (Units)</b> <b>By Market Zone and Bedroom Type</b> <b>Québec Metropolitan Area</b>											
Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total		
	Vacant	Univ.	Vacant	Univ.	Vacant	Univ.	Vacant	Univ.	Vacant	Univ.	
1-Québec Basse-Ville, Vanier	5	1,694	23	4,936	17	8,179	9	1,750	55	16,560	
2-Québec Haute-Ville	27	1,699	20	3,823	7	2,224	2	1,894	55	9,641	
3-Québec Des Rivières, L'Anc.-Lorette	2	438	17	1,755	3	4,342	0	825	23	7,360	
4-Ste-Foy, Sillery, C.-Rouge, St-Aug.	11	1,592	2	5,852	2	6,980	0	2,413	16	16,838	
5-Val-Bélair, St-Émile, Loretteville, etc.	***	91	2	510	1	1,397	3	419	6	2,417	
6-Charlesbourg, Stoneham, etc.	3	490	45	2,478	14	4,609	1	1,364	64	8,941	
7-Beauport, Boischâtel, Î.O., etc.	4	271	12	1,423	9	2,921	4	760	30	5,375	
8-Charny, St-Romuald, St-Jean-Ch., etc.	***	89	1	625	1	3,063	0	506	2	4,283	
9-Lévis, Pintendre, etc.	0	367	7	948	1	2,317	0	695	8	4,328	
<b>Total Québec Metropolitan</b>	<b>52</b>	<b>6,731</b>	<b>129</b>	<b>22,351</b>	<b>57</b>	<b>36,033</b>	<b>19</b>	<b>10,627</b>	<b>258</b>	<b>75,742</b>	

**4. Apartment Average Rents (\$) - With and Without Services  
By Market Zone and Bedroom Type  
Québec Metropolitan Area**

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	With Services	Without Services	With Services	Without Services	With Services	Without Services	With Services	Without Services
1-Québec Basse-Ville, Vanier	331	354	423	410	497	481	587	515
2-Québec Haute-Ville	466	366	766	441	1,021	513	1,146	608
3-Québec Des Rivières, L'Anc.-Lorette	340	335	430	463	527	559	595	609
4-Ste-Foy, Sillery, C.-Rouge, St-Aug.	404	398	514	564	631	618	710	734
5-Val-Bélair, St-Émile, Loretteville, etc.	***	***	442	368	533	513	589	560
6-Charlesbourg, Stoneham, etc.	386	393	481	496	615	560	667	620
7-Beauport, Boischâtel, Î.O., etc.	327	340	406	381	487	439	540	486
8-Charny, St-Romuald, St-Jean-Ch., etc.	***	***	432	421	514	526	578	552
9-Lévis, Pintendre, etc.	***	***	412	364	533	490	609	556
<b>Total - Québec Metropolitan Area</b>	<b>396</b>	<b>354</b>	<b>526</b>	<b>440</b>	<b>606</b>	<b>526</b>	<b>692</b>	<b>574</b>

**5. Apartment Vacancy Rates (%)  
By Market Zone and Structure Size  
Québec Metropolitan Area**

Market Zone	3 to 5 units		6 to 19 units		20 to 49 units		50 to 99 units		100 units +	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
1-Québec Basse-Ville, Vanier	***	***	0.6	0.5	0.6	0.3	1.3	0.2	1.9	1.4
2-Québec Haute-Ville	***	***	1.1	1.4	1.5	0.3	0.1	0.0	1.4	0.3
3-Québec Des Rivières, L'Anc.-Lorette	***	***	0.2	0.2	0.0	0.0	1.6	0.0	***	***
4-Ste-Foy, Sillery, C.-Rouge, St-Aug.	***	***	0.2	0.0	0.0	0.0	0.4	0.1	0.5	0.2
5-Val-Bélair, St-Émile, Loretteville, etc.	***	***	***	0.3	0.0	0.3	***	***	***	***
6-Charlesbourg, Stoneham, etc.	***	***	0.7	0.7	1.3	0.8	2.3	1.4	3.4	0.0
7-Beauport, Boischâtel, Î.O., etc.	***	0.4	***	0.5	1.7	0.7	0.0	0.0	***	***
8-Charny, St-Romuald, St-Jean-Ch., etc.	0.5	***	0.0	0.0	1.4	0.4	***	***	***	***
9-Lévis, Pintendre, etc.	0.6	0.7	0.7	0.0	0.3	0.1	***	***	1.9	0.0
<b>Total - Québec Metropolitan Area</b>	<b>1.3</b>	<b>0.2</b>	<b>0.6</b>	<b>0.4</b>	<b>0.6</b>	<b>0.3</b>	<b>0.8</b>	<b>0.3</b>	<b>1.3</b>	<b>0.5</b>

**6. Apartment Vacancy Rates (%) and Average Rents (\$) in 2002  
By Year of Construction and Bedroom Type  
Québec Metropolitan Area**

Year of Construction	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total
	V.R.	Rent	V.R.	Rent	V.R.	Rent	V.R.	Rent	V.R.
1990 or later	0.3	430	1.0	517	0.1	597	0.3	703	0.4
1980 to 1989	1.7	345	0.2	484	0.0	556	0.0	641	0.2
1970 to 1979	0.2	416	0.6	520	0.1	574	0.1	659	0.3
Before 1970	1.2	360	0.5	445	0.3	500	0.2	639	0.4

\*\*\* Sample too small to disclose results

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