

RENTAL MARKET REPORT GATINEAU CMA



Canada Mortgage and Housing Corporation

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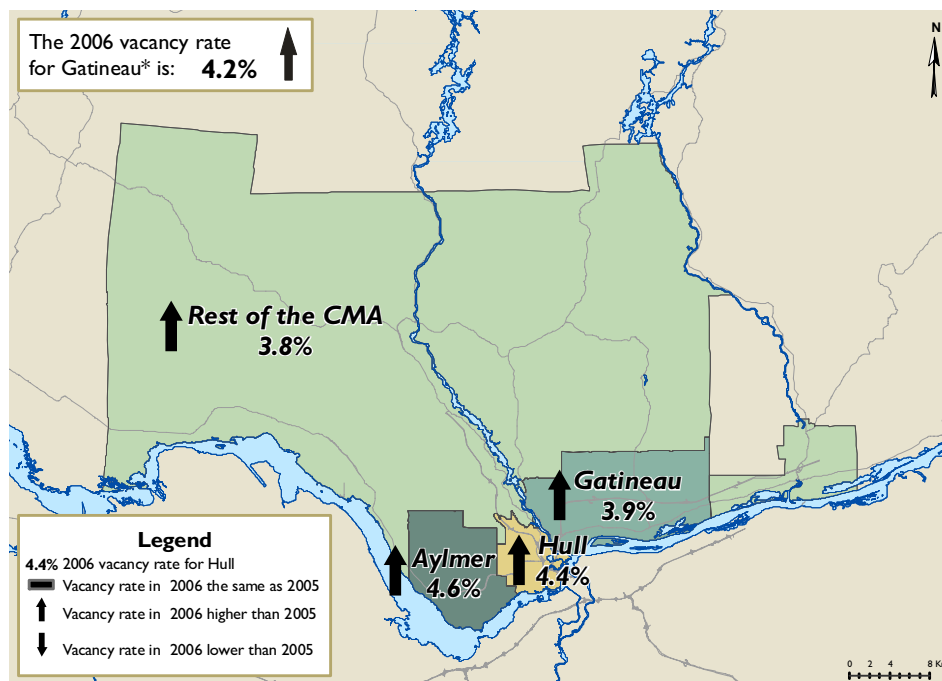
The results of the latest Rental Market Survey show that, on the Quebec side of the Ottawa-Gatineau census metropolitan area (CMA), the overall vacancy rate continued on the upward trend that began in 2004. In fact, an increase was noted for a third straight year, and the proportion of unoccupied units reached 4.2 per cent, compared to 3.1 per cent in the

fall of 2005. It should be recalled that an all-time low had been attained in 2002, with a vacancy rate of 0.2 per cent. In 2006, the number of vacant dwellings remained below the 1,000-unit mark and reached 852 units, out of a total stock of close to 20,189 apartments contained in privately initiated buildings with three or more housing units (see Graph 1).

IN THIS ISSUE

- 2 Rents show little change
- 2 Homeownership: a determining factor for the rental market
- 3 Lower-range and upper-range segments experiencing more difficulties
- 3 Larger buildings and mid-size apartments more popular
- 4 Market conditions easing in all sectors
- 4 Availability rate following current trend
- 4 Vacancy rate to keep rising in 2007
- 5 Vacancy rate - National

Figure 1



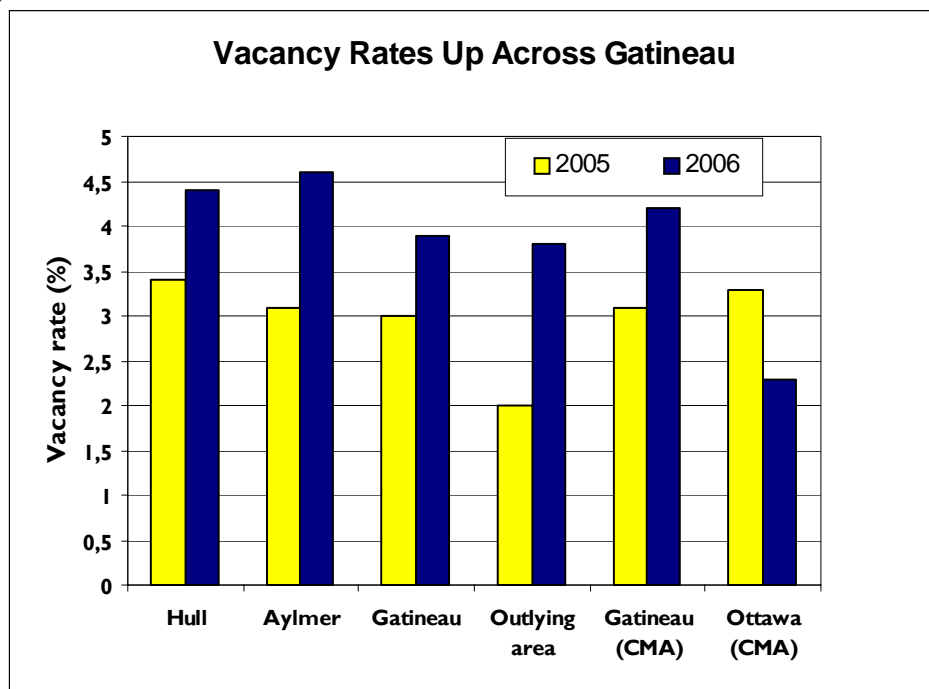
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Apartment Vacancy Rates (%) by Major Centres		
	2005	2006
Abbotsford	3.8	2.0
Calgary	1.6	0.5
Edmonton	4.5	1.2
Gatineau	3.1	4.2
Greater Sudbury	1.6	1.2
Halifax	3.3	3.2
Hamilton	4.3	4.3
Kingston	2.4	2.1
Kitchener	3.3	3.3
London	4.2	3.6
Montréal	2.0	2.7
Oshawa	3.3	4.1
Ottawa	3.3	2.3
Québec	1.4	1.5
Regina	3.2	3.3
Saguenay	4.5	4.1
Saint John	5.7	6.8
Saskatoon	4.6	3.2
Sherbrooke	1.2	1.2
St. Catharines-Niagara	2.7	4.3
St. John's	4.5	5.1
Thunder Bay	4.6	4.9
Toronto	3.7	3.2
Trois-Rivières	1.5	1.0
Vancouver	1.4	0.7
Victoria	0.5	0.5
Windsor	10.3	10.4
Winnipeg	1.7	1.3
Total	2.7	2.6

Elsewhere in the province, almost all rental markets eased slightly, except in Saguenay and Trois-Rivières, where the markets tightened instead. In fact, the vacancy rates there went down from 4.5 per cent to 4.1 per cent and from 1.5 per cent to 1.0 per cent, respectively. In Montréal, the vacancy rate has now reached 2.7 per cent, while the markets in Québec (1.5 per cent) and Sherbrooke (1.2 per cent) remained tighter. For the province overall, the vacancy rate attained 2.5 per cent in 2006. Contrary to

Graph 1



Gatineau, the Ontario side of the CMA saw its vacancy rate fall by one percentage point to 2.3 per cent this year.

two-bedroom apartment in existing structures increased by 0.6 per cent in October 2006 compared to a year ago.

Rents show little change

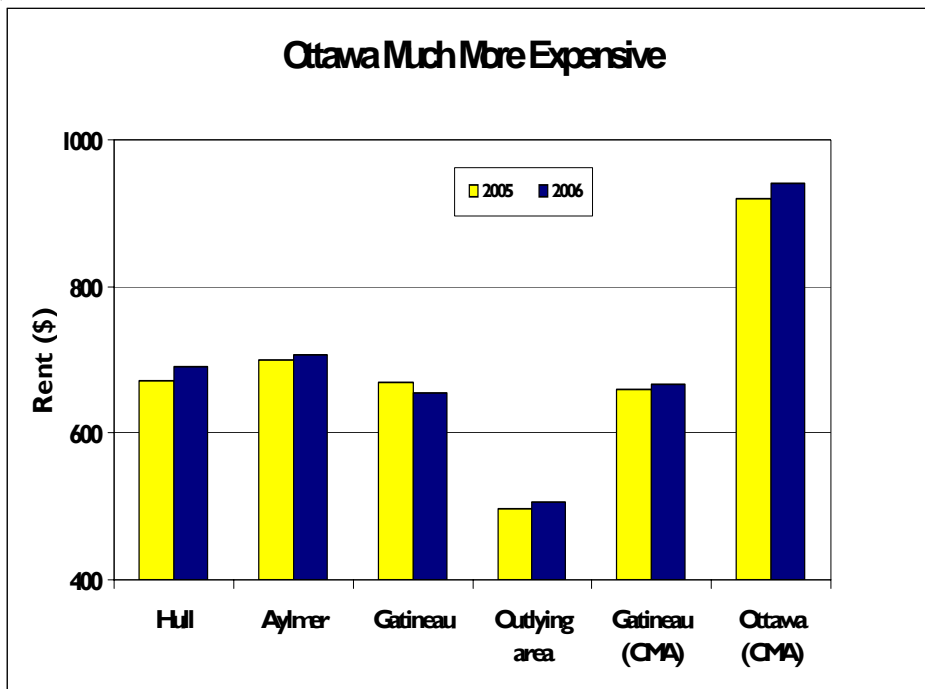
According to the survey results, Aylmer still had the highest average rent for two-bedroom apartments. The Hull sector was slightly less expensive, with two-bedroom units there renting for an average of \$690, or just \$10 less than in Aylmer (see Graph 2).

Homeownership: a determining factor for the rental market

In 2005, the rise in interest rates was not sufficient to slow down the homeownership trend, and many renter households became homeowners. However, this increase in rates did affect the choice of housing types. In fact, on the resale market, it was noted that condominiums (with an increase in transactions of 13 per cent) and semi-detached and row homes (with a stable, but still very high, level of 1,049 transactions) accounted for increasingly greater shares.

This year, CMHC is introducing a measure for the change in rents for existing structures. By focusing on existing structures, we can exclude the impact of new structures added to the rental universe between surveys and conversions and get a better indication of the rent increase in existing structures. For the Gatineau CMA, the average rent for a

Graph 2



Youth employment is another factor that contributed to the current state of the rental market. Employment among Gatineau residents aged from 15 to 24 years levelled off below the 25,000-job mark until the middle of 2005. Even though the situation has since improved, it will take some time before these young people change their accommodations, either by leaving their parents' homes or by moving out alone, for those who had roommates.

Certain elements acted as a counterbalance, however, elements without which the market would have eased even more. The first such factor was net migration. Between 2004 and 2005, the area continued to attract more households than it lost. The Gatineau population grew by a total of 3,437 people, or just as many as the previous year. A third of these newcomers were immigrants, a group of clients who start off on the rental market.

Second, the rental housing supply also contributed to a controlled easing. In 2005, construction got under way on only 319 rental dwellings, or 21 per cent fewer than in 2004. It should be specified that, out of these 319 new units, only 120 were traditional rental dwellings, while the remaining 199 units were part of retirement homes.

Lower-range and upper-range segments experiencing more difficulties

Even if the overall vacancy rate reached 4.2 per cent, there were significant differences depending on the rent ranges (Table 1.4). Apartments renting for over \$900 stood out, with a vacancy rate close to 10 per cent. The least expensive units also had a higher-than-average proportion of vacant units (5.7 per cent). Apartments with rents from \$700 to \$799

appeared to be the most in demand, with only 3 out of 100 units unoccupied. For upscale apartments, the analysis of the results must take into account the fact that the most expensive units are in direct competition with the homeowner market. Rather than pay high monthly rents, many households effectively decide to buy a property.

It should be pointed out however that, in the \$700 to \$900 range, one-bedroom apartments (therefore upscale units, given the size) were still relatively easy to rent, with a vacancy rate of 1 per cent. The hypothesis that there is a niche of smaller households (likely single persons or couples) who prefer to pay for the peace of mind afforded by renting than for everything that comes with owning (property taxes, maintenance, etc.) seems plausible to us.

It comes as no surprise that the newest units command the most expensive rents. In structures built since the year 2000, the rental rates are 23 per cent higher than the average rent. However, here as well, there is a tendency toward stability, as no change has been noted since last year.

Larger buildings and mid-size apartments more popular

CMHC's survey revealed that, as in the past, larger buildings were more popular among renters. In fact, these structures had the lowest vacancy rate (2.4 per cent), while buildings with 50 to 99 units had the highest rate. Renters therefore seem to appreciate the features often associated with larger structures.

It also emerged from the survey results that units with one or two bedrooms, especially those contained in highrise apartment buildings, were also favoured by renters this year. In the past, the most sought-after dwellings were three-bedroom units in plexes. Given the homeownership trend, these apartments were probably the first to be vacated.

Market conditions easing in all sectors

A review of the data by zone in the Gatineau area shows that the increase in the proportion of unoccupied units was generalized. In the borough of Hull, the proportion of vacant dwellings reached 4.6 per cent (3.4 per cent in 2005), as a result of the departure of many renter households and, more generally, the exodus of part of the population to less expensive sectors. The same phenomenon may also have occurred in Aylmer, where the vacancy rate went from 3.3 per cent in 2005 to 4.6 per cent in 2006 (see Graph 1).

The outlying area and the Gatineau sector, for their part, appear to have been victims of the appeal of their more affordable properties. In fact, in these sectors, the home prices would seem to have attracted renters from both the immediate vicinity and other zones, as well.

In recent years, the scarcity of available apartments and the increase in rents have forced renters to move farther away from the central part of the Gatineau area. But now that the market is less tight, the trend should turn around, and "central" apartments should regain their appeal.

Availability rate following current trend

According to the survey results, the availability rate rose in all sectors but, like the vacancy rate, remained lower in the outlying area. This rate takes into account not only vacant units but also units for which the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease. The availability rate gives a slightly broader idea of the short-term supply of unoccupied units. For the area overall, this rate attained 4.4 per cent, up by 1.2 percentage points over the level recorded at the time of the 2005 survey (3.2 per cent). An analysis of the availability rate confirms the trend that the central districts are seeing their popularity decline. In 2006, the availability rates reached 4.6 per cent for Hull (3.5 per cent in 2005) and Aylmer (3.3 per cent in 2005) and a slightly lower level for Gatineau (4.2 per cent, compared to 3.1 per cent in 2005).

In 2006, the differences between the availability rates and the vacancy rates were again minimal. In the central sectors, the gap was non-existent in Aylmer while, in Hull and Gatineau, the differences were 0.2 and 0.3 of a percentage point, respectively. The same phenomenon was observed in the outlying area, where the gap was just 0.2 of a percentage point.

Vacancy rate to keep rising in 2007

The rental housing vacancy rate should keep rising in 2007, mainly on account of a slowdown in demand due, once again, to the homeownership trend. The real estate market is certainly showing signs of slowing down but consumers

are getting their money's worth. The decrease in the rate of growth of existing and new home prices, along with the still low mortgage rates, will continue to incite renters to become homeowners. As well, on the new home market, condominiums and semi-detached and row homes are increasingly gaining in popularity. Their more affordable price than the average for freehold houses (\$142,000, versus \$208,000) is prompting many households to take the plunge into homeownership. In fact, between an \$800 monthly mortgage payment and a \$700 rent, some households will opt to have their own home.

However, the vigorous job market conditions will act as a counterbalance. In fact, the labour market will attract even more immigrants, all adding to the potential demand for rental housing.

The job market will therefore contribute to both reducing and raising demand. In fact, a positive change in employment would not only promote homeownership but also stimulate demand for rental housing on the part of migrants. If mortgage rates were to decrease in 2007, the net impact would then be a further easing of the rental market.

On the supply side, it is expected that the less tight market conditions and the saturation of the upscale rental housing segment will result in the addition of fewer new private rental dwellings. However, the construction of specialized housing units, namely, apartments for seniors, will post a gain. In fact, there were practically no more available units of this type in 2005, and some projects will be getting under way by the end of 2006 and in 2007.

Overall, these factors will bring about a marginal increase in the vacancy rate. In sum, this rate can be expected to reach 4.5 per cent in 2007. The rather large number of rental housing units started in 2006 will increase the

supply on the market and, if the employment outlook is not confirmed, the vacancy rate will continue to rise at a faster pace. These conditions should keep rents stable and limit traditional rental housing starts to a

level below this year's volume, that is, to around 150 units. Retirement homes will also be built, and at least 400 units should be started from now until next year.

National rental vacancy rate inches down to 2.6 per cent

The average rental apartment vacancy rate in Canada's 28 major centres¹ decreased slightly by 0.1 of a percentage point to 2.6 per cent in October 2006 compared to last year.

Solid job creation and healthy income gains helped to strengthen demand for both ownership and rental housing. High levels of immigration were a key driver of rental demand in 2006, as was the increasing gap between the cost of home ownership and renting. These factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the near record level of existing home sales and the high level of housing starts in 2006. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The centres with the highest vacancy rates in 2006 were Windsor (10.4 per cent), Saint John (NB) (6.8 per cent), and St. John's (NFLD) (5.1 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Calgary (0.5 per cent), Victoria (0.5 per cent), and Vancouver (0.7 per cent).

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Toronto (\$1,067) and Vancouver (\$1,045), followed by Calgary (\$960) and Ottawa (\$941). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$488) and Saguenay (\$485).

By excluding the impact of new structures added to the universe since the last survey and conversions from the calculation, we can get a better indication of the rent increase in existing structures. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 28 major centres increased by 3.2 per cent between October 2005 and October 2006. The greatest rent increases occurred in Calgary where rents were up 19.5 per cent and in Edmonton where rents increased by 9.9 per cent. Excluding Calgary and Edmonton, the average rent for two-bedroom apartments in existing structures was up only 2.4 per cent in 2006 compared to 2005.

In 2006, vacancy rates for rental condominium apartments were below one per cent in five of the seven centres surveyed (Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec). Rental condominiums in Vancouver and Toronto had the lowest vacancy rate at 0.4 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 1.2 per cent and 2.8 per cent in 2006, respectively. The survey showed that vacancy rates for rental condominium apartments in 2006 were lower than vacancy rates in the conventional rental market in all the surveyed centres, except Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,487), Vancouver (\$1,273), and Calgary (\$1,257). All surveyed

centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2006.

Also, the average monthly rent for a two-bedroom unit in the secondary rental market (dwelling types² CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed: other than private apartments such as duplexes and accessory apartments) was lower than the average rent in both the conventional and condominium apartment markets in Montréal and Vancouver. In Toronto, the average monthly rent for a two-bedroom unit in the secondary rental market was slightly higher than in the conventional rental market.

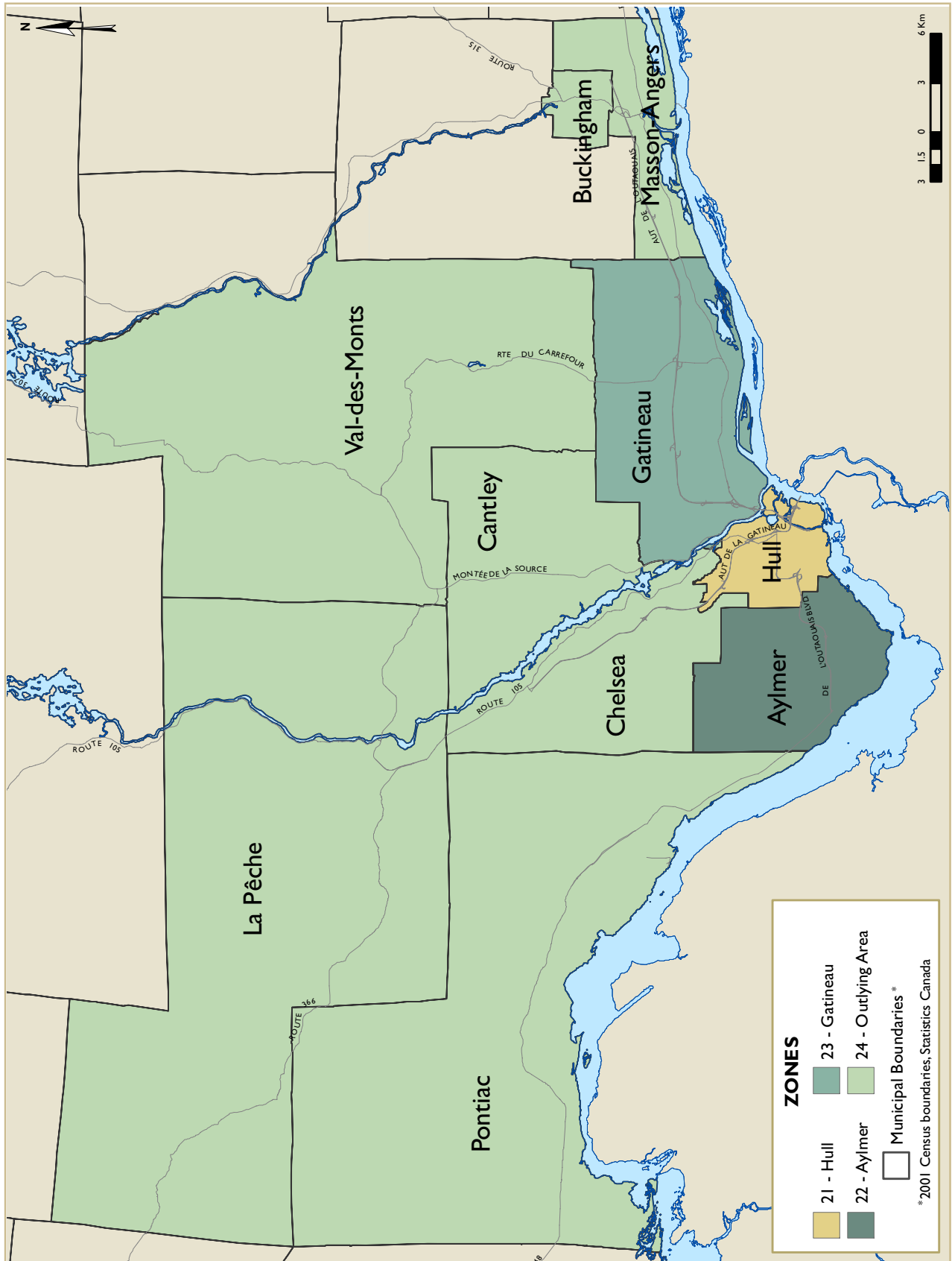
¹ Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

² CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

RENTAL MARKET SURVEY – NOW ALSO DONE IN THE SPRING

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in addition to the one conducted in the fall. The results of the spring survey will be published in June and will provide centre-level information on key rental market indicators such as vacancy rates and average rents. This will give users access to more timely information on market trends.



RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (QUEBEC PORTION)	
Zone 21	Hull: Gatineau sector corresponding to the former municipality of Hull.
Zone 22	Aylmer: Gatineau sector corresponding to the former municipality of Aylmer.
Zone 23	Gatineau: Gatineau sector corresponding to the former municipality of Gatineau.
Zone 24	Outlying area: Gatineau sector corresponding to the former municipality of Buckingham, Gatineau sector corresponding to the former municipality of Masson-Angers, municipality of Chelsea, municipality of Cantley, municipality of La Pêche, municipality of Pontiac, municipality of Val-des-Monts.
Zones 21-24	Ottawa-Gatineau CMA (Quebec portion)

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 - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) 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 - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) 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 - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver 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 (\$)
- 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
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto and Vancouver Reports

Secondary Rented Unit Data *

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

* New Surveys - Please refer to the Methodology section for additional information.

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Gatineau CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 21 - Hull	3.4 d	5.0 d	3.1 c	4.4 d	3.6 c	3.7 c	**	**	3.4 c	4.4 b
Zone 22 - Aylmer	3.9 c	8.1 b	3.7 c	4.9 b	3.1 d	4.3 b	**	**	3.1 c	4.6 b
Zone 23 - Gatineau	1.3 a	**	2.5 c	3.0 d	3.5 d	4.6 c	**	2.5 c	3.0 b	3.9 b
Zone 24 - Peripheral	0.0 d	0.0 d	0.0 d	**	2.7 c	2.6 c	0.0 d	**	2.0 c	3.8 d
Gatineau	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

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 Private Apartment Average Rents (\$) by Zone and Bedroom Type Gatineau CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 21 - Hull	469 a	470 a	575 a	573 a	671 a	690 a	786 a	821 a	643 a	658 a
Zone 22 - Aylmer	512 a	515 a	609 a	622 a	699 a	706 a	784 a	803 a	669 a	676 a
Zone 23 - Gatineau	454 b	484 b	533 a	547 a	669 a	656 a	706 a	702 a	641 a	637 a
Zone 24 - Peripheral	**	344 c	395 a	419 a	496 a	506 a	601 c	641 b	489 a	497 a
Gatineau	469 a	474 a	562 a	565 a	660 a	667 a	746 a	760 a	636 a	643 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

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Gatineau CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 21 - Hull	33 ^d	663	142 ^d	3,187	203 ^c	5,463	**	1,193	459 ^b	10,507
Zone 22 - Aylmer	6 ^b	75	16 ^b	316	37 ^b	852	**	88	61 ^b	1,331
Zone 23 - Gatineau	**	234	47 ^d	1,542	197 ^c	4,282	29 ^c	1,175	284 ^b	7,233
Zone 24 - Peripheral	0 ^d	34	**	204	20 ^c	764	**	116	43 ^d	1,118
Gatineau	51^d	1,006	212^c	5,250	456^b	11,361	129^d	2,572	847^b	20,189

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 21 - Hull	3.4 d	5.4 d	3.1 c	4.7 c	3.7 c	3.9 c	**	**	3.4 c	4.6 b
Zone 22 - Aylmer	3.9 c	8.1 b	3.7 c	4.9 b	3.3 d	4.3 b	**	**	3.3 c	4.6 b
Zone 23 - Gatineau	1.3 a	**	2.6 c	3.0 d	3.7 d	5.0 c	**	2.5 c	3.1 c	4.2 b
Zone 24 - Peripheral	0.0 d	0.0 d	0.0 d	**	3.3 d	2.6 c	0.0 d	**	2.5 c	3.8 d
Gatineau	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

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

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Gatineau CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Gatineau										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	2.9 ^b	6.8 ^c	3.0 ^b	2.9 ^b	3.6 ^c	4.6 ^c	**	3.8 ^d	3.3 ^b	4.1 ^b
1975 - 1989	**	**	1.5 ^a	5.2 ^c	2.7 ^b	4.1 ^b	1.7 ^c	4.3 ^d	2.3 ^b	4.2 ^b
1990 - 1999	n/s	**	**	**	**	**	**	**	**	3.4 ^d
2000+	1.4 ^a	1.1 ^d	3.7 ^d	1.8 ^c	5.8 ^d	3.2 ^d	**	**	5.1 ^d	4.1 ^d
Total	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

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

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Gatineau CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Gatineau										
Pre 1960	418 ^b	408 ^c	482 ^b	506 ^b	583 ^a	588 ^a	679 ^b	762 ^c	539 ^a	547 ^b
1960 - 1974	487 ^a	486 ^a	568 ^a	571 ^a	640 ^a	653 ^a	738 ^a	761 ^a	614 ^a	622 ^a
1975 - 1989	466 ^a	485 ^a	577 ^a	579 ^a	628 ^a	640 ^a	715 ^a	698 ^a	621 ^a	632 ^a
1990 - 1999	n/s	**	523 ^b	522 ^a	693 ^a	690 ^a	711 ^a	724 ^a	666 ^a	664 ^a
2000+	540 ^c	**	614 ^a	606 ^a	811 ^a	804 ^a	879 ^b	886 ^b	780 ^a	776 ^a
Total	469 ^a	474 ^a	562 ^a	565 ^a	660 ^a	667 ^a	746 ^a	760 ^a	636 ^a	643 ^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 ($5 < cv \leq 7.5$)

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

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Gatineau CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Gatineau										
3 to 5 Units	**	**	**	**	3.0 ^c	4.7 ^d	**	**	2.9 ^c	**
6 to 19 Units	**	**	**	**	3.5 ^d	3.5 ^d	**	**	3.1 ^d	3.5 ^c
20 to 49 Units	6.9 ^a	1.7 ^a	1.7 ^a	1.4 ^a	4.1 ^a	5.5 ^a	3.3 ^a	5.3 ^a	3.6 ^a	4.6 ^a
50 to 99 Units	2.9 ^a	4.3 ^a	3.9 ^a	2.9 ^a	5.1 ^a	5.4 ^a	3.2 ^a	5.6 ^a	4.2 ^a	4.2 ^a
100+ Units	0.7 ^a	4.1 ^a	2.7 ^a	2.0 ^a	2.5 ^a	2.3 ^a	1.3 ^a	1.9 ^a	2.4 ^a	2.4 ^a
Total	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

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

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Gatineau CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Gatineau										
3 to 5 Units	425 ^b	393 ^b	499 ^a	503 ^a	641 ^a	656 ^a	730 ^b	775 ^b	608 ^a	632 ^a
6 to 19 Units	426 ^b	435 ^b	526 ^a	530 ^a	641 ^a	646 ^a	742 ^a	743 ^a	629 ^a	632 ^a
20 to 49 Units	499 ^a	472 ^a	574 ^a	575 ^a	670 ^a	668 ^a	721 ^a	704 ^a	656 ^a	649 ^a
50 to 99 Units	526 ^a	527 ^a	592 ^a	596 ^a	691 ^a	687 ^a	766 ^a	765 ^a	642 ^a	642 ^a
100+ Units	519 ^a	522 ^a	623 ^a	631 ^a	732 ^a	740 ^a	855 ^a	858 ^a	678 ^a	684 ^a
Total	469 ^a	474 ^a	562 ^a	565 ^a	660 ^a	667 ^a	746 ^a	760 ^a	636 ^a	643 ^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

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Gatineau CMA										
Zone	3-5		6-19		20-49		50-99		100+	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 21 - Hull	**	**	3.5 d	4.1 d	4.1 a	3.4 a	3.3 a	3.4 a	2.4 a	2.2 a
Zone 22 - Aylmer	**	4.0 d	**	5.1 c	**	**	**	**	3.7 a	5.1 a
Zone 23 - Gatineau	**	4.9 d	**	2.6 c	3.4 a	5.6 a	6.0 a	5.9 a	**	**
Zone 24 - Peripheral	**	5.1 d	2.4 c	**	n/u	n/u	n/u	n/u	n/u	n/u
Gatineau	2.9 c	**	3.1 d	3.5 c	3.6 a	4.6 a	4.2 a	4.2 a	2.4 a	2.4 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

**1.4 Private Apartment Vacancy Rates (%)
by Rent Range and Bedroom Type
Gatineau CMA**

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Gatineau										
LT \$500	4,8 c	**	2,4 c	7,5 c	1,4 a	2,4 c	0,0 a	0,0 a	2,7 b	5,7 c
\$500 - \$599	1,6 b	6,1 c	2,4 a	4,6 b	2,0 b	3,8 b	1,4 a	0,0 a	2,1 a	4,3 b
\$600 - \$699	0,0 a	0,0 a	3,8 b	2,5 a	3,9 b	5,3 b	3,0 c	3,0 c	3,8 a	4,3 a
\$700 - \$799	n/s	n/s	0,0 a	1,0 a	2,6 a	2,4 a	0,3 a	5,2 c	2,0 a	2,9 a
\$800 - \$899	n/s	n/s	0,0 a	n/s	5,3 c	4,3 c	7,1 c	4,8 d	6,0 c	4,5 c
\$900+	n/s	n/s	n/s	n/s	**	9,1 c	0,0 a	**	13,9 d	**
Total	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

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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