

# RENTAL MARKET REPORT

## Gatineau<sup>1</sup>



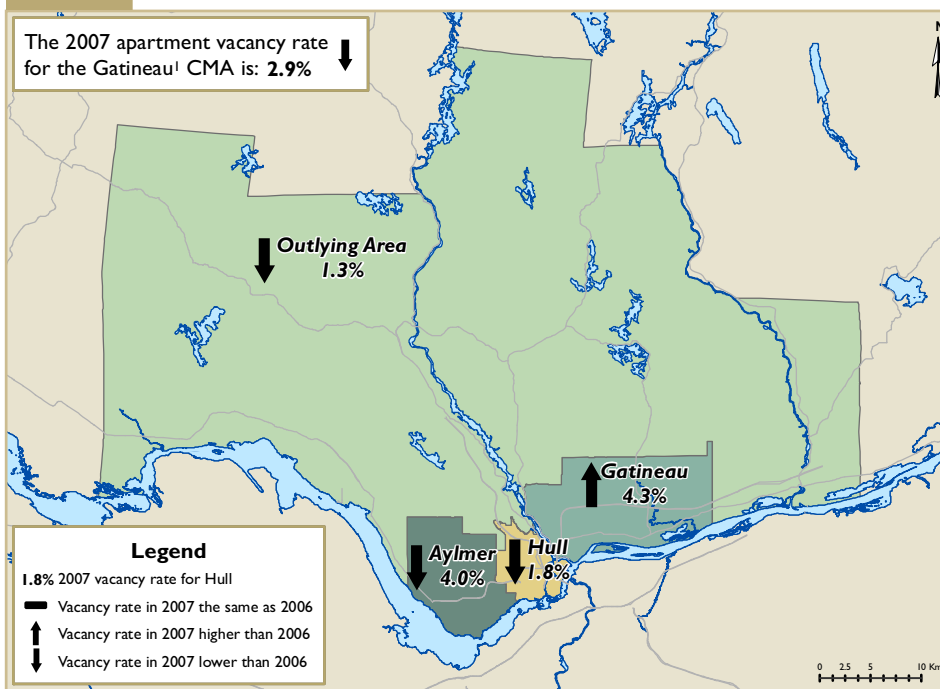
Canada Mortgage and Housing Corporation

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### Highlights - Gatineau

- The vacancy rate on the Quebec side of the Ottawa-Gatineau CMA decreased and reached 2.9 per cent in October 2007. This was the first time that the market tightened in four years.
- The average apartment rent rose by 1.4 per cent between 2006 and 2007.
- Rental market conditions tightened especially in the Hull sector and the outlying area.
- The vacancy rate should stabilize below 3.0 per cent in 2008, on account of the new units under construction.

Figure 1



<sup>1</sup> Quebec part of Ottawa-Gatineau CMA

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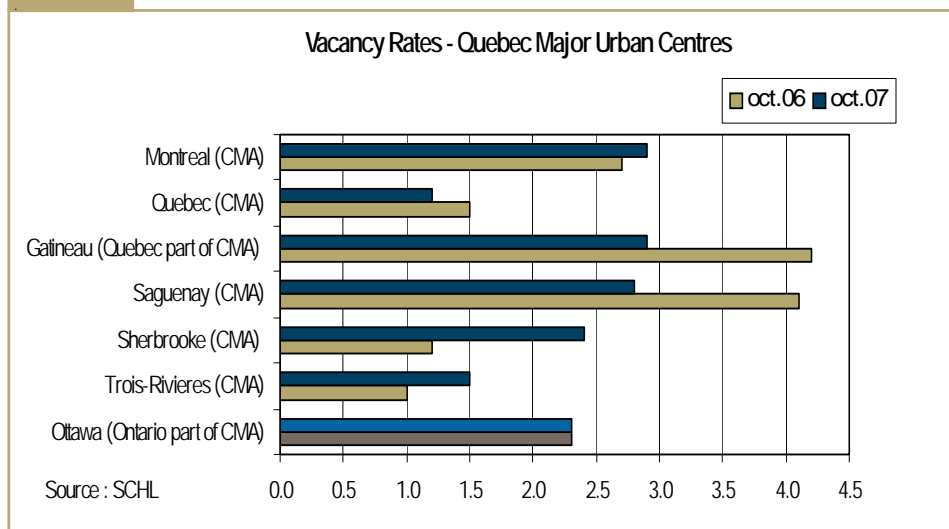
### Apartment Vacancy Rates (%) by Major Centres

	Oct-06	Oct-07
Abbotsford	2.0	2.1
Barrie	2.8	3.2
Brantford	2.3	2.9
Calgary	0.5	1.5
Edmonton	1.2	1.5
Gatineau	4.2	2.9
Greater Sudbury	1.2	0.6
Guelph	2.8	1.9
Halifax	3.2	3.1
Hamilton	4.3	3.5
Kelowna	0.6	0.0
Kingston	2.1	3.2
Kitchener	3.3	2.7
London	3.6	3.6
Moncton	5.6	4.3
Montréal	2.7	2.9
Oshawa	4.1	3.7
Ottawa	2.3	2.3
Peterborough	2.8	2.8
Québec	1.5	1.2
Regina	3.3	1.7
Saguenay	4.1	2.8
Saint John	6.8	5.2
Saskatoon	3.2	0.6
Sherbrooke	1.2	2.4
St. Catharines-Niagara	4.3	4.0
St. John's	5.1	2.6
Thunder Bay	4.9	3.8
Toronto	3.2	3.2
Trois-Rivières	1.0	1.5
Vancouver	0.7	0.7
Victoria	0.5	0.5
Windsor	10.4	12.8
Winnipeg	1.3	1.5
<b>Total</b>	<b>2.6</b>	<b>2.6</b>

## Vacancy rate falls in the Gatineau area

According to the results of the latest Rental Market Survey, the apartment vacancy rate decreased by 1.3 percentage points on the Quebec

Figure 2



side of the Ottawa-Gatineau census metropolitan area (CMA), falling from 4.2 per cent in October 2006 to 2.9 per cent in October 2007.

This was the first drop in the vacancy rate in the area since 2002. As well, given that Gatineau had the highest vacancy rate among Quebec's major urban centres in 2006, this significant decrease brought the proportion of unoccupied units on the Gatineau rental market closer to the Quebec average of 2.6 per cent. Vacancy rates rose in Montréal, Sherbrooke and Trois-Rivières but fell in Québec and Saguenay.

It should be noted that the Gatineau area vacancy rate also moved closer to the Ottawa rate, which remained stable at 2.3 per cent in October 2007.

The good performance of the economy in the area and in the overall Ottawa-Gatineau CMA helped support demand for rental housing in 2007. It is therefore not

surprising that the preliminary net migration estimates indicate that Gatineau is one of the first areas in Quebec to show a positive net interprovincial migration. In addition, few traditional rental housing units were built in previous years, which allowed the rental housing surplus to be absorbed.

## Hull sector has one of the lowest vacancy rates in the area

Vacancy rates fell in several sectors of the metropolitan area, except in the Gatineau sector. The Hull sector registered the greatest decrease, as the vacancy rate there reached 1.8 per cent in 2007, compared to 4.4 per cent in 2006, even though this sector has the largest rental housing stock in the area. Thanks to its central location, close to the National Capital, the Cégep de l'Outaouais and the Université du Québec à Hull, this sector attracts a broader client group. As well, it can be noted that

<sup>1</sup> 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.

the decrease in Hull's overall vacancy rate was mainly attributable to a major drop in the rate for smaller units.

The vacancy rate also fell in Aylmer, from 4.6 per cent in 2006 to 4.0 per cent in 2007. Given that this sector has a small rental housing stock, the rental market there is somewhat volatile. The Gatineau sector, for its part, had the highest vacancy rate in the area this year, at 4.3 per cent, up over the rate of 3.9 per cent recorded in 2006. This increase was observed mainly for the high-rise apartment buildings. Rental housing demand in these two sectors is greatly affected by the supply of new and existing affordable single-family houses.

Lastly, the outlying sector also saw its vacancy rate fall, from 3.8 per cent in October 2006 to 1.3 per cent in October 2007. Since no new rental dwellings have been built on this vast geographic territory for the past few years, the rising demand—supported by employment growth—has gradually eliminated the surplus of units.

## Rents rise slower than inflation

The decrease in vacancy rates did not cause rents to soar in the Gatineau area. Even though the average rents are among the highest in Quebec, they are still about \$300 lower than in Ottawa.

On the Quebec side of the Ottawa-Gatineau CMA, the average rent for two-bedroom apartments in existing structures rose by 1.4 per cent in October 2007, compared to a year earlier. This year-over-year

comparison is based on the same sample of existing buildings, which excludes the impact of new structures and conversions added to the universe between surveys and therefore provides a better indication of the change in rents charged in existing structures.

If the average rents practically did not rise in the area, it was partly because there has been a large surplus of units for the last four years. Also, the average rents are still quite comparable to the monthly mortgage payments for affordable single-family houses or condominiums in the area.

## Market tighter for newer units

According to the survey results, it would appear that the vacancy rates rise with the age of the buildings. In fact, newer units (built after 1990) had the lowest vacancy rate, at 2.3 per cent, even if they had the highest rents, with an average of \$714 per month. As for older units (built between 1960 and 1974), they had the highest vacancy rate, at 3.3 per

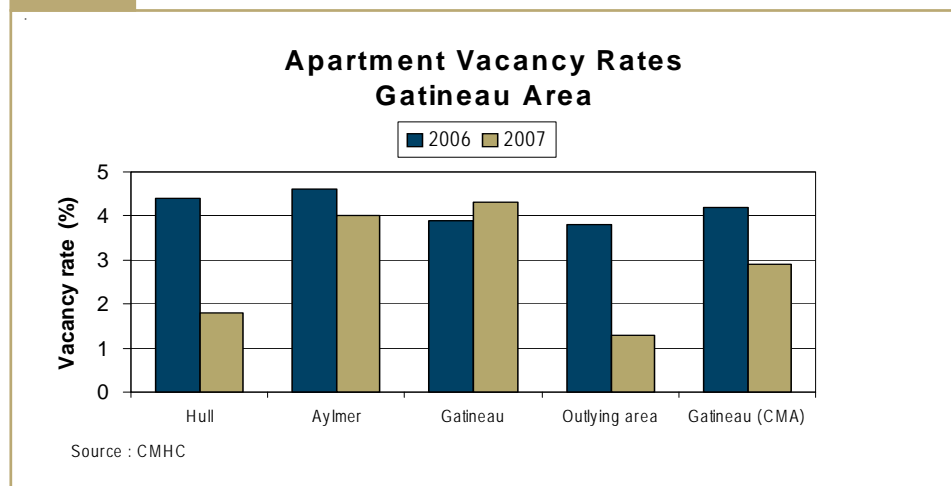
cent, although they had among the lowest rents, averaging at \$556 per month. The newness of units seems to be one of main factors that facilitate renting.

## Two-bedroom apartments easier to find

Two-bedroom apartments account for almost 55 per cent of the privately initiated rental housing stock in the Gatineau area. Even if their vacancy rate fell to 3.1 per cent in October 2007, they were still easier to find than three-bedroom apartments. It was especially in this category that the vacancy rate decreased considerably, as this proportion fell from 5.0 per cent in October 2006 to 1.5 per cent in October 2007. The vacancy rates also fell for one-bedroom and bachelor apartments, to 2.9 per cent and 3.5 per cent, respectively.

For bachelor units, however, the vacancy rates varied significantly depending on the sector. In fact, in the Aylmer sector, the vacancy rate for units of this type reached 9.1 per cent, the highest rate recorded in

Figure 3



October 2007 among all apartment types and all sectors. In the Hull sector, on the other hand, the vacancy rate for such units was only 2.4 per cent, as these apartments meet the demand from students attending the university or the Cegep, two institutions located in Hull.

### Least and most expensive units rather scarce

Vacancy rates decreased across all rent ranges, but the rate for the least expensive apartments (renting for less than \$500) fell from 5.7 per cent to 0.9 per cent; this drop was especially attributable to units with one or more bedrooms.

The same held true in the case of units renting between \$800 and \$900, for which the vacancy rate fell from 4.5 per cent in 2006 to 1.5 per cent in 2007. With average weekly earnings higher in Gatineau than in Quebec overall, demand for units in this rent range is significant.

### Finding units easier in high-rise apartment buildings

The survey results revealed that buildings with 100 or more apartments had the highest vacancy rate, at 3.9 per cent, up over the rate recorded in October 2006. In these high-rise structures, the smallest units had the highest vacancy rate, as their average rental rate was about \$50 per month higher than the average rent for the area overall. Demand for smaller rental apartments seems to be more sensitive to prices than demand for other types of rental housing units.

Buildings with 6 to 19 units had few units for rent, with a vacancy rate of 2.6 per cent, because they had the lowest rents after buildings with 3 to 5 units. For the other building size category (20 to 99 units), the vacancy rate reached 3.3 per cent.

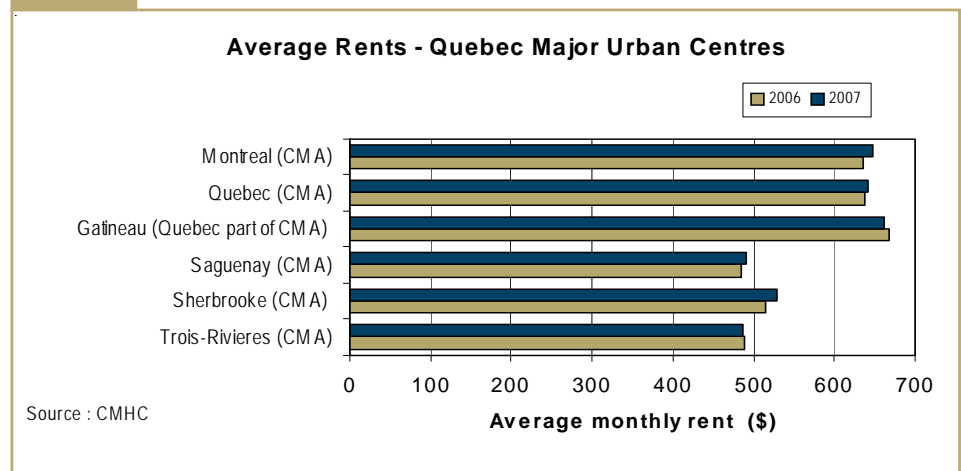
### Rental affordability indicator

According to CMHC's new rental affordability indicator, the Gatineau rental market stayed affordable in 2007. In fact, for Gatineau, this indicator reached 117\*, a level that has remained stable since 2004. The weak growth in rents in the area therefore stabilized the level of rental affordability.

\* The rental affordability indicator is a gauge of how affordable a rental market is for those households which rent within that market. A generally accepted rule of thumb for affordability is that a household should spend less than 30 per cent of its gross income on housing. The

new rental affordability indicator examines a three-year moving average of median income of renter households and compares it to the median rent for a two-bedroom apartment in the centre in which they live. More specifically, the level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Figure 4



## Availability rate higher than vacancy rate

The rental housing availability rate followed the same trend as the vacancy rate, while remaining slightly higher than this last rate. In fact, the availability rate fell from 4.4 per cent in October 2006 to 3.3 per cent in October 2007. 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 existing units for rent. Given the current availability rate, there should not be a shortage of units for rent in the short term. However, as this rate also decreased from the level recorded in October 2006, this means that the market is tending to tighten in the Gatineau area.

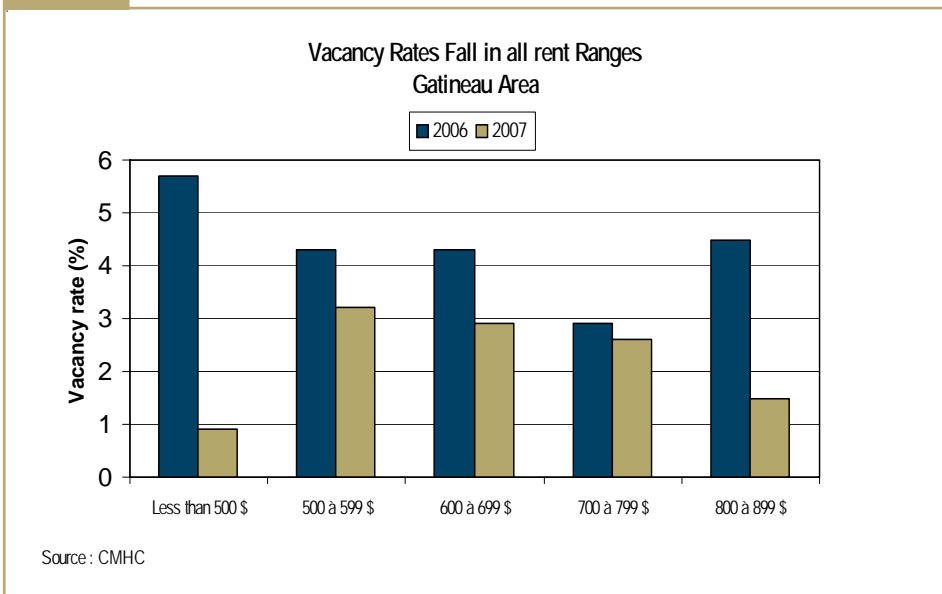
The availability rates decreased in all sectors of the Gatineau area, with the exception of the Gatineau sector, which registered a rate of 4.8 per cent in October 2007.

## Outlook for 2008

The tightening of the rental market observed in 2007 will take a break in 2008, and the vacancy rate will stabilize below 3.0 per cent. Even with a rental housing demand supported by good economic conditions, the construction of new rental high-rise apartment buildings, intended mainly for seniors, will have an impact on the rental market in general. In fact, at the end of October 2007, there were close to 800 rental housing units under construction, mostly in retirement homes.

Consequently, the rental market will remain stable and will not show any shortage. However, rents will increase by an average of 2.0 per cent in 2008 and follow the rate of inflation as a result of the recent tightening of the rental market.

Figure 5



## NATIONAL VACANCY RATE UNCHANGED AT 2.6 PER CENT IN OCTOBER 2007

The average rental apartment vacancy rate in purpose built apartment buildings with three or more units in Canada's 34 major centres<sup>1</sup> was unchanged at 2.6 per cent in October 2007 compared to a year ago. The centres with the highest vacancy rates in 2007 were Windsor (12.8 per cent), Saint John (5.2 per cent) and Moncton (4.3 per cent). The centres with the lowest vacancy rates were Kelowna (0.0 per cent), Victoria (0.5 per cent), Greater Sudbury (0.6 per cent) and Saskatoon (0.6 per cent).

Strong employment growth, solid income gains, and high immigration levels continued to support strong demand for both ownership and rental housing. The rising gap between the cost of home ownership and renting also kept demand strong for rental accommodation. However, modest rental construction and increased competition from the condominium market offset the strong rental demand, keeping the rental apartment vacancy rate unchanged from a year earlier. 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 highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary (\$1,089), Vancouver (\$1,084), Toronto (\$1,061) and Ottawa (\$961), followed by Edmonton (\$958) and Barrie (\$934). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$487) and Saguenay (\$490).

Year-over-year comparison of rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres except Windsor where the average rent in existing structures was essentially unchanged for a second consecutive year. The largest rent increases occurred in markets where vacancy rates were quite low. Rents in existing structures were up 18.8 per cent in Edmonton, 15.3 per cent in Calgary, 13.5 per cent in Saskatoon, 7.7 per cent in Greater Sudbury and 7.0 per cent in Kelowna. Overall, the average rent

for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 3.5 per cent between October 2006 and October 2007.

CMHC's October 2007 Rental Market Survey also covers condominium apartments offered for rent in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec. In 2007, vacancy rates for rental condominium apartments were below one per cent in four of the seven centres surveyed. Rental condominiums in Vancouver had the lowest vacancy rate at 0.2 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 2.4 per cent and 3.8 per cent in 2007, respectively. The survey showed that vacancy rates for rental condominium apartments in 2007 were lower than vacancy rates in the conventional rental market in Vancouver, Calgary, Toronto and Ottawa, the same in Edmonton, and higher in Québec and Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,533), Vancouver (\$1,435), and Calgary (\$1,217). 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 2007. .

<sup>1</sup> 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



<b>RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (QUEBEC PORTION)</b>	
Zone 21	<b>Hull:</b> Gatineau sector corresponding to the former municipality of Hull.
Zone 22	<b>Aylmer:</b> Gatineau sector corresponding to the former municipality of Aylmer.
Zone 23	<b>Gatineau:</b> Gatineau sector corresponding to the former municipality of Gatineau.
Zone 24	<b>Outlying area:</b> 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.
<b>Zones 21-24</b>	<b>Ottawa-Gatineau CMA (Quebec portion)</b>



## 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
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 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
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

#### 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
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

### 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 (\$)
- 4.1.3 Rental Condominium Apartments - 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, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Calgary, Edmonton, Abbotsford and Kelowna 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	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 21 - Hull	5.0 d	2.4 c	4.4 d	1.5 c	3.7 c	2.2 c	**	1.0 a	4.4 b	1.8 b
Zone 22 - Aylmer	8.1 b	9.1 b	4.9 b	4.6 c	4.3 b	3.5 c	**	**	4.6 b	4.0 b
Zone 23 - Gatineau	**	4.3 d	3.0 d	5.6 d	4.6 c	4.5 c	2.5 c	**	3.9 b	4.3 c
Zone 24 - Peripheral	0.0 d	0.0 d	**	0.0 d	2.6 c	1.2 d	**	**	3.8 d	1.3 d
<b>Gatineau</b>	<b>5.0 d</b>	<b>3.5 c</b>	<b>4.0 c</b>	<b>2.9 b</b>	<b>4.0 b</b>	<b>3.1 b</b>	<b>5.0 d</b>	<b>1.5 c</b>	<b>4.2 b</b>	<b>2.9 a</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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 21 - Hull	470 a	498 a	573 a	572 a	690 a	682 a	821 a	811 a	658 a	653 a
Zone 22 - Aylmer	515 a	513 a	622 a	623 a	706 a	712 a	803 a	805 a	676 a	684 a
Zone 23 - Gatineau	484 b	468 a	547 a	549 a	656 a	654 a	702 a	713 a	637 a	636 a
Zone 24 - Peripheral	344 c	390 a	419 a	430 a	506 a	521 a	641 b	660 b	497 a	519 a
<b>Gatineau</b>	<b>474 a</b>	<b>487 a</b>	<b>565 a</b>	<b>565 a</b>	<b>667 a</b>	<b>662 a</b>	<b>760 a</b>	<b>762 a</b>	<b>643 a</b>	<b>642 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

### 1.1.3 Number of Private Apartment Units Vacant and Universe in October 2007 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	11 c	467	52 c	3,463	113 c	5,116	13 a	1,323	190 b	10,368
Zone 22 - Aylmer	7 b	79	16 c	345	30 c	855	**	72	54 b	1,351
Zone 23 - Gatineau	13 d	302	93 d	1,653	192 c	4,301	**	1,078	318 c	7,335
Zone 24 - Peripheral	0 d	30	0 d	159	9 d	803	**	117	15 d	1,108
<b>Gatineau</b>	<b>31 c</b>	<b>877</b>	<b>161 b</b>	<b>5,620</b>	<b>345 b</b>	<b>11,075</b>	<b>40 c</b>	<b>2,590</b>	<b>577 a</b>	<b>20,162</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

### 1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Gatineau CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 21 - Hull	5.4 d	3.4 d	4.7 c	1.9 b	3.9 c	2.9 b	**	1.1 a	4.6 b	2.3 b
Zone 22 - Aylmer	8.1 b	9.1 b	4.9 b	4.6 c	4.3 b	3.7 c	**	**	4.6 b	4.1 b
Zone 23 - Gatineau	**	**	3.0 d	6.0 d	5.0 c	4.9 c	2.5 c	**	4.2 b	4.8 c
Zone 24 - Peripheral	0.0 d	0.0 d	**	0.0 d	2.6 c	1.2 d	**	**	3.8 d	1.3 d
<b>Gatineau</b>	<b>5.6 d</b>	<b>4.8 c</b>	<b>4.2 c</b>	<b>3.2 c</b>	<b>4.2 b</b>	<b>3.6 b</b>	<b>5.0 d</b>	<b>1.6 c</b>	<b>4.4 b</b>	<b>3.3 b</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

### 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Gatineau CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
	Zone 21 - Hull	++	++	1.3 <sup>d</sup>	2.0 <sup>b</sup>	++	1.8 <sup>c</sup>	++	2.5 <sup>b</sup>	0.9 <sup>d</sup>
Zone 22 - Aylmer	**	**	1.0 <sup>a</sup>	++	++	++	**	**	1.1 <sup>a</sup>	++
Zone 23 - Gatineau	**	**	++	1.9 <sup>c</sup>	++	++	++	++	++	++
Zone 24 - Peripheral	**	**	**	++	++	++	**	**	**	++
<b>Gatineau</b>	<b>++</b>	<b>++</b>	<b>++</b>	<b>1.9<sup>b</sup></b>	<b>++</b>	<b>1.4<sup>a</sup></b>	<b>++</b>	<b>1.7<sup>c</sup></b>	<b>++</b>	<b>1.4<sup>a</sup></b>

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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

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

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

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

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

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

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
<b>Gatineau</b>										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	6.8 <sup>c</sup>	2.6 <sup>b</sup>	2.9 <sup>b</sup>	2.8 <sup>b</sup>	4.6 <sup>c</sup>	4.1 <sup>c</sup>	3.8 <sup>d</sup>	1.5 <sup>a</sup>	4.1 <sup>b</sup>	3.3 <sup>b</sup>
1975 - 1989	**	2.3 <sup>c</sup>	5.2 <sup>c</sup>	2.9 <sup>c</sup>	4.1 <sup>b</sup>	3.1 <sup>c</sup>	4.3 <sup>d</sup>	2.8 <sup>c</sup>	4.2 <sup>b</sup>	3.0 <sup>b</sup>
1990+	**	**	1.6 <sup>c</sup>	4.5 <sup>d</sup>	3.5 <sup>d</sup>	2.0 <sup>c</sup>	**	0.5 <sup>b</sup>	3.9 <sup>d</sup>	2.3 <sup>c</sup>
Total	5.0 <sup>d</sup>	3.5 <sup>c</sup>	4.0 <sup>c</sup>	2.9 <sup>b</sup>	4.0 <sup>b</sup>	3.1 <sup>b</sup>	5.0 <sup>d</sup>	1.5 <sup>c</sup>	4.2 <sup>b</sup>	2.9 <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)

\*\* 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

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### 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	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
<b>Gatineau</b>										
Pre 1960	408 <sup>c</sup>	426 <sup>b</sup>	506 <sup>b</sup>	485 <sup>a</sup>	588 <sup>a</sup>	598 <sup>a</sup>	762 <sup>c</sup>	749 <sup>b</sup>	547 <sup>b</sup>	556 <sup>a</sup>
1960 - 1974	486 <sup>a</sup>	499 <sup>a</sup>	571 <sup>a</sup>	583 <sup>a</sup>	653 <sup>a</sup>	657 <sup>a</sup>	761 <sup>a</sup>	750 <sup>a</sup>	622 <sup>a</sup>	630 <sup>a</sup>
1975 - 1989	485 <sup>a</sup>	467 <sup>a</sup>	579 <sup>a</sup>	581 <sup>a</sup>	640 <sup>a</sup>	642 <sup>a</sup>	698 <sup>a</sup>	743 <sup>a</sup>	632 <sup>a</sup>	633 <sup>a</sup>
1990+	491 <sup>d</sup>	509 <sup>a</sup>	573 <sup>a</sup>	576 <sup>a</sup>	750 <sup>a</sup>	724 <sup>a</sup>	808 <sup>a</sup>	779 <sup>a</sup>	724 <sup>a</sup>	714 <sup>a</sup>
Total	474 <sup>a</sup>	487 <sup>a</sup>	565 <sup>a</sup>	565 <sup>a</sup>	667 <sup>a</sup>	662 <sup>a</sup>	760 <sup>a</sup>	762 <sup>a</sup>	643 <sup>a</sup>	642 <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

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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	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
<b>Gatineau</b>										
3 to 5 Units	**	**	**	**	4.7 <sup>d</sup>	**	**	**	**	**
6 to 19 Units	**	**	**	2.6 <sup>c</sup>	3.5 <sup>d</sup>	3.2 <sup>d</sup>	**	0.1 <sup>b</sup>	3.5 <sup>c</sup>	2.6 <sup>b</sup>
20 to 49 Units	1.7 <sup>a</sup>	6.9 <sup>a</sup>	1.4 <sup>a</sup>	2.9 <sup>a</sup>	5.5 <sup>a</sup>	3.2 <sup>a</sup>	5.3 <sup>a</sup>	4.2 <sup>a</sup>	4.6 <sup>a</sup>	3.3 <sup>a</sup>
50 to 99 Units	4.3 <sup>a</sup>	3.5 <sup>a</sup>	2.9 <sup>a</sup>	1.8 <sup>a</sup>	5.4 <sup>a</sup>	4.5 <sup>a</sup>	5.6 <sup>a</sup>	4.6 <sup>a</sup>	4.2 <sup>a</sup>	3.3 <sup>a</sup>
100+ Units	4.1 <sup>a</sup>	5.0 <sup>a</sup>	2.0 <sup>a</sup>	4.5 <sup>a</sup>	2.3 <sup>a</sup>	3.6 <sup>a</sup>	1.9 <sup>a</sup>	0.0 <sup>a</sup>	2.4 <sup>a</sup>	3.9 <sup>a</sup>
Total	5.0 <sup>d</sup>	3.5 <sup>c</sup>	4.0 <sup>c</sup>	2.9 <sup>b</sup>	4.0 <sup>b</sup>	3.1 <sup>b</sup>	5.0 <sup>d</sup>	1.5 <sup>c</sup>	4.2 <sup>b</sup>	2.9 <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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### I.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Gatineau CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
<b>Gatineau</b>										
3 to 5 Units	393 <sup>b</sup>	431 <sup>b</sup>	503 <sup>a</sup>	503 <sup>a</sup>	656 <sup>a</sup>	627 <sup>a</sup>	775 <sup>b</sup>	749 <sup>a</sup>	632 <sup>a</sup>	612 <sup>a</sup>
6 to 19 Units	435 <sup>b</sup>	455 <sup>b</sup>	530 <sup>a</sup>	525 <sup>a</sup>	646 <sup>a</sup>	645 <sup>a</sup>	743 <sup>a</sup>	766 <sup>a</sup>	632 <sup>a</sup>	635 <sup>a</sup>
20 to 49 Units	472 <sup>a</sup>	474 <sup>a</sup>	575 <sup>a</sup>	592 <sup>a</sup>	668 <sup>a</sup>	677 <sup>a</sup>	704 <sup>a</sup>	718 <sup>a</sup>	649 <sup>a</sup>	660 <sup>a</sup>
50 to 99 Units	527 <sup>a</sup>	513 <sup>a</sup>	596 <sup>a</sup>	606 <sup>a</sup>	687 <sup>a</sup>	701 <sup>a</sup>	765 <sup>a</sup>	767 <sup>a</sup>	642 <sup>a</sup>	650 <sup>a</sup>
100+ Units	522 <sup>a</sup>	529 <sup>a</sup>	631 <sup>a</sup>	642 <sup>a</sup>	740 <sup>a</sup>	748 <sup>a</sup>	858 <sup>a</sup>	877 <sup>a</sup>	684 <sup>a</sup>	694 <sup>a</sup>
<b>Total</b>	<b>474<sup>a</sup></b>	<b>487<sup>a</sup></b>	<b>565<sup>a</sup></b>	<b>565<sup>a</sup></b>	<b>667<sup>a</sup></b>	<b>662<sup>a</sup></b>	<b>760<sup>a</sup></b>	<b>762<sup>a</sup></b>	<b>643<sup>a</sup></b>	<b>642<sup>a</sup></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) ( $7.5 < cv \leq 10$ )

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

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 21 - Hull	**	0.5 <sup>b</sup>	4.1 <sup>d</sup>	2.2 <sup>c</sup>	3.4 <sup>a</sup>	2.3 <sup>a</sup>	3.4 <sup>a</sup>	2.8 <sup>a</sup>	2.2 <sup>a</sup>	1.7 <sup>a</sup>
Zone 22 - Aylmer	4.0 <sup>d</sup>	4.6 <sup>d</sup>	5.1 <sup>c</sup>	3.4 <sup>d</sup>	**	**	**	**	5.1 <sup>a</sup>	3.5 <sup>a</sup>
Zone 23 - Gatineau	4.9 <sup>d</sup>	**	2.6 <sup>c</sup>	3.3 <sup>d</sup>	5.6 <sup>a</sup>	4.0 <sup>a</sup>	5.9 <sup>a</sup>	3.7 <sup>a</sup>	**	12.3 <sup>a</sup>
Zone 24 - Peripheral	5.1 <sup>d</sup>	**	**	1.2 <sup>d</sup>	n/u	n/u	n/u	n/u	n/u	n/u
<b>Gatineau</b>	<b>**</b>	<b>**</b>	<b>3.5<sup>c</sup></b>	<b>2.6<sup>b</sup></b>	<b>4.6<sup>a</sup></b>	<b>3.3<sup>a</sup></b>	<b>4.2<sup>a</sup></b>	<b>3.3<sup>a</sup></b>	<b>2.4<sup>a</sup></b>	<b>3.9<sup>a</sup></b>

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

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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
<b>Gatineau</b>										
LT \$500	**	**	**	0.6 b	**	0.5 b	**	**	5.7 d	0.9 d
\$500 - \$599	6.1 c	2.6 a	4.6 d	3.2 d	3.8 d	3.4 d	0.0 d	**	4.3 c	3.2 c
\$600 - \$699	**	n/s	2.5 b	1.6 a	5.3 c	3.6 c	**	1.2 d	4.3 b	2.9 b
\$700 - \$799	n/s	n/s	1.0 d	0.9 a	2.4 b	2.9 c	5.2 d	2.0 c	2.9 b	2.6 b
\$800 - \$899	n/s	n/s	n/s	n/s	4.3 d	1.4 a	**	**	4.5 d	1.5 d
\$900+	n/s	n/s	n/s	n/s	**	**	**	0.0 d	**	0.0 d
Total	5.0 d	3.5 c	4.0 c	2.9 b	4.0 b	3.1 b	5.0 d	1.5 c	4.2 b	2.9 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

## TECHNICAL NOTE:

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

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 2006 vs. \$550 in 2007 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2006 and 2007 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.



## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures. 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. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the 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, Provincial Highlights, and 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 and October 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 October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2007, 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 Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Kelowna, Toronto and Vancouver.

## DEFINITIONS

F

**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.

October 2006 data presented in this publication is based on Statistics Canada's 2001 Census area definitions. October 2007 data presented in this publication is based on Statistics Canada's 2006 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.

### Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household incomes for 2006 and 2007.

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