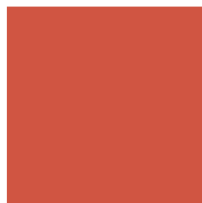


## RENTAL MARKET REPORT

## Quebec Highlights



Canada Mortgage and Housing Corporation

Date Released: Spring 2007

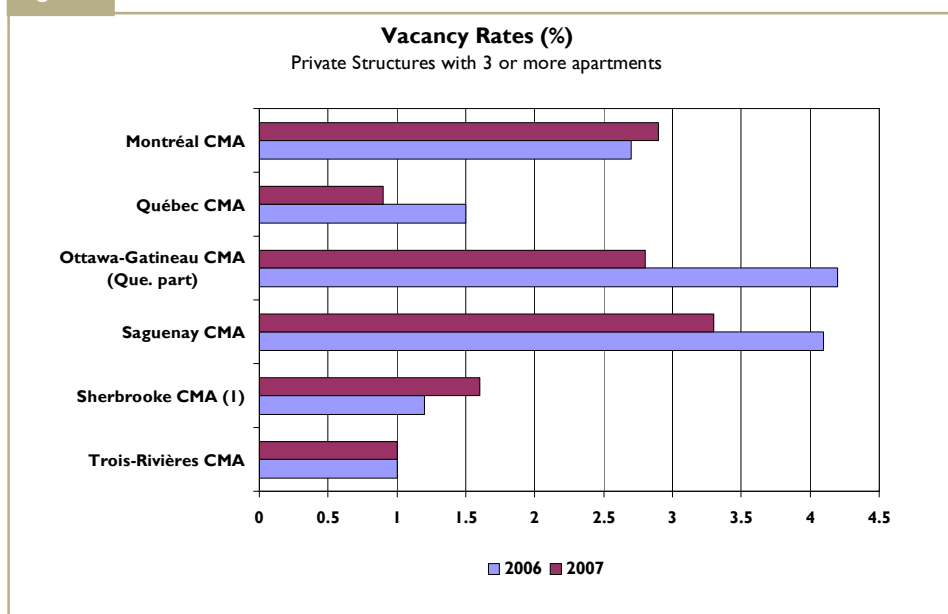
## CMHC launches new Spring Rental Market Survey

In April 2007, Canada Mortgage and Housing Corporation (CMHC) launched its new spring Rental Market Survey. According to the results of this survey, the average vacancy rate for privately initiated

buildings with three or more housing units reached 2.4 per cent in Quebec's urban centres.

This result was attributable to the vacancy rate recorded for all centres with 100,000 or more inhabitants (2.5 per cent in April 2007), on account of the significance of their rental housing stock. As for the other urban agglomerations, the survey revealed slightly tighter

Figure 1



(I) Data for October 2006 does not include the area formerly known as Magog CA.

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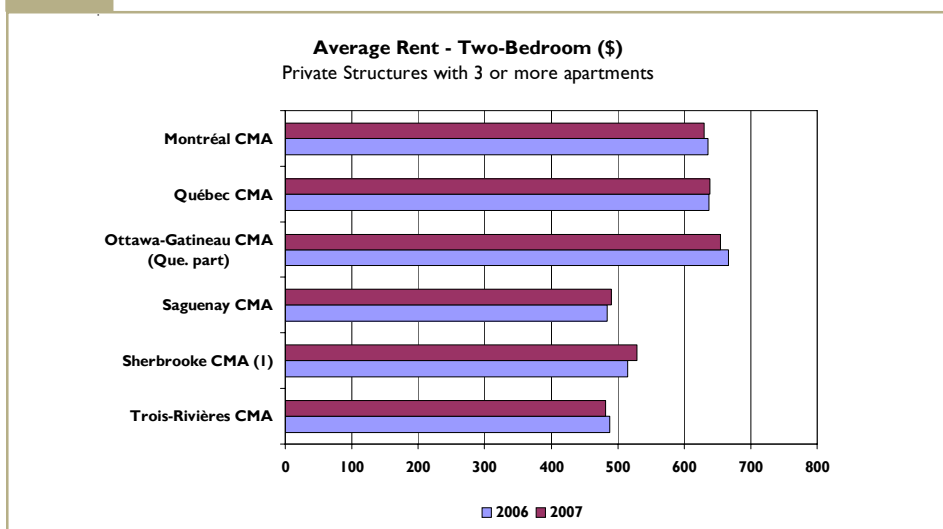
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Figure 2



conditions (1.5 per cent for all centres with 50,000 to 99,999 inhabitants and 1.9 per cent in the case of centres with 10,000 to 49,999 inhabitants).

## Regional results

In April 2007, the vacancy rate attained 2.9 per cent in the Montréal census metropolitan area (CMA). The gap between the availability and vacancy rates was wider in April than in October, which is not surprising given that many leases expire at the end of June. Just like in October 2006, demand was greater for larger units than for smaller apartments. The vacancy rates for two-bedroom units and apartments with three or more bedrooms (at 2.3 per cent) were below the average for the CMA, while the rates for one-bedroom apartments (3.0 per cent) and bachelor units (5.1 per cent) were above this average.

In the Québec CMA, the vacancy rate stood at 0.9 per cent in April 2007, for the lowest rate among the six metropolitan areas across Quebec. Market conditions remained particularly tight for units with two or more bedrooms (two-bedroom apartments had a vacancy rate of 0.7 per cent, while units with three or more bedrooms recorded a rate of 0.6 per cent). The availability rate was 4.6 per cent. Only the availability rates observed in Gatineau (4.2 per cent) and Trois-Rivières (3.6 per cent) were lower.

In the Gatineau area, the vacancy rate reached 2.8 per cent in April 2007. The vacancy rates stood at 2.5 per cent for both two-bedroom apartments and units with three or more bedrooms, and they were barely higher for bachelor units (2.9 per cent) and one-bedroom apartments (3.3 per cent). The availability rate, for its part, attained 4.2 per cent this past April and, just

like for the proportions of vacant units, the results were relatively similar regardless of the number of bedrooms.

In the Sherbrooke CMA, the vacancy rate attained 1.6 per cent in April 2007. The rental market therefore remained tight, as only 511 units were unoccupied out of a total of 32,915. This was the first survey result for the Sherbrooke CMA including the municipality of Magog. It is estimated that Magog accounts for 6 per cent of the housing stock. Just like in October 2006, the percentages of unoccupied units were higher for smaller apartments. The vacancy rate stood at 2.6 per cent for bachelor apartments and then fell progressively with each additional bedroom, reaching 0.9 per cent for apartments with three or more bedrooms.

In the Trois-Rivières CMA, the overall vacancy rate reached 1.0 per cent. Larger units had the lowest vacancy rates (0.5 per cent for two-bedroom apartments and 0.8 per cent for units with three or more bedrooms). Market conditions were less tight for smaller apartments, with rates of 3.5 per cent for bachelor apartments and 1.4 per cent for one-bedroom units.

In the Saguenay CMA, the vacancy rate attained 3.3 per cent in April 2007. Two-bedroom apartments posted a vacancy rate of 2.5 per cent, which was the lowest of all the unit types. The Saguenay area had the highest availability rate (8.8 per cent) among all the CMAs in Quebec.

(See cautionary note on page 3)

## Caution

In our analysis, we have deliberately avoided making comparisons between the results of the April 2007 rental market survey and the October 2006 survey. A key reason for this is that changes in rents, vacancy rates, and availability rates between the spring and the fall may not be solely attributable to changes in rental market conditions; they could also reflect seasonal factors. For example, if more people tend to move in the spring than in the fall, it could have an impact on both vacancy and availability rates, as well as the level of rents. Alternatively, in centres where there are a significant number of university students, vacancy and availability rates could be higher in the spring if students move home for the summer.

To the extent that these types of seasonal variations exist, comparing results from the spring and fall Rental Market Surveys could lead to incorrect conclusions about trends in rental market conditions. To avoid this, we have limited our analysis to the results of our spring 2007 Rental Market Survey and comparing these results for different centres across Canada. In spring 2008, when we have results from our second spring Rental Market Survey, we will be able to extend our analysis to make year over year comparisons.



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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Ottawa-Gatineau CMA (Que. part)	5.0 d	2.9 c	4.0 c	3.3 c	4.0 b	2.5 b	5.0 d	2.5 c	4.2 b	2.8 a
Montréal CMA	4.4 b	5.1 c	3.3 a	3.0 a	2.2 a	2.3 b	2.0 b	2.3 c	2.7 a	2.9 a
Québec CMA	1.7 a	1.9 c	1.8 a	1.2 a	1.3 a	0.7 a	1.4 a	0.6 b	1.5 a	0.9 a
Saguenay CMA	3.4 c	4.8 c	4.0 b	4.0 c	3.8 b	2.5 b	5.7 c	3.8 d	4.1 b	3.3 c
Sherbrooke CMA (I)	3.5 b	2.6 c	1.3 a	2.1 c	0.8 a	1.4 a	1.1 a	0.9 a	1.2 a	1.6 b
Trois-Rivières CMA	1.6 b	3.5 d	1.7 b	1.4 a	0.7 a	0.5 a	0.6 a	0.8 a	1.0 a	1.0 a
<b>Québec CMAs</b>	<b>4.0 b</b>	<b>4.6 c</b>	<b>3.0 a</b>	<b>2.7 a</b>	<b>2.1 a</b>	<b>2.0 a</b>	<b>1.9 a</b>	<b>2.0 c</b>	<b>2.5 a</b>	<b>2.5 a</b>
<b>Québec CA 50,000-99,999</b>	<b>7.1 b</b>	<b>5.4 b</b>	<b>2.9 a</b>	<b>2.2 b</b>	<b>1.6 b</b>	<b>1.1 a</b>	<b>1.8 c</b>	<b>0.7 a</b>	<b>2.3 a</b>	<b>1.5 a</b>
<b>Québec CA 10,000-49,999</b>	<b>3.4 a</b>	<b>3.6 b</b>	<b>3.3 a</b>	<b>2.4 a</b>	<b>1.7 a</b>	<b>1.4 a</b>	<b>1.7 a</b>	<b>1.4 a</b>	<b>2.3 a</b>	<b>1.9 a</b>
<b>Québec 10,000+</b>	<b>4.1 a</b>	<b>4.6 c</b>	<b>3.0 a</b>	<b>2.7 a</b>	<b>2.0 a</b>	<b>1.9 a</b>	<b>1.9 a</b>	<b>1.8 b</b>	<b>2.5 a</b>	<b>2.4 a</b>

(†) Data for October 2006 does not include the area formerly known as Magog CA.

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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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Ottawa-Gatineau CMA (Que. part)	474 a	476 a	565 a	553 a	667 a	654 a	760 a	740 a	643 a	632 a
Montréal CMA	481 a	483 a	574 a	572 a	636 a	630 a	775 a	766 b	616 a	612 a
Québec CMA	452 a	472 a	558 a	575 a	637 a	638 a	749 a	746 a	619 a	626 a
Saguenay CMA	316 a	327 a	402 a	401 a	485 a	491 a	512 a	517 a	464 a	466 a
Sherbrooke CMA (I)	355 a	349 a	416 a	435 b	515 a	529 a	618 a	643 a	493 a	515 a
Trois-Rivières CMA	337 a	324 a	421 a	402 a	488 a	482 a	535 a	524 a	472 a	464 a
<b>Québec CMAs</b>	<b>470 a</b>	<b>474 a</b>	<b>560 a</b>	<b>560 a</b>	<b>624 a</b>	<b>620 a</b>	<b>745 a</b>	<b>738 a</b>	<b>606 a</b>	<b>603 a</b>
<b>Québec CA 50,000-99,999</b>	<b>355 a</b>	<b>364 a</b>	<b>412 a</b>	<b>416 a</b>	<b>491 a</b>	<b>499 a</b>	<b>517 a</b>	<b>532 a</b>	<b>474 a</b>	<b>482 a</b>
<b>Québec CA 10,000-49,999</b>	<b>349 a</b>	<b>345 a</b>	<b>397 a</b>	<b>400 a</b>	<b>476 a</b>	<b>475 a</b>	<b>531 a</b>	<b>524 a</b>	<b>455 a</b>	<b>455 a</b>
<b>Québec 10,000+</b>	<b>460 a</b>	<b>465 a</b>	<b>545 a</b>	<b>546 a</b>	<b>607 a</b>	<b>603 a</b>	<b>709 a</b>	<b>705 a</b>	<b>589 a</b>	<b>588 a</b>

(†) Data for October 2006 does not include the area formerly known as Magog CA.

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

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

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

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

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

### I.1.3\_1 Number of Private Apartment Units Vacant and Universe in April 2007 by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Ottawa-Gatineau CMA (Que. part)	28 c	959	183 c	5,497	266 b	10,577	74 c	2,963	551 a	19,997
Montréal CMA	2,766 c	54,752	4,583 a	152,914	4,993 b	214,817	1,275 c	54,566	13,617 a	477,049
Québec CMA	125 c	6,415	271 a	22,468	266 a	37,950	69 b	10,875	731 a	77,709
Saguenay CMA	25 c	526	102 c	2,543	102 b	4,119	54 d	1,433	283 c	8,622
Sherbrooke CMA (I)	67 c	2,580	163 c	7,766	232 a	16,802	49 a	5,767	511 b	32,915
Trois-Rivières CMA	40 d	1,150	67 a	4,744	39 a	7,578	27 a	3,575	173 a	17,047
<b>Québec CMAs</b>	<b>3,051 c</b>	<b>66,384</b>	<b>5,369 a</b>	<b>195,932</b>	<b>5,897 a</b>	<b>291,844</b>	<b>1,548 c</b>	<b>79,179</b>	<b>15,864 a</b>	<b>633,339</b>
<b>Québec CA 50,000-99,999</b>	<b>115 b</b>	<b>2,144</b>	<b>173 b</b>	<b>7,883</b>	<b>194 a</b>	<b>17,327</b>	<b>53 a</b>	<b>7,177</b>	<b>535 a</b>	<b>34,531</b>
<b>Québec CA 10,000-49,999</b>	<b>137 b</b>	<b>3,798</b>	<b>292 a</b>	<b>12,171</b>	<b>328 a</b>	<b>22,785</b>	<b>97 a</b>	<b>7,180</b>	<b>854 a</b>	<b>45,934</b>
<b>Québec 10,000+</b>	<b>3,303 c</b>	<b>72,326</b>	<b>5,834 a</b>	<b>215,986</b>	<b>6,419 a</b>	<b>331,956</b>	<b>1,699 b</b>	<b>93,537</b>	<b>17,254 a</b>	<b>713,804</b>

(1) Data for October 2006 does not include the area formerly known as Magog CA.

### I.1.4\_1 Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Ottawa-Gatineau CMA (Que. part)	5.6 d	4.1 c	4.2 c	4.5 c	4.2 b	4.1 c	5.0 d	4.3 d	4.4 b	4.2 b
Montréal CMA	4.9 b	8.7 c	3.9 a	6.4 b	2.7 a	5.6 b	2.4 b	5.8 c	3.3 a	6.3 a
Québec CMA	2.0 a	9.0 b	2.1 a	4.8 b	1.6 a	4.0 b	1.5 a	3.4 c	1.8 a	4.6 b
Saguenay CMA	3.6 c	6.5 c	4.7 b	9.7 b	4.4 b	8.6 b	6.3 c	8.6 c	4.8 a	8.8 b
Sherbrooke CMA (I)	4.5 b	13.1 d	1.6 a	5.7 c	1.0 a	4.7 b	1.1 a	2.8 c	1.4 a	5.2 b
Trois-Rivières CMA	3.2 b	6.3 c	2.5 a	4.6 c	1.3 a	3.1 c	1.2 a	2.6 c	1.7 a	3.6 b
<b>Québec CMAs</b>	<b>4.6 b</b>	<b>8.8 b</b>	<b>3.6 a</b>	<b>6.2 b</b>	<b>2.5 a</b>	<b>5.3 b</b>	<b>2.3 a</b>	<b>5.1 b</b>	<b>3.0 a</b>	<b>5.9 a</b>
<b>Québec CA 50,000-99,999</b>	<b>9.0 b</b>	<b>9.3 c</b>	<b>3.4 b</b>	<b>5.7 b</b>	<b>2.3 a</b>	<b>4.5 b</b>	<b>2.1 c</b>	<b>4.7 b</b>	<b>2.9 a</b>	<b>5.1 a</b>
<b>Québec CA 10,000-49,999</b>	<b>4.0 a</b>	<b>6.9 a</b>	<b>3.7 a</b>	<b>5.0 a</b>	<b>1.9 a</b>	<b>3.9 a</b>	<b>1.8 a</b>	<b>3.8 a</b>	<b>2.5 a</b>	<b>4.4 a</b>
<b>Québec 10,000+</b>	<b>4.6 a</b>	<b>8.7 b</b>	<b>3.6 a</b>	<b>6.1 a</b>	<b>2.4 a</b>	<b>5.2 a</b>	<b>2.2 a</b>	<b>5.0 b</b>	<b>3.0 a</b>	<b>5.8 a</b>

(1) Data for October 2006 does not include the area formerly known as Magog CA.

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



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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total			
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07		
Amos CA	0.0	a	0.0	c	5.4	a	1.7	c	2.8	a	1.1	a
Rouyn-Noranda CA	3.1	a	2.2	c	1.8	a	1.3	a	0.9	a	0.4	a
Val D'Or CA	0.5	a	0.0	b	0.2	a	0.2	b	0.1	a	0.1	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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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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total			
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07		
Amos CA	296	a	294	a	334	a	336	a	426	a	427	a
Rouyn-Noranda CA	331	a	323	a	394	a	394	a	464	a	469	a
Val D'Or CA	333	a	312	a	375	a	373	a	454	a	453	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\_2 Number of Private Apartment Units Vacant and Universe in April 2007 by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Amos CA	0 c	67	5 c	287	6 a	556	1 b	234	12 a	1,144
Rouyn-Noranda CA	8 c	345	10 a	795	5 a	1,408	**	382	30 a	2,929
Val D'Or CA	0 b	276	1 b	561	1 b	911	0 b	579	3 a	2,328

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Amos CA	0.0 a	0.0 c	7.1 a	4.3 c	3.3 a	2.0 b	3.5 a	2.1 c	4.1 a	2.5 a
Rouyn-Noranda CA	4.1 a	3.4 d	2.3 a	2.5 b	1.7 a	0.8 a	0.8 a	**	2.0 a	1.7 b
Val D'Or CA	5.4 a	3.5 c	2.8 a	2.0 c	0.8 a	0.3 a	0.2 a	0.3 a	1.5 a	1.1 a

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

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

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

## I.1.1\_3 Private Apartment Vacancy Rates (%)

## by Bedroom Type

## Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Drummondville CA	8.0 b	4.5 d	3.3 c	2.3 c	1.7 c	1.0 a	3.4 d	0.4 b	3.0 c	1.5 a
Victoriaville CA	5.8 d	**	5.2 b	3.1 d	2.6 b	0.5 b	5.7 d	**	4.1 b	1.9 c

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

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## I.1.2\_3 Private Apartment Average Rents (\$)

## by Bedroom Type

## Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Drummondville CA	349 a	344 a	421 a	440 a	474 a	493 a	535 a	535 a	470 a	478 a
Victoriaville CA	305 a	308 a	362 a	365 a	466 a	461 a	533 a	531 a	441 a	446 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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Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

### 1.1.3\_3 Number of Private Apartment Units Vacant and Universe in April 2007 by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Drummondville CA	28 d	626	43 c	1,899	33 a	3,288	7 b	1,723	112 a	7,537
Victoriaville CA	**	368	32 d	1,025	9 b	2,002	**	824	80 c	4,219

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Drummondville CA	8.9 b	**	3.5 c	6.4 c	2.6 c	7.0 c	3.7 d	5.6 c	3.6 c	6.9 b
Victoriaville CA	6.2 c	**	5.2 b	10.6 d	2.7 b	7.7 c	5.9 d	10.6 d	4.2 b	9.0 b

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07										
Montmagny City	2.6	c	0.0	a	2.3	b	1.8	a	0.8	a	0.0	a	1.3	a	0.4	a				
Saint-Georges CA	4.5	a	5.1	c	5.9	a	3.4	c	1.9	a	1.3	a	4.3	a	0.0	c	3.3	a	2.0	b
Sainte-Marie City	6.3	a	18.2	a	3.5	a	4.7	a	2.4	a	2.3	a	1.8	a	2.6	a	2.7	a	3.3	a
Thetford Mines CA	2.8	a	2.5	a	6.5	a	4.2	a	5.2	a	3.1	a	1.1	a	0.6	a	4.7	a	3.0	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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07										
Montmagny City	317	b	325	a	387	a	392	a	489	a	489	a	489	a	484	a	458	a	461	a
Saint-Georges CA	345	c	328	b	364	a	369	a	458	a	456	a	459	a	452	a	430	a	429	a
Sainte-Marie City	297	a	321	a	356	a	360	a	474	a	492	a	500	a	496	a	446	a	465	a
Thetford Mines CA	274	b	283	b	316	a	319	a	366	a	363	a	392	a	400	a	357	a	353	a

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

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

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

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

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

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

### 1.1.3\_4 Number of Private Apartment Units Vacant and Universe in April 2007 by Bedroom Type Québec – Chaudières-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Montmagny City	0 a	112	3 a	165	0 a	389	0 a	63	3 a	729
Saint-Georges CA	5 c	100	22 c	639	16 a	1,271	0 c	195	43 b	2,205
Sainte-Marie City	6 a	33	8 a	169	15 a	647	3 a	114	32 a	963
Thetford Mines CA	3 a	120	15 a	360	17 a	551	1 a	174	36 a	1,205

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Montmagny City	2.6 c	4.5 a	2.3 b	14.5 a	0.8 a	4.4 a	0.0 a	1.6 a	1.3 a	6.4 a
Saint-Georges CA	4.5 a	**	6.1 a	3.8 c	2.0 a	2.8 a	4.3 a	0.7 b	3.5 a	3.9 b
Sainte-Marie City	9.4 a	21.2 a	3.5 a	7.7 a	2.4 a	3.4 a	1.8 a	3.5 a	2.8 a	4.8 a
Thetford Mines CA	2.8 a	6.7 a	6.5 a	6.4 a	5.2 a	7.4 a	1.1 a	5.2 a	4.7 a	6.7 a

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

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Baie-Comeau CA	3.2 a	5.6 a	4.6 a	4.5 a	3.4 a	3.0 a	1.6 a	3.7 a	3.4 a	3.8 a
Sept-Îles CA	5.7 b	3.6 c	1.9 a	1.2 a	1.7 a	1.6 b	2.5 a	2.7 b	2.3 a	1.9 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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Baie-Comeau CA	356 a	374 a	440 a	453 a	523 a	523 a	575 a	580 a	494 a	502 a
Sept-Îles CA	352 a	358 a	440 a	446 a	519 a	528 a	575 a	580 a	491 a	496 a

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

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

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

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

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

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### 1.1.3\_5 Number of Private Apartment Units Vacant and Universe in April 2007 by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Baie-Comeau CA	5 <sup>a</sup>	89	20 <sup>a</sup>	433	18 <sup>a</sup>	597	9 <sup>a</sup>	252	52 <sup>a</sup>	1,371
Sept-Îles CA	9 <sup>c</sup>	242	9 <sup>a</sup>	770	17 <sup>b</sup>	1,029	12 <sup>b</sup>	466	47 <sup>a</sup>	2,506

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Baie-Comeau CA	3.2 <sup>a</sup>	10.1 <sup>a</sup>	4.9 <sup>a</sup>	5.5 <sup>a</sup>	3.5 <sup>a</sup>	5.5 <sup>a</sup>	1.6 <sup>a</sup>	7.7 <sup>a</sup>	3.6 <sup>a</sup>	6.2 <sup>a</sup>
Sept-Îles CA	5.7 <sup>b</sup>	3.6 <sup>c</sup>	1.9 <sup>a</sup>	1.5 <sup>a</sup>	1.7 <sup>a</sup>	1.8 <sup>a</sup>	2.5 <sup>a</sup>	2.9 <sup>b</sup>	2.3 <sup>a</sup>	2.1 <sup>a</sup>

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Gaspé City	8.7 a	0.0 a	0.6 a	1.8 a	0.0 a	0.0 a	0.0 a	0.0 a	0.6 a	0.6 a
Matane CA	3.5 a	2.1 a	4.0 a	2.0 a	0.8 a	1.8 a	1.2 a	1.7 a	2.3 a	1.9 a
Rimouski CA	0.0 c	**	0.4 b	0.4 b	0.1 b	0.6 b	0.4 b	0.0 c	0.2 a	0.7 a
Rivière-du-Loup CA	1.6 a	1.7 b	7.9 a	3.1 b	2.4 a	0.9 a	0.8 a	1.5 c	3.3 a	1.6 a

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

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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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Gaspé City	341 a	356 a	410 a	417 a	487 a	491 a	520 a	517 a	465 a	469 a
Matane CA	308 a	317 a	372 a	376 a	436 a	440 a	466 a	475 a	402 a	407 a
Rimouski CA	380 a	385 b	452 a	462 a	534 a	550 a	587 a	593 a	499 a	503 a
Rivière-du-Loup CA	321 a	322 a	393 a	389 a	491 a	493 a	549 a	551 a	467 a	469 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

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### 1.1.3\_6 Number of Private Apartment Units Vacant and Universe in April 2007 by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Gaspé City	0 a	23	3 a	170	0 a	234	0 a	117	3 a	544
Matane CA	3 a	140	9 a	448	9 a	503	3 a	172	24 a	1,263
Rimouski CA	**	728	7 b	1,619	12 b	1,990	0 c	613	33 a	4,951
Rivière-du-Loup CA	3 b	198	18 b	580	12 a	1,326	6 c	389	39 a	2,493

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Gaspé City	8.7 a	26.1 a	0.6 a	2.9 a	0.0 a	1.7 a	0.0 a	0.0 a	0.6 a	2.8 a
Matane CA	3.5 a	2.1 a	4.0 a	2.2 a	0.8 a	1.8 a	1.2 a	1.7 a	2.3 a	2.0 a
Rimouski CA	0.0 c	3.2 d	0.4 b	1.9 c	0.1 b	2.0 c	0.4 b	1.1 d	0.2 a	2.1 b
Rivière-du-Loup CA	3.7 a	16.5 d	8.5 a	10.5 c	2.5 a	5.9 b	1.0 a	5.4 b	3.8 a	7.7 a

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Alma CA	7.1	a **	4.7	a 6.6	2.9	a 2.3	0.9	a 1.7	2.9	a 3.1
Dolbeau-Mistassini CA	11.1	a 17.6	6.8	a 1.3	3.3	a 3.0	1.1	a 3.3	4.0	a 3.1
Roberval City	0.0	a 12.5	6.9	a 5.3	1.9	a 1.6	1.3	a 0.0	2.9	a 2.4
Saint-Félicien City	12.2	a 2.9	0.9	a 2.8	3.8	a 3.4	2.6	a 3.2	3.5	a 3.2

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

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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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Alma CA	289	a 297	366	a 361	421	a 413	462	a 458	418	a 412
Dolbeau-Mistassini CA	273	b 271	336	a 339	399	a 412	455	a 442	393	a 401
Roberval City	n/u	**	345	a 353	423	a 428	494	a 501	415	a 421
Saint-Félicien City	329	a 301	355	a 356	407	a 417	484	a 477	403	a 405

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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### 1.1.3\_7 Number of Private Apartment Units Vacant and Universe in April 2007 by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Alma CA	**	32	24 <sup>b</sup>	357	25 <sup>b</sup>	1,057	6 <sup>c</sup>	360	57 <sup>b</sup>	1,806
Dolbeau-Mistassini CA	3 <sup>a</sup>	17	2 <sup>a</sup>	150	11 <sup>a</sup>	361	3 <sup>a</sup>	91	19 <sup>a</sup>	619
Roberval City	1 <sup>a</sup>	8	6 <sup>a</sup>	114	5 <sup>a</sup>	309	0 <sup>a</sup>	77	12 <sup>a</sup>	508
Saint-Félicien City	1 <sup>a</sup>	34	3 <sup>a</sup>	108	10 <sup>a</sup>	291	2 <sup>a</sup>	62	16 <sup>a</sup>	495

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Alma CA	7.1 <sup>a</sup>	**	4.7 <sup>a</sup>	13.7 <sup>c</sup>	3.2 <sup>a</sup>	7.9 <sup>b</sup>	1.1 <sup>a</sup>	7.5 <sup>c</sup>	3.1 <sup>a</sup>	9.0 <sup>a</sup>
Dolbeau-Mistassini CA	11.1 <sup>a</sup>	17.6 <sup>a</sup>	8.3 <sup>a</sup>	2.0 <sup>a</sup>	4.1 <sup>a</sup>	5.8 <sup>a</sup>	1.1 <sup>a</sup>	5.5 <sup>a</sup>	4.8 <sup>a</sup>	5.2 <sup>a</sup>
Roberval City	0.0 <sup>a</sup>	12.5 <sup>a</sup>	6.9 <sup>a</sup>	5.3 <sup>a</sup>	1.9 <sup>a</sup>	1.6 <sup>a</sup>	1.3 <sup>a</sup>	0.0 <sup>a</sup>	2.9 <sup>a</sup>	2.4 <sup>a</sup>
Saint-Félicien City	12.2 <sup>a</sup>	2.9 <sup>a</sup>	0.9 <sup>a</sup>	2.8 <sup>a</sup>	3.8 <sup>a</sup>	3.4 <sup>a</sup>	2.6 <sup>a</sup>	3.2 <sup>a</sup>	3.5 <sup>a</sup>	3.2 <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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### 1.1.1\_8 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Table 10 - Estimated 2006-2007 Rental Rates																			
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07										
Joliette CA	5.4	b	1.0	d	2.9	a	1.9	c	1.5	c	1.4	a	2.2	c	2.5	c	2.3	a	1.7	b
Lachute CA	3.3	a	13.7	a	0.3	a	1.6	a	2.3	a	0.5	a	0.8	a	0.8	a	1.7	a	3.6	a
Saint-Lin-des-Laurentides City	0.0	a	0.0	a	1.6	a	1.6	a	1.0	a	2.9	a	1.9	a	0.0	a	1.2	a	2.1	a

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

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

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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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07										
Joliette CA	387	a	381	b	423	a	424	a	489	a	526	a	550	a	550	a	475	a	500	a
Lachute CA	338	b	337	b	366	a	384	a	435	a	446	a	502	a	510	a	409	a	435	a
Saint-Lin-des-Laurentides City	**		**		407	a	407	a	509	a	507	a	559	a	570	a	496	a	494	a

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

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

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

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

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

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

### 1.1.3\_8 Number of Private Apartment Units Vacant and Universe in April 2007 by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Joliette CA	3 d	303	23 c	1,221	40 a	2,837	17 c	686	84 b	5,047
Lachute CA	28 a	204	4 a	252	2 a	385	1 a	129	35 a	970
Saint-Lin-des-Laurentides City	0 a	9	1 a	64	6 a	204	0 a	53	7 a	330

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Joliette CA	6.2 b	**	2.9 a	4.4 c	1.6 b	3.5 c	2.2 c	4.1 d	2.3 a	4.0 b
Lachute CA	3.3 a	14.7 a	1.0 a	3.2 a	2.3 a	2.3 a	0.8 a	4.7 a	1.9 a	5.5 a
Saint-Lin-des-Laurentides City	0.0 a	0.0 a	1.6 a	6.3 a	1.5 a	8.3 a	3.8 a	0.0 a	1.8 a	6.4 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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07										
Cowansville CA	1.4	a	4.7	d	0.6	a	0.5	a	0.8	a	2.4	b	0.0	b	0.3	b	0.6	a	1.6	a
Granby CA	10.7	c	6.2	b	2.6	b	0.9	a	1.6	c	0.3	b	0.0	c	0.6	b	2.3	b	1.1	a
Saint-Hyacinthe CA	3.5	d	**		2.3	c	2.2	c	1.4	a	1.4	a	**		0.7	b	1.8	c	1.5	a
Saint-Jean-sur-Richelieu CA	**		5.3	d	1.0	d	**		0.6	a	0.7	b	0.3	b	0.3	b	0.7	a	0.8	a
Salaberry-de-Valleyfield CA	2.1	c	0.0	c	3.2	d	0.0	b	1.3	a	0.5	b	**		0.0	b	2.0	b	0.2	b
Sorel-Tracy CA	8.1	a	**		5.4	a	5.8	c	1.9	a	2.1	b	1.4	a	1.8	c	2.8	a	3.3	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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07										
Cowansville CA	386	a	351	b	398	a	398	a	489	a	491	a	479	a	474	a	459	a	460	a
Granby CA	336	b	390	c	439	a	429	a	531	a	507	a	562	a	545	a	503	a	486	a
Saint-Hyacinthe CA	374	a	357	a	413	a	421	a	505	a	515	a	580	a	566	a	480	a	497	a
Saint-Jean-sur-Richelieu CA	399	c	394	a	410	a	423	b	529	a	542	a	560	a	584	a	512	a	528	a
Salaberry-de-Valleyfield CA	357	a	372	a	400	a	418	a	467	a	481	a	512	a	519	a	443	a	463	a
Sorel-Tracy CA	296	a	346	c	373	a	372	a	436	a	426	a	499	a	495	a	426	a	421	a

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

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

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

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

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

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

### 1.1.3\_9 Number of Private Apartment Units Vacant and Universe in April 2007 by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Cowansville CA	3 d	73	2 a	458	20 b	855	1 b	358	27 a	1,743
Granby CA	48 b	764	18 a	2,111	12 b	3,733	5 b	881	83 a	7,488
Saint-Hyacinthe CA	**	216	33 c	1,522	51 a	3,551	8 b	1,174	97 a	6,463
Saint-Jean-sur-Richelieu CA	24 d	454	**	1,445	29 b	4,467	6 b	2,094	70 a	8,459
Salaberry-de-Valleyfield CA	0 c	169	0 b	621	5 b	1,021	0 b	292	5 b	2,103
Sorel-Tracy CA	**	86	34 c	583	35 b	1,671	6 c	353	88 b	2,693

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
Cowansville CA	1.4 a	4.7 d	0.6 a	2.0 c	1.0 a	2.9 b	0.0 b	1.0 a	0.7 a	2.4 b
Granby CA	**	10.2 c	3.4 c	3.8 c	2.3 c	3.5 c	0.3 b	4.4 d	3.3 c	4.3 b
Saint-Hyacinthe CA	3.5 d	**	2.5 c	**	1.4 a	5.1 c	**	4.6 d	1.9 c	5.8 c
Saint-Jean-sur-Richelieu CA	2.6 c	**	1.4 a	3.7 d	1.5 c	3.7 c	0.4 b	5.7 c	1.3 a	4.4 b
Salaberry-de-Valleyfield CA	2.1 c	3.7 d	4.2 d	2.7 c	1.3 a	3.2 c	**	1.6 c	2.4 b	2.9 b
Sorel-Tracy CA	8.1 a	**	5.4 a	7.7 b	1.9 a	3.0 b	1.4 a	2.3 c	2.8 a	4.3 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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### I.1.1\_10 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07										
La Tuque CA	7.7	a	8.7	a	17.5	a	13.9	a	7.8	a	8.5	a	3.5	a	2.8	a	9.9	a	9.0	a
Shawinigan CA	**		**		6.6	c	7.4	b	3.2	c	3.0	b	2.8	c	2.0	c	3.8	b	3.8	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

### I.1.2\_10 Private Apartment Average Rents (\$) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07										
La Tuque CA	300	a	301	a	321	a	325	a	378	a	382	a	440	a	440	a	370	a	374	a
Shawinigan CA	296	b	279	b	329	a	329	a	365	a	379	a	395	a	402	a	366	a	374	a

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

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

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

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

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

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

### I.1.3\_10 Number of Private Apartment Units Vacant and Universe in April 2007 by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
La Tuque CA	2 a	23	31 a	223	30 a	352	4 a	145	67 a	743
Shawinigan CA	**	84	67 b	906	68 b	2,288	27 c	1,306	173 b	4,584

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07	Oct-06	Apr-07
La Tuque CA	7.7 a	17.4 a	21.1 a	17.0 a	10.4 a	15.9 a	3.5 a	7.6 a	12.1 a	14.7 a
Shawinigan CA	**	**	6.8 c	7.4 b	3.3 c	3.3 c	3.1 d	2.2 c	4.0 b	4.0 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

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## 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.

Data tables in this publication result from CMHC's Rental Market Survey and provide a snapshot of vacancy and availability rates, and average rents in both new and existing structures.

## 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.

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

### Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents 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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