

RENTAL MARKET REPORT

Quebec Highlights*



Canada Mortgage and Housing Corporation

Release Date: Fall 2007

Figure 1

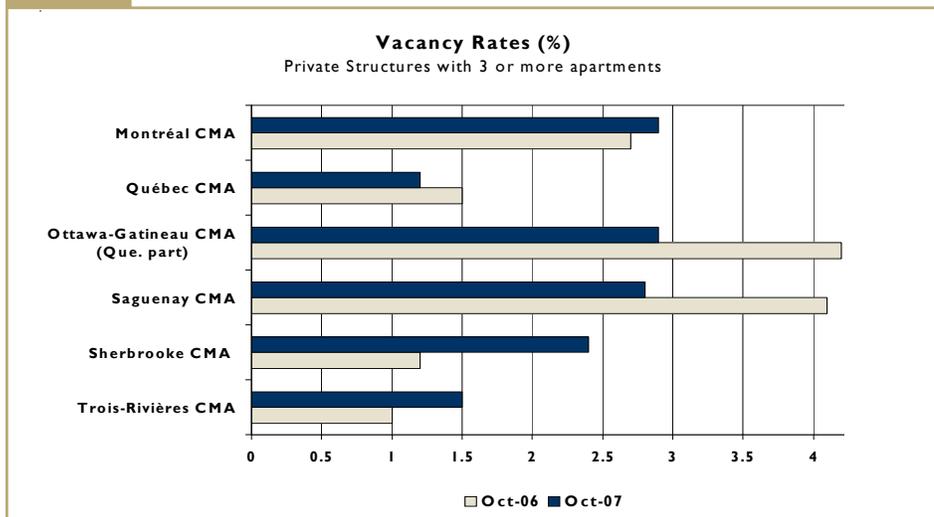
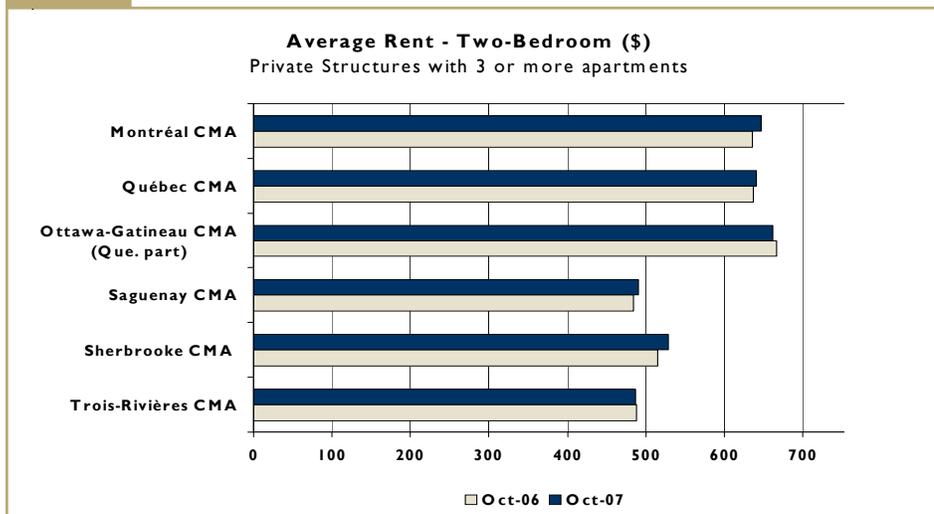


Figure 2



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

Highlights

- The vacancy rate in Quebec's urban centres remained practically unchanged in October (2.6 per cent in 2007, compared to 2.5 per cent in 2006).
- This overall stability concealed mixed results, as vacancy rates increased in half of the province's 37 urban centres.
- In the vast majority of cases, however, the changes (whether up or down) were marginal.
- Vacancy rates rose in the Montréal, Sherbrooke and Trois-Rivières census metropolitan areas (CMAAs) but fell in those of Gatineau, Québec and Saguenay.
- Market conditions eased in the smaller urban agglomerations, and their overall vacancy rate was also around 2.5 per cent in October 2007.

In the Montréal area, the percentage of unoccupied apartments reached 2.9 per cent this past October, compared to 2.7 per cent in 2006. While this was the sixth consecutive vacancy rate increase in the Montréal CMA since the low point recorded in 2001, it was one of the smallest since 2002.

According to the survey results, the vacancy rate decreased slightly in 2007, in the Québec area. In fact, this rate reached 1.2 per cent in October of this year, compared to 1.5 per cent for the same month in 2006. This was the first time that the Québec CMA rental market tightened since 2002. Rental housing demand continued to be supported by strong employment growth, but supply was relatively stable.

A less robust job market for young people and slower migration contributed to easing the rental market in the Sherbrooke area this year. In fact, the proportion of vacant units reached 2.4 per cent this year, versus 1.2 per cent last year. This increase drove the vacancy rate in this area to its highest level since the year 2000.

A strong economy and weak traditional rental housing construction contributed to the tightening of the rental market in 2007 in the Gatineau area. The apartment vacancy rate fell by 1.3 points to 2.9 per cent, compared to

4.2 per cent in October 2006. The large surplus of units prevailing in the area for the past four past years limited the increase in rents. A comparison of the change in rents for the same housing stock shows that the average increase was 1.4 per cent between 2006 and 2007. In the Trois-Rivières CMA, the rental market eased slightly this fall, as the vacancy rate there reached 1.5 per cent, compared to 1.0 per cent one year earlier. The construction of new rental units was vigorous, but the job market for young people (aged from 15 to 24 years) was less robust in 2006 and in early 2007, which limited rental housing demand.

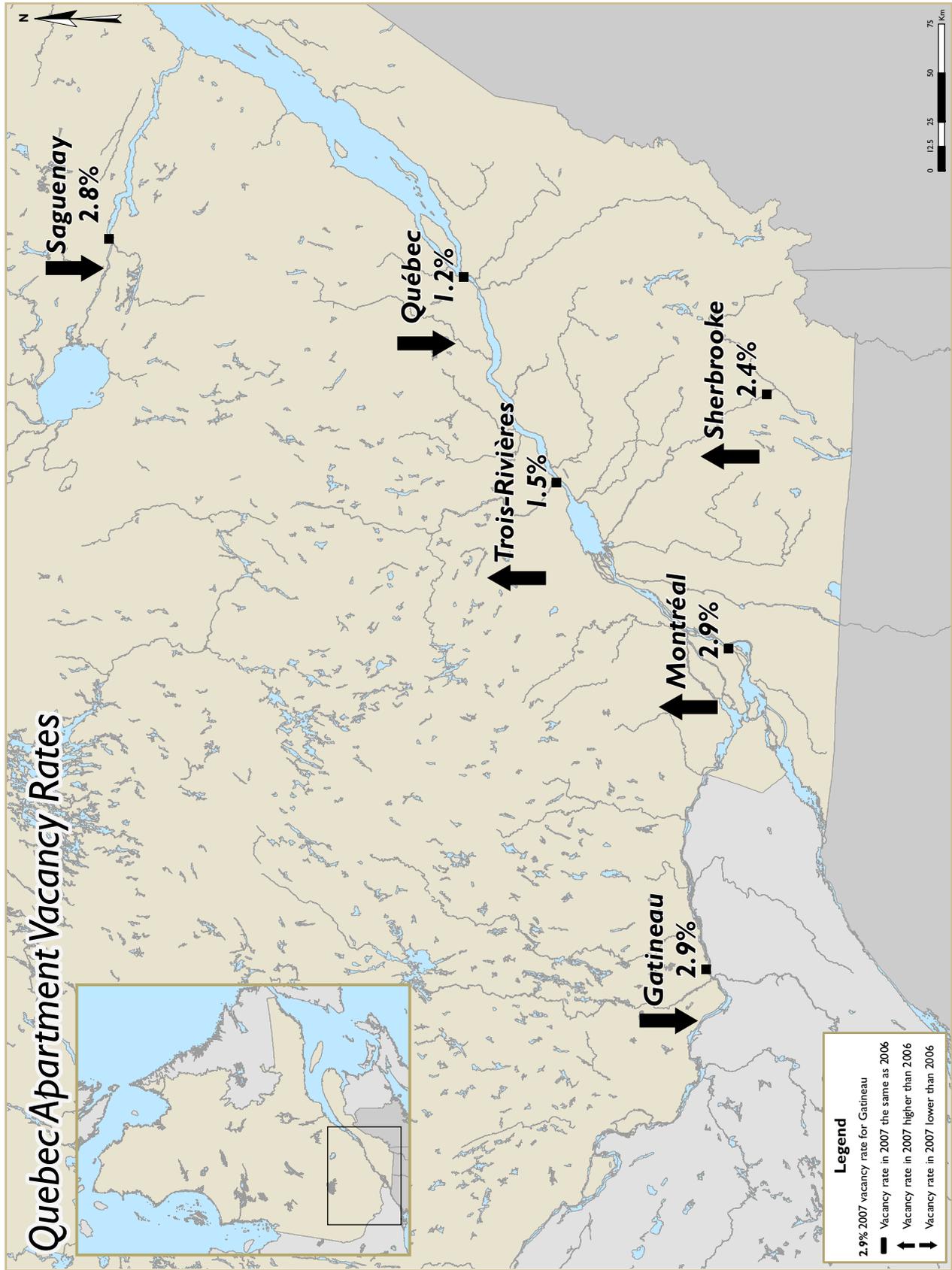
Fuelled by a dynamic labour market, rental housing demand was up in the Saguenay CMA in October 2007. Consequently, the vacancy rate fell to 2.8 per cent in October 2007, from 4.1 per cent in 2006. This was the third straight decrease in the proportion of vacant units in the CMA since October 2004, when this rate had attained 5.3 per cent.

The results were also varied in mid-size centres (with 10,000 to 49,999 inhabitants). The tightest markets included Saint-Jean-sur-Richelieu, where the vacancy rate remained stable (0.9 per cent, versus 0.7 per cent in 2006), and Granby, which registered a decrease (1.7 per cent, compared to 2.3 per cent in 2006). The proportions of

unoccupied units were slightly higher in Saint-Hyacinthe (2.3 per cent) and Drummondville (2.8 per cent). The agglomeration of Shawinigan stood out not only because the vacancy rate rose significantly there (close to 2 percentage points) but also because this rate was clearly higher (5.7 per cent).

For a more accurate measure of the change in rents, CMHC now uses a measure (introduced last year) that estimates the change in rents charged in existing structures. This measure therefore excludes the impact of new structures and conversions added to the universe between surveys. On average, the rents charged in the CMAs rose by about 2.5 per cent over 2006. In general, the changes were similar to the variations observed at the time of the 2006 survey.

According to the Secondary Rental Market Survey results, around 9 per cent of the condominiums in the Montréal and Québec CMAs were rental units in October 2007. This market would appear to be less tight in 2007, as the vacancy rates for dwellings of this type increased (from 2.8 per cent to 3.8 per cent in the Montréal area and from 1.2 per cent to 2.4 per cent in the Québec area). It should be noted that, in absolute figures, this segment accounts for a marginal share of the overall rental market.



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I.1.1_I Private Apartment Vacancy Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07								
Ottawa-Gatineau CMA (Que. part)	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
Montréal CMA	4.4 b	4.8 b	3.3 a	3.4 a	2.2 a	2.3 a	2.0 b	2.2 c	2.7 a	2.9 a
Québec CMA	1.7 a	2.3 b	1.8 a	1.7 a	1.3 a	0.9 a	1.4 a	0.9 a	1.5 a	1.2 a
Saguenay CMA	3.4 c	2.8 c	4.0 b	3.6 b	3.8 b	1.8 b	5.7 c	4.6 c	4.1 b	2.8 a
Sherbrooke CMA (I)	3.5 b	5.2 a	1.3 a	2.9 a	0.8 a	2.0 a	1.1 a	1.4 a	1.2 a	2.4 a
Trois-Rivières CMA	1.6 b	4.0 c	1.7 b	1.8 b	0.7 a	1.1 a	0.6 a	0.8 a	1.0 a	1.5 a
Québec CMAs	4.0 b	4.5 b	3.0 a	3.1 a	2.1 a	2.1 a	1.9 a	1.9 b	2.5 a	2.6 a
Québec CA 50,000-99,999	7.1 b	7.0 b	2.9 a	3.6 b	1.6 b	1.5 a	1.8 c	2.0 b	2.3 a	2.4 a
Québec CA 10,000-49,999	3.4 a	4.0 a	3.3 a	4.2 a	1.7 a	1.9 a	1.7 a	1.6 a	2.3 a	2.6 a
Québec 10,000+	4.1 a	4.6 b	3.0 a	3.2 a	2.0 a	2.1 a	1.9 a	1.9 b	2.5 a	2.6 a

¹Data 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:

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

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

I.1.2_I Private Apartment Average Rents (\$) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07								
Ottawa-Gatineau CMA (Que. part)	474 a	487 a	565 a	565 a	667 a	662 a	760 a	762 a	643 a	642 a
Montréal CMA	481 a	490 a	574 a	581 a	636 a	647 a	775 a	806 a	616 a	632 a
Québec CMA	452 a	455 a	558 a	547 a	637 a	641 a	749 a	755 a	619 a	619 a
Saguenay CMA	316 a	332 a	402 a	405 a	485 a	490 a	512 a	526 a	464 a	471 a
Sherbrooke CMA (I)	355 a	366 a	416 a	424 a	515 a	529 a	618 a	644 a	493 a	514 a
Trois-Rivières CMA	337 a	346 a	421 a	406 a	488 a	487 a	535 a	535 a	472 a	467 a
Québec CMAs	470 a	480 a	560 a	562 a	624 a	634 a	745 a	769 a	606 a	617 a
Québec CA 50,000-99,999	355 a	361 a	412 a	419 a	491 a	496 a	517 a	548 a	474 a	483 a
Québec CA 10,000-49,999	349 a	354 a	397 a	403 a	476 a	482 a	531 a	532 a	455 a	463 a
Québec 10,000+	460 a	469 a	545 a	548 a	607 a	616 a	709 a	734 a	589 a	601 a

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1.1.3_1 Number of Private Apartment Units Vacant and Universe in October 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)	31 c	877	161 b	5,620	345 b	11,075	40 c	2,590	577 a	20,162
Montréal CMA	2,460 b	50,991	4,991 a	146,160	5,213 a	222,387	1,224 c	56,415	13,888 a	475,954
Québec CMA	142 b	6,235	386 a	23,362	327 a	38,001	89 a	10,010	944 a	77,607
Saguenay CMA	14 c	488	92 b	2,544	76 b	4,204	63 c	1,364	244 a	8,600
Sherbrooke CMA (I)	144 a	2,748	234 a	7,930	339 a	16,869	75 a	5,344	792 a	32,891
Trois-Rivières CMA	47 c	1,198	98 b	5,515	82 a	7,224	26 a	3,307	253 a	17,244
Québec CMAs	2,838 b	62,536	5,961 a	191,132	6,382 a	299,760	1,517 b	79,030	16,698 a	632,458
Québec CA 50,000-99,999	148 b	2,125	294 b	8,056	265 a	18,142	134 b	6,735	841 a	35,058
Québec CA 10,000-49,999	151 a	3,798	499 a	12,027	430 a	23,007	119 a	7,347	1,199 a	46,179
Québec 10,000+	3,137 b	68,458	6,754 a	211,215	7,077 a	340,909	1,770 b	93,113	18,738 a	713,695

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

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07								
Ottawa-Gatineau CMA (Que. part)	5.6 d	4.8 c	4.2 c	3.2 c	4.2 b	3.6 b	5.0 d	1.6 c	4.4 b	3.3 b
Montréal CMA	4.9 b	5.6 b	3.9 a	4.3 a	2.7 a	2.9 a	2.4 b	2.6 b	3.3 a	3.6 a
Québec CMA	2.0 a	3.1 b	2.1 a	2.1 a	1.6 a	1.3 a	1.5 a	1.4 a	1.8 a	1.7 a
Saguenay CMA	3.6 c	3.9 d	4.7 b	4.5 b	4.4 b	2.0 b	6.3 c	5.6 c	4.8 a	3.4 b
Sherbrooke CMA (I)	4.5 b	5.6 a	1.6 a	3.1 b	1.0 a	2.2 a	1.1 a	1.7 b	1.4 a	2.6 a
Trois-Rivières CMA	3.2 b	5.0 c	2.5 a	2.2 a	1.3 a	1.8 b	1.2 a	1.8 c	1.7 a	2.1 a
Québec CMAs	4.6 b	5.3 b	3.6 a	3.9 a	2.5 a	2.7 a	2.3 a	2.4 b	3.0 a	3.3 a
Québec CA 50,000-99,999	9.0 b	7.4 b	3.4 b	3.8 b	2.3 a	1.9 a	2.1 c	2.4 b	2.9 a	2.7 a
Québec CA 10,000-49,999	4.0 a	4.3 a	3.7 a	4.4 a	1.9 a	2.2 a	1.8 a	2.0 a	2.5 a	2.9 a
Québec 10,000+	4.6 a	5.3 a	3.6 a	3.9 a	2.4 a	2.6 a	2.2 a	2.4 b	3.0 a	3.2 a

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

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent* by Bedroom Type Québec – CMAs

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
	Ottawa-Gatineau CMA (Que. part)	++	++	++	1.9 b	++	1.4 a	++	1.7 c	++
Montréal CMA	4.1 b	2.0 c	3.0 a	2.5 b	2.8 a	2.3 a	3.1 c	1.5 d	2.9 a	2.3 a
Québec CMA	3.3 d	2.3 c	2.7 b	2.6 b	2.2 b	2.7 a	2.1 c	2.7 b	2.1 b	2.6 a
Saguenay CMA	++	**	++	5.5 c	1.2 d	6.6 c	2.3 c	10.9 c	1.4 a	5.7 b
Sherbrooke CMA (I)	5.5 c	3.5 c	3.8 b	2.5 b	3.2 c	3.4 b	3.1 c	3.5 b	3.6 b	3.4 b
Trois-Rivières CMA	++	6.7 b	2.6 c	3.9 c	2.1 c	4.4 b	4.4 b	3.1 c	2.8 b	3.9 b
Québec CMAs	3.9 b	2.1 b	2.9 a	2.5 a	2.6 a	2.5 a	2.8 b	2.1 b	2.7 a	2.5 a
Québec CA 50,000-99,999	++	3.9 c	3.3 b	3.9 b	3.7 c	3.4 b	3.4 d	2.7 b	3.4 c	3.1 b
Québec CA 10,000-49,999	2.9 c	3.6 c	1.8 b	2.6 a	1.8 a	2.6 a	1.9 b	2.6 a	2.3 a	2.7 a
Québec 10,000+	3.8 b	2.2 b	2.9 a	2.6 a	2.6 a	2.5 a	2.7 a	2.2 b	2.7 a	2.5 a

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

* 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

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

Centre	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
Amos CA	0.0 a	6.4 c	5.4 a	2.9 a	2.8 a	0.9 a	2.0 a	0.8 a	3.1 a	1.7 a
Rouyn-Noranda CA	3.1 a	2.4 a	1.8 a	1.0 a	0.9 a	0.4 a	0.8 a	1.0 a	1.3 a	0.8 a
Val D'Or CA	0.5 a	0.9 a	0.2 a	0.2 a	0.1 a	0.0 b	0.2 a	0.0 a	0.2 a	0.1 a

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I.1.2_2 Private Apartment Average Rents (\$) by Bedroom Type Québec – Abitibi-Témiscaming

Centre	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
Amos CA	296 a	302 a	334 a	342 a	426 a	436 a	484 a	499 a	410 a	420 a
Rouyn-Noranda CA	331 a	323 a	394 a	385 a	464 a	468 a	540 a	549 a	444 a	443 a
Val D'Or CA	333 a	351 a	375 a	375 a	454 a	454 a	526 a	534 a	444 a	446 a

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I.1.3_2 Number of Private Apartment Units Vacant and Universe in October 2007 by Bedroom Type Québec – Abitibi-Témiscaming

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Amos CA	4 c	63	8 a	283	5 a	544	2 a	266	20 a	1,155
Rouyn-Noranda CA	7 a	302	7 a	777	5 a	1,422	4 a	385	24 a	2,887
Val D'Or CA	2 a	228	1 a	551	0 b	922	0 a	605	3 a	2,305

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

Centre	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
Amos CA	0.0 a	8.0 c	7.1 a	3.3 b	3.3 a	1.5 a	3.5 a	1.1 a	4.1 a	2.2 a
Rouyn-Noranda CA	4.1 a	2.7 a	2.3 a	1.6 a	1.7 a	0.5 a	0.8 a	1.3 a	2.0 a	1.1 a
Val D'Or CA	5.4 a	1.8 a	2.8 a	0.7 a	0.8 a	0.0 b	0.2 a	0.2 a	1.5 a	0.4 a

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1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Abitibi-Témiscaming

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07								
	Amos CA	++	**	++	2.1 b	1.6 a	2.5 a	1.1 a	1.7 a	1.6 a
Rouyn-Noranda CA	++	3.2 d	3.3 c	2.2 b	2.2 a	2.6 a	2.7 b	1.4 d	2.8 a	2.2 a
Val D'Or CA	++	6.8 a	++	0.9 a	0.9 a	++	2.7 a	0.7 a	2.1 a	1.0 a

¹The 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

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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	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Drummondville CA	8.0 ^b	6.3 ^b	3.3 ^c	4.0 ^c	1.7 ^c	1.4 ^a	3.4 ^d	2.9 ^c	3.0 ^c	2.8 ^a
Zone 1 - Drummondville	7.7 ^b	6.3 ^b	3.3 ^c	4.0 ^c	1.8 ^c	1.4 ^a	3.1 ^d	2.6 ^c	3.0 ^b	2.7 ^a
Zone 2 - Peripheral Sectors	**	**	**	**	0.0 ^a	1.8 ^a	11.1 ^a	8.3 ^a	7.5 ^a	5.3 ^a
Victoriaville CA	5.8 ^d	5.8 ^b	5.2 ^b	6.4 ^b	2.6 ^b	3.5 ^b	5.7 ^d	4.6 ^c	4.1 ^b	4.6 ^a

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

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

I.1.2_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	Oct-07								
Drummondville CA	349 ^a	346 ^a	421 ^a	429 ^a	474 ^a	481 ^a	535 ^a	560 ^a	470 ^a	475 ^a
Zone 1 - Drummondville	349 ^a	346 ^a	421 ^a	429 ^a	474 ^a	481 ^a	538 ^a	565 ^a	470 ^a	475 ^a
Zone 2 - Peripheral Sectors	**	**	**	n/s	451 ^a	464 ^a	447 ^a	462 ^a	446 ^a	461 ^a
Victoriaville CA	305 ^a	308 ^a	362 ^a	367 ^a	466 ^a	460 ^a	533 ^a	537 ^a	441 ^a	445 ^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_3 Number of Private Apartment Units Vacant and Universe in October 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	32 ^b	508	85 ^c	2,146	46 ^a	3,245	47 ^c	1,649	211 ^a	7,548
Zone 1 - Drummondville	32 ^b	505	85 ^c	2,145	45 ^a	3,188	41 ^c	1,577	204 ^a	7,415
Zone 2 - Peripheral Sectors	**	**	**	**	1 ^a	57	6 ^a	72	7 ^a	133
Victoriaville CA	29 ^b	501	61 ^b	958	74 ^b	2,093	38 ^c	822	202 ^a	4,375

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

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

I.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	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Drummondville CA	8.9 ^b	6.9 ^b	3.5 ^c	4.1 ^c	2.6 ^c	1.9 ^b	3.7 ^d	4.0 ^d	3.6 ^c	3.3 ^b
Zone 1 - Drummondville	8.6 ^b	6.9 ^b	3.5 ^c	4.1 ^c	2.7 ^c	1.9 ^b	3.4 ^d	3.7 ^d	3.5 ^c	3.3 ^b
Zone 2 - Peripheral Sectors	**	**	**	**	1.8 ^a	1.8 ^a	11.1 ^a	11.1 ^a	8.3 ^a	6.8 ^a
Victoriaville CA	6.2 ^c	5.8 ^b	5.2 ^b	6.8 ^b	2.7 ^b	3.9 ^b	5.9 ^d	5.7 ^c	4.2 ^b	5.1 ^a

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

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

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07								
	Drummondville CA	**	1.8 b	1.5 b	2.0 c	2.1 b	1.7 c	2.6 c	**	1.8 c
Zone 1 - Drummondville	**	1.8 b	1.5 b	2.0 c	2.1 c	1.7 c	2.6 c	**	1.9 c	1.6 c
Zone 2 - Peripheral Sectors	**	**	**	**	1.0 a	**	1.2 a	3.5 a	1.2 a	2.4 a
Victoriaville CA	++	++	++	3.0 c	++	1.5 d	++	++	1.1 d	1.8 c

¹The 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:

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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	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Montmagny City	2.6 c	3.5 a	2.3 b	1.9 a	0.8 a	1.1 a	0.0 a	0.0 b	1.3 a	1.5 a
Saint-Georges CA	4.5 a	**	5.9 a	8.5 a	1.9 a	3.7 a	4.3 a	2.5 a	3.3 a	5.0 a
Sainte-Marie City	6.3 a	7.5 a	3.5 a	4.8 a	2.4 a	4.4 a	1.8 a	1.5 a	2.7 a	4.3 a
Thetford Mines CA	2.8 a	4.9 a	6.5 a	7.7 a	5.2 a	4.4 a	1.1 a	1.1 a	4.7 a	5.0 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)

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07								
Montmagny City	317 ^b	328 ^a	387 ^a	397 ^a	489 ^a	489 ^a	489 ^a	492 ^a	458 ^a	462 ^a
Saint-Georges CA	345 ^c	323 ^a	364 ^a	372 ^a	458 ^a	463 ^a	459 ^a	455 ^a	430 ^a	439 ^a
Sainte-Marie City	297 ^a	321 ^a	356 ^a	358 ^a	474 ^a	481 ^a	500 ^a	517 ^a	446 ^a	453 ^a
Thetford Mines CA	274 ^b	280 ^b	316 ^a	321 ^a	366 ^a	374 ^a	392 ^a	403 ^a	357 ^a	359 ^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_4 Number of Private Apartment Units Vacant and Universe in October 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	3 ^a	89	3 ^a	167	4 ^a	389	0 ^b	60	10 ^a	705
Saint-Georges CA	**	70	49 ^a	570	49 ^a	1,345	5 ^a	209	110 ^a	2,194
Sainte-Marie City	5 ^a	67	9 ^a	188	28 ^a	633	2 ^a	137	44 ^a	1,025
Thetford Mines CA	6 ^a	122	28 ^a	364	25 ^a	564	2 ^a	179	61 ^a	1,229

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

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

I.1.4_4 Private Apartment Availability Rates (%) by Bedroom Type Québec – Chaudières-Appalaches

Centre	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
Montmagny City	2.6 c	3.5 a	2.3 b	3.1 a	0.8 a	1.3 a	0.0 a	0.0 b	1.3 a	1.9 a
Saint-Georges CA	4.5 a	**	6.1 a	8.5 a	2.0 a	3.9 a	4.3 a	3.5 b	3.5 a	5.2 a
Sainte-Marie City	9.4 a	7.5 a	3.5 a	4.8 a	2.4 a	4.9 a	1.8 a	1.5 a	2.8 a	4.6 a
Thetford Mines CA	2.8 a	4.9 a	6.5 a	7.7 a	5.2 a	4.6 a	1.1 a	1.1 a	4.7 a	5.0 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)

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

I.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Chaudières-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07								
	Montmagny City	++	++	++	2.7 c	2.2 a	0.9 a	2.4 a	1.1 a	1.9 a
Saint-Georges CA	**	**	2.4 c	3.0 d	0.9 a	1.6 a	1.3 a	1.2 a	1.9 b	1.6 a
Sainte-Marie City	0.9 a	++	3.2 a	0.7 a	1.9 a	0.9 a	3.3 a	2.4 a	2.6 a	1.4 a
Thetford Mines CA	3.4 d	**	2.3 c	1.4 d	1.3 a	1.9 a	2.8 a	0.9 a	1.6 c	2.0 b

¹The 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)

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

I.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	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
Baie-Comeau CA	3.2 a	2.4 a	4.6 a	3.2 a	3.4 a	3.1 a	1.6 a	1.3 a	3.4 a	2.8 a
Zone 1 - Secteur Mingan	4.4 a	3.2 a	4.7 a	3.0 a	2.5 a	3.8 a	1.8 a	1.9 a	3.3 a	3.2 a
Zone 2 - Secteur Marquette	0.0 a	0.0 a	4.5 a	3.5 b	4.4 a	2.4 b	1.4 a	0.8 a	3.6 a	2.4 a
Sept-Îles CA	5.7 b	4.0 a	1.9 a	0.8 a	1.7 a	1.1 a	2.5 a	0.9 a	2.3 a	1.3 a

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

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

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

I.1.2_5 Private Apartment Average Rents (\$) by Bedroom Type Québec – Côte-Nord

Centre	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
Baie-Comeau CA	356 a	357 a	440 a	452 a	523 a	535 a	575 a	584 a	494 a	505 a
Zone 1 - Secteur Mingan	357 a	358 a	460 a	467 a	558 a	571 a	584 a	597 a	512 a	521 a
Zone 2 - Secteur Marquette	354 a	351 a	414 a	434 a	485 a	493 a	567 a	573 a	474 a	487 a
Sept-Îles CA	352 a	367 a	440 a	450 a	519 a	530 a	575 a	591 a	491 a	503 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

I.1.3_5 Number of Private Apartment Units Vacant and Universe in October 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	2 a	82	14 a	442	18 a	587	3 a	234	38 a	1,345
Zone 1 - Secteur Mingan	2 a	63	7 a	233	12 a	317	2 a	107	23 a	720
Zone 2 - Secteur Marquette	0 a	19	7 b	209	6 b	270	1 a	127	15 a	625
Sept-Îles CA	10 a	240	6 a	744	11 a	1,054	4 a	466	31 a	2,504

I.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	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
Baie-Comeau CA	3.2 a	3.7 a	4.9 a	3.5 a	3.5 a	4.1 a	1.6 a	1.7 b	3.6 a	3.4 a
Zone 1 - Secteur Mingan	4.4 a	4.8 a	4.7 a	3.4 a	2.5 a	4.7 a	1.8 a	2.8 a	3.3 a	4.0 a
Zone 2 - Secteur Marquette	0.0 a	0.0 a	5.0 a	3.5 b	4.8 a	3.3 c	1.4 a	0.8 a	3.9 a	2.7 a
Sept-Îles CA	5.7 b	4.0 a	1.9 a	1.0 a	1.7 a	1.3 a	2.5 a	0.9 a	2.3 a	1.4 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)

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

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07								
	Baie-Comeau CA	7.0 c	2.8 b	5.2 b	2.0 c	3.4 c	2.4 c	4.4 d	2.9 b	4.1 b
Zone 1 - Secteur Mingan	++	1.2 a	3.7 b	1.0 d	2.8 c	2.3 c	3.3 d	3.5 c	2.7 b	2.6 a
Zone 2 - Secteur Marquette	13.7 c	**	7.3 c	3.1 d	4.0 c	2.6 c	**	**	5.6 c	2.6 b
Sept-Îles CA	3.3 b	3.8 a	1.1 d	3.0 a	2.3 a	2.4 a	++	3.2 b	1.9 b	2.7 a

¹The 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)

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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

1.1.1_6 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Gaspé City	8.7 a	0.0 a	0.6 a	1.8 a	0.0 a	0.4 a	0.0 a	0.0 a	0.6 a	0.7 a
Matane CA	3.5 a	1.5 a	4.0 a	2.9 a	0.8 a	1.3 a	1.2 a	1.7 a	2.3 a	1.9 a
Rimouski CA	0.0 c	0.6 b	0.4 b	0.3 b	0.1 b	0.0 c	0.4 b	0.0 c	0.2 a	0.2 b
Rivière-du-Loup CA	1.6 a	2.4 a	7.9 a	3.6 a	2.4 a	0.8 a	0.8 a	0.8 a	3.3 a	1.6 a

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

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

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

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

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

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

Centre	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
Gaspé City	341 a	355 a	410 a	419 a	487 a	496 a	520 a	522 a	465 a	473 a
Matane CA	308 a	334 a	372 a	389 a	436 a	456 a	466 a	493 a	402 a	425 a
Rimouski CA	380 a	395 a	452 a	458 a	534 a	561 a	587 a	586 a	499 a	510 a
Rivière-du-Loup CA	321 a	330 a	393 a	397 a	491 a	499 a	549 a	556 a	467 a	478 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

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

I.1.3_6 Number of Private Apartment Units Vacant and Universe in October 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	1 a	232	0 a	117	4 a	542
Matane CA	2 a	137	13 a	455	7 a	526	3 a	174	25 a	1,291
Rimouski CA	4 b	655	5 b	1,580	0 c	2,161	0 c	567	9 b	4,962
Rivière-du-Loup CA	4 a	169	20 a	554	11 a	1,324	3 a	385	38 a	2,432

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

Centre	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
Gaspé City	8.7 a	0.0 a	0.6 a	1.8 a	0.0 a	0.4 a	0.0 a	0.0 a	0.6 a	0.7 a
Matane CA	3.5 a	1.5 a	4.0 a	2.9 a	0.8 a	1.5 a	1.2 a	2.3 a	2.3 a	2.1 a
Rimouski CA	0.0 c	1.4 a	0.4 b	0.3 b	0.1 b	0.5 a	0.4 b	0.4 b	0.2 a	0.6 a
Rivière-du-Loup CA	3.7 a	2.4 a	8.5 a	4.0 a	2.5 a	1.3 a	1.0 a	1.0 a	3.8 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

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

1.1.5_6 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07								
	Gaspé City	**	**	2.4 a	2.2 a	2.0 a	2.1 a	2.0 a	0.8 a	2.3 a
Matane CA	6.9 a	5.4 b	3.8 a	4.7 a	3.0 a	3.2 a	6.3 a	3.6 a	4.1 a	4.7 a
Rimouski CA	++	**	**	++	**	3.5 d	2.0 c	++	2.6 c	2.8 b
Rivière-du-Loup CA	3.4 c	++	1.4 a	1.7 b	1.7 a	1.9 a	1.7 a	1.6 a	1.8 a	2.3 a

¹The 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)

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

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

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

Centre	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
Alma CA	7.1 a	6.9 c	4.7 a	12.7 a	2.9 a	1.9 a	0.9 a	0.6 a	2.9 a	4.1 a
Zone 1 - Alma South	8.7 a	8.3 c	4.2 a	21.1 a	2.3 a	2.4 a	0.5 a	0.5 a	2.5 a	6.1 a
Zone 2 - Alma North	0.0 a	0.0 a	5.1 a	2.7 a	3.5 a	1.3 a	1.2 a	0.6 a	3.4 a	1.5 a
Dolbeau-Mistassini CA	11.1 a	**	6.8 a	8.7 b	3.3 a	3.1 c	1.1 a	5.1 d	4.0 a	4.9 b
Zone 1 - Dolbeau	7.1 a	8.1 a	5.9 b	8.0 a	2.6 a	2.5 b	1.7 a	5.8 d	3.4 a	4.7 b
Zone 2 - Mistassini	**	**	9.4 a	**	4.6 a	4.4 c	0.0 a	**	5.1 a	5.3 c
Roberval City	0.0 a	0.0 a	6.9 a	4.4 a	1.9 a	1.0 a	1.3 a	2.6 a	2.9 a	2.0 a
Saint-Félicien City	12.2 a	9.1 a	0.9 a	1.0 a	3.8 a	4.1 a	2.6 a	3.3 b	3.5 a	3.7 a

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

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

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

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

Centre	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
Alma CA	289 a	315 a	366 a	361 a	421 a	435 a	462 a	470 a	418 a	431 a
Zone 1 - Alma South	296 a	316 a	350 a	357 a	434 a	458 a	468 a	479 a	423 a	444 a
Zone 2 - Alma North	269 a	**	382 a	368 a	405 a	406 a	457 a	460 a	412 a	414 a
Dolbeau-Mistassini CA	273 b	269 b	336 a	331 b	399 a	416 a	455 a	471 a	393 a	407 a
Zone 1 - Dolbeau	284 b	279 b	342 a	335 b	423 a	432 a	473 a	497 a	412 a	422 a
Zone 2 - Mistassini	**	**	325 b	322 c	368 a	383 a	421 a	418 a	366 a	376 a
Roberval City	n/u	**	345 a	353 a	423 a	427 a	494 a	508 a	415 a	423 a
Saint-Félicien City	329 a	327 a	355 a	363 a	407 a	426 a	484 a	501 a	403 a	416 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

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

I.1.3_7 Number of Private Apartment Units Vacant and Universe in October 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	2 ^c	29	51 ^a	401	20 ^a	1,059	2 ^a	364	75 ^a	1,854
Zone 1 - Alma South	2 ^c	24	46 ^a	218	14 ^a	590	1 ^a	196	63 ^a	1,029
Zone 2 - Alma North	0 ^a	5	5 ^a	183	6 ^a	469	1 ^a	168	12 ^a	825
Dolbeau-Mistassini CA	**	17	13 ^b	151	11 ^c	361	4 ^d	87	30 ^b	616
Zone 1 - Dolbeau	1 ^a	14	10 ^a	119	6 ^b	235	3 ^d	56	20 ^b	424
Zone 2 - Mistassini	**	**	**	32	5 ^c	126	**	31	10 ^c	192
Roberval City	0 ^a	9	5 ^a	113	3 ^a	310	2 ^a	78	10 ^a	510
Saint-Félicien City	3 ^a	33	1 ^a	105	12 ^a	293	2 ^b	61	18 ^a	492

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

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I.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	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Alma CA	7.1 ^a	6.9 ^c	4.7 ^a	12.7 ^a	3.2 ^a	2.3 ^a	1.1 ^a	1.4 ^a	3.1 ^a	4.4 ^a
Zone 1 - Alma South	8.7 ^a	8.3 ^c	4.2 ^a	21.1 ^a	2.7 ^a	2.6 ^a	1.1 ^a	1.6 ^a	2.8 ^a	6.4 ^a
Zone 2 - Alma North	0.0 ^a	0.0 ^a	5.1 ^a	2.7 ^a	3.7 ^a	1.9 ^a	1.2 ^a	1.2 ^a	3.5 ^a	1.9 ^a
Dolbeau-Mistassini CA	11.1 ^a	**	8.3 ^a	8.7 ^b	4.1 ^a	3.1 ^c	1.1 ^a	5.1 ^d	4.8 ^a	4.9 ^b
Zone 1 - Dolbeau	7.1 ^a	8.1 ^a	5.9 ^b	8.0 ^a	3.9 ^a	2.5 ^b	1.7 ^a	5.8 ^d	4.2 ^a	4.7 ^b
Zone 2 - Mistassini	**	**	15.6 ^a	**	4.6 ^a	4.4 ^c	0.0 ^a	**	6.1 ^a	5.3 ^c
Roberval City	0.0 ^a	0.0 ^a	6.9 ^a	4.4 ^a	1.9 ^a	1.0 ^a	1.3 ^a	2.6 ^a	2.9 ^a	2.0 ^a
Saint-Félicien City	12.2 ^a	9.1 ^a	0.9 ^a	1.0 ^a	3.8 ^a	4.1 ^a	2.6 ^a	3.3 ^b	3.5 ^a	3.7 ^a

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

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

1.1.5_7 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07								
	Alma CA	++	**	++	3.5 d	1.0 a	2.9 a	3.1 c	2.1 c	1.9 b
Zone 1 - Alma South	++	**	**	3.3 d	1.0 a	3.5 b	2.5 c	1.8 b	1.7 b	3.3 b
Zone 2 - Alma North	0.0 b	**	++	**	1.0 a	2.2 b	3.8 c	**	2.0 c	1.4 d
Dolbeau-Mistassini CA	**	**	**	++	3.0 c	3.8 d	13.4 d	4.8 c	4.3 d	3.1 c
Zone 1 - Dolbeau	**	**	++	**	**	5.1 d	**	6.3 c	3.5 d	4.3 c
Zone 2 - Mistassini	**	**	12.8 d	**	3.6 d	**	**	**	5.9 c	++
Roberval City	n/u	**	1.8 a	1.8 a	2.1 a	1.2 a	6.6 a	3.2 a	2.2 a	1.8 a
Saint-Félicien City	**	**	4.7 b	1.1 d	1.5 c	3.7 b	++	10.1 c	2.1 b	2.9 a

¹The 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

1.1.1_8 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	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
Joliette CA	5.4 b	8.6 a	2.9 a	5.7 a	1.5 c	1.3 a	2.2 c	2.8 c	2.3 a	3.1 b
Joliette	5.2 b	9.2 a	2.5 b	7.0 a	1.9 c	1.6 b	2.7 c	2.8 c	2.6 a	4.2 a
St-Charles-Borromée/N.-D.-des-Pr	**	**	3.8 b	2.7 c	1.1 a	1.0 d	1.4 d	**	1.8 b	1.6 c
Lachute CA	3.3 a	4.7 a	0.3 a	1.9 a	2.3 a	2.3 a	0.8 a	1.5 a	1.7 a	2.2 a
Saint-Lin-des-Laurentides City	0.0 a	**	1.6 a	0.0 b	1.0 a	1.0 a	1.9 a	2.3 c	1.2 a	0.9 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)

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07								
Joliette CA	387 ^a	384 ^a	423 ^a	428 ^a	489 ^a	531 ^a	550 ^a	575 ^a	475 ^a	512 ^a
Joliette	392 ^a	386 ^a	418 ^a	430 ^a	488 ^a	507 ^a	574 ^a	592 ^a	470 ^a	495 ^a
St-Charles-Borromée/N.-D.-des-Pr	**	347 ^c	434 ^b	423 ^a	490 ^a	552 ^a	522 ^a	545 ^a	481 ^a	535 ^a
Lachute CA	338 ^b	353 ^a	366 ^a	386 ^a	435 ^a	468 ^a	502 ^a	520 ^a	409 ^a	449 ^a
Saint-Lin-des-Laurentides City	**	**	407 ^a	412 ^a	509 ^a	521 ^a	559 ^a	560 ^a	496 ^a	504 ^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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I.1.3_8 Number of Private Apartment Units Vacant and Universe in October 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	34 ^a	399	67 ^a	1,176	34 ^a	2,660	23 ^c	828	158 ^b	5,063
Joliette	33 ^a	357	57 ^a	811	21 ^b	1,295	14 ^c	511	125 ^a	2,974
St-Charles-Borromée/N.-D.-des-Pr	**	42	10 ^c	365	13 ^d	1,366	**	317	33 ^c	2,089
Lachute CA	3 ^a	64	5 ^a	267	9 ^a	400	2 ^a	130	19 ^a	861
Saint-Lin-des-Laurentides City	**	**	0 ^b	66	2 ^a	214	1 ^c	46	3 ^a	333

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

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

I.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	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Joliette CA	6.2 b	8.6 a	2.9 a	5.7 a	1.6 b	1.3 a	2.2 c	2.9 c	2.3 a	3.1 b
Joliette	6.1 b	9.2 a	2.5 b	7.0 a	2.0 c	1.6 b	2.7 c	3.0 c	2.7 a	4.2 a
St-Charles-Borromée/N.-D.-des-Pr	**	**	3.8 b	2.7 c	1.1 a	1.0 d	1.4 d	**	1.8 b	1.6 c
Lachute CA	3.3 a	4.7 a	1.0 a	2.2 a	2.3 a	3.0 a	0.8 a	3.1 a	1.9 a	2.9 a
Saint-Lin-des-Laurentides City	0.0 a	**	1.6 a	0.0 b	1.5 a	3.4 a	3.8 a	2.3 c	1.8 a	2.5 a

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

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I.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07								
	Joliette CA	**	++	++	3.3 d	**	2.9 c	3.4 d	++	**
Joliette	**	++	++	2.8 c	**	**	++	++	**	1.9 c
St-Charles-Borromée/N.-D.-des-Pr	**	**	++	**	++	4.5 d	4.3 d	5.1 d	++	4.7 c
Lachute CA	**	**	++	2.7 c	5.0 b	4.6 b	++	2.3 b	4.9 c	3.7 b
Saint-Lin-des-Laurentides City	**	**	++	5.7 b	2.8 b	2.8 a	++	++	3.5 c	2.4 b

¹The 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:

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

1.1.1_9 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Montérégie

Centre	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
Cowansville CA	1.4 a	6.2 a	0.6 a	4.1 a	0.8 a	1.9 a	0.0 b	1.2 a	0.6 a	2.6 a
Granby CA	10.7 c	10.5 d	2.6 b	0.8 a	1.6 c	0.7 b	0.0 c	0.4 b	2.3 b	1.7 b
Saint-Hyacinthe CA	3.5 d	5.5 c	2.3 c	3.8 c	1.4 a	1.7 c	**	1.3 d	1.8 c	2.3 b
Saint-Jean-sur-Richelieu CA	**	**	1.0 d	1.6 c	0.6 a	0.6 a	0.3 b	1.0 d	0.7 a	0.9 a
Zone 1 - Saint-Jean	**	**	0.6 b	1.6 c	0.7 a	0.7 a	0.3 b	1.2 d	0.7 a	1.0 a
Zone 2 - Iberville	n/s	n/u	**	2.2 c	0.0 b	0.8 a	**	0.0 c	0.9 d	0.8 a
Zone 3 - Saint-Luc	n/s	n/s	n/s	n/s	0.7 b	0.0 c	0.0 c	0.6 b	0.4 b	0.2 b
Salaberry-de-Valleyfield CA	2.1 c	0.5 a	3.2 d	2.1 c	1.3 a	1.5 a	**	1.5 d	2.0 b	1.6 b
Sorel-Tracy CA	8.1 a	7.7 c	5.4 a	9.9 a	1.9 a	2.1 a	1.4 a	0.6 a	2.8 a	4.0 a
Zone 1 - Sorel	12.8 a	10.3 a	8.0 a	18.3 a	2.7 a	2.9 a	1.6 b	0.0 a	3.9 a	6.4 a
Zone 2 - Peripheral Sectors	5.5 a	1.8 b	3.1 a	3.2 a	0.6 a	1.2 a	1.4 a	0.7 a	1.6 a	1.6 a

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

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

1.1.2_9 Private Apartment Average Rents (\$) by Bedroom Type Québec – Montérégie

Centre	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
Cowansville CA	386 a	341 a	398 a	393 a	489 a	490 a	479 a	506 a	459 a	463 a
Granby CA	336 b	357 a	439 a	418 a	531 a	510 a	562 a	562 a	503 a	481 a
Saint-Hyacinthe CA	374 a	385 a	413 a	432 a	505 a	537 a	580 a	604 a	480 a	517 a
Saint-Jean-sur-Richelieu CA	399 c	397 b	410 a	448 a	529 a	528 a	560 a	600 a	512 a	529 a
Zone 1 - Saint-Jean	399 c	397 b	410 a	450 a	512 a	529 a	541 a	587 a	493 a	521 a
Zone 2 - Iberville	n/s	n/u	408 b	407 b	533 a	498 a	506 a	542 c	517 a	499 a
Zone 3 - Saint-Luc	n/s	n/s	n/s	n/s	621 b	551 a	634 b	666 b	627 a	600 a
Salaberry-de-Valleyfield CA	357 a	403 a	400 a	449 a	467 a	492 a	512 a	519 a	443 a	478 a
Sorel-Tracy CA	296 a	304 b	373 a	382 a	436 a	447 a	499 a	508 a	426 a	439 a
Zone 1 - Sorel	298 a	345 b	364 a	386 a	439 a	462 a	504 a	509 a	427 a	452 a
Zone 2 - Peripheral Sectors	295 a	299 b	380 a	379 a	430 a	426 a	497 a	508 a	426 a	426 a

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

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

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

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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 October 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	6 a	97	20 a	487	16 a	859	4 a	345	46 a	1,788
Granby CA	77 d	729	15 a	1,927	30 b	4,132	3 b	708	125 b	7,496
Saint-Hyacinthe CA	24 c	434	57 c	1,506	60 c	3,617	15 d	1,160	156 b	6,717
Saint-Jean-sur-Richelieu CA	**	320	25 c	1,508	29 a	4,783	19 d	1,887	76 a	8,498
Zone 1 - Saint-Jean	**	320	22 c	1,397	25 a	3,513	17 d	1,371	68 a	6,601
Zone 2 - Iberville	n/u	n/u	2 c	111	4 a	545	0 c	154	6 a	809
Zone 3 - Saint-Luc	n/s	n/s	n/s	n/s	0 c	726	2 b	362	2 b	1,088
Salaberry-de-Valleyfield CA	1 a	190	13 c	617	15 a	973	5 d	311	33 b	2,091
Sorel-Tracy CA	14 c	181	61 a	620	36 a	1,705	2 a	344	114 a	2,849
Zone 1 - Sorel	13 a	126	50 a	274	27 a	946	0 a	60	90 a	1,406
Zone 2 - Peripheral Sectors	1 b	54	11 a	346	9 a	759	2 a	283	23 a	1,443

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

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

Centre	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
Cowansville CA	1.4 a	6.2 a	0.6 a	4.3 a	1.0 a	2.2 a	0.0 b	2.6 a	0.7 a	3.1 a
Granby CA	**	11.2 d	3.4 c	0.8 a	2.3 c	1.1 d	0.3 b	0.5 b	3.3 c	1.9 b
Saint-Hyacinthe CA	3.5 d	5.5 c	2.5 c	4.0 c	1.4 a	2.1 c	**	**	1.9 c	2.7 b
Saint-Jean-sur-Richelieu CA	2.6 c	**	1.4 a	1.8 c	1.5 c	1.2 a	0.4 b	1.0 d	1.3 a	1.3 a
Zone 1 - Saint-Jean	2.6 c	**	1.1 d	1.8 c	1.3 a	1.5 a	0.5 b	1.2 d	1.2 a	1.5 a
Zone 2 - Iberville	n/s	n/u	**	2.2 c	1.9 c	0.8 a	**	0.0 c	2.2 c	0.8 a
Zone 3 - Saint-Luc	n/s	n/s	n/s	n/s	**	0.2 b	0.0 c	**	1.4 d	0.4 b
Salaberry-de-Valleyfield CA	2.1 c	0.5 a	4.2 d	2.1 c	1.3 a	1.5 a	**	1.5 d	2.4 b	1.6 b
Sorel-Tracy CA	8.1 a	7.7 c	5.4 a	10.0 a	1.9 a	2.3 a	1.4 a	0.6 a	2.8 a	4.1 a
Zone 1 - Sorel	12.8 a	10.3 a	8.0 a	18.6 a	2.7 a	3.0 a	1.6 b	0.0 a	3.9 a	6.6 a
Zone 2 - Peripheral Sectors	5.5 a	1.8 b	3.1 a	3.2 a	0.6 a	1.3 a	1.4 a	0.7 a	1.6 a	1.7 a

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

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

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

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

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

1.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Montréal

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07								
	Cowansville CA	**	++	**	++	**	3.7 b	++	9.7 b	3.1 d
Granby CA	++	**	2.6 c	3.4 c	2.1 c	4.0 b	2.5 c	3.6 d	2.6 c	4.0 b
Saint-Hyacinthe CA	++	4.3 c	++	5.7 d	1.2 d	3.9 d	++	2.5 c	1.6 c	3.9 c
Saint-Jean-sur-Richelieu CA	++	++	5.0 d	5.4 c	**	3.9 c	**	3.5 c	5.9 d	3.8 c
Zone 1 - Saint-Jean	++	++	5.2 d	5.5 c	**	4.2 c	++	3.6 d	**	4.2 c
Zone 2 - Iberville	**	n/u	**	**	**	2.6 c	**	**	++	2.6 c
Zone 3 - Saint-Luc	**	**	**	**	++	**	**	2.2 c	**	**
Salaberry-de-Valleyfield CA	**	**	6.6 c	4.7 c	4.2 d	5.2 b	**	**	4.2 c	6.4 b
Sorel-Tracy CA	2.3 a	**	-0.8 d	4.5 b	2.4 a	4.0 a	2.2 b	6.0 a	2.1 a	3.8 a
Zone 1 - Sorel	**	**	**	**	2.8 b	4.5 b	++	5.7 a	2.7 b	4.8 b
Zone 2 - Peripheral Sectors	1.6 a	**	-2.7 c	3.5 a	1.9 b	3.3 b	2.0 b	6.1 a	1.5 a	2.8 a

¹The 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)

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++ 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

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

Centre	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
La Tuque CA	7.7 a	8.0 a	17.5 a	15.8 a	7.8 a	8.8 a	3.5 a	4.1 a	9.9 a	9.9 a
Shawinigan CA	**	8.4 b	6.6 c	11.6 c	3.2 c	4.2 b	2.8 c	3.8 c	3.8 b	5.7 a
Zone 1-Downtown	0.0 d	14.0 d	**	**	2.0 c	3.1 d	**	1.4 a	3.4 c	4.7 c
Zone 2-Northeastern Sector	**	**	**	**	5.8 c	6.5 c	3.8 d	5.5 c	5.6 c	6.3 b
Zone 3-Shawinigan-Sud	**	3.3 b	4.7 d	16.8 a	0.8 d	1.1 a	**	**	1.8 c	6.8 b
Zone 4-Grand-Mère/Saint-Georges	**	14.9 a	**	7.0 c	0.5 b	2.7 c	3.5 d	3.8 d	2.4 b	4.0 c

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

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

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

Centre	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
La Tuque CA	300 a	321 a	321 a	341 a	378 a	388 a	440 a	450 a	370 a	387 a
Shawinigan CA	296 b	289 b	329 a	332 a	365 a	371 a	395 a	407 a	366 a	373 a
Zone 1-Downtown	313 d	295 b	321 a	312 a	357 a	363 a	374 a	360 a	354 a	348 a
Zone 2-Northeastern Sector	288 b	283 a	332 a	341 a	341 a	347 a	397 a	412 a	355 a	364 a
Zone 3-Shawinigan-Sud	303 b	**	340 a	341 a	404 a	419 a	403 a	439 a	386 a	403 a
Zone 4-Grand-Mère/Saint-Georges	**	288 b	318 a	328 a	388 a	388 a	413 a	424 a	379 a	385 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

I.1.3_10 Number of Private Apartment Units Vacant and Universe in October 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	25	35 a	222	31 a	352	6 a	145	74 a	744
Shawinigan CA	11 b	134	112 c	969	99 b	2,365	50 c	1,331	273 a	4,799
Zone 1-Downtown	5 d	39	**	174	11 d	337	4 a	321	41 c	871
Zone 2-Northeastern Sector	**	17	**	258	70 c	1,084	28 c	512	118 b	1,871
Zone 3-Shawinigan-Sud	2 b	61	62 a	367	5 a	460	**	252	77 b	1,141
Zone 4-Grand-Mère/Saint-Georges	3 a	17	12 c	170	13 c	483	9 d	245	37 c	916

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

1.1.4_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie

Centre	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
La Tuque CA	7.7 a	8.0 a	21.1 a	17.1 a	10.4 a	9.7 a	3.5 a	4.8 a	12.1 a	10.9 a
Shawinigan CA	**	8.4 b	6.8 c	11.6 c	3.3 c	4.2 b	3.1 d	3.9 c	4.0 b	5.7 a
Zone 1-Downtown	0.0 d	14.0 d	**	**	2.0 c	3.1 d	**	1.4 a	3.4 c	4.7 c
Zone 2-Northeastern Sector	**	**	**	**	5.8 c	6.5 c	3.8 d	5.5 c	5.6 c	6.3 b
Zone 3-Shawinigan-Sud	**	3.3 b	4.7 d	16.8 a	0.8 d	1.1 a	**	**	1.8 c	6.8 b
Zone 4-Grand-Mère/Saint-Georges	**	14.9 a	**	7.0 c	1.0 a	2.9 c	5.3 d	4.3 d	3.3 c	4.3 c

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

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

1.1.5_10 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07								
	La Tuque CA	2.4 a	3.2 a	0.6 a	3.8 a	1.3 a	2.1 a	1.5 a	1.6 a	1.1 a
Shawinigan CA	**	**	6.3 c	2.9 c	2.3 c	2.5 c	3.2 c	**	3.0 b	1.8 c
Zone 1-Downtown	**	**	++	3.9 d	++	**	5.0 d	++	2.5 c	++
Zone 2-Northeastern Sector	**	**	10.5 d	3.3 d	2.4 c	3.0 c	++	3.4 d	2.7 c	2.9 b
Zone 3-Shawinigan-Sud	**	**	4.6 d	4.2 d	2.5 c	++	2.6 c	++	3.4 c	++
Zone 4-Grand-Mère/Saint-Georges	**	**	**	++	2.7 c	++	4.8 d	++	3.5 d	++

¹The 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:

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

4.1.1* Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Québec - October 2007

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-06	Oct-07	Oct-06	Oct-07
Montréal CMA	2.8 a	3.8 a	2.7 a	2.9 a
Québec CMA	1.2 a	2.4 a	1.5 a	1.2 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

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

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

4.1.2* Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Québec - October 2007

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Montréal CMA	**	490 a	872 c	581 a	1,082 c	647 a	1,386 c	806 a
Québec CMA	n/s	455 a	676 c	547 a	945 c	641 a	**	755 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

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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) ($7.5 < cv \leq 10$)

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

4.1.3* Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Québec - October 2007

Condo Sub Area	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
Montréal CMA	**	**	911 d	872 c	1,020 c	1,082 c	1,146 d	1,386 c	1,045 b	1,054 b
Québec CMA	**	n/s	**	676 c	844 c	945 c	1,004 c	**	848 b	852 c

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

4.3.1* Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Québec - October 2007

Condo Sub Area	Condominium Universe		Rental Units		Percentage of Units in Rental		Vacancy Rate	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Montréal CMA	82,327	88,488	6,670 a	7,959 a	8.1 a	9.0 a	2.8 a	3.8 a
Québec CMA	18,293	18,526	1,410 a	1,701 a	7.7 a	9.2 a	1.2 a	2.4 a

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

5.1* Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Québec - October 2007

	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
Montréal CMA										
Single Detached	n/s	n/s	**	**	626 ^d	**	**	918 ^d	554 ^d	635 ^d
Semi detached, Row and Duplex	n/s	**	456 ^c	510 ^c	643 ^b	600 ^a	698 ^b	743 ^b	606 ^b	613 ^a
Other-Primarily Accessory Suites	n/s	n/s	451 ^c	484 ^b	550 ^b	583 ^b	679 ^c	767 ^c	540 ^b	568 ^b
Total	n/s	**	439 ^b	488 ^b	597 ^b	602 ^a	707 ^b	758 ^a	573 ^a	601 ^a
Québec CMA										
Single Detached	n/a	n/s	n/a	**	n/a	586 ^c	n/a	**	n/a	636 ^c
Semi detached, Row and Duplex	n/a	n/s	n/a	**	n/a	632 ^c	n/a	639 ^b	n/a	595 ^b
Other-Primarily Accessory Suites	n/a	n/s	n/a	480 ^d	n/a	500 ^b	n/a	626 ^b	n/a	510 ^b
Total	n/a	**	n/a	486 ^c	n/a	563 ^b	n/a	657 ^b	n/a	559 ^a

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

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) ($7.5 < cv \leq 10$)

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

5.2* Estimated Number of Households in Secondary Rented Units¹ by Dwelling Type Québec - October 2007

	Estimated Number of Secondary Households in Secondary Rented Units ¹	
	Oct-06	Oct-07
Montréal CMA		
Single Detached	18,495 c	14,265 c
Semi detached, Row and Duplex	**	122,911 b
Other-Primarily Accessory Suites	42,809 b	50,792 c
Total	**	187,969 b
Québec CMA		
Single Detached	n/a	4,718 b
Semi detached, Row and Duplex	n/a	11,474 b
Other-Primarily Accessory Suites	n/a	12,715 b
Total	n/a	28,906 a

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

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

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

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

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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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

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