

# RENTAL MARKET REPORT

## Québec Highlights\*



Canada Mortgage and Housing Corporation

Release Date: Fall 2008

Figure 1

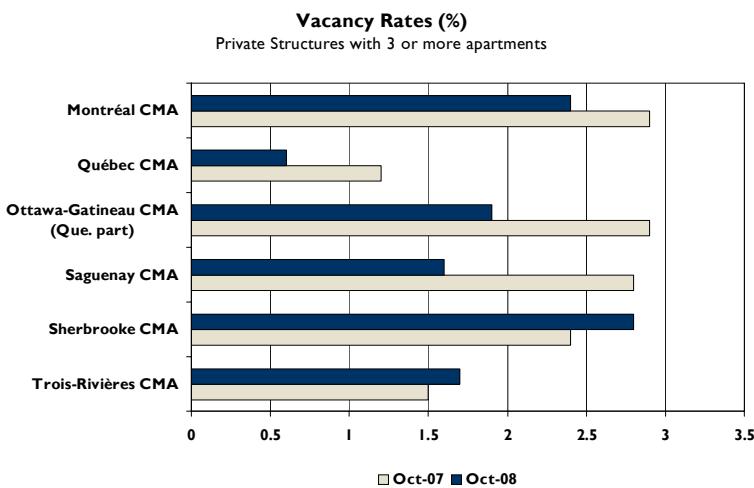
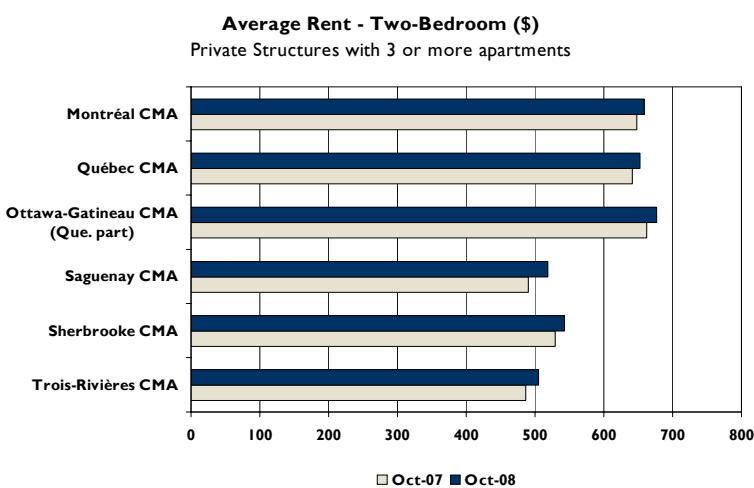


Figure 2



### Highlights

- The vacancy rate in Quebec's urban centres fell to 2.2 per cent in October 2008, compared to 2.6 per cent a year earlier.
- While the overall decrease reflects the conditions observed in most major centres, about half of the urban centres registered increases in their vacancy rates.
- In the vast majority of cases, the changes (whether up or down) were less than 1 percentage point.
- The estimated change in the average rent for the urban centres reached 2.1 per cent in October 2008. Quebec's major centres had among the most affordable rental markets in the country.
- In the Montréal and Québec CMAs, rental condominium market conditions also appear to have tightened in 2008.

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

## Notice to readers

Starting this year, rental apartment structures serving senior clients exclusively will be excluded from the survey. For more information, see the *Technical Notes* section at the end of the report.

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC), the vacancy rate in Quebec's urban centres fell to 2.2 per cent in October 2008, compared to 2.6 per cent a year earlier. While the overall decrease reflects the conditions observed in most major centres, about half of the urban centres registered increases in their vacancy rates. In general, a sustained demand (resulting from growth in employment and net migration) came up against a stagnant supply of rental housing. That said, in the vast majority of cases, the changes (whether up or down) were less than 1 percentage point.

In the Montréal CMA, the vacancy rate fell to 2.4 per cent in October 2008, for a decrease of 0.5 of a percentage point from the level recorded at the same time in 2007. The strong increase in net migration, the growth in youth employment and the moderate rental housing construction were the main factors that contributed to the tightening of the market. The estimated change in rents charged in existing structures between October 2007 and October 2008 reached 2.1 per cent.

The Québec area rental market also continued to tighten. The vacancy rate there effectively fell from 1.2 per cent in October 2007 to 0.6 per cent in the same month this year. While favourable labour market conditions stimulated demand for rental housing, supply of such dwellings increased much less

rapidly this year. In the CMA, the average rent for two-bedroom units rose by 2 per cent between the October 2007 and October 2008 surveys.

The vacancy rate in the Ottawa-Gatineau CMA (Quebec part) went from 2.9 per cent in October 2007 down to 1.9 per cent in the same month in 2008. This second straight decrease in the vacancy rate was attributable to the positive net migration, which itself resulted from the continued employment growth in the area. Even though the rental market tightened, the increase in the average apartment rent between 2007 and 2008 was below inflation, having been limited to 1 per cent.

In the Sherbrooke CMA, the rental apartment vacancy rate registered another increase. After having gone up by 1.2 percentage points in 2007, to 2.4 per cent, this rate continued to climb and reached 2.8 per cent in 2008. The rise in the vacancy rate in the Sherbrooke CMA in 2008 resulted from a moderating demand, and not a stable supply.

The rental market eased slightly in the Trois-Rivières CMA, as a result of the many rental housing units started in this area. In fact, the vacancy rate reached 1.7 per cent in October 2008, compared to 1.5 per cent a year earlier. However, demand remained vigorous, on account of strong net migration. The estimated change in the average rent for two-bedroom apartments attained 3.0 per cent.

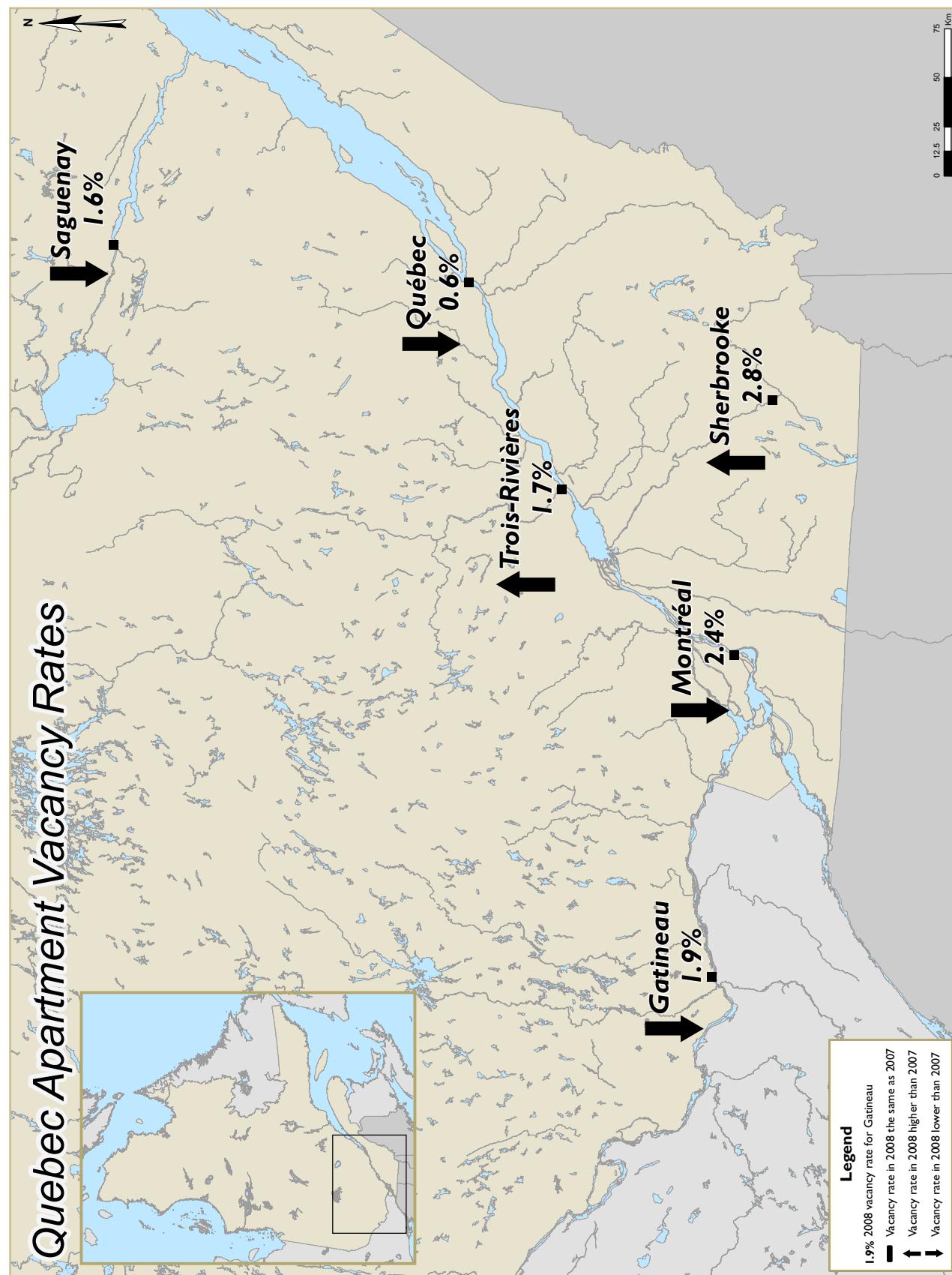
In the Saguenay CMA, the vacancy rate reached 1.6 per cent in October 2008, versus 2.8 per cent in October 2007. The increase in the net migration of the CMA and the limited growth in supply were the main factors that contributed to the tightening of the market. The average rent for two-

bedroom units contained in existing structures rose by 1.5 per cent between the October 2007 and October 2008 surveys.

The results were varied in midsize centres (with 10,000 to 49,999 inhabitants). The tightest markets included Saint-Hyacinthe, where the vacancy rate fell (1.2 per cent, versus 2.3 per cent in 2007), Granby (1.7 per cent), where this rate remained stable, and Saint-Jean-sur-Richelieu (1.9 per cent), where the percentage of vacant apartments decreased by 1 point from the level recorded in the fall of 2007. The proportions of unoccupied units were slightly higher in Drummondville (3.5 per cent) and Shawinigan (5.4 per cent).

On average, the rents charged across Quebec rose by about 2.1 per cent over 2007. The estimated changes in rents varied between 1 per cent and 3 per cent in the CMAs. According to CMHC's affordability indicator, the major urban centres in Quebec still appear to have the most affordable rental markets in the country. The indicator posted gains (showing rising affordability) in the Montréal, Québec and Gatineau areas, while decreases were registered in the Saguenay and Sherbrooke CMAs.

According to the Secondary Rental Market Survey results, 9.4 per cent of the condominiums in the Montréal CMA were rental units in October 2008, while the proportion was over 8.4 per cent in the Québec CMA. Like the traditional rental market, this market would appear to be tighter in 2008, as the vacancy rates for dwellings of this type decreased (from 3.8 per cent to 3.2 per cent in the Montréal area and from 2.4 per cent to 1.3 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.I.I\_I Private Apartment Vacancy Rates (%)  
by Bedroom Type  
Québec – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08								
Ottawa-Gatineau CMA (Que. part)	3.5 c	2.9 c	2.9 b	1.9 b	3.1 b	1.8 a	1.5 c	1.7 c	2.9 a	1.9 a
Montréal CMA	4.8 b	4.6 b	3.4 a	2.8 a	2.3 a	2.1 a	2.2 c	1.2 a	2.9 a	2.4 a
Québec CMA	2.3 b	1.6 b	1.7 a	0.9 a	0.9 a	0.4 a	0.9 a	0.5 a	1.2 a	0.6 a
Saguenay CMA	2.8 c	2.8 c	3.6 b	2.2 c	1.8 b	0.9 a	4.6 c	2.6 c	2.8 a	1.6 a
Sherbrooke CMA	5.2 a	4.9 b	2.9 a	2.8 a	2.0 a	2.5 a	1.4 a	2.8 a	2.4 a	2.8 a
Trois-Rivières CMA	4.0 c	4.3 c	1.8 b	2.3 c	1.1 a	1.2 a	0.8 a	1.4 a	1.5 a	1.7 a
<b>Québec CMAs</b>	<b>4.5 b</b>	<b>4.3 b</b>	<b>3.1 a</b>	<b>2.6 a</b>	<b>2.1 a</b>	<b>1.8 a</b>	<b>1.9 b</b>	<b>1.3 a</b>	<b>2.6 a</b>	<b>2.2 a</b>
<b>Québec CA 50,000-99,999</b>	<b>7.0 b</b>	<b>7.6 c</b>	<b>3.6 b</b>	<b>3.9 b</b>	<b>1.5 a</b>	<b>1.6 a</b>	<b>2.0 b</b>	<b>2.3 b</b>	<b>2.4 a</b>	<b>2.5 a</b>
<b>Québec CA 10,000-49,999</b>	<b>4.0 a</b>	<b>3.7 a</b>	<b>4.2 a</b>	<b>2.9 a</b>	<b>1.9 a</b>	<b>1.8 a</b>	<b>1.6 a</b>	<b>1.5 a</b>	<b>2.6 a</b>	<b>2.2 a</b>
<b>Québec 10,000+</b>	<b>4.6 b</b>	<b>4.4 a</b>	<b>3.2 a</b>	<b>2.6 a</b>	<b>2.1 a</b>	<b>1.8 a</b>	<b>1.9 b</b>	<b>1.4 a</b>	<b>2.6 a</b>	<b>2.2 a</b>

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

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

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

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

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

**I.I.2\_I Private Apartment Average Rents (\$)  
by Bedroom Type  
Québec – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08								
Ottawa-Gatineau CMA (Que. part)	487 a	492 a	565 a	572 a	662 a	677 a	762 a	759 a	642 a	653 a
Montréal CMA	490 a	500 a	581 a	594 a	647 a	659 a	806 a	799 a	632 a	640 a
Québec CMA	455 a	452 a	547 a	558 a	641 a	653 a	755 a	770 a	619 a	630 a
Saguenay CMA	332 a	352 a	405 a	412 a	490 a	518 a	526 a	553 a	471 a	496 a
Sherbrooke CMA	366 a	368 a	424 a	437 a	529 a	543 a	644 a	658 a	514 a	525 a
Trois-Rivières CMA	346 a	360 a	406 a	414 a	487 a	505 a	535 a	553 a	467 a	486 a
<b>Québec CMAs</b>	<b>480 a</b>	<b>489 a</b>	<b>562 a</b>	<b>576 a</b>	<b>634 a</b>	<b>646 a</b>	<b>769 a</b>	<b>768 a</b>	<b>617 a</b>	<b>627 a</b>
<b>Québec CA 50,000-99,999</b>	<b>361 a</b>	<b>380 a</b>	<b>419 a</b>	<b>444 a</b>	<b>496 a</b>	<b>518 a</b>	<b>548 a</b>	<b>571 a</b>	<b>483 a</b>	<b>507 a</b>
<b>Québec CA 10,000-49,999</b>	<b>354 a</b>	<b>362 a</b>	<b>403 a</b>	<b>413 a</b>	<b>482 a</b>	<b>494 a</b>	<b>532 a</b>	<b>548 a</b>	<b>463 a</b>	<b>475 a</b>
<b>Québec 10,000+</b>	<b>469 a</b>	<b>479 a</b>	<b>548 a</b>	<b>562 a</b>	<b>616 a</b>	<b>628 a</b>	<b>734 a</b>	<b>734 a</b>	<b>601 a</b>	<b>610 a</b>

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

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

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

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**I.I.3\_I Number of Private Apartment Units Vacant and Universe in October 2008  
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)	25 c	875	91 b	4,885	197 a	10,835	46 c	2,662	360 a	19,258
Montréal CMA	2,005 b	44,062	3,889 a	137,453	4,316 a	210,195	678 a	57,139	10,888 a	448,848
Québec CMA	66 b	4,060	173 a	19,948	144 a	36,757	50 a	9,976	433 a	70,740
Saguenay CMA	6 c	215	42 c	1,898	38 a	4,239	34 c	1,323	121 a	7,675
Sherbrooke CMA	114 b	2,338	202 a	7,290	391 a	15,620	157 a	5,594	864 a	30,842
Trois-Rivières CMA	30 c	707	102 c	4,475	91 a	7,296	49 a	3,443	273 a	15,920
<b>Québec CMAs</b>	<b>2,247 b</b>	<b>52,257</b>	<b>4,499 a</b>	<b>175,948</b>	<b>5,177 a</b>	<b>284,941</b>	<b>1,015 a</b>	<b>80,137</b>	<b>12,938 a</b>	<b>593,283</b>
<b>Québec CA 50,000-99,999</b>	<b>127 c</b>	<b>1,674</b>	<b>292 b</b>	<b>7,501</b>	<b>266 a</b>	<b>17,050</b>	<b>170 b</b>	<b>7,429</b>	<b>855 a</b>	<b>33,653</b>
<b>Québec CA 10,000-49,999</b>	<b>120 a</b>	<b>3,199</b>	<b>331 a</b>	<b>11,345</b>	<b>430 a</b>	<b>23,643</b>	<b>114 a</b>	<b>7,710</b>	<b>996 a</b>	<b>45,898</b>
<b>Québec 10,000+</b>	<b>2,494 a</b>	<b>57,130</b>	<b>5,123 a</b>	<b>194,795</b>	<b>5,874 a</b>	<b>325,634</b>	<b>1,299 a</b>	<b>95,276</b>	<b>14,790 a</b>	<b>672,834</b>

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**I.I.4\_I Private Apartment Availability Rates (%)  
by Bedroom Type  
Québec – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08								
Ottawa-Gatineau CMA (Que. part)	4.8 c	4.5 d	3.2 c	2.5 b	3.6 b	2.2 a	1.6 c	2.3 c	3.3 b	2.4 a
Montréal CMA	5.6 b	5.3 b	4.3 a	3.6 a	2.9 a	2.6 a	2.6 b	2.0 b	3.6 a	3.1 a
Québec CMA	3.1 b	3.1 c	2.1 a	1.5 a	1.3 a	0.8 a	1.4 a	1.4 a	1.7 a	1.2 a
Saguenay CMA	3.9 d	2.8 c	4.5 b	2.8 b	2.0 b	1.5 b	5.6 c	3.3 d	3.4 b	2.2 a
Sherbrooke CMA	5.6 a	5.0 b	3.1 b	2.9 a	2.2 a	2.6 a	1.7 b	3.0 a	2.6 a	2.9 a
Trois-Rivières CMA	5.0 c	4.5 c	2.2 a	2.7 b	1.8 b	1.7 b	1.8 c	2.0 c	2.1 a	2.1 a
<b>Québec CMAs</b>	<b>5.3 b</b>	<b>5.1 a</b>	<b>3.9 a</b>	<b>3.2 a</b>	<b>2.7 a</b>	<b>2.3 a</b>	<b>2.4 b</b>	<b>2.0 a</b>	<b>3.3 a</b>	<b>2.8 a</b>
<b>Québec CA 50,000-99,999</b>	<b>7.4 b</b>	<b>8.0 c</b>	<b>3.8 b</b>	<b>4.8 b</b>	<b>1.9 a</b>	<b>2.2 a</b>	<b>2.4 b</b>	<b>2.6 b</b>	<b>2.7 a</b>	<b>3.1 a</b>
<b>Québec CA 10,000-49,999</b>	<b>4.3 a</b>	<b>4.5 a</b>	<b>4.4 a</b>	<b>3.7 a</b>	<b>2.2 a</b>	<b>2.4 a</b>	<b>2.0 a</b>	<b>1.8 a</b>	<b>2.9 a</b>	<b>2.8 a</b>
<b>Québec 10,000+</b>	<b>5.3 a</b>	<b>5.1 a</b>	<b>3.9 a</b>	<b>3.3 a</b>	<b>2.6 a</b>	<b>2.3 a</b>	<b>2.4 b</b>	<b>2.0 a</b>	<b>3.2 a</b>	<b>2.8 a</b>

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**I.1.5\_I Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup>**  
**by Bedroom Type**  
**Québec – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 Oct-08								
Ottawa-Gatineau CMA (Que. part)	++	**	1.9 b	1.0 d	1.4 a	0.8 d	1.7 c	++	1.4 a	1.0 a
Montréal CMA	2.0 c	2.5 b	2.5 b	2.4 b	2.3 a	2.1 b	1.5 d	3.0 c	2.3 a	2.1 b
Québec CMA	2.3 c	++	2.6 b	1.6 b	2.7 a	2.0 b	2.7 b	2.1 c	2.6 a	1.7 b
Saguenay CMA	**	++	5.5 c	++	6.6 c	1.5 d	10.9 c	++	5.7 b	1.5 a
Sherbrooke CMA	3.5 c	2.2 c	2.5 b	4.2 c	3.4 b	2.0 b	3.5 b	1.5 c	3.4 b	2.1 b
Trois-Rivières CMA	6.7 b	3.6 d	3.9 c	1.6 c	4.4 b	3.0 b	3.1 c	2.8 b	3.9 b	3.0 b
<b>Québec CMAs</b>	<b>2.1 b</b>	<b>2.3 b</b>	<b>2.5 a</b>	<b>2.3 b</b>	<b>2.5 a</b>	<b>2.1 a</b>	<b>2.1 b</b>	<b>2.5 c</b>	<b>2.5 a</b>	<b>2.0 a</b>
<b>Québec CA 50,000-99,999</b>	<b>3.9 c</b>	<b>**</b>	<b>3.9 b</b>	<b>2.2 b</b>	<b>3.4 b</b>	<b>2.2 b</b>	<b>2.7 b</b>	<b>3.2 c</b>	<b>3.1 b</b>	<b>2.6 a</b>
<b>Québec CA 10,000-49,999</b>	<b>3.6 c</b>	<b>2.2 b</b>	<b>2.6 a</b>	<b>2.1 a</b>	<b>2.6 a</b>	<b>2.4 a</b>	<b>2.6 a</b>	<b>2.3 a</b>	<b>2.7 a</b>	<b>2.4 a</b>
<b>Québec 10,000+</b>	<b>2.2 b</b>	<b>2.3 b</b>	<b>2.6 a</b>	<b>2.3 a</b>	<b>2.5 a</b>	<b>2.1 a</b>	<b>2.2 b</b>	<b>2.6 b</b>	<b>2.5 a</b>	<b>2.1 a</b>

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

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\*\* 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

**I.I.1\_2 Private Apartment Vacancy Rates (%)**  
**by Bedroom Type**  
**Québec – Abitibi-Témiscamingue**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Amos CA	6.4 c	2.3 b	2.9 a	0.9 a	0.9 a	0.8 a	0.8 a	1.4 a	1.7 a	1.0 a
Rouyn-Noranda CA	2.4 a	0.3 a	1.0 a	1.4 a	0.4 a	0.1 a	1.0 a	0.5 a	0.8 a	0.5 a
Val d'Or	0.9 a	0.4 a	0.2 a	0.5 a	0.0 b	0.1 a	0.0 a	0.0 b	0.1 a	0.2 a

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

**I.I.2\_2 Private Apartment Average Rents (\$)**  
**by Bedroom Type**  
**Québec – Abitibi-Témiscamingue**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08										
Amos CA	302	a	356	b	342	a	366	a	436	a	453	a	499	a	510	a	420	a	444	a
Rouyn-Noranda CA	323	a	338	a	385	a	394	a	468	a	483	a	549	a	569	a	443	a	456	a
Val d'Or	351	a	374	a	375	a	389	a	454	a	466	a	534	a	543	a	446	a	462	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.I.3\_2 Number of Private Apartment Units Vacant and Universe in October 2008**  
**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	1	b	46	2	a	227	4	a	484	3	a	226	10	a	983
Rouyn-Noranda CA	1	a	321	10	a	730	1	a	1,379	2	a	398	14	a	2,827
Val d'Or	1	a	245	3	a	562	1	a	955	0	b	619	5	a	2,382

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

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

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

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

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

### I.1.4\_2 Private Apartment Availability Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Amos CA	8.0 c	11.3 c	3.3 b	2.2 a	1.5 a	1.9 a	1.1 a	2.3 a	2.2 a	2.5 a
Rouyn-Noranda CA	2.7 a	0.3 a	1.6 a	1.4 a	0.5 a	0.1 a	1.3 a	0.5 a	1.1 a	0.5 a
Val d'Or	1.8 a	1.4 a	0.7 a	1.2 a	0.0 b	0.1 a	0.2 a	0.2 a	0.4 a	0.5 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.1.5\_2 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08								
Amos CA	**	**	2.1 b	4.7 b	2.5 a	1.7 a	1.7 a	2.0 a	1.4 a	3.3 a
Rouyn-Noranda CA	3.2 d	7.5 a	2.2 b	3.4 b	2.6 a	4.3 b	1.4 d	**	2.2 a	3.9 a
Val d'Or	6.8 a	++	0.9 a	2.5 a	++	2.4 a	0.7 a	1.0 a	1.0 a	2.5 a

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

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

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

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

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)  
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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

**I.I.I\_3 Private Apartment Vacancy Rates (%)  
by Bedroom Type  
Québec – Centre du Québec et Estrie**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Drummondville CA	6.3 b	8.4 c	4.0 c	5.8 b	1.4 a	1.8 c	2.9 c	2.5 c	2.8 a	3.5 b
Zone 1-Drummondville	6.3 b	8.5 c	4.0 c	5.8 b	1.4 a	1.8 c	2.6 c	2.5 c	2.7 a	3.5 b
Zone 2-Peripheral Sectors	**	**	**	n/u	1.8 a	1.8 a	8.3 a	2.8 a	5.3 a	2.3 a
Victoriaville CA	5.8 b	7.4 c	6.4 b	4.3 b	3.5 b	4.3 b	4.6 c	2.6 c	4.6 a	4.1 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)

\*\* 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.I.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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Drummondville CA	346 a	366 a	429 a	482 a	481 a	529 a	560 a	568 a	475 a	517 a
Zone 1-Drummondville	346 a	366 a	429 a	482 a	481 a	529 a	565 a	572 a	475 a	517 a
Zone 2-Peripheral Sectors	**	**	n/s	n/u	464 a	480 a	462 a	470 a	461 a	472 a
Victoriaville CA	308 a	308 a	367 a	381 a	460 a	470 a	537 a	555 a	445 a	460 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.I.3\_3 Number of Private Apartment Units Vacant and Universe in October 2008  
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	44 c	525	115 b	1,990	56 c	3,131	47 c	1,891	262 b	7,537
Zone 1-Drummondville	44 c	523	115 b	1,990	55 c	3,075	45 c	1,819	259 b	7,407
Zone 2-Peripheral Sectors	**	**	n/u	n/u	1 a	56	2 a	72	3 a	130
Victoriaville CA	21 c	287	32 b	750	84 b	1,965	23 c	885	161 b	3,887

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.I.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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Drummondville CA	6.9 b	8.4 c	4.1 c	6.9 b	1.9 b	2.5 c	4.0 d	3.3 d	3.3 b	4.3 b
Zone 1-Drummondville	6.9 b	8.5 c	4.1 c	6.9 b	1.9 b	2.5 c	3.7 d	3.3 d	3.3 b	4.3 b
Zone 2-Peripheral Sectors	**	**	**	n/u	1.8 a	1.8 a	11.1 a	5.6 a	6.8 a	3.8 a
Victoriaville CA	5.8 b	7.4 c	6.8 b	4.5 b	3.9 b	5.0 b	5.7 c	2.9 b	5.1 a	4.6 b

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

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

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

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

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

### I.I.5\_3 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 Oct-08								
Drummondville CA	1.8 b	++	2.0 c	++	1.7 c	++	**	0.9 d	1.6 c	++
Zone 1-Drummondville	1.8 b	++	2.0 c	++	1.7 c	++	**	0.9 d	1.6 c	++
Zone 2-Peripheral Sectors	**	**	**	n/u	**	**	3.5 a	1.7 a	2.4 a	2.4 a
Victoriaville CA	++	1.5 d	3.0 c	1.8 c	1.5 d	1.0 d	++	1.2 a	1.8 c	1.6 b

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

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

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

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

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

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

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

### I.I.1\_4 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Montmagny City	3.5 a	**	1.9 a	3.9 b	1.1 a	1.8 a	0.0 b	0.0 b	1.5 a	2.5 a
Saint-Georges CA	**	0.0 c	8.5 a	0.0 b	3.7 a	0.0 b	2.5 a	0.6 b	5.0 a	0.1 a
Sainte-Marie City	7.5 a	12.8 a	4.8 a	2.2 a	4.4 a	2.8 a	1.5 a	3.1 a	4.3 a	3.2 a
Thetford Mines CA	4.9 a	5.2 a	7.7 a	5.3 a	4.4 a	3.6 a	1.1 a	0.6 a	5.0 a	3.7 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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08										
Montmagny City	328	a	329	a	397	a	406	a	489	a	502	a	492	a	505	a	462	a	474	a
Saint-Georges CA	323	a	339	a	372	a	380	a	463	a	468	a	455	a	470	a	439	a	445	a
Sainte-Marie City	321	a	332	a	358	a	364	a	481	a	498	a	517	a	536	a	453	a	471	a
Thetford Mines CA	280	b	280	a	321	a	332	a	374	a	384	a	403	a	416	a	359	a	370	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 2008  
by Bedroom Type  
Québec – Chaudière-Appalaches**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total						
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total					
Montmagny City	**	28	5	b	131	7	a	401	0	b	59	16	a	619	
Saint-Georges CA	0	c	59	0	b	482	0	b	1,283	1	b	188	1	a	2,011
Sainte-Marie City	5	a	39	4	a	181	16	a	562	4	a	127	29	a	909
Thetford Mines CA	4	a	77	16	a	301	18	a	506	1	a	180	39	a	1,064

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

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

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Montmagny City	3.5 a	**	3.1 a	4.7 b	1.3 a	2.3 a	0.0 b	0.0 b	1.9 a	3.0 a
Saint-Georges CA	**	10.5 c	8.5 a	8.6 a	3.9 a	3.1 a	3.5 b	6.1 c	5.2 a	4.9 a
Sainte-Marie City	7.5 a	12.8 a	4.8 a	2.8 a	4.9 a	3.2 a	1.5 a	3.1 a	4.6 a	3.5 a
Thetford Mines CA	4.9 a	6.5 a	7.7 a	5.6 a	4.6 a	4.0 a	1.1 a	0.6 a	5.0 a	4.0 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

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

### I.1.5\_4 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08								
Montmagny City	++	++	2.7 c	2.0 a	0.9 a	2.5 a	1.1 a	3.3 c	1.5 a	2.3 a
Saint-Georges CA	**	**	3.0 d	1.6 c	1.6 a	1.3 a	1.2 a	2.8 b	1.6 a	1.7 a
Sainte-Marie City	++	**	0.7 a	0.6 a	0.9 a	2.5 a	2.4 a	1.6 a	1.4 a	2.0 a
Thetford Mines CA	**	2.4 a	1.4 d	3.7 a	1.9 a	2.7 a	0.9 a	3.4 a	2.0 b	2.4 a

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

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

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

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

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)  
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Baie-Comeau CA	2.4 a	11.5 c	3.2 a	3.5 a	3.1 a	2.1 a	1.3 a	4.6 a	2.8 a	3.5 a
Zone 1 - Secteur Mingan	3.2 a	13.0 c	3.0 a	2.6 a	3.8 a	1.3 a	1.9 a	5.4 b	3.2 a	3.4 b
Zone 2 - Secteur Marquette	0.0 a	5.9 a	3.5 b	4.5 a	2.4 b	2.9 a	0.8 a	3.9 a	2.4 a	3.7 a
Sept-Îles CA	4.0 a	0.5 a	0.8 a	0.7 a	1.1 a	0.9 a	0.9 a	0.7 a	1.3 a	0.8 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.I.2\_5 Private Apartment Average Rents (\$)  
by Bedroom Type  
Québec – Côte-Nord**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Baie-Comeau CA	357 a	370 a	452 a	450 a	535 a	539 a	584 a	585 a	505 a	510 a
Zone 1 - Secteur Mingan	358 a	376 a	467 a	481 a	571 a	584 a	597 a	610 a	521 a	534 a
Zone 2 - Secteur Marquette	351 a	328 a	434 a	410 a	493 a	495 a	573 a	564 a	487 a	481 a
Sept-Îles CA	367 a	378 a	450 a	454 a	530 a	536 a	591 a	605 a	503 a	514 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\_5 Number of Private Apartment Units Vacant and Universe in October 2008  
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	9 c	79	15 a	438	12 a	578	11 a	241	47 a	1,336
Zone 1 - Secteur Mingan	8 c	62	6 a	237	4 a	302	6 b	112	24 b	713
Zone 2 - Secteur Marquette	1 a	17	9 a	201	8 a	276	5 a	129	23 a	623
Sept-Îles CA	1 a	203	5 a	693	9 a	1,017	3 a	475	19 a	2,388

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

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

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Baie-Comeau CA	3.7 a	11.5 c	3.5 a	3.7 a	4.1 a	3.0 b	1.7 b	5.0 a	3.4 a	4.1 a
Zone 1 - Secteur Mingan	4.8 a	13.0 c	3.4 a	3.0 b	4.7 a	2.4 b	2.8 a	6.3 b	4.0 a	4.2 b
Zone 2 - Secteur Marquette	0.0 a	5.9 a	3.5 b	4.5 a	3.3 c	3.6 a	0.8 a	3.9 a	2.7 a	4.0 a
Sept-Îles CA	4.0 a	1.5 a	1.0 a	1.3 a	1.3 a	1.1 a	0.9 a	0.7 a	1.4 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)

\*\* 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.1.5\_5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup>**  
**by Bedroom Type**  
**Québec – Côte-Nord**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 Oct-08								
Baie-Comeau CA	2.8 b	**	2.0 c	**	2.4 c	++	2.9 b	**	2.6 a	1.7 c
Zone 1 - Secteur Mingan	1.2 a	**	1.0 d	**	2.3 c	**	3.5 c	2.1 c	2.6 a	2.7 c
Zone 2 - Secteur Marquette	**	**	3.1 d	++	2.6 c	++	**	++	2.6 b	++
Sept-Îles CA	3.8 a	2.2 c	3.0 a	2.9 a	2.4 a	2.5 a	3.2 b	2.7 a	2.7 a	3.2 a

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

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

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

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

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

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

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

**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-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Gaspé City	0.0 a	8.0 a	1.8 a	0.6 a	0.4 a	0.4 a	0.0 a	1.7 a	0.7 a	1.1 a
Les Îles-de-la-Madeleine MU	n/u	**	n/u	3.0 d	n/u	0.8 d	n/u	**	n/u	1.6 c
Matane CA	1.5 a	0.0 a	2.9 a	1.8 a	1.3 a	1.3 a	1.7 a	0.0 a	1.9 a	1.2 a
Rimouski CA	0.6 b	1.8 c	0.3 b	0.3 a	0.0 c	0.6 a	0.0 c	0.0 c	0.2 b	0.6 a
Rivière-du-Loup CA	2.4 a	5.5 a	3.6 a	3.9 a	0.8 a	0.7 a	0.8 a	0.8 a	1.6 a	1.8 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.I.2\_6 Private Apartment Average Rents (\$)  
by Bedroom Type  
Québec – Gaspésie-Bas-St-Laurent**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Gaspé City	355 a	363 a	419 a	427 a	496 a	506 a	522 a	545 a	473 a	486 a
Les Îles-de-la-Madeleine MU	n/u	**	n/u	498 a	n/u	551 a	n/u	760 d	n/u	532 a
Matane CA	334 a	339 a	389 a	403 a	456 a	481 a	493 a	506 a	425 a	442 a
Rimouski CA	395 a	397 a	458 a	475 a	561 a	577 a	586 a	630 a	510 a	529 a
Rivière-du-Loup CA	330 a	339 a	397 a	405 a	499 a	508 a	556 a	566 a	478 a	484 a

The following letter codes are used to indicate the reliability of the estimates ( $cv = \text{coefficient of variation}$ ):

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.I.3\_6 Number of Private Apartment Units Vacant and Universe in October 2008  
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	2 a	25	1 a	170	1 a	235	2 a	118	6 a	548
Les Îles-de-la-Madeleine MU	**	**	3 d	107	1 d	142	**	11	4 c	271
Matane CA	0 a	143	8 a	449	7 a	548	0 a	175	15 a	1,315
Rimouski CA	12 c	641	5 a	1,441	12 a	2,119	0 c	611	28 a	4,812
Rivière-du-Loup CA	11 a	200	19 a	491	9 a	1,323	3 a	387	42 a	2,401

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

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

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

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

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

**I.1.4\_6 Private Apartment Availability Rates (%)  
by Bedroom Type  
Québec – Gaspésie-Bas-St-Laurent**

<b>Centre</b>	<b>Bachelor</b>		<b>1 Bedroom</b>		<b>2 Bedroom</b>		<b>3 Bedroom +</b>		<b>Total</b>	
	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>
Gaspé City	0.0 a	8.0 a	1.8 a	0.6 a	0.4 a	0.4 a	0.0 a	1.7 a	0.7 a	1.1 a
Les Îles-de-la-Madeleine MU	n/u	**	n/u	5.1 c	n/u	3.1 d	n/u	**	n/u	3.6 c
Matane CA	1.5 a	0.7 a	2.9 a	2.0 a	1.5 a	1.7 a	2.3 a	0.0 a	2.1 a	1.5 a
Rimouski CA	1.4 a	1.8 c	0.3 b	0.3 a	0.5 a	0.7 a	0.4 b	0.0 c	0.6 a	0.6 a
Rivière-du-Loup CA	2.4 a	8.0 a	4.0 a	4.9 a	1.3 a	1.0 a	1.0 a	0.8 a	1.9 a	2.3 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)

\*\* 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.1.5\_6 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup>  
by Bedroom Type  
Québec – Gaspésie-Bas-St-Laurent**

<b>Centre</b>	<b>Bachelor</b>		<b>1 Bedroom</b>		<b>2 Bedroom</b>		<b>3 Bedroom +</b>		<b>Total</b>	
	<b>Oct-06</b> to <b>Oct-07</b>	<b>Oct-07</b> to <b>Oct-08</b>								
Gaspé City	**	**	2.2 a	1.0 a	2.1 a	1.3 a	0.8 a	1.8 a	1.9 a	1.9 a
Les Îles-de-la-Madeleine MU	n/u									
Matane CA	5.4 b	1.3 a	4.7 a	2.5 b	3.2 a	4.1 a	3.6 a	2.2 a	4.7 a	3.4 a
Rimouski CA	**	++	++	2.7 c	3.5 d	2.7 c	++	3.2 d	2.8 b	2.2 c
Rivière-du-Loup CA	++	3.2 b	1.7 b	1.9 a	1.9 a	1.8 a	1.6 a	0.6 a	2.3 a	1.7 a

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

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

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

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

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

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

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

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

<b>Centre</b>	<b>Bachelor</b>		<b>1 Bedroom</b>		<b>2 Bedroom</b>		<b>3 Bedroom +</b>		<b>Total</b>	
	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>
Alma CA	6.9 c	9.7 a	12.7 a	3.0 b	1.9 a	1.6 a	0.6 a	1.7 a	4.1 a	2.0 a
Zone 1 - Alma South	8.3 c	11.5 a	21.1 a	1.9 a	2.4 a	1.8 a	0.5 a	1.7 a	6.1 a	2.1 a
Zone 2 - Alma North	0.0 a	0.0 a	2.7 a	4.7 a	1.3 a	1.4 a	0.6 a	1.7 a	1.5 a	1.9 a
Dolbeau-Mistassini CA	**	8.2 a	8.7 b	12.5 c	3.1 c	6.3 a	5.1 d	3.6 b	4.9 b	7.0 a
Zone 1 - Dolbeau	8.1 a	0.0 a	8.0 a	5.7 b	2.5 b	4.8 b	5.8 d	5.4 a	4.7 b	5.0 a
Zone 2 - Mistassini	**	**	**	27.9 d	4.4 c	8.8 a	**	0.0 c	5.3 c	10.9 a
Roberval City	0.0 a	0.0 a	4.4 a	7.0 a	1.0 a	1.0 a	2.6 a	0.0 a	2.0 a	2.2 a
Saint-Félicien City	9.1 a	7.2 a	1.0 a	2.0 a	4.1 a	4.4 a	3.3 b	11.5 a	3.7 a	4.9 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

**I.I.2\_7 Private Apartment Average Rents (\$)  
by Bedroom Type  
Québec – Lac-St-Jean**

<b>Centre</b>	<b>Bachelor</b>		<b>1 Bedroom</b>		<b>2 Bedroom</b>		<b>3 Bedroom +</b>		<b>Total</b>	
	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>
Alma CA	315 a	320 a	361 a	370 a	435 a	447 a	470 a	471 a	431 a	439 a
Zone 1 - Alma South	316 a	320 a	357 a	369 a	458 a	461 a	479 a	488 a	444 a	448 a
Zone 2 - Alma North	**	**	368 a	370 a	406 a	431 a	460 a	453 a	414 a	427 a
Dolbeau-Mistassini CA	269 b	272 a	331 b	357 a	416 a	419 a	471 a	491 a	407 a	416 a
Zone 1 - Dolbeau	279 b	283 a	335 b	349 a	432 a	441 a	497 a	519 a	422 a	433 a
Zone 2 - Mistassini	**	**	322 c	375 a	383 a	380 a	418 a	432 a	376 a	384 a
Roberval City	**	**	353 a	362 a	427 a	437 a	508 a	496 a	423 a	429 a
Saint-Félicien City	327 a	348 a	363 a	368 a	426 a	435 a	501 a	501 a	416 a	427 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.I.3\_7 Number of Private Apartment Units Vacant and Universe in October 2008  
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	3 a	31	8 b	267	17 a	1,065	6 a	363	34 a	1,726
Zone 1 - Alma South	3 a	26	3 a	161	10 a	558	3 a	183	19 a	928
Zone 2 - Alma North	0 a	5	5 a	106	7 a	507	3 a	180	15 a	798
Dolbeau-Mistassini CA	1 a	12	13 c	101	22 a	346	3 b	84	38 a	544
Zone 1 - Dolbeau	0 a	8	4 b	70	10 b	219	3 a	55	17 a	352
Zone 2 - Mistassini	**	**	9 d	31	11 a	127	0 c	29	21 a	192
Roberval City	0 a	8	8 a	115	3 a	308	0 a	76	11 a	507
Saint-Félicien City	2 a	28	2 a	103	13 a	297	7 a	61	24 a	489

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

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

**I.I.4\_7 Private Apartment Availability Rates (%)  
by Bedroom Type  
Québec – Lac-St-Jean**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Alma CA	6.9 c	9.7 a	12.7 a	4.1 a	2.3 a	2.0 a	1.4 a	1.7 a	4.4 a	2.4 a
Zone 1 - Alma South	8.3 c	11.5 a	21.1 a	3.8 b	2.6 a	2.0 a	1.6 a	1.7 a	6.4 a	2.5 a
Zone 2 - Alma North	0.0 a	0.0 a	2.7 a	4.7 a	1.9 a	2.0 a	1.2 a	1.7 a	1.9 a	2.3 a
Dolbeau-Mistassini CA	**	8.2 a	8.7 b	12.5 c	3.1 c	6.3 a	5.1 d	3.6 b	4.9 b	7.0 a
Zone 1 - Dolbeau	8.1 a	0.0 a	8.0 a	5.7 b	2.5 b	4.8 b	5.8 d	5.4 a	4.7 b	5.0 a
Zone 2 - Mistassini	**	**	**	27.9 d	4.4 c	8.8 a	**	0.0 c	5.3 c	10.9 a
Roberval City	0.0 a	0.0 a	4.4 a	7.0 a	1.0 a	1.0 a	2.6 a	0.0 a	2.0 a	2.2 a
Saint-Félicien City	9.1 a	7.2 a	1.0 a	2.0 a	4.1 a	4.4 a	3.3 b	11.5 a	3.7 a	4.9 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

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

**I.I.5\_7 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup>  
by Bedroom Type  
Québec – Lac-St-Jean**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 Oct-08								
Alma CA	**	**	3.5 d	++	2.9 a	**	2.1 c	++	2.4 a	2.2 c
Zone 1 - Alma South	**	6.6 a	3.3 d	++	3.5 b	++	1.8 b	++	3.3 b	1.1 a
Zone 2 - Alma North	**	**	**	++	2.2 b	**	**	++	1.4 d	**
Dolbeau-Mistassini CA	**	1.2 a	++	**	3.8 d	2.3 c	4.8 c	5.3 c	3.1 c	4.0 c
Zone 1 - Dolbeau	**	1.7 a	**	**	5.1 d	++	6.3 c	3.6 d	4.3 c	2.1 c
Zone 2 - Mistassini	**	**	**	22.2 d	**	5.0 b	**	8.3 c	++	7.4 b
Roberval City	**	**	1.8 a	1.9 b	1.2 a	3.7 a	3.2 a	++	1.8 a	2.2 a
Saint-Félicien City	**	**	1.1 d	1.3 a	3.7 b	1.8 a	10.1 c	3.1 b	2.9 a	2.3 a

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

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

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

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

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)  
**n/u:** No units exist in universe for this category    **n/s:** No units exist in the sample for this category    **n/a:** Not applicable

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

**I.I.1\_8 Private Apartment Vacancy Rates (%)**

**by Bedroom Type**

**Québec – Lanaudière et Laurentides**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Joliette CA	8.6 a	8.0 c	5.7 a	4.6 b	1.3 a	1.9 b	2.8 c	0.5 a	3.1 b	2.5 a
Joliette	9.2 a	7.2 b	7.0 a	5.5 b	1.6 b	2.2 b	2.8 c	0.6 a	4.2 a	3.2 b
St-Charles-Borromée/N.-D.-des-Pr	**	**	2.7 c	**	1.0 d	1.5 c	**	0.4 b	1.6 c	1.5 a
Lachute CA	4.7 a	11.6 a	1.9 a	4.8 a	2.3 a	0.3 a	1.5 a	3.2 b	2.2 a	2.5 a
Mont-Laurier City	n/u	3.3 c	n/u	4.3 a	n/u	3.1 c	n/u	2.5 c	n/u	3.5 b
Prévost City	n/u	**	n/u	0.0 a	n/u	**	n/u	0.0 a	n/u	1.2 a
Rawdon MU	n/u	**	n/u	1.2 a	n/u	2.1 a	n/u	0.0 a	n/u	1.5 a
Saint-Lin-des-Laurentides City	**	**	0.0 b	1.5 a	1.0 a	1.4 a	2.3 c	2.3 a	0.9 a	1.6 a
Sainte-Adèle City	n/u	17.8 d	n/u	4.4 d	n/u	1.3 a	n/u	0.0 b	n/u	3.0 c
Sainte-Sophie MU	n/u	**	n/u	22.1 a	n/u	0.0 c	n/u	**	n/u	8.5 c

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.I.2\_8 Private Apartment Average Rents (\$)  
by Bedroom Type  
Québec – Lanaudière et Laurentides**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Joliette CA	384 a	391 a	428 a	429 a	531 a	533 a	575 a	574 a	512 a	510 a
Joliette	386 a	392 a	430 a	428 a	507 a	522 a	592 a	596 a	495 a	497 a
St-Charles-Borromée/N.-D.-des-Pr	347 c	373 b	423 a	435 a	552 a	543 a	545 a	533 b	535 a	529 a
Lachute CA	353 a	352 a	386 a	401 a	468 a	487 a	520 a	529 a	449 a	464 a
Mont-Laurier City	n/u	387 a	n/u	414 a	n/u	472 a	n/u	485 a	n/u	445 a
Prévost City	n/u	**	n/u	492 a	n/u	532 a	n/u	634 b	n/u	517 a
Rawdon MU	n/u	395 b	n/u	387 a	n/u	515 a	n/u	563 a	n/u	491 a
Saint-Lin-des-Laurentides City	**	**	412 a	403 a	521 a	532 a	560 a	590 a	504 a	515 a
Sainte-Adèle City	n/u	403 b	n/u	477 a	n/u	565 a	n/u	616 a	n/u	540 a
Sainte-Sophie MU	n/u	**	n/u	425 a	n/u	476 a	n/u	**	n/u	455 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.I.3\_8 Number of Private Apartment Units Vacant and Universe in October 2008  
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	21 c	259	41 b	898	48 b	2,568	4 a	830	114 a	4,556
Joliette	18 b	243	39 b	712	27 b	1,204	3 a	524	87 b	2,683
St-Charles-Borromée/N.-D.-des-Pr	**	17	**	186	21 c	1,364	1 b	306	27 a	1,873
Lachute CA	5 a	43	9 a	190	1 a	398	4 b	125	19 a	756
Mont-Laurier City	3 c	98	18 a	416	16 c	519	3 c	131	41 b	1,163
Prévost City	**	**	0 a	48	**	22	0 a	12	1 a	85
Rawdon MU	**	11	1 a	84	4 a	195	0 a	54	5 a	344
Saint-Lin-des-Laurentides City	**	**	1 a	65	3 a	207	1 a	43	5 a	320
Sainte-Adèle City	6 d	33	7 d	155	3 a	267	0 b	76	16 c	531
Sainte-Sophie MU	**	**	5 a	23	0 c	31	**	4	5 c	60

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

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

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

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

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

**I.1.4\_8 Private Apartment Availability Rates (%)  
by Bedroom Type  
Québec – Lanaudière et Laurentides**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Joliette CA	8.6 a	8.0 c	5.7 a	4.6 b	1.3 a	2.5 b	2.9 c	0.5 a	3.1 b	2.9 a
Joliette	9.2 a	7.2 b	7.0 a	5.5 b	1.6 b	2.5 b	3.0 c	0.6 a	4.2 a	3.4 b
St-Charles-Borromée/N.-D.-des-Pr	**	**	2.7 c	**	1.0 d	2.4 c	**	0.4 b	1.6 c	2.1 c
Lachute CA	4.7 a	11.6 a	2.2 a	7.4 a	3.0 a	1.8 a	3.1 a	4.9 b	2.9 a	4.3 a
Mont-Laurier City	n/u	3.3 c	n/u	4.3 a	n/u	4.0 b	n/u	3.3 d	n/u	4.0 b
Prévost City	n/u	**	n/u	0.0 a	n/u	**	n/u	0.0 a	n/u	1.2 a
Rawdon MU	n/u	**	n/u	1.2 a	n/u	2.1 a	n/u	0.0 a	n/u	1.5 a
Saint-Lin-des-Laurentides City	**	**	0.0 b	3.1 a	3.4 a	2.4 a	2.3 c	2.3 a	2.5 a	2.5 a
Sainte-Adèle City	n/u	17.8 d	n/u	7.4 c	n/u	3.0 c	n/u	0.0 b	n/u	4.8 b
Sainte-Sophie MU	n/u	**	n/u	26.9 a	n/u	0.0 c	n/u	**	n/u	10.3 d

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.1.5\_8 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup>  
by Bedroom Type  
Québec – Lanaudière et Laurentides**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08								
Joliette CA	++	**	3.3 d	**	2.9 c	2.6 c	++	++	3.1 c	1.9 c
Joliette	++	2.2 c	2.8 c	++	**	**	++	++	1.9 c	**
St-Charles-Borromée/N.-D.-des-Pr	**	**	**	4.7 d	4.5 d	**	5.1 d	**	4.7 c	**
Lachute CA	**	-5.1 a	2.7 c	3.0 a	4.6 b	2.7 a	2.3 b	2.0 b	3.7 b	2.7 a
Mont-Laurier City	n/u									
Prévost City	n/u									
Rawdon MU	n/u									
Saint-Lin-des-Laurentides City	**	**	5.7 b	++	2.8 a	2.6 a	++	4.0 a	2.4 b	2.0 a
Sainte-Adèle City	n/u									
Sainte-Sophie MU	n/u									

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

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

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

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

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)  
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Cowansville CA	6.2 a	7.3 b	4.1 a	3.5 c	1.9 a	4.1 b	1.2 a	2.5 a	2.6 a	3.7 a
Granby CA	10.5 d	**	0.8 a	1.8 c	0.7 b	0.9 a	0.4 b	**	1.7 b	1.7 c
Saint-Hyacinthe CA	5.5 c	4.3 d	3.8 c	1.6 c	1.7 c	1.0 a	1.3 d	0.3 b	2.3 b	1.2 a
Saint-Jean-sur-Richelieu CA	**	**	1.6 c	3.2 d	0.6 a	1.1 a	1.0 d	**	0.9 a	1.9 b
Zone 1 - Saint-Jean	**	**	1.6 c	3.1 d	0.7 a	1.3 a	1.2 d	1.2 d	1.0 a	2.0 b
Zone 2 - Iberville	n/u	n/u	2.2 c	**	0.8 a	1.1 d	0.0 c	**	0.8 a	2.2 c
Zone 3 - Saint-Luc	n/s	n/s	n/s	**	0.0 c	0.0 c	0.6 b	**	0.2 b	**
Salaberry-de-Valleyfield CA	0.5 a	2.0 c	2.1 c	2.7 b	1.5 a	2.9 b	1.5 d	2.4 c	1.6 b	2.7 a
Sorel-Tracy CA	7.7 c	1.6 c	9.9 a	4.7 a	2.1 a	1.8 a	0.6 a	3.1 b	4.0 a	2.6 a
Zone 1 - Sorel	10.3 a	**	18.3 a	3.9 c	2.9 a	1.4 a	0.0 a	1.8 c	6.4 a	1.8 a
Zone 2 - Peripheral Sectors	1.8 b	2.4 c	3.2 a	5.2 a	1.2 a	2.4 a	0.7 a	3.4 b	1.6 a	3.3 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)

\*\* 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.I.2\_9 Private Apartment Average Rents (\$)  
by Bedroom Type  
Québec – Montérégie**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Cowansville CA	341 a	352 a	393 a	388 a	490 a	471 a	506 a	534 a	463 a	466 a
Granby CA	357 a	385 b	418 a	440 a	510 a	527 a	562 a	586 a	481 a	508 a
Saint-Hyacinthe CA	385 a	392 a	432 a	452 a	537 a	549 a	604 a	632 a	517 a	535 a
Saint-Jean-sur-Richelieu CA	397 b	400 a	448 a	447 a	528 a	550 a	600 a	628 a	529 a	546 a
Zone 1 - Saint-Jean	397 b	400 a	450 a	448 a	529 a	544 a	587 a	612 a	521 a	531 a
Zone 2 - Iberville	n/u	n/u	407 b	420 a	498 a	510 a	542 c	568 b	499 a	520 a
Zone 3 - Saint-Luc	n/s	n/s	n/s	**	551 a	634 b	666 b	689 b	600 a	656 b
Salaberry-de-Valleyfield CA	403 a	402 a	449 a	430 a	492 a	515 a	519 a	545 a	478 a	488 a
Sorel-Tracy CA	304 b	313 a	382 a	385 a	447 a	461 a	508 a	524 a	439 a	451 a
Zone 1 - Sorel	345 b	296 a	386 a	371 a	462 a	464 a	509 a	539 a	452 a	449 a
Zone 2 - Peripheral Sectors	299 b	322 b	379 a	394 a	426 a	458 a	508 a	521 a	426 a	452 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.I.3\_9 Number of Private Apartment Units Vacant and Universe in October 2008  
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	4 b	60	13 c	367	33 b	819	9 a	376	60 a	1,622
Granby CA	**	416	29 c	1,620	38 a	4,117	**	982	119 c	7,135
Saint-Hyacinthe CA	17 d	402	25 c	1,511	31 a	3,221	4 b	1,243	77 a	6,378
Saint-Jean-sur-Richelieu CA	**	266	47 d	1,466	47 a	4,229	**	2,039	151 b	7,999
Zone 1 - Saint-Jean	**	266	43 d	1,398	41 a	3,229	16 d	1,317	123 b	6,209
Zone 2 - Iberville	n/u	n/u	**	40	6 d	519	**	206	17 c	765
Zone 3 - Saint-Luc	n/s	n/s	**	**	0 c	481	**	516	**	1,025
Salaberry-de-Valleyfield CA	2 c	122	16 b	593	29 b	979	7 c	296	54 a	1,990
Sorel-Tracy CA	1 c	61	26 a	556	32 a	1,747	10 b	332	69 a	2,696
Zone 1 - Sorel	**	19	8 c	206	13 a	963	1 c	57	22 a	1,246
Zone 2 - Peripheral Sectors	1 c	41	18 a	350	19 a	784	9 b	275	47 a	1,450

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.I.4\_9 Private Apartment Availability Rates (%)  
by Bedroom Type  
Québec – Montérégie**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Cowansville CA	6.2 a	7.3 b	4.3 a	4.7 b	2.2 a	4.3 b	2.6 a	2.8 a	3.1 a	4.2 a
Granby CA	11.2 d	**	0.8 a	2.5 c	1.1 d	2.4 c	0.5 b	**	1.9 b	2.7 b
Saint-Hyacinthe CA	5.5 c	5.1 d	4.0 c	3.1 d	2.1 c	1.4 a	**	0.4 b	2.7 b	1.8 b
Saint-Jean-sur-Richelieu CA	**	**	1.8 c	3.3 d	1.2 a	1.1 a	1.0 d	1.9 c	1.3 a	2.0 b
Zone 1 - Saint-Jean	**	**	1.8 c	3.2 d	1.5 a	1.3 a	1.2 d	**	1.5 a	2.1 b
Zone 2 - Iberville	n/u	n/u	2.2 c	**	0.8 a	1.1 d	0.0 c	**	0.8 a	2.2 c
Zone 3 - Saint-Luc	n/s	n/s	n/s	**	0.2 b	0.0 c	**	**	0.4 b	**
Salaberry-de-Valleyfield CA	0.5 a	2.0 c	2.1 c	2.8 b	1.5 a	3.4 c	1.5 d	2.7 c	1.6 b	3.0 b
Sorel-Tracy CA	7.7 c	1.6 c	10.0 a	5.3 a	2.3 a	1.9 a	0.6 a	3.4 b	4.1 a	2.8 a
Zone 1 - Sorel	10.3 a	**	18.6 a	4.4 b	3.0 a	1.5 a	0.0 a	1.8 c	6.6 a	2.0 a
Zone 2 - Peripheral Sectors	1.8 b	2.4 c	3.2 a	5.8 a	1.3 a	2.4 a	0.7 a	3.8 b	1.7 a	3.5 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

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

### I.I.5\_9 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 Oct-08								
Cowansville CA	++	**	++	++	3.7 b	4.6 c	9.7 b	4.3 b	2.7 c	4.8 b
Granby CA	**	++	3.4 c	2.1 b	4.0 b	2.4 b	3.6 d	2.7 c	4.0 b	2.1 b
Saint-Hyacinthe CA	4.3 c	++	5.7 d	++	3.9 d	**	2.5 c	5.5 d	3.9 c	3.7 d
Saint-Jean-sur-Richelieu CA	++	**	5.4 c	4.2 d	3.9 c	**	3.5 c	2.8 c	3.8 c	2.5 c
Zone 1 - Saint-Jean	++	**	5.5 c	4.1 d	4.2 c	**	3.6 d	**	4.2 c	2.4 c
Zone 2 - Iberville	n/u	n/u	**	**	2.6 c	2.9 c	**	**	2.6 c	3.1 d
Zone 3 - Saint-Luc	**	**	**	**	**	**	2.2 c	**	**	2.8 c
Salaberry-de-Valleyfield CA	**	3.2 c	4.7 c	++	5.2 b	++	**	4.1 d	6.4 b	2.2 c
Sorel-Tracy CA	**	-1.0 d	4.5 b	++	4.0 a	1.9 b	6.0 a	2.1 b	3.8 a	2.2 a
Zone 1 - Sorel	**	**	**	**	4.5 b	++	5.7 a	++	4.8 b	++
Zone 2 - Peripheral Sectors	**	**	3.5 a	2.4 b	3.3 b	3.7 b	6.1 a	2.4 a	2.8 a	4.2 b

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

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

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

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

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

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

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

### I.I.1\_10 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
La Tuque CA	8.0 a	0.0 a	15.8 a	16.1 a	8.8 a	6.3 a	4.1 a	3.5 a	9.9 a	8.4 a
Shawinigan CA	8.4 b	**	11.6 c	8.5 b	4.2 b	4.0 b	3.8 c	5.1 c	5.7 a	5.4 b
Zone 1-Downtown	14.0 d	**	**	5.9 d	3.1 d	2.4 c	1.4 a	2.1 c	4.7 c	3.9 c
Zone 2-Northeastern Sector	**	**	**	11.9 d	6.5 c	5.5 c	5.5 c	**	6.3 b	6.9 b
Zone 3-Shawinigan-Sud	3.3 b	**	16.8 a	**	1.1 a	**	**	4.6 d	6.8 b	4.0 d
Zone 4-Grand-Mère/Saint-Georges	14.9 a	**	7.0 c	7.3 c	2.7 c	3.6 d	3.8 d	5.5 c	4.0 c	5.0 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

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

**I.I.2\_10 Private Apartment Average Rents (\$)  
by Bedroom Type  
Québec – Mauricie**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
La Tuque CA	321 a	316 a	341 a	343 a	388 a	393 a	450 a	455 a	387 a	390 a
Shawinigan CA	289 b	295 a	332 a	351 a	371 a	394 a	407 a	420 a	373 a	391 a
Zone 1-Downtown	295 b	307 a	312 a	343 a	363 a	361 a	360 a	380 a	348 a	361 a
Zone 2-Northeastern Sector	283 a	282 b	341 a	355 a	347 a	376 a	412 a	431 a	364 a	386 a
Zone 3-Shawinigan-Sud	**	255 a	341 a	350 a	419 a	449 a	439 a	425 a	403 a	416 a
Zone 4-Grand-Mère/Saint-Georges	288 b	**	328 a	355 a	388 a	402 a	424 a	441 a	385 a	404 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.I.3\_10 Number of Private Apartment Units Vacant and Universe in October 2008  
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	0 a	22	34 a	211	22 a	352	5 a	144	61 a	729
Shawinigan CA	**	65	77 b	914	95 b	2,351	64 c	1,274	247 b	4,604
Zone 1-Downtown	**	40	11 d	192	8 c	323	6 c	307	34 c	862
Zone 2-Northeastern Sector	**	14	35 d	291	61 c	1,096	**	486	130 b	1,887
Zone 3-Shawinigan-Sud	**	8	**	242	**	454	11 d	229	37 d	933
Zone 4-Grand-Mère/Saint-Georges	**	**	14 c	189	17 d	478	14 c	252	46 b	922

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

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

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
La Tuque CA	8.0 a	4.5 a	17.1 a	17.5 a	9.7 a	7.7 a	4.8 a	4.2 a	10.9 a	9.7 a
Shawinigan CA	8.4 b	**	11.6 c	9.8 b	4.2 b	4.3 b	3.9 c	5.1 c	5.7 a	5.8 b
Zone 1-Downtown	14.0 d	**	**	7.4 c	3.1 d	2.9 c	1.4 a	2.1 c	4.7 c	4.4 b
Zone 2-Northeastern Sector	**	**	**	11.9 d	6.5 c	5.7 c	5.5 c	**	6.3 b	7.0 b
Zone 3-Shawinigan-Sud	3.3 b	**	16.8 a	**	1.1 a	**	**	4.6 d	6.8 b	4.4 d
Zone 4-Grand-Mère/Saint-Georges	14.9 a	**	7.0 c	10.2 c	2.9 c	4.4 d	4.3 d	5.5 c	4.3 c	6.0 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

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

### I.1.5\_10 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08								
	3.2 a	0.6 a	3.8 a	1.0 a	2.1 a	1.7 a	1.6 a	2.1 a	4.3 a	1.3 a
	**	**	2.9 c	3.6 c	2.5 c	4.5 c	**	4.8 d	1.8 c	4.9 b
Zone 1-Downtown	**	14.3 c	3.9 d	3.4 d	**	3.6 d	++	**	++	5.3 c
Zone 2-Northeastern Sector	**	**	3.3 d	4.9 d	3.0 c	6.7 c	3.4 d	**	2.9 b	6.8 c
Zone 3-Shawinigan-Sud	**	**	4.2 d	**	++	3.3 d	++	**	++	2.9 c
Zone 4-Grand-Mère/Saint-Georges	**	**	++	**	++	0.9 d	++	3.1 d	++	2.6 c

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

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

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

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

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)  
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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

### 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Vacancy Rates (%) Québec - October 2008

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS <sup>1</sup>	
	Oct-07	Oct-08	Oct-07	Oct-08
Montréal CMA	3.8 a	3.2 b	2.9 a	2.4 a
Québec CMA	2.4 a	1.3 a	1.2 a	0.6 a

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

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

### 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Average Rents (\$) by Bedroom Type Québec - October 2008

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>						
Montréal CMA	**	500 a	1,009 c	594 a	1,037 b	659 a	1,140 d	799 a
Québec CMA	**	452 a	765 d	558 a	**	653 a	1,011 d	770 a

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

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

**4.1.3 Rental Condominium Apartments - Average Rents (\$)  
by Bedroom Type  
Québec - October 2008**

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total									
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08								
Montréal CMA	**	**	872	c	1,009	c	1,082	c	1,037	b	1,386	c	1,140	d	1,054	b	1,043	b
Québec CMA	n/u	**	676	c	765	d	945	c	**	**	1,011	d	852	c	873	c		

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

**4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate  
Condominium Apartments  
Québec - October 2008**

Condo Sub Area	Condominium Universe		Rental Units		Percentage of Units in Rental		Vacancy Rate							
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08						
Montréal CMA	88,488	93,438	7,959	a	8,781	a	9.0	a	9.4	a	3.8	a	3.2	b
Québec CMA	18,526	19,092	1,701	a	1,604	a	9.2	a	8.4	a	2.4	a	1.3	a

<sup>1</sup>Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

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

**5.1 Other Secondary Rented Unit<sup>1</sup> Average Rents (\$)**  
**by Dwelling Type**  
**Québec - October 2008**

	<b>Bachelor</b>		<b>1 Bedroom</b>		<b>2 Bedroom</b>		<b>3 Bedroom +</b>		<b>Total</b>	
	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>	<b>Oct-07</b>	<b>Oct-08</b>
<b>Montréal CMA</b>										
Single Detached	n/s	n/s	**	**	**	608 d	918 d	974 c	635 d	728 c
Semi detached, Row and Duplex	**	n/s	510 c	485 b	600 a	648 a	743 b	836 b	613 a	657 a
Other-Primarily Accessory Suites	n/s	**	484 b	443 b	583 b	676 c	767 c	809 b	568 b	662 c
Total	**	**	488 b	477 b	602 a	654 a	758 a	845 b	601 a	665 a
<b>Québec CMA</b>										
Single Detached	n/s	n/s	**	**	586 c	670 c	**	812 c	636 c	669 c
Semi detached, Row and Duplex	n/s	n/s	**	469 b	632 c	602 b	639 b	730 b	595 b	581 b
Other-Primarily Accessory Suites	n/s	**	480 d	475 b	500 b	561 b	626 b	682 b	510 b	538 b
Total	**	**	486 c	491 b	563 b	597 a	657 b	735 b	559 a	581 a

<sup>1</sup>Statistics 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.

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

5.2 Estimated Number of Households in Other Secondary Rented Units <sup>1</sup> by Dwelling Type Québec - October 2008				
	Estimated Number of Households in Other Secondary Rented Units <sup>1</sup>			
	Oct-07	Oct-08		
<b>Montréal CMA</b>				
Single Detached	14,265	c	20,378	c
Semi detached, Row and Duplex	122,911	b	118,713	a
Other-Primarily Accessory Suites	50,792	c	61,411	b
Total	187,969	b	200,503	a
<b>Québec CMA</b>				
Single Detached	4,718	b	6,734	c
Semi detached, Row and Duplex	11,474	b	12,693	b
Other-Primarily Accessory Suites	12,715	b	10,909	c
Total	28,906	a	30,336	b

<sup>1</sup>Statistics 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.

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

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

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

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

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

## TECHNICAL NOTE

### Percentage Change of Average Rents (New and Existing Structures)

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 2007 vs. \$550 in 2008 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 2007 and 2008 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.

### Change to the Rental Market Survey in Quebec

In October 2008, a change was made to the Rental Market Survey in Quebec. Rental apartment structures serving senior clients exclusively were withdrawn from the survey. Having their own particular demographic, structural and cyclical characteristics, these residences form a distinct rental market. For example, given that most residences provide services, they have significantly (notably) higher rents than structures on the so-called *traditional* market.

Until the end of April 2008, these residences were included in the vacancy and availability rate statistics but excluded from the average rent calculations. In all, **xx** per cent of the rental apartment structures were excluded from the sample. This change will be applied permanently starting this year.

To see the impact of this change on the 2007 statistics, click on this link.  
[http://www.cmhc.ca/en/hoficlincl/homain/stda/suretaanme/suretaanme\\_020.cfm](http://www.cmhc.ca/en/hoficlincl/homain/stda/suretaanme/suretaanme_020.cfm)

## 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 from 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 has 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 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

## DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

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

### Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 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 income for 2006, 2007 and 2008.

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