

RENTAL MARKET REPORT

Québec Highlights*



Canada Mortgage and Housing Corporation

Release Date: Spring 2009

Figure 1

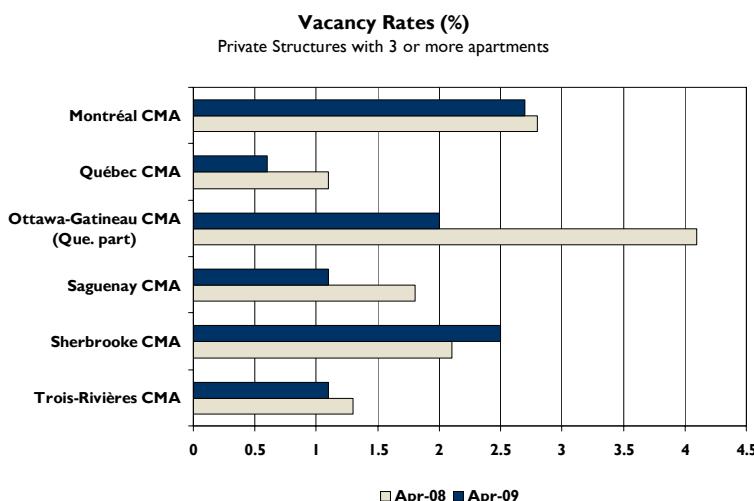
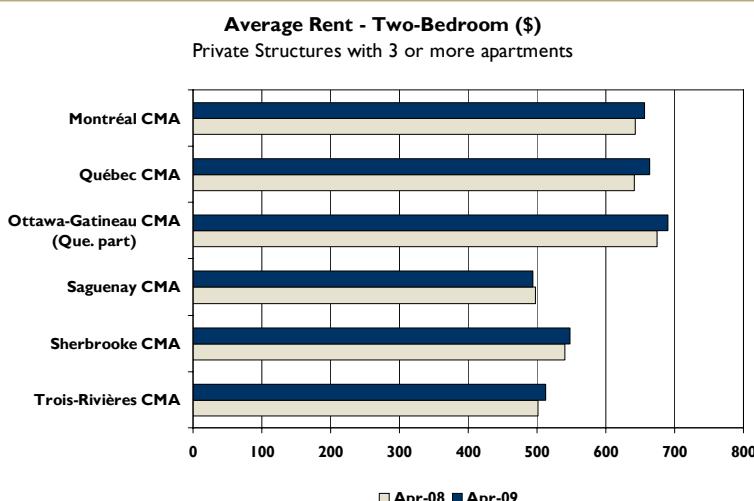


Figure 2



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

Highlights

- The average vacancy rate in urban centres reached 2.3 per cent in April 2009.
- For centres with 10,000 to 99,999 inhabitants, the vacancy rate was almost identical (2.4 per cent).
- Vacancy rates were lower in the case of larger apartment units.
- The average rent in existing structures increased by 3.4 per cent compared to 2008.
- The vacancy rate in the Montréal CMA reached 2.7 per cent, while the Québec area had the lowest vacancy rate (0.6 per cent) among the CMAs.
- Gatineau was the area where the vacancy rate decreased the most significantly.

Notice to Readers

Since October 2008, rental apartment structures serving senior clients exclusively are excluded from the survey. For more information, see the Technical Notes section at the end of the report.

Situation Remains Stable in Quebec

According to the Rental Market Survey conducted in the spring by Canada Mortgage and Housing Corporation (CMHC), the average vacancy rate in privately initiated structures with three or more housing units in Quebec's urban centres (population of 10,000 and over) reached 2.3 per cent in April. This result, which was comparable to the rate observed at the same time last year, naturally reflects the overall situation in centres with 100,000 inhabitants (that is, census metropolitan areas, or CMAs).

For the other urban agglomerations (centres with 10,000 to 99,999 inhabitants), the survey results revealed an almost identical vacancy rate (2.4 per cent), also showing stable market conditions in comparison with the spring of 2008. However, results were more variable on an individual basis.

The picture of the market according to apartment size was fairly uniform across the province and had not changed since the last two spring surveys, as the market was still tighter in the case of larger apartments. In fact, the vacancy rates were significantly lower for two-bedroom and three-bedroom apartments.

The average rent in existing structures increased by 3.4 per cent compared to 2008. As for the availability rate, a trend similar to that of the vacancy rate was observed.

According to the survey results, the vacancy rate in the Montréal CMA reached 2.7 per cent in April. As in previous years, few new rental housing units were added to the market, and demand stayed strong thanks to sustained net migration. Like for the overall provincial rental market, the Montréal area market was tighter in the case of larger dwellings.

The Québec area had the lowest vacancy rate (0.6 per cent) among the CMAs. Market conditions stayed very tight as a result of the low volume of rental housing construction and a vigorous demand. The Québec CMA economy – particularly, the creation of part-time jobs – and net migration remained strong, which helped to support demand for rental housing.

In the Saguenay CMA, the vacancy rate reached 1.1 per cent in April 2009. Compared to the other CMAs across Quebec, Saguenay had one of the tightest rental markets. The small proportion of vacant units resulted from the higher rate of household formation in the area and the growth in part-time employment, factors that played a key role. The limited increase in the supply of new rental housing units also contributed to the tightening of the market.

The Trois-Rivières CMA rental market remained tight, as the vacancy rate stood at 1.1 per cent in April. Even though many rental dwellings have been built in the CMA in recent years, demand stayed strong, fuelled by significant net

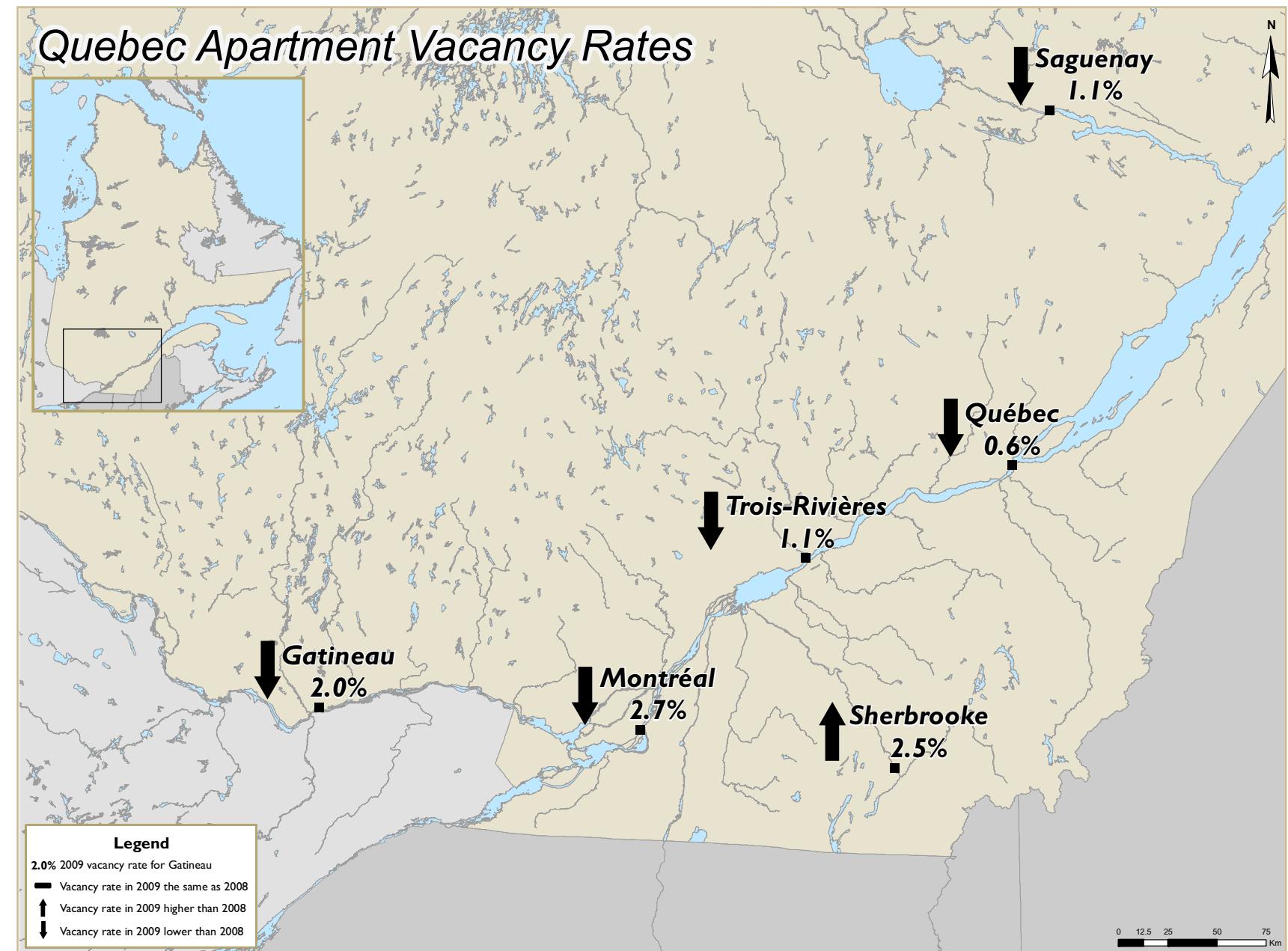
migration. The greater supply was barely sufficient to meet demand, which kept the vacancy rate low.

The vacancy rate reached 2.5 per cent in the Sherbrooke CMA. Even though net migration was high, demand slowed in this area, likely on account of the homeownership trend and a less favourable labour market for young people.

Across Quebec, Gatineau was the area where the vacancy rate decreased the most significantly. A robust job market – especially for young people – favoured the formation of renter households (among both the local population and newcomers), which fuelled demand. However, this demand came up against a stagnant supply. In fact, few rental dwellings were added to the housing stock.

Caution

In our analysis, we have deliberately avoided making comparisons between the results of the April 2008 rental market survey and the October 2007 survey. A key reason for this is that changes in rents, vacancy rates, and availability rates between the spring and the fall may not be solely attributable to changes in rental market conditions; they could also reflect seasonal factors. For example, if more people tend to move in the spring than in the fall, it could have an impact on both vacancy and availability rates, as well as the level of rents. Alternatively, in centres where there are a significant number of university students, vacancy and availability rates could be higher in the spring if students move home for the summer.



TABLES INCLUDED IN THE QUEBEC PROVINCIAL HIGHLIGHT REPORT

	Page
Quebec CMAs	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	6
Average Rents (\$)	6
Number of Units - Vacant and Universe	7
Availability Rates (%)	7
Estimate of Percentage Change (%) of Average Rent	8
Quebec - Abitibi-Témiscaming	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	8
Average Rents (\$)	9
Number of Units - Vacant and Universe	9
Availability Rates (%)	10
Estimate of Percentage Change (%) of Average Rent	10
Quebec - Centre du Québec et Estrie	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	11
Average Rents (\$)	11
Number of Units - Vacant and Universe	12
Availability Rates (%)	12
Estimate of Percentage Change (%) of Average Rent	13
Quebec - Chaudières-Appalaches	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	13
Average Rents (\$)	14
Number of Units - Vacant and Universe	14
Availability Rates (%)	15
Estimate of Percentage Change (%) of Average Rent	15
Quebec - Côte-Nord	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	16
Average Rents (\$)	16
Number of Units - Vacant and Universe	17
Availability Rates (%)	17
Estimate of Percentage Change (%) of Average Rent	18
Quebec - Gaspésie-Bas-St-Laurent	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	18
Average Rents (\$)	19
Number of Units - Vacant and Universe	19
Availability Rates (%)	20
Estimate of Percentage Change (%) of Average Rent	20
Quebec - Lac-St-Jean	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	21
Average Rents (\$)	21
Number of Units - Vacant and Universe	22
Availability Rates (%)	22
Estimate of Percentage Change (%) of Average Rent	23

TABLES INCLUDED IN THE QUEBEC PROVINCIAL HIGHLIGHT REPORT (CONT'D)

Quebec - Lanaudière et Laurentides

Apartment Data by Centre and Bedroom Type

Vacancy Rates (%)	23
Average Rents (\$)	24
Number of Units - Vacant and Universe	24
Availability Rates (%)	25
Estimate of Percentage Change (%) of Average Rent	25

Quebec – Montérégie

Apartment Data by Centre and Bedroom Type

Vacancy Rates (%)	26
Average Rents (\$)	26
Number of Units - Vacant and Universe	27
Availability Rates (%)	27
Estimate of Percentage Change (%) of Average Rent	28

Quebec - Mauricie

Apartment Data by Centre and Bedroom Type

Vacancy Rates (%)	28
Average Rents (\$)	29
Number of Units - Vacant and Universe	29
Availability Rates (%)	30
Estimate of Percentage Change (%) of Average Rent	30

Rental Condominium Data

Secondary Rented Unit Data

31

33

**I.I.I_I Private Apartment Vacancy Rates (%)
by Bedroom Type
Québec – CMAs**

Centre	Bachelor		I Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Ottawa-Gatineau CMA (Que. part)	3.8 c	1.7 c	6.3 c	1.8 b	3.4 c	2.3 b	2.7 c	1.3 a	4.1 b	2.0 a
Montréal CMA	5.6 c	4.9 c	3.1 b	3.2 c	2.2 a	1.8 b	1.3 a	2.6 c	2.8 a	2.7 a
Québec CMA	3.6 c	1.1 a	1.4 a	1.2 a	0.6 a	0.4 a	0.7 b	0.3 b	1.1 a	0.6 a
Saguenay CMA	1.2 a	**	2.2 c	1.6 c	1.8 c	0.6 a	1.3 a	0.8 d	1.8 b	1.1 a
Sherbrooke CMA	4.5 c	5.4 d	3.3 d	3.0 b	1.3 a	1.9 b	1.3 a	2.5 c	2.1 b	2.5 a
Trois-Rivières CMA	3.5 c	**	2.1 b	1.7 c	0.8 a	0.5 a	0.3 b	1.0 a	1.3 a	1.1 a
Québec CMAs	5.2 b	4.7 c	3.0 a	2.9 a	1.9 a	1.6 a	1.2 a	2.1 c	2.5 a	2.3 a
Québec CA 50,000-99,999	6.6 c	6.9 c	3.3 c	3.9 c	1.7 b	1.5 a	1.5 a	1.9 b	2.4 a	2.4 a
Québec CA 10,000-49,999	3.1 b	2.9 a	3.8 a	2.6 a	1.8 a	2.2 a	1.3 a	2.1 a	2.4 a	2.3 a
Québec 10,000+	5.2 b	4.7 c	3.0 b	2.9 a	1.9 a	1.6 a	1.2 a	2.1 b	2.5 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.I.2_I Private Apartment Average Rents (\$)
by Bedroom Type
Québec – CMAs**

Centre	Bachelor		I Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Ottawa-Gatineau CMA (Que. part)	496 a	503 a	572 a	577 a	674 a	690 a	762 a	786 a	652 a	667 a
Montréal CMA	489 a	494 a	587 a	600 a	643 a	656 a	767 a	811 b	621 a	637 a
Québec CMA	444 a	479 a	553 a	574 a	641 a	664 a	773 a	802 a	621 a	651 a
Saguenay CMA	350 b	344 b	405 a	423 a	497 a	494 a	526 a	538 a	473 a	476 a
Sherbrooke CMA	371 a	372 a	435 a	445 a	540 a	548 a	642 a	659 a	521 a	533 a
Trois-Rivières CMA	348 a	347 a	410 a	411 a	501 a	512 a	532 a	555 a	477 a	488 a
Québec CMAs	479 a	487 a	570 a	582 a	632 a	646 a	742 a	778 b	611 a	628 a
Québec CA 50,000-99,999	366 a	369 a	424 a	440 a	516 a	526 a	562 a	560 a	499 a	503 a
Québec CA 10,000-49,999	355 a	363 a	406 a	415 a	489 a	502 a	537 a	552 a	468 a	480 a
Québec 10,000+	471 a	478 a	554 a	565 a	615 a	629 a	710 a	741 a	595 a	611 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.I.3_I Number of Private Apartment Units Vacant and Universe in April 2009
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)	15 c	868	90 b	5,070	240 b	10,656	40 a	2,962	384 a	19,556
Montréal CMA	2,679 c	54,133	4,125 c	127,090	3,829 b	217,882	1,333 c	51,652	11,966 a	450,756
Québec CMA	37 a	3,463	226 a	19,473	148 a	38,813	35 b	10,134	445 a	71,883
Saguenay CMA	**	276	37 c	2,258	24 a	3,800	11 d	1,417	86 a	7,752
Sherbrooke CMA	113 d	2,079	217 b	7,319	322 b	16,531	142 c	5,743	793 a	31,671
Trois-Rivières CMA	**	615	73 c	4,285	40 a	7,542	36 a	3,662	169 a	16,104
Québec CMAs	2,878 c	61,433	4,767 a	165,494	4,603 a	295,224	1,595 c	75,570	13,843 a	597,722
Québec CA 50,000-99,999	122 c	1,762	315 c	8,136	269 a	17,674	128 b	6,633	834 a	34,205
Québec CA 10,000-49,999	93 a	3,160	296 a	11,280	534 a	24,304	166 a	7,860	1,089 a	46,604
Québec 10,000+	3,093 c	66,355	5,379 a	184,911	5,406 a	337,202	1,889 b	90,063	15,766 a	678,531

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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	
	Apr-08	Apr-09								
Ottawa-Gatineau CMA (Que. part)	4.1 c	2.5 b	6.8 c	2.7 b	3.7 b	3.1 b	3.3 d	1.8 c	4.5 b	2.8 a
Montréal CMA	8.2 b	7.6 c	6.5 b	6.5 b	5.2 b	4.7 b	3.4 c	4.5 c	5.8 a	5.6 a
Québec CMA	10.0 c	3.4 d	5.7 b	4.9 c	3.9 b	2.6 b	5.4 d	1.6 c	5.1 b	3.1 b
Saguenay CMA	1.6 c	**	5.9 b	8.4 c	6.0 b	6.2 b	5.4 c	5.0 c	5.6 b	6.7 b
Sherbrooke CMA	7.3 b	10.7 d	6.8 c	7.9 b	4.8 b	6.2 b	4.2 c	7.1 c	5.4 b	7.0 b
Trois-Rivières CMA	5.8 c	**	4.7 b	9.7 b	3.5 c	5.0 b	3.3 c	4.9 c	4.0 b	6.6 b
Québec CMAs	8.1 b	7.5 c	6.4 a	6.4 b	4.9 b	4.5 b	3.8 c	4.2 c	5.6 a	5.3 a
Québec CA 50,000-99,999	**	8.9 c	7.8 b	7.4 b	6.7 b	4.9 b	5.8 b	5.4 b	7.4 a	5.8 a
Québec CA 10,000-49,999	7.0 a	5.2 b	6.8 a	5.2 a	4.0 a	4.6 a	3.2 a	4.2 b	4.8 a	4.7 a
Québec 10,000+	8.3 b	7.4 b	6.5 a	6.4 b	4.9 a	4.5 a	3.9 b	4.3 b	5.6 a	5.3 a

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I.1.5_I Private Apartment Estimate of Percentage Change (%) of Average Rent¹
by Bedroom Type
Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09								
Ottawa-Gatineau CMA (Que. part)	**	2.2 c	2.6 c	1.3 a	2.3 b	++	++	1.9 c	2.3 b	1.3 a
Montréal CMA	**	4.0 d	++	4.6 c	**	3.5 d	++	3.4 d	**	4.0 c
Québec CMA	4.2 d	++	2.6 c	**	2.5 c	2.1 c	3.8 d	++	3.1 c	2.2 c
Saguenay CMA	++	**	++	4.3 d	**	**	4.2 d	**	2.0 c	2.2 c
Sherbrooke CMA	4.2 d	++	5.2 d	++	4.9 c	**	5.0 c	++	4.9 c	1.6 c
Trois-Rivières CMA	++	**	++	3.0 c	1.2 d	3.3 c	++	2.5 c	++	2.8 b
Québec CMAs	5.9 d	3.6 d	**	4.0 c	3.7 d	3.1 c	2.5 c	2.7 c	2.7 c	3.5 c
Québec CA 50,000-99,999	++	++	2.9 c	3.0 d	3.3 d	2.5 c	4.3 c	**	3.7 c	2.1 b
Québec CA 10,000-49,999	3.1 d	4.3 c	2.5 a	2.4 a	2.2 a	2.1 a	2.8 a	2.5 a	2.5 a	2.1 a
Québec 10,000+	5.7 d	3.6 d	**	3.9 c	3.6 d	3.0 b	2.6 c	2.6 c	2.7 c	3.4 b

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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

I.I.I_2 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Amos CA	2.2 c	9.5 c	1.5 a	2.4 b	0.2 a	1.5 a	0.0 b	1.3 a	0.5 a	2.0 a
Rouyn-Noranda CA	1.6 c	**	1.3 a	1.5 c	0.7 a	0.6 a	0.5 b	0.0 b	0.9 a	0.9 a
Val d'Or	0.0 c	0.0 c	0.0 b	0.0 b	0.0 b	0.0 b	0.0 b	0.0 b	0.0 b	0.0 b

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Amos CA	326 a	329 a	355 a	366 a	447 a	454 a	498 a	506 a	437 a	446 a
Rouyn-Noranda CA	346 a	348 a	384 a	393 a	478 a	488 a	555 a	563 a	456 a	458 a
Val d'Or	346 a	326 a	376 a	391 a	460 a	472 a	539 a	558 a	452 a	462 a

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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 April 2009
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	4 c	45	5 b	223	7 a	492	3 a	237	20 a	997
Rouyn-Noranda CA	**	326	11 c	697	8 a	1,469	0 b	350	25 a	2,842
Val d'Or	0 c	238	0 b	583	0 b	916	0 b	669	0 b	2,406

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

I.I.4_2 Private Apartment Availability Rates (%)

by Bedroom Type

Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Amos CA	2.2 c	9.5 c	3.0 b	2.4 b	0.6 a	1.7 a	0.0 b	1.3 a	1.0 a	2.1 a
Rouyn-Noranda CA	1.6 c	**	1.3 a	1.7 c	0.7 a	0.6 a	0.5 b	0.0 b	0.9 a	0.9 a
Val d'Or	0.8 a	0.8 a	0.2 b	0.2 b	0.0 b	0.2 a	0.0 b	0.1 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.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent¹
by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09								
Amos CA	**	**	4.2 d	3.5 d	1.7 b	2.4 a	1.0 a	2.3 b	2.2 b	2.6 a
Rouyn-Noranda CA	3.5 d	8.1 c	3.4 c	3.6 c	2.6 c	4.7 b	++	4.6 c	3.4 c	3.0 b
Val d'Or	4.0 d	3.3 d	1.4 d	5.2 b	**	3.2 b	++	3.7 b	3.6 d	1.8 c

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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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	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Drummondville CA	**	11.0 d	5.2 d	4.6 d	3.4 d	2.8 b	2.5 c	3.0 c	4.2 d	4.0 c
Zone I-Drummondville	**	10.9 d	5.2 d	4.6 d	3.4 d	2.8 c	2.4 c	3.0 d	4.2 d	4.0 c
Zone 2-Peripheral Sectors	**	**	**	**	1.8 a	4.4 d	4.2 a	**	3.0 a	3.8 d
Victoriaville CA	3.3 c	**	4.1 d	**	1.2 a	2.4 c	2.2 c	4.3 d	2.3 b	2.7 b

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**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	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Drummondville CA	341 a	342 a	434 a	452 b	513 a	517 a	578 a	555 a	499 a	492 a
Zone I-Drummondville	341 a	342 b	434 a	452 b	513 a	518 a	582 a	558 a	499 a	492 a
Zone 2-Peripheral Sectors	**	**	**	**	484 a	467 a	467 a	495 a	471 a	473 a
Victoriaville CA	319 a	296 a	372 a	384 a	463 a	476 a	531 a	544 a	446 a	461 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 April 2009 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	67 d	609	100 d	2,203	87 b	3,112	53 c	1,763	307 c	7,687
Zone 1-Drummondville	66 d	604	100 d	2,200	84 c	3,037	51 d	1,689	301 c	7,530
Zone 2-Peripheral Sectors	**	**	**	**	3 d	75	**	73	6 d	157
Victoriaville CA	**	273	**	706	50 c	2,104	35 d	811	106 b	3,894

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Drummondville CA	**	13.3 d	**	6.4 c	10.6 d	6.5 c	9.8 c	7.2 c	10.8 c	7.2 b
Zone 1-Drummondville	**	13.2 d	**	6.3 c	10.6 d	6.4 c	9.6 c	7.4 c	10.8 c	7.1 b
Zone 2-Peripheral Sectors	**	**	**	**	8.8 a	9.3 c	13.9 a	3.6 d	11.3 a	7.6 c
Victoriaville CA	9.1 c	**	10.9 d	**	7.5 c	8.8 b	10.5 d	9.1 c	8.9 b	8.5 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_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	
	Apr-07 to Apr-08	Apr-08 to Apr-09								
Drummondville CA	++	++	++	2.2 c	++	3.0 c	4.2 d	++	++	1.5 c
Zone 1-Drummondville	++	++	++	2.2 c	++	3.0 c	4.2 d	++	++	1.5 c
Zone 2-Peripheral Sectors	**	**	**	**	1.6 a	**	4.2 a	**	3.6 a	**
Victoriaville CA	**	++	2.7 c	++	++	++	**	++	1.6 c	++

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample 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		I Bedroom		2 Bedroom		3 Bedroom +		Total			
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09		
Montmagny City	5.7	a	**	2.5	a	2.6	c	2.1	a	1.3	a	
Saint-Georges CA	2.0	c	**	4.8	d	1.8	c	1.1	a	**		
Sainte-Marie City	0.0	a	5.9	d	0.0	a	4.6	c	0.0	b	3.2	b
Thetford Mines CA	0.0	b	**	0.6	a	6.3	c	0.4	a	4.4	b	
									0.5	a	3.0	b
									0.4	a	4.8	b

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

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

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

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

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

**I.I.2_4 Private Apartment Average Rents (\$)
by Bedroom Type
Québec – Chaudière-Appalaches**

Centre	Bachelor		I Bedroom		2 Bedroom		3 Bedroom +		Total			
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09		
Montmagny City	321	a	340	a	391	a	408	a	485	a	509	a
Saint-Georges CA	310	a	322	b	375	a	375	a	454	a	465	a
Sainte-Marie City	320	a	332	a	361	a	371	a	493	a	504	a
Thetford Mines CA	289	a	406	d	324	a	343	a	380	a	393	a
									405	a	418	a
									364	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) ($7.5 < cv \leq 10$)

** 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_4 Number of Private Apartment Units Vacant and Universe in April 2009
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	**	27	3 c	122	5 a	417	0 b	59	10 b	624
Saint-Georges CA	**	38	10 c	563	**	1,181	**	236	**	2,017
Sainte-Marie City	2 d	36	9 c	185	19 b	586	0 b	134	30 b	942
Thetford Mines CA	**	76	18 c	281	23 b	532	6 b	187	52 b	1,076

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_4 Private Apartment Availability Rates (%)
by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Montmagny City	5.7 a	**	6.8 a	11.4 d	4.2 a	4.1 b	6.3 a	0.0 b	5.2 a	5.1 b
Saint-Georges CA	62.3 a	**	19.3 d	9.9 c	7.6 b	11.1 d	**	**	15.4 a	11.6 d
Sainte-Marie City	4.2 a	11.8 d	0.0 a	9.3 b	1.8 a	9.6 b	0.0 a	**	1.4 a	9.4 a
Thetford Mines CA	6.0 b	**	5.2 b	6.7 c	2.0 a	6.9 b	1.6 a	4.7 c	3.3 a	6.8 b

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

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

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

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

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

I.I.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent¹
by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09								
Montmagny City	++	**	++	4.0 c	0.8 a	3.3 b	2.7 b	3.1 d	1.1 a	3.2 b
Saint-Georges CA	**	**	**	++	1.2 a	0.9 a	**	++	1.8 c	1.2 a
Sainte-Marie City	2.0 c	**	1.0 a	++	2.5 c	1.9 b	3.1 c	1.5 a	1.4 a	1.9 a
Thetford Mines CA	++	**	3.0 b	2.3 c	2.1 b	2.3 c	2.4 a	3.1 c	2.5 b	2.1 b

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample 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	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Baie-Comeau CA	5.4 a	3.7 b	6.3 a	2.0 a	7.1 a	2.9 a	3.6 a	5.9 c	6.1 a	3.2 b
Zone 1 - Secteur Mingan	6.9 a	4.8 b	5.5 a	0.9 a	7.1 a	2.1 c	1.8 a	3.7 d	5.7 a	2.2 b
Zone 2 - Secteur Marquette	0.0 a	0.0 c	7.3 a	3.1 c	7.1 a	3.8 b	5.2 a	7.8 c	6.6 a	4.2 b
Sept-Îles CA	4.2 b	4.1 c	1.4 a	2.6 b	0.8 a	0.5 a	1.1 a	0.9 a	1.4 a	1.6 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.2_5 Private Apartment Average Rents (\$)
by Bedroom Type
Québec – Côte-Nord**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Baie-Comeau CA	366 a	370 a	446 a	447 a	540 a	549 a	578 a	585 a	508 a	513 a
Zone 1 - Secteur Mingan	370 a	373 a	462 a	468 a	577 a	585 a	599 a	610 a	527 a	532 a
Zone 2 - Secteur Marquette	347 a	361 a	427 a	422 a	494 a	513 a	562 a	562 a	485 a	490 a
Sept-Îles CA	371 a	392 a	441 a	456 a	524 a	534 a	586 a	606 a	500 a	512 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_5 Number of Private Apartment Units Vacant and Universe in April 2009
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	3 b	87	9 a	440	17 a	596	14 c	239	43 b	1,362
Zone 1 - Secteur Mingan	3 b	67	2 a	233	6 c	308	4 d	114	16 b	721
Zone 2 - Secteur Marquette	0 c	21	6 c	208	11 b	288	10 c	125	27 b	641
Sept-Îles CA	10 c	233	18 b	701	5 a	981	4 a	490	37 b	2,405

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Baie-Comeau CA	13.5 a	4.9 b	10.2 a	4.0 b	10.2 a	4.9 b	5.7 a	6.3 c	9.6 a	4.8 a
Zone 1 - Secteur Mingan	17.2 a	6.4 b	9.4 a	3.7 c	9.4 a	5.5 b	3.5 a	3.7 d	9.1 a	4.7 b
Zone 2 - Secteur Marquette	0.0 a	0.0 c	11.2 a	4.3 c	11.2 a	4.1 b	7.5 a	8.7 c	10.1 a	4.9 b
Sept-Îles CA	4.2 b	4.1 c	1.6 b	2.7 b	0.8 a	0.5 a	1.1 a	1.1 a	1.4 a	1.6 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.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	
	Apr-07 to Apr-08	Apr-08 to Apr-09								
Baie-Comeau CA	++	**	++	++	3.0 c	2.7 c	1.6 c	2.6 c	1.7 a	1.1 d
Zone 1 - Secteur Mingan	++	++	3.1 b	++	5.8 a	3.2 d	3.5 b	1.9 c	4.4 a	1.7 c
Zone 2 - Secteur Marquette	**	**	**	++	++	2.3 c	++	++	-1.4 d	++
Sept-Îles CA	2.7 b	4.9 a	++	3.2 c	1.5 a	++	1.1 a	3.0 b	1.9 b	1.9 b

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample 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_6 Private Apartment Vacancy Rates (%)
by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Gaspé City	0.0 a	4.0 a	0.6 a	0.0 b	0.0 a	0.0 b	0.0 a	0.0 b	0.2 a	0.2 a
Les Îles-de-la-Madeleine MU	**	**	1.9 a	1.0 a	2.7 a	2.0 a	0.0 a	**	2.2 a	1.5 a
Matane CA	4.3 a	3.7 c	3.7 a	4.7 b	1.7 a	1.5 a	1.7 a	0.0 b	2.7 a	2.6 a
Rimouski CA	0.3 b	0.7 b	1.8 c	0.4 b	0.7 a	0.5 b	0.7 b	0.3 b	1.0 a	0.4 a
Rivière-du-Loup CA	3.0 c	2.4 c	5.2 c	3.3 d	1.4 a	1.2 a	2.2 c	0.9 a	2.4 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

**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	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Gaspé City	356 a	365 a	423 a	428 a	498 a	504 a	529 a	532 a	475 a	482 a
Les Îles-de-la-Madeleine MU	**	**	504 a	509 a	558 a	565 a	727 a	695 a	543 a	547 a
Matane CA	343 a	345 a	390 a	404 a	464 a	489 a	491 a	517 a	429 a	449 a
Rimouski CA	392 a	418 a	470 a	485 a	582 a	591 a	595 a	640 a	525 a	546 a
Rivière-du-Loup CA	339 a	342 a	406 a	407 a	501 a	513 a	561 a	564 a	481 a	489 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_6 Number of Private Apartment Units Vacant and Universe in April 2009
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	1 a	26	0 b	168	0 b	238	0 b	119	1 a	551
Les Îles-de-la-Madeleine MU	**	**	1 a	103	3 a	150	**	12	4 a	272
Matane CA	5 c	140	21 b	439	8 a	563	0 b	189	34 a	1,332
Rimouski CA	5 b	627	5 b	1,330	10 b	2,303	2 b	615	22 a	4,875
Rivière-du-Loup CA	4 c	174	16 d	499	16 a	1,323	4 a	445	40 a	2,442

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_6 Private Apartment Availability Rates (%)

by Bedroom Type

Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Gaspé City	0.0 a	4.0 a	0.6 a	0.0 b	0.4 a	0.0 b	0.0 a	0.0 b	0.4 a	0.2 a
Les Îles-de-la-Madeleine MU	**	**	1.9 a	1.0 a	4.0 a	2.7 a	0.0 a	**	2.9 a	1.9 a
Matane CA	7.1 a	7.4 b	4.4 a	5.7 b	2.6 a	3.3 b	2.3 a	0.6 a	3.7 a	4.1 a
Rimouski CA	0.3 b	4.8 d	2.6 b	1.4 d	1.0 a	1.5 a	0.7 b	1.9 c	1.4 a	1.9 b
Rivière-du-Loup CA	5.0 c	7.5 c	11.1 c	7.4 b	2.8 a	2.7 a	3.5 c	4.1 c	4.8 b	4.2 b

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

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

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

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

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

I.1.5_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	
	Apr-07 to Apr-08	Apr-08 to Apr-09								
Gaspé City	0.9 a	**	0.9 a	1.4 a	1.2 a	1.4 a	1.5 a	1.4 a	1.2 a	1.4 a
Les îles-de-la-Madeleine MU	n/u	**	n/u	1.0 d	n/u	++	n/u	**	n/u	1.4 a
Matane CA	5.5 a	2.8 a	4.1 a	2.9 a	4.1 a	3.7 a	3.5 a	4.3 a	4.5 a	3.1 a
Rimouski CA	++	4.4 c	2.6 c	3.6 d	**	3.4 d	++	4.1 d	++	4.4 d
Rivière-du-Loup CA	3.7 c	++	3.5 c	1.5 c	1.5 a	2.3 a	2.5 a	1.8 a	2.3 a	1.8 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample 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**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Alma CA	**	**	12.3 a	1.6 c	3.7 d	2.4 b	0.3 b	0.0 b	5.1 b	2.1 b
Zone 1 - Alma South	**	**	19.5 a	2.0 c	2.0 b	2.4 b	0.6 b	0.0 b	5.9 a	2.5 b
Zone 2 - Alma North	**	**	2.9 c	**	5.9 d	2.3 b	0.0 c	0.0 c	4.1 d	1.7 b
Dolbeau-Mistassini CA	17.6 a	**	9.9 a	5.7 c	5.6 a	7.1 a	2.5 a	3.5 b	6.6 a	6.5 a
Zone 1 - Dolbeau	15.3 a	**	5.9 a	**	5.2 a	7.1 b	2.0 a	5.2 b	5.3 a	6.6 b
Zone 2 - Mistassini	**	40.0 a	25.0 a	3.2 a	6.4 a	7.0 a	3.3 a	0.0 a	9.4 a	6.2 a
Roberval City	0.0 a	0.0 a	2.6 a	7.8 a	1.0 a	1.9 a	0.0 a	1.3 a	1.2 a	3.1 a
Saint-Félicien City	6.1 a	0.0 c	4.9 b	1.0 a	4.8 a	4.2 a	6.5 a	3.3 d	5.2 a	3.2 b

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

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

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Alma CA	316 b	296 a	358 a	363 a	430 a	435 a	460 a	478 a	424 a	431 a
Zone 1 - Alma South	317 b	297 a	366 a	371 a	449 a	457 a	465 a	502 a	436 a	447 a
Zone 2 - Alma North	**	288 b	346 b	352 a	407 a	411 a	454 a	457 a	408 a	414 a
Dolbeau-Mistassini CA	290 b	278 a	328 b	351 a	415 a	422 a	458 a	469 a	399 a	416 a
Zone 1 - Dolbeau	**	276 a	321 b	354 a	437 a	444 a	482 a	485 a	408 a	435 a
Zone 2 - Mistassini	**	**	367 b	345 a	375 a	379 a	409 a	429 a	379 a	379 a
Roberval City	**	**	346 a	359 a	428 a	439 a	481 a	500 a	416 a	431 a
Saint-Félicien City	321 a	335 b	360 a	366 a	431 a	440 a	504 a	505 a	420 a	431 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_7 Number of Private Apartment Units Vacant and Universe in April 2009
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	**	30	4 c	268	25 b	1,065	0 b	377	37 b	1,740
Zone 1 - Alma South	**	26	3 c	156	13 b	558	0 b	173	23 b	912
Zone 2 - Alma North	**	4	**	111	12 b	508	0 c	205	14 b	828
Dolbeau-Mistassini CA	**	14	5 c	93	26 a	365	3 b	88	36 a	560
Zone 1 - Dolbeau	**	9	**	62	17 b	237	3 b	59	24 b	367
Zone 2 - Mistassini	2 a	5	1 a	31	9 a	128	0 a	29	12 a	193
Roberval City	0 a	8	9 a	116	6 a	308	1 a	76	16 a	508
Saint-Félicien City	0 c	27	1 a	102	13 a	310	2 d	60	16 b	499

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

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

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	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Alma CA	**	**	20.6 a	10.2 d	8.6 b	7.6 b	7.1 c	8.8 c	11.1 a	8.6 a
Zone 1 - Alma South	**	**	30.1 a	13.9 c	6.6 b	9.2 a	7.1 c	**	12.2 a	10.0 a
Zone 2 - Alma North	**	**	8.0 c	**	11.0 d	5.7 b	**	**	9.6 b	7.1 b
Dolbeau-Mistassini CA	17.6 a	**	9.9 a	6.8 c	5.6 a	8.8 a	2.5 a	3.5 b	6.6 a	8.0 a
Zone 1 - Dolbeau	15.3 a	**	5.9 a	**	5.2 a	9.4 b	2.0 a	5.2 b	5.3 a	8.4 b
Zone 2 - Mistassini	**	40.0 a	25.0 a	6.5 a	6.4 a	7.8 a	3.3 a	0.0 a	9.4 a	7.3 a
Roberval City	0.0 a	0.0 a	2.6 a	7.8 a	1.0 a	1.9 a	0.0 a	1.3 a	1.2 a	3.1 a
Saint-Félicien City	6.1 a	0.0 c	4.9 b	1.0 a	5.2 a	4.2 a	8.2 a	3.3 d	5.6 a	3.2 b

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

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

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

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

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

I.I.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	
	Apr-07 to Apr-08	Apr-08 to Apr-09								
	**	**	++	++	2.1 c	1.7 c	**	**	2.0 c	1.5 c
Alma CA	**	**	++	++	2.1 c	1.7 c	**	**	2.0 c	1.5 c
Zone 1 - Alma South	**	**	**	1.5 d	2.2 c	1.7 c	++	++	2.5 c	1.5 c
Zone 2 - Alma North	**	**	**	**	2.0 c	1.6 c	3.5 d	++	++	**
Dolbeau-Mistassini CA	**	**	++	++	3.4 d	1.4 d	3.6 c	2.3 b	3.6 d	1.3 a
Zone 1 - Dolbeau	**	**	++	**	4.2 d	++	3.3 c	2.3 b	4.0 d	1.3 d
Zone 2 - Mistassini	**	**	**	-0.3 a	**	2.1 c	**	**	2.8 c	1.1 a
Roberval City	**	**	++	5.5 a	0.6 b	3.6 b	++	3.5 a	++	3.0 a
Saint-Félicien City	**	**	**	3.6 d	3.9 b	0.9 a	7.3 b	++	4.5 b	1.7 b

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample 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_8 Private Apartment Vacancy Rates (%)
by Bedroom Type
Québec – Lanaudière et Laurentides**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Joliette CA	**	**	5.4 d	2.1 c	2.2 b	1.2 a	1.7 c	0.8 d	3.3 c	1.3 a
Joliette	**	**	**	2.8 c	2.4 c	1.6 c	2.4 c	1.2 d	4.2 d	1.9 c
St-Charles-Borromée/N.-D.-des-Pr	2.0 a	0.0 d	3.5 d	0.0 c	2.0 c	0.8 d	0.6 b	0.0 c	2.0 b	0.6 b
Lachute CA	3.8 a	11.6 d	1.5 b	1.6 c	1.3 a	0.8 a	1.5 b	1.8 c	1.8 a	1.8 b
Mont-Laurier City	**	1.1 a	2.6 c	2.0 a	1.8 c	0.4 a	**	2.3 c	2.4 c	1.2 a
Prévost City	**	**	5.0 a	0.0 c	5.7 a	**	0.0 a	**	4.5 a	0.0 c
Rawdon MU	0.0 a	**	1.3 a	3.8 d	0.5 a	1.0 a	0.0 a	4.0 a	0.6 a	2.1 b
Saint-Lin-des-Laurentides City	**	**	3.1 a	0.0 b	1.9 a	2.0 a	2.3 a	4.1 a	2.2 a	1.9 a
Sainte-Adèle City	0.0 d	0.0 c	0.0 c	3.1 d	0.0 b	0.5 b	0.0 c	**	0.0 b	1.4 a
Sainte-Sophie MU	**	**	0.0 a	**	0.0 a	**	0.0 a	16.2 a	0.0 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.I.2_8 Private Apartment Average Rents (\$)
by Bedroom Type
Québec – Lanaudière et Laurentides**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Joliette CA	385 b	381 b	430 a	434 a	546 a	548 a	591 a	598 a	519 a	525 a
Joliette	387 b	388 b	428 a	434 a	529 a	530 a	606 a	617 a	500 a	513 a
St-Charles-Borromée/N.-D.-des-Pr	350 c	337 b	436 a	433 a	563 a	565 a	572 a	563 a	545 a	542 a
Lachute CA	350 b	351 a	398 a	417 a	478 a	508 a	528 a	538 a	459 a	481 a
Mont-Laurier City	314 a	370 a	384 a	404 a	473 a	475 a	510 a	507 a	431 a	445 a
Prévost City	n/u	**	491 a	492 a	543 b	523 a	634 b	640 b	529 a	518 a
Rawdon MU	365 a	389 a	397 a	393 a	505 a	505 a	559 a	565 a	486 a	485 a
Saint-Lin-des-Laurentides City	**	**	406 a	413 a	526 a	552 a	577 a	597 a	508 a	533 a
Sainte-Adèle City	381 a	418 b	473 b	483 a	561 a	577 a	613 a	624 a	536 a	551 a
Sainte-Sophie MU	**	**	418 a	402 b	450 a	514 a	**	577 b	436 a	482 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 April 2009
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	**	227	20 c	944	32 a	2,634	7 d	832	61 a	4,636
Joliette	**	192	20 c	688	21 c	1,300	7 d	542	51 c	2,722
St-Charles-Borromée/N.-D.-des-Pr	0 d	35	0 c	256	11 d	1,334	0 c	290	11 b	1,914
Lachute CA	5 d	46	3 c	198	3 a	420	2 c	122	14 b	787
Mont-Laurier City	1 a	92	8 a	420	2 a	524	3 c	137	15 a	1,173
Prévost City	**	**	0 c	47	**	23	**	13	0 c	85
Rawdon MU	**	11	3 d	84	2 a	211	2 a	53	7 b	358
Saint-Lin-des-Laurentides City	**	**	0 b	60	4 a	213	2 a	51	6 a	329
Sainte-Adèle City	0 c	25	5 d	159	1 b	282	**	85	8 a	551
Sainte-Sophie MU	**	**	**	15	**	38	1 a	7	**	66

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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.I.4_8 Private Apartment Availability Rates (%)
by Bedroom Type
Québec – Lanaudière et Laurentides**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Joliette CA	**	**	**	3.4 d	3.5 c	3.2 c	1.9 c	2.1 c	4.3 c	3.0 b
Joliette	**	**	**	4.3 d	4.0 c	3.6 d	2.8 c	3.0 c	5.3 c	3.6 c
St-Charles-Borromée/N.-D.-des-Pr	2.0 a	0.0 d	5.1 c	**	3.0 c	2.8 c	0.6 b	0.6 b	2.9 b	2.1 c
Lachute CA	5.0 a	11.6 d	6.4 a	5.4 b	11.6 a	9.0 b	7.0 b	8.8 b	8.5 a	8.2 a
Mont-Laurier City	**	5.7 b	8.7 c	7.7 a	10.0 d	5.0 a	**	5.3 c	9.0 b	6.1 a
Prévost City	**	**	20.0 a	**	8.6 a	**	0.0 a	**	12.5 a	**
Rawdon MU	0.0 a	**	2.6 a	5.1 c	1.5 a	3.5 b	0.0 a	6.0 a	1.4 a	4.4 b
Saint-Lin-des-Laurentides City	**	**	4.7 a	1.8 c	7.6 a	5.4 b	4.7 a	6.1 a	6.5 a	4.8 b
Sainte-Adèle City	**	0.0 c	**	8.5 c	5.3 d	5.5 b	4.7 d	**	4.1 d	5.6 b
Sainte-Sophie MU	**	**	4.0 a	**	0.0 a	**	0.0 a	16.2 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

I.I.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	
	Apr-07 to Apr-08	Apr-08 to Apr-09								
Joliette CA	++	++	3.7 d	++	++	++	++	3.6 d	**	++
Joliette	++	**	4.3 d	++	**	++	++	3.4 d	**	++
St-Charles-Borromée/N.-D.-des-Pr	**	**	++	++	++	++	++	**	++	++
Lachute CA	++	++	4.2 a	1.6 b	3.5 b	2.8 a	3.4 c	1.7 c	3.4 b	2.2 a
Mont-Laurier City	n/u	**	n/u	6.3 b	n/u	++	n/u	++	n/u	2.6 b
Prévost City	n/u	**	n/u	++	n/u	++	n/u	**	n/u	++
Rawdon MU	n/u	**	n/u	++	n/u	2.6 a	n/u	3.9 d	n/u	3.1 b
Saint-Lin-des-Laurentides City	**	**	++	++	3.9 b	3.2 b	3.4 a	3.2 a	2.6 a	3.4 b
Sainte-Adèle City	n/u	**	n/u	**	n/u	2.6 c	n/u	**	n/u	4.8 c
Sainte-Sophie MU	n/u	**								

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample 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		I Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Cowansville CA	5.3 d	17.4 d	4.4 b	4.3 c	3.6 c	3.2 c	0.6 a	1.9 c	3.2 b	3.8 b
Granby CA	4.7 d	**	**	3.2 d	0.8 d	0.6 a	**	**	1.5 a	1.5 a
Saint-Hyacinthe CA	**	**	2.5 c	**	0.8 d	0.9 a	0.0 c	**	1.3 a	1.2 a
Saint-Jean-sur-Richelieu CA	**	**	0.9 a	2.4 c	0.4 b	1.1 a	0.4 b	**	1.0 a	1.5 a
Zone 1 - Saint-Jean	**	**	0.9 d	2.3 c	0.5 b	0.7 a	0.4 b	**	0.7 a	1.3 a
Zone 2 - Iberville	**	**	0.0 d	**	0.0 c	**	0.0 d	0.0 d	**	**
Zone 3 - Saint-Luc	**	**	**	0.0 d	0.0 c	0.0 c	0.5 b	**	**	0.5 b
Salaberry-de-Valleyfield CA	4.1 d	0.0 d	3.1 c	5.1 d	2.3 c	3.9 c	2.2 c	2.1 c	2.7 a	3.7 b
Sorel-Tracy CA	**	2.6 c	**	4.4 c	2.5 b	2.9 b	1.5 a	3.2 d	4.0 c	3.2 b
Zone 1 - Sorel	**	**	**	4.6 d	3.0 b	3.0 c	0.0 c	0.0 c	5.5 d	3.0 c
Zone 2 - Peripheral Sectors	3.2 c	4.6 d	4.2 c	4.2 c	1.9 b	2.7 c	1.8 c	3.8 d	2.5 a	3.4 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_9 Private Apartment Average Rents (\$)
by Bedroom Type
Québec – Montérégie**

Centre	Bachelor		I Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Cowansville CA	326 b	321 a	393 a	402 a	485 a	499 a	514 a	534 a	465 a	473 a
Granby CA	372 a	369 a	436 a	448 a	529 a	550 a	591 a	579 a	497 a	520 a
Saint-Hyacinthe CA	394 b	409 b	426 a	457 a	530 a	536 a	590 a	606 a	512 a	515 a
Saint-Jean-sur-Richelieu CA	368 b	389 b	431 b	446 a	562 a	570 a	604 a	626 a	545 a	553 a
Zone 1 - Saint-Jean	368 b	390 b	432 b	447 a	537 a	566 a	582 a	629 a	520 a	546 a
Zone 2 - Iberville	n/s	**	419 b	433 a	579 b	531 b	**	524 b	571 b	517 a
Zone 3 - Saint-Luc	n/s	**	421 c	458 b	680 b	648 a	669 a	642 a	669 a	637 a
Salaberry-de-Valleyfield CA	386 a	386 a	423 a	434 b	495 a	536 a	519 a	555 a	471 a	507 a
Sorel-Tracy CA	362 b	327 a	389 a	393 a	452 a	466 a	525 a	527 a	447 a	454 a
Zone 1 - Sorel	**	310 a	387 a	377 a	459 a	473 a	509 b	524 b	449 a	455 a
Zone 2 - Peripheral Sectors	362 b	342 a	390 a	403 a	442 a	456 a	529 a	527 a	445 a	454 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 April 2009
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	13 d	74	18 c	424	25 c	785	6 c	342	63 b	1,626
Granby CA	**	357	58 d	1,835	25 a	4,239	**	903	109 a	7,333
Saint-Hyacinthe CA	**	442	**	1,761	30 a	3,363	**	862	78 a	6,427
Saint-Jean-sur-Richelieu CA	**	271	35 c	1,430	49 a	4,579	**	1,804	118 a	8,083
Zone 1 - Saint-Jean	**	254	30 c	1,313	24 a	3,428	**	1,265	84 a	6,260
Zone 2 - Iberville	**	**	**	91	**	570	0 d	107	**	777
Zone 3 - Saint-Luc	**	**	0 d	26	0 c	581	**	431	5 b	1,046
Salaberry-de-Valleyfield CA	0 d	110	27 d	529	43 c	1,104	7 c	333	77 b	2,076
Sorel-Tracy CA	3 c	108	25 c	570	51 b	1,780	11 d	346	90 b	2,805
Zone 1 - Sorel	**	47	10 d	209	30 c	1,011	0 c	57	40 c	1,323
Zone 2 - Peripheral Sectors	3 d	62	15 c	361	21 c	769	11 d	290	50 c	1,482

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	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Cowansville CA	5.3 d	20.3 d	4.9 b	9.7 b	4.0 c	7.0 b	1.5 a	3.8 c	3.8 b	7.6 b
Granby CA	11.1 c	**	5.3 c	10.2 d	4.5 c	6.9 c	**	6.0 d	5.7 b	7.7 b
Saint-Hyacinthe CA	**	**	9.5 c	4.8 d	7.3 c	2.5 c	3.5 d	3.4 d	8.7 c	3.2 c
Saint-Jean-sur-Richelieu CA	**	**	3.3 d	6.7 c	2.8 b	3.8 c	2.4 c	4.6 d	3.2 b	4.7 b
Zone 1 - Saint-Jean	**	**	3.3 d	**	3.3 c	3.9 c	1.4 a	5.4 d	2.9 b	5.0 c
Zone 2 - Iberville	**	**	0.0 d	**	**	**	0.0 d	0.0 d	3.5 d	5.7 d
Zone 3 - Saint-Luc	**	**	**	**	0.6 b	**	5.4 d	**	4.5 d	2.1 c
Salaberry-de-Valleyfield CA	4.1 d	0.0 d	3.6 c	5.1 d	2.4 b	3.9 c	2.6 c	2.1 c	2.9 a	3.7 b
Sorel-Tracy CA	**	3.7 d	**	7.3 c	2.7 a	4.5 b	1.5 a	4.7 c	4.2 c	5.1 b
Zone 1 - Sorel	**	**	**	8.7 c	3.0 b	5.4 b	0.0 c	**	5.7 d	5.9 b
Zone 2 - Peripheral Sectors	**	4.6 d	4.2 c	**	2.2 b	3.3 c	1.8 c	4.3 d	2.8 a	4.3 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

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**I.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent¹
by Bedroom Type
Québec – Montérégie**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09								
	**	++	++	3.6 c	4.1 d	3.4 d	12.1 c	2.1 c	3.8 d	2.3 b
Cowansville CA										
Granby CA	3.9 d	**	3.4 c	++	3.4 c	1.1 d	3.2 c	1.0 d	4.0 b	++
Saint-Hyacinthe CA	**	++	4.1 c	4.5 d	**	**	3.7 d	**	3.4 c	3.0 d
Saint-Jean-sur-Richelieu CA	++	++	++	++	++	**	**	++	++	3.5 d
Zone 1 - Saint-Jean	++	++	++	++	++	**	**	++	++	4.3 d
Zone 2 - Iberville	**	**	**	**	**	++	**	**	**	++
Zone 3 - Saint-Luc	**	**	**	**	++	++	++	++	++	++
Salaberry-de-Valleyfield CA	**	**	4.1 d	++	**	**	2.2 c	++	2.6 c	3.2 d
Sorel-Tracy CA	**	**	5.0 b	++	5.0 b	1.9 b	6.4 b	++	5.1 a	2.0 b
Zone 1 - Sorel	**	**	4.7 d	++	5.3 b	2.5 c	**	**	5.3 b	2.2 c
Zone 2 - Peripheral Sectors	**	**	5.2 b	++	4.6 b	1.3 a	7.2 b	++	4.8 b	1.9 c

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample 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_10 Private Apartment Vacancy Rates (%)
by Bedroom Type
Québec – Mauricie**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
La Tuque CA	4.2 a	9.5 c	13.4 a	12.7 a	6.6 a	9.3 a	2.8 a	3.5 a	7.8 a	9.1 a
Shawinigan CA	1.6 c	**	8.3 b	9.6 c	4.1 b	3.2 c	3.5 b	3.4 c	4.7 a	4.8 b
Zone 1-Downtown	**	**	**	**	3.5 c	3.2 c	3.1 d	**	4.6 b	4.4 c
Zone 2-Northeastern Sector	**	**	9.0 c	**	6.4 b	4.5 c	4.8 c	4.3 d	6.3 b	5.5 c
Zone 3-Shawinigan-Sud	**	**	8.8 c	**	1.1 a	1.3 a	2.5 c	0.4 b	3.6 c	2.9 c
Zone 4-Grand-Mère/Saint-Georges	2.9 a	**	4.3 d	**	2.9 c	2.3 c	**	**	2.9 c	5.5 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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
La Tuque CA	316 a	305 a	338 a	336 a	389 a	391 a	447 a	453 a	385 a	385 a
Shawinigan CA	290 b	297 a	357 a	353 a	395 a	396 a	423 a	432 a	395 a	395 a
Zone 1-Downtown	298 b	312 b	346 a	350 a	382 a	380 a	385 a	402 a	375 a	378 a
Zone 2-Northeastern Sector	**	**	370 a	358 a	371 a	375 a	432 a	431 a	388 a	386 a
Zone 3-Shawinigan-Sud	276 b	276 b	349 a	356 a	439 a	444 a	426 a	460 a	414 a	428 a
Zone 4-Grand-Mère/Saint-Georges	**	**	356 a	346 a	402 a	401 a	456 a	443 a	406 a	397 a

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

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

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

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

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

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**I.I.3_10 Number of Private Apartment Units Vacant and Universe in April 2009
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 c	21	27 a	209	34 a	365	5 a	145	67 a	741
Shawinigan CA	**	84	87 c	909	76 c	2,382	45 c	1,301	222 b	4,675
Zone 1-Downtown	**	35	**	181	12 c	366	**	304	39 c	886
Zone 2-Northeastern Sector	**	14	**	337	48 c	1,052	22 d	513	105 c	1,915
Zone 3-Shawinigan-Sud	**	16	**	191	6 a	484	1 b	252	28 c	943
Zone 4-Grand-Mère/Saint-Georges	**	**	**	200	11 c	480	**	232	51 d	932

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
La Tuque CA	8.3 a	14.3 d	20.4 a	19.4 a	13.4 a	16.2 a	6.3 a	8.4 a	13.9 a	15.5 a
Shawinigan CA	3.7 d	**	12.9 c	10.9 d	10.4 c	4.6 b	8.1 b	4.8 c	10.1 a	6.1 b
Zone 1-Downtown	**	**	**	**	11.2 d	3.6 c	6.3 c	3.4 d	10.0 b	4.9 c
Zone 2-Northeastern Sector	**	**	14.5 d	11.3 d	11.9 c	5.6 c	9.3 c	5.6 d	11.6 c	6.6 b
Zone 3-Shawinigan-Sud	**	**	12.6 c	**	5.3 c	1.3 a	8.5 c	1.2 d	7.8 b	3.1 d
Zone 4-Grand-Mère/Saint-Georges	2.9 a	**	**	**	11.8 d	6.6 c	**	**	9.9 b	9.4 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)

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

I.I.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	
	Apr-07 to Apr-08	Apr-08 to Apr-09								
La Tuque CA	2.3 a	-1.5 a	2.6 a	0.4 a	2.0 a	1.4 a	1.7 a	1.2 a	3.0 a	0.8 a
Shawinigan CA	**	**	5.9 c	**	4.8 c	**	6.2 c	2.5 c	6.0 b	1.3 d
Zone 1-Downtown	**	**	**	3.0 d	**	++	**	++	**	++
Zone 2-Northeastern Sector	**	**	5.9 d	++	5.8 c	4.0 d	**	**	6.5 c	2.4 c
Zone 3-Shawinigan-Sud	**	**	**	**	4.0 d	++	++	4.1 d	2.7 c	**
Zone 4-Grand-Mère/Saint-Georges	**	**	**	++	2.7 c	++	3.8 d	++	5.1 c	++

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample 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

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 2008 vs. \$550 in 2009 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 2008 and 2009 Spring 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. This change has been permanently applied since October 2008.

To see the impact of this change on the April 2008 statistics, click on this link.

http://www.cmhc.ca/en/hoficincl/homain/stda/suretaanme/suretaanme_021.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 data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the April 2008 and April 2009 Rental Market Surveys. 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 all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). 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.

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 2006 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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