

RENTAL MARKET REPORT

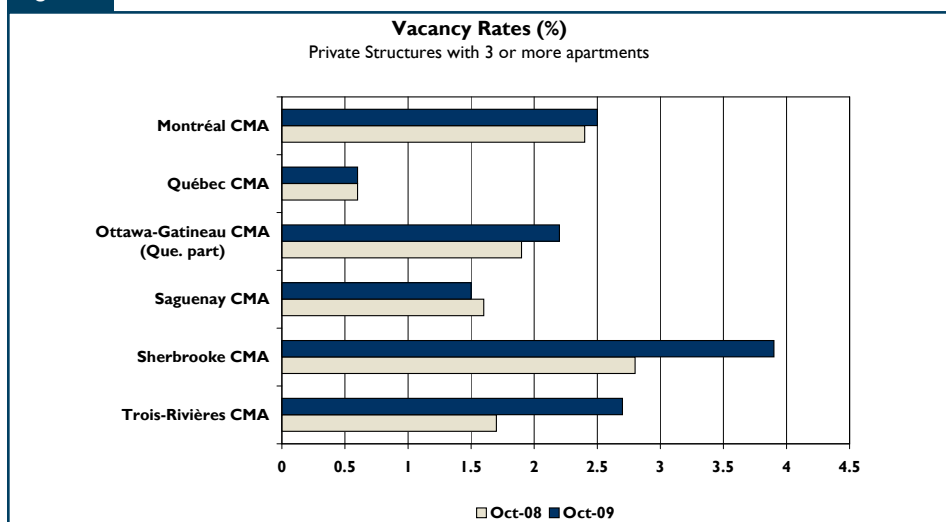
Québec Highlights*



CANADA MORTGAGE AND HOUSING CORPORATION

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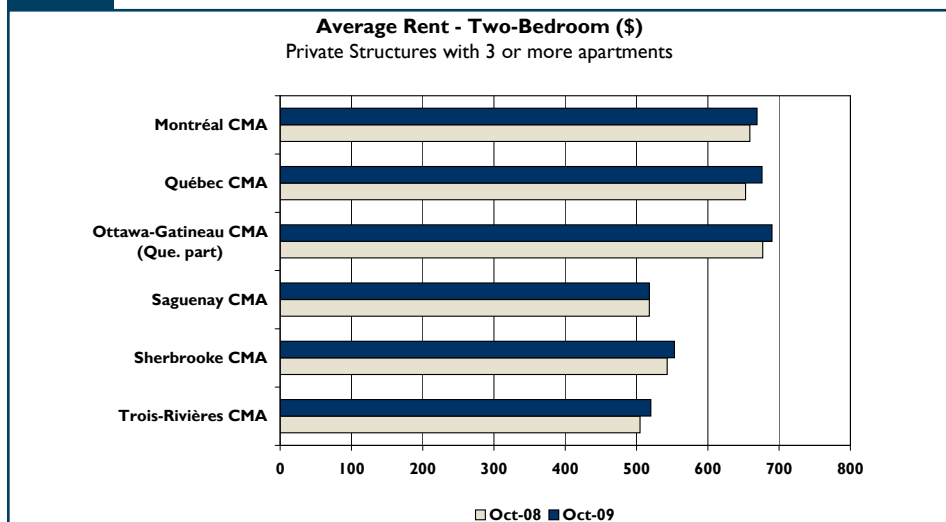
Figure 1



Highlights

- The vacancy rate in urban centres remained stable (2.4 per cent in October 2009)
- The rental market eased in several midsize centres (with 10,000 to 99,999 inhabitants)
- The vacancy rate remains lower for larger rental units
- The estimated change in average rent from 2008 was 2.8 per cent
- The vacancy rate in the Sherbrooke CMA climbed to 3.9 per cent in October
- The Québec region presented the lowest vacancy rate (0.6 per cent) among CMAAs
- According CMHC's affordability indicator, Quebec's major rental markets were still the most affordable in the country

Figure 2



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

A generally stable situation

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC), the overall vacancy rate for Québec's urban centres showed little change this year, edging up to 2.4 per cent in October 2009, compared to 2.2 per cent a year earlier. This relative stability reflects the conditions observed most major centres of the province, as four of the six census metropolitan areas (CMAs)—including Montréal—saw their vacancy rates change by no more than a few tenths of a point, in relation to 2008. In other centres, rental market conditions eased somewhat, but most of the vacancy rate changes, whether up or down, were equal to or less than one percentage point.

The underlying dynamic

While rates showed little change over the past year, it is considered that the factors affecting the market still evolved during this period, especially those related to demand: the increase in immigration and weaker movement of renters to homeownership contributed to supporting demand. However, a less prosperous labour market for young people no doubt slowed the formation of renter households. The recession will therefore have had multiple and contrasting effects on rental housing demand. Supply, for its part, remained generally stagnant over this period.

In addition to affecting demand, the current economic conditions heightened a phenomenon that has been observed for several years on Québec's rental markets, namely, a stronger demand for large units. For one thing, the less favourable situation for working renters (young people and

part-time workers) likely encouraged them to share accommodations. Also, by slowing the movement of renters to homeownership, the economic uncertainty stimulated demand for more affordable substitute dwellings, including large apartments.

Rents

On average, the rents charged across Québec rose by about 2.8 per cent over 2008. The estimated changes in rents varied between 2.1 per cent and 3.7 per cent in the CMAs. According to CMHC's affordability indicator, the major urban centres in Québec still appear to have the most affordable rental markets in the country. The indicator posted gains (showing rising affordability) in the Montréal, Sherbrooke and Saguenay CMAs, while the Québec and Gatineau areas registered moderate decreases.

Rental condominium units

According to the Secondary Rental Market Survey results, nearly 10 per cent (9,848 units) of the condominiums in the Montréal CMA were rental units in October 2009, while the proportion was 8 per cent (1,618 units) in the Québec CMA. In the Montréal area, the vacancy rate for dwellings of this type was 2.7 per cent, a level comparable to the rate for the traditional rental market in the CMA. In the Québec area, the rental condominium market was less tight (vacancy rate of 1.6 per cent) than the traditional rental apartment market. As for the differences in rents between rental condominiums and traditional rental housing units, two facts are noteworthy: first, this gap was wider in the Montréal CMA (60 per cent) than in the Québec CMA (28 per cent) and, second, in Montréal, this gap was widest for two-bedroom

apartments (60 per cent, compared to 55 per cent for one-bedroom apartments and 37 per cent for three-bedroom units).

Regionally

As the vacancy rate showed little change in the province overall, it was not surprising to see a comparable result in the Montréal CMA. In fact, the vacancy rate there edged up by just one tenth of a point, reaching 2.5 per cent in October 2009. The homeownership trend—stronger than expected—and the job losses among young people aged from 15 to 24 years offset the rise in migration, which kept the vacancy rate relatively stable. The estimated change in the rents charged in existing structures between October 2008 and October 2009 reached an average of 2.7 per cent.

The rental market remained tight in the Québec CMA, as the vacancy rate stayed at 0.6 per cent this past October. This area therefore had the tightest market in the province. The rise in demand—resulting from relatively favourable economic conditions—came up against a small increase in supply. The scarcity of units was particularly marked in the case of apartments with three or more bedrooms. As well, the estimated change in the average rent was 3.7 per cent.

The vacancy rate in the Ottawa-Gatineau CMA (Québec part) went up from 1.9 per cent in October 2008 to 2.2 per cent a year later. This small rise was due in part to the job losses (especially among young people) that occurred over the past year. With the rental market still relatively tight, rents continued to rise this year. It is estimated that the average apartment rent increased by 2.4 per cent

between October 2008 and October 2009.

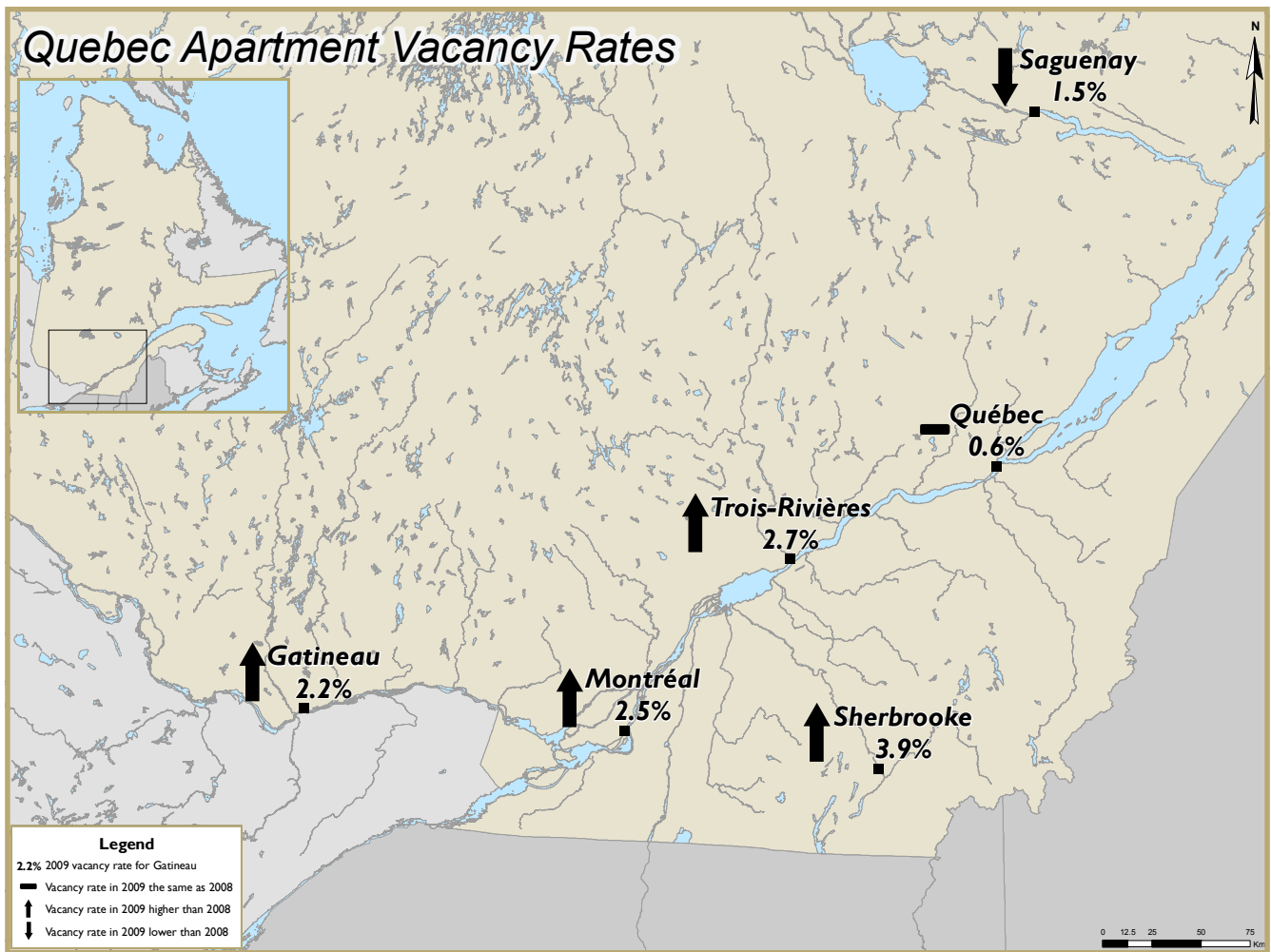
In the Sherbrooke CMA, the rental apartment vacancy rate registered another notable hike. After having gone up by 1.2 percentage points, to 2.4 per cent, in 2007, this rate continued to climb, reaching 2.8 per cent in 2008, and then increased further, to 3.9 per cent, in 2009. The rise in the vacancy rate in the Sherbrooke CMA this year resulted from a moderating demand and a growing supply.

An abundant supply of new units and a decline in demand contributed to the easing of the rental market in the Trois-Rivières CMA. In fact, the vacancy rate reached 2.7 per cent in October 2009, compared to 1.7

per cent a year earlier. The weaker job market and lower net migration accounted for the decrease in demand. The estimated change in the average rent for two-bedroom apartments attained 2.1 per cent.

The Saguenay CMA rental market stayed tight this year, as the vacancy rate reached 1.5 per cent in October 2009, compared to 1.6 per cent a year earlier. As was the case in several other major centres, market forces balanced out, as a small increase in rental housing supply came with a less significant rise in demand. The estimated change in the average rent for units contained in existing structures reached 3.4 per cent between the October 2008 and October 2009 surveys.

The results were again varied in midsize centres (with 10,000 to 49,999 inhabitants). The Saint-Jean-sur-Richelieu market still remained stable, staying the tightest among those of the agglomerations in this category, as the vacancy rate there fell by 0.1 of a percentage point and reached 1.8 per cent. No notable changes were observed in Drummondville (+0.3 of a point) or Shawinigan (-0.1 of a point), either, but the rental markets in these two centres were relatively less tight (with vacancy rates of 5.3 per cent and 3.8 per cent, respectively). The only agglomerations of this size that saw significant changes in their vacancy rates were Saint-Hyacinthe (+2.2 points, to 3.4 per cent) and Granby (+2.3 points, to 4.0 per cent), where market conditions are now eased.



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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Ottawa-Gatineau CMA (Que. part)	2.9 c	3.2 d	1.9 b	2.2 b	1.8 a	2.4 a	1.7 c	1.6 c	1.9 a	2.2 a
Montréal CMA	4.6 b	3.7 b	2.8 a	3.2 a	2.1 a	2.0 a	1.2 a	1.7 b	2.4 a	2.5 a
Québec CMA	1.6 b	1.6 c	0.9 a	0.9 a	0.4 a	0.4 a	0.5 a	0.1 a	0.6 a	0.6 a
Saguenay CMA	2.8 c	4.7 d	2.2 c	1.3 a	0.9 a	1.4 a	2.6 c	1.7 b	1.6 a	1.5 a
Sherbrooke CMA	4.9 b	4.0 b	2.8 a	4.3 a	2.5 a	3.9 a	2.8 a	3.7 b	2.8 a	3.9 a
Trois-Rivières CMA	4.3 c	7.3 c	2.3 c	4.3 b	1.2 a	1.6 b	1.4 a	2.2 b	1.7 a	2.7 a
Québec CMAs	4.3 b	3.6 b	2.6 a	2.9 a	1.8 a	1.9 a	1.3 a	1.6 a	2.2 a	2.3 a
Québec CA 50,000-99,999	7.6 c	9.4 b	3.9 b	4.7 b	1.6 a	2.6 a	2.3 b	3.0 b	2.5 a	3.5 a
Québec CA 10,000-49,999	3.7 a	5.5 a	2.9 a	3.6 a	1.8 a	2.5 a	1.5 a	2.2 a	2.2 a	2.9 a
Québec 10,000+	4.4 a	3.9 b	2.6 a	3.0 a	1.8 a	2.0 a	1.4 a	1.8 a	2.2 a	2.4 a

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Ottawa-Gatineau CMA (Que. part)	492 a	511 a	572 a	590 a	677 a	690 a	759 a	791 a	653 a	669 a
Montréal CMA	500 a	514 a	594 a	604 a	659 a	669 a	799 a	812 a	640 a	650 a
Québec CMA	452 a	472 a	558 a	582 a	653 a	676 a	770 a	795 a	630 a	655 a
Saguenay CMA	352 a	354 a	412 a	425 a	518 a	518 a	553 a	558 a	496 a	496 a
Sherbrooke CMA	368 a	379 a	437 a	442 a	543 a	553 a	658 a	669 a	525 a	534 a
Trois-Rivières CMA	360 a	347 a	414 a	426 a	505 a	520 a	553 a	564 a	486 a	498 a
Québec CMAs	489 a	502 a	576 a	587 a	646 a	658 a	768 a	783 a	627 a	639 a
Québec CA 50,000-99,999	380 a	383 a	444 a	447 a	518 a	533 a	571 a	578 a	507 a	517 a
Québec CA 10,000-49,999	362 a	368 a	413 a	423 a	494 a	511 a	548 a	561 a	475 a	489 a
Québec 10,000+	479 a	492 a	562 a	573 a	628 a	640 a	734 a	748 a	610 a	623 a

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1.1.3_I Number of Private Apartment Units Vacant and Universe in October 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)	31 d	975	113 b	5,260	256 a	10,827	41 c	2,589	441 a	19,651
Montréal CMA	1,693 b	45,436	4,268 a	135,402	4,361 a	213,912	943 b	55,730	11,264 a	450,479
Québec CMA	70 c	4,315	176 a	20,234	157 a	36,949	15 a	10,370	419 a	71,867
Saguenay CMA	12 d	259	27 a	2,054	54 a	3,954	27 b	1,588	120 a	7,855
Sherbrooke CMA	89 b	2,216	321 a	7,525	631 a	16,367	207 b	5,514	1,247 a	31,621
Trois-Rivières CMA	51 c	697	180 b	4,219	130 b	7,965	74 b	3,395	435 a	16,276
Québec CMAs	1,946 b	53,897	5,085 a	174,694	5,589 a	289,973	1,307 a	79,186	13,926 a	597,749
Québec CA 50,000-99,999	171 b	1,824	353 b	7,479	456 a	17,546	221 b	7,491	1,201 a	34,340
Québec CA 10,000-49,999	171 a	3,128	414 a	11,453	600 a	24,278	174 a	7,863	1,360 a	46,721
Québec 10,000+	2,288 b	58,848	5,852 a	193,625	6,645 a	331,797	1,702 a	94,540	16,486 a	678,810

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Ottawa-Gatineau CMA (Que. part)	4.5 d	3.2 d	2.5 b	3.0 c	2.2 a	2.7 a	2.3 c	1.6 c	2.4 a	2.7 a
Montréal CMA	5.3 b	4.8 b	3.6 a	4.1 a	2.6 a	2.7 a	2.0 b	2.1 b	3.1 a	3.3 a
Québec CMA	3.1 c	2.3 c	1.5 a	1.4 a	0.8 a	0.8 a	1.4 a	0.5 a	1.2 a	1.0 a
Saguenay CMA	2.8 c	5.2 d	2.8 b	2.9 b	1.5 b	2.1 b	3.3 d	1.8 b	2.2 a	2.4 a
Sherbrooke CMA	5.0 b	4.3 b	2.9 a	4.8 a	2.6 a	4.1 a	3.0 a	4.1 b	2.9 a	4.3 a
Trois-Rivières CMA	4.5 c	7.5 c	2.7 b	4.6 b	1.7 b	2.1 b	2.0 c	2.5 b	2.1 a	3.0 b
Québec CMAs	5.1 a	4.6 b	3.2 a	3.8 a	2.3 a	2.5 a	2.0 a	2.0 a	2.8 a	3.0 a
Québec CA 50,000-99,999	8.0 c	10.2 c	4.8 b	5.1 b	2.2 a	2.9 a	2.6 b	3.4 c	3.1 a	3.9 a
Québec CA 10,000-49,999	4.5 a	6.1 a	3.7 a	4.0 a	2.4 a	2.7 a	1.8 a	2.5 a	2.8 a	3.2 a
Québec 10,000+	5.1 a	4.9 a	3.3 a	3.9 a	2.3 a	2.6 a	2.0 a	2.2 a	2.8 a	3.1 a

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1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Ottawa-Gatineau CMA (Que. part)	**	3.7 c	1.0 d	2.7 b	0.8 d	2.4 a	++	2.1 a	1.0 a	2.4 a
Montréal CMA	2.5 b	2.6 b	2.4 b	2.9 b	2.1 b	2.6 a	3.0 c	3.2 d	2.1 b	2.7 a
Québec CMA	++	4.7 b	1.6 b	4.2 b	2.0 b	3.5 c	2.1 c	3.5 b	1.7 b	3.7 b
Saguenay CMA	++	++	++	2.3 c	1.5 d	4.0 b	++	3.9 b	1.5 a	3.4 b
Sherbrooke CMA	2.2 c	3.1 c	4.2 c	2.4 b	2.0 b	2.8 a	1.5 c	2.0 c	2.1 b	2.4 a
Trois-Rivières CMA	3.6 d	++	1.6 c	3.3 c	3.0 b	2.1 b	2.8 b	1.4 a	3.0 b	2.1 b
Québec CMAs	2.3 b	2.9 a	2.3 b	3.0 b	2.1 a	2.8 a	2.5 c	3.0 c	2.0 a	2.8 a
Québec CA 50,000-99,999	**	3.3 c	2.2 b	4.0 c	2.2 b	3.8 b	3.2 c	2.9 b	2.6 a	3.6 b
Québec CA 10,000-49,999	2.2 b	3.9 c	2.1 a	3.3 a	2.4 a	2.6 a	2.3 a	2.2 a	2.4 a	2.5 a
Québec 10,000+	2.3 b	2.9 a	2.3 a	3.1 b	2.1 a	2.8 a	2.6 b	3.0 b	2.1 a	2.8 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.

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Amos CA	2.3 b	**	0.9 a	1.0 a	0.8 a	0.4 a	1.4 a	0.0 b	1.0 a	0.6 a
Rouyn-Noranda CA	0.3 a	2.2 a	1.4 a	1.2 a	0.1 a	0.4 a	0.5 a	0.3 a	0.5 a	0.8 a
Val d'Or	0.4 a	0.0 a	0.5 a	0.0 a	0.1 a	0.0 a	0.0 b	0.0 a	0.2 a	0.0 a

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Amos CA	356 ^b	346 ^a	366 ^a	375 ^a	453 ^a	467 ^a	510 ^a	518 ^a	444 ^a	458 ^a
Rouyn-Noranda CA	338 ^a	346 ^a	394 ^a	409 ^a	483 ^a	499 ^a	569 ^a	574 ^a	456 ^a	470 ^a
Val d'Or	374 ^a	386 ^a	389 ^a	398 ^a	466 ^a	485 ^a	543 ^a	561 ^a	462 ^a	478 ^a

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I.1.3_2 Number of Private Apartment Units Vacant and Universe in October 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	**	29	2 ^a	225	2 ^a	495	0 ^b	246	6 ^a	995
Rouyn-Noranda CA	7 ^a	316	9 ^a	726	5 ^a	1,393	1 ^a	389	22 ^a	2,824
Val d'Or	0 ^a	249	0 ^a	525	0 ^a	956	0 ^a	616	0 ^a	2,346

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Amos CA	11.3 c	**	2.2 a	1.0 a	1.9 a	0.6 a	2.3 a	0.0 b	2.5 a	0.7 a
Rouyn-Noranda CA	0.3 a	2.5 a	1.4 a	1.2 a	0.1 a	0.4 a	0.5 a	0.3 a	0.5 a	0.8 a
Val d'Or	1.4 a	2.0 a	1.2 a	2.1 a	0.1 a	0.3 a	0.2 a	0.0 a	0.5 a	0.8 a

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

1.1.5_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	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Amos CA	**	**	4.7 b	3.8 c	1.7 a	2.6 a	2.0 a	3.6 b	3.3 a	3.4 b
Rouyn-Noranda CA	7.5 a	3.6 d	3.4 b	4.5 b	4.3 b	3.1 b	**	3.7 c	3.9 a	2.7 a
Val d'Or	++	6.1 c	2.5 a	4.1 a	2.4 a	3.3 a	1.0 a	3.6 a	2.5 a	3.1 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

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

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

I.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Drummondville CA	8.4 c	7.9 b	5.8 b	4.7 c	1.8 c	2.4 c	2.5 c	3.9 d	3.5 b	3.8 b
Zone 1-Drummondville	8.5 c	7.9 b	5.8 b	4.7 c	1.8 c	2.4 c	2.5 c	3.5 d	3.5 b	3.7 b
Zone 2-Peripheral Sectors	**	**	n/u	**	1.8 a	**	2.8 a	11.7 d	2.3 a	**
Victoriaville CA	7.4 c	13.2 c	4.3 b	3.9 b	4.3 b	2.9 b	2.6 c	3.5 c	4.1 b	4.0 b

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

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

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

I.1.2_3 Private Apartment Average Rents (\$) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Drummondville CA	366 a	356 a	482 a	475 a	529 a	528 a	568 a	577 a	517 a	517 a
Zone 1-Drummondville	366 a	357 a	482 a	475 a	529 a	528 a	572 a	581 a	517 a	518 a
Zone 2-Peripheral Sectors	**	**	n/u	**	480 a	492 a	470 a	478 a	472 a	477 a
Victoriaville CA	308 a	314 a	381 a	380 a	470 a	478 a	555 a	557 a	460 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) ($7.5 < cv \leq 10$)

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

1.1.3_3 Number of Private Apartment Units Vacant and Universe in October 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	46 ^b	586	90 ^c	1,927	77 ^c	3,190	78 ^d	2,019	292 ^b	7,721
Zone 1-Drummondville	46 ^b	582	90 ^c	1,924	75 ^c	3,126	68 ^d	1,932	280 ^b	7,564
Zone 2-Peripheral Sectors	**	**	**	**	**	64	10 ^d	87	**	157
Victoriaville CA	39 ^c	293	31 ^b	800	56 ^b	1,929	32 ^c	928	158 ^b	3,950

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Drummondville CA	8.4 ^c	8.6 ^b	6.9 ^b	5.1 ^c	2.5 ^c	3.0 ^d	3.3 ^d	4.9 ^d	4.3 ^b	4.5 ^b
Zone 1-Drummondville	8.5 ^c	8.6 ^b	6.9 ^b	5.1 ^c	2.5 ^c	3.0 ^d	3.3 ^d	4.6 ^d	4.3 ^b	4.4 ^b
Zone 2-Peripheral Sectors	**	**	n/u	**	1.8 ^a	**	5.6 ^a	13.2 ^d	3.8 ^a	8.6 ^c
Victoriaville CA	7.4 ^c	13.5 ^c	4.5 ^b	4.1 ^b	5.0 ^b	3.5 ^b	2.9 ^b	3.6 ^c	4.6 ^b	4.4 ^b

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Drummondville CA	++	4.8 c	++	8.2 c	++	7.3 c	0.9 d	5.0 c	++	7.0 c
Zone 1-Drummondville	++	4.8 c	++	8.2 c	++	7.4 c	0.9 d	5.1 c	++	7.0 c
Zone 2-Peripheral Sectors	**	**	n/u	**	**	**	1.7 a	**	2.4 a	**
Victoriaville CA	1.5 d	2.6 c	1.8 c	2.2 c	1.0 d	2.1 c	1.2 a	1.5 a	1.6 b	1.5 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)

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Montmagny City	**	**	3.9 b	3.0 c	1.8 a	1.6 a	0.0 b	0.0 b	2.5 a	2.2 a
Saint-Georges CA	0.0 c	13.8 d	0.0 b	12.8 a	0.0 b	6.0 a	0.6 b	8.7 b	0.1 a	8.1 a
Sainte-Marie City	12.8 a	5.9 a	2.2 a	6.9 a	2.8 a	4.5 a	3.1 a	2.4 a	3.2 a	4.8 a
Thetford Mines CA	5.2 a	10.0 a	5.3 a	3.1 a	3.6 a	3.3 a	0.6 a	2.7 a	3.7 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)

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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-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Montmagny City	329 ^a	333 ^a	406 ^a	411 ^a	502 ^a	501 ^a	505 ^a	505 ^a	474 ^a	475 ^a
Saint-Georges CA	339 ^a	323 ^b	380 ^a	387 ^a	468 ^a	474 ^a	470 ^a	489 ^a	445 ^a	458 ^a
Sainte-Marie City	332 ^a	318 ^a	364 ^a	371 ^a	498 ^a	512 ^a	536 ^a	544 ^a	471 ^a	483 ^a
Thetford Mines CA	280 ^a	310 ^a	332 ^a	338 ^a	384 ^a	403 ^a	416 ^a	455 ^a	370 ^a	391 ^a

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

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

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

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

I.1.3_4 Number of Private Apartment Units Vacant and Universe in October 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	4 ^c	133	6 ^a	398	0 ^b	61	13 ^a	618
Saint-Georges CA	8 ^d	59	60 ^a	471	79 ^a	1,312	18 ^b	205	165 ^a	2,046
Sainte-Marie City	2 ^a	34	13 ^a	188	27 ^a	597	3 ^a	126	45 ^a	945
Thetford Mines CA	9 ^a	90	9 ^a	289	17 ^a	516	5 ^a	184	40 ^a	1,080

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Montmagny City	**	**	4.7 ^b	3.0 ^c	2.3 ^a	1.8 ^a	0.0 ^b	0.0 ^b	3.0 ^a	2.3 ^a
Saint-Georges CA	10.5 ^c	**	8.6 ^a	13.3 ^a	3.1 ^a	6.2 ^a	6.1 ^c	8.7 ^b	4.9 ^a	8.3 ^a
Sainte-Marie City	12.8 ^a	5.9 ^a	2.8 ^a	6.9 ^a	3.2 ^a	4.7 ^a	3.1 ^a	4.0 ^a	3.5 ^a	5.1 ^a
Thetford Mines CA	6.5 ^a	10.0 ^a	5.6 ^a	4.2 ^a	4.0 ^a	3.5 ^a	0.6 ^a	2.7 ^a	4.0 ^a	4.1 ^a

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

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1.1.5_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	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Montmagny City	++	0.9 ^d	2.0 ^a	1.8 ^b	2.5 ^a	1.5 ^a	3.3 ^c	1.1 ^a	2.3 ^a	0.8 ^a
Saint-Georges CA	**	**	1.6 ^c	++	1.3 ^a	++	2.8 ^b	++	1.7 ^a	0.9 ^a
Sainte-Marie City	**	2.1 ^a	0.6 ^a	3.1 ^a	2.5 ^a	1.9 ^a	1.6 ^a	1.6 ^a	2.0 ^a	1.7 ^a
Thetford Mines CA	2.4 ^a	4.3 ^d	3.7 ^a	2.7 ^a	2.7 ^a	2.6 ^a	3.4 ^a	1.9 ^a	2.4 ^a	2.7 ^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:

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Baie-Comeau CA	11.5 c	8.0 c	3.5 a	1.8 b	2.1 a	3.0 a	4.6 a	1.9 c	3.5 a	2.7 a
Zone 1 - Secteur Mingan	13.0 c	6.5 c	2.6 a	2.3 b	1.3 a	3.6 c	5.4 b	2.9 c	3.4 b	3.3 b
Zone 2 - Secteur Marquette	5.9 a	12.1 d	4.5 a	1.2 a	2.9 a	2.3 b	3.9 a	0.9 d	3.7 a	2.0 a
Sept-Îles CA	0.5 a	2.7 a	0.7 a	0.7 a	0.9 a	0.4 a	0.7 a	0.9 a	0.8 a	0.8 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.1.2_5 Private Apartment Average Rents (\$) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Baie-Comeau CA	370 a	376 a	450 a	454 a	539 a	554 a	585 a	586 a	510 a	517 a
Zone 1 - Secteur Mingan	376 a	386 a	481 a	478 a	584 a	584 a	610 a	609 a	534 a	537 a
Zone 2 - Secteur Marquette	328 a	350 a	410 a	426 a	495 a	521 a	564 a	567 a	481 a	495 a
Sept-Îles CA	378 a	401 a	454 a	459 a	536 a	541 a	605 a	606 a	514 a	518 a

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

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

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

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

1.1.3_5 Number of Private Apartment Units Vacant and Universe in October 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	7 c	86	8 b	449	17 a	582	5 c	244	37 a	1,361
Zone 1 - Secteur Mingan	4 c	63	6 b	241	11 c	302	3 c	116	24 b	722
Zone 2 - Secteur Marquette	3 d	23	2 a	207	7 b	280	1 d	128	13 a	639
Sept-Îles CA	6 a	227	5 a	695	4 a	999	4 a	482	20 a	2,403

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Baie-Comeau CA	11.5 c	9.4 b	3.7 a	2.0 a	3.0 b	3.2 b	5.0 a	1.9 c	4.1 a	2.9 a
Zone 1 - Secteur Mingan	13.0 c	8.3 c	3.0 b	2.7 b	2.4 b	3.6 c	6.3 b	2.9 c	4.2 b	3.6 b
Zone 2 - Secteur Marquette	5.9 a	12.1 d	4.5 a	1.2 a	3.6 a	2.7 b	3.9 a	0.9 d	4.0 a	2.2 a
Sept-Îles CA	1.5 a	3.2 a	1.3 a	0.7 a	1.1 a	0.6 a	0.7 a	0.9 a	1.1 a	0.9 a

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Baie-Comeau CA	**	2.6 c	**	++	++	1.1 d	**	++	1.7 c	++
Zone 1 - Secteur Mingan	**	**	**	++	**	++	2.1 c	++	2.7 c	++
Zone 2 - Secteur Marquette	**	**	++	++	++	2.0 c	++	++	++	++
Sept-Îles CA	2.2 c	2.6 a	2.9 a	2.2 b	2.5 a	1.0 a	2.7 a	0.7 a	3.2 a	0.8 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:

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Gaspé City	8.0 a	0.0 c	0.6 a	0.6 a	0.4 a	0.0 b	1.7 a	0.0 b	1.1 a	0.2 a
Les Îles-de-la-Madeleine MU	**	**	3.0 d	7.3 b	0.8 d	4.9 c	**	**	1.6 c	6.0 b
Matane CA	0.0 a	2.2 a	1.8 a	2.4 a	1.3 a	1.6 a	0.0 a	1.1 a	1.2 a	1.9 a
Rimouski CA	1.8 c	0.7 b	0.3 a	0.4 b	0.6 a	0.1 b	0.0 c	1.1 d	0.6 a	0.4 a
Rivière-du-Loup CA	5.5 a	3.7 a	3.9 a	3.3 a	0.7 a	2.1 a	0.8 a	2.1 a	1.8 a	2.4 a

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

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

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Gaspé City	363 ^a	363 ^a	427 ^a	428 ^a	506 ^a	507 ^a	545 ^a	548 ^a	486 ^a	483 ^a
Les Îles-de-la-Madeleine MU	**	**	498 ^a	524 ^a	551 ^a	587 ^a	760 ^d	708 ^a	532 ^a	564 ^a
Matane CA	339 ^a	357 ^a	403 ^a	416 ^a	481 ^a	497 ^a	506 ^a	535 ^a	442 ^a	459 ^a
Rimouski CA	397 ^a	407 ^a	475 ^a	486 ^a	577 ^a	603 ^a	630 ^a	630 ^a	529 ^a	549 ^a
Rivière-du-Loup CA	339 ^a	343 ^a	405 ^a	414 ^a	508 ^a	523 ^a	566 ^a	578 ^a	484 ^a	497 ^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_6 Number of Private Apartment Units Vacant and Universe in October 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	0 ^c	26	1 ^a	179	0 ^b	239	0 ^b	110	1 ^a	553
Les Îles-de-la-Madeleine MU	**	**	8 ^b	108	7 ^c	138	**	11	16 ^b	264
Matane CA	3 ^a	139	11 ^a	465	9 ^a	557	2 ^a	180	25 ^a	1,342
Rimouski CA	4 ^b	581	6 ^b	1,490	2 ^b	2,175	6 ^d	581	19 ^a	4,827
Rivière-du-Loup CA	7 ^a	189	16 ^a	492	28 ^a	1,359	8 ^a	387	59 ^a	2,427

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

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

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Gaspé City	8.0 a	0.0 c	0.6 a	0.6 a	0.4 a	0.0 b	1.7 a	0.0 b	1.1 a	0.2 a
Les Îles-de-la-Madeleine MU	**	**	5.1 c	7.3 b	3.1 d	5.8 c	**	**	3.6 c	6.4 b
Matane CA	0.7 a	2.2 a	2.0 a	2.6 a	1.7 a	1.8 a	0.0 a	1.7 a	1.5 a	2.1 a
Rimouski CA	1.8 c	0.7 b	0.3 a	0.7 a	0.7 a	0.1 b	0.0 c	1.1 d	0.6 a	0.5 a
Rivière-du-Loup CA	8.0 a	4.8 a	4.9 a	3.9 a	1.0 a	2.5 a	0.8 a	2.3 a	2.3 a	2.9 a

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

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

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Gaspé City	**	**	1.0 a	1.6 a	1.3 a	1.9 a	1.8 a	1.8 a	1.9 a	1.2 a
Les Îles-de-la-Madeleine MU	n/u	**	n/u	1.3 a	n/u	1.6 b	n/u	**	n/u	1.5 b
Matane CA	1.3 a	6.5 a	2.5 b	3.9 a	4.1 a	3.4 a	2.2 a	5.7 a	3.4 a	3.6 a
Rimouski CA	++	**	2.7 c	6.7 c	2.7 c	4.6 d	3.2 d	++	2.2 c	6.1 c
Rivière-du-Loup CA	3.2 b	1.9 c	1.9 a	2.4 a	1.8 a	2.1 a	0.6 a	2.0 a	1.7 a	1.7 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)

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Alma CA	9.7 a	12.5 a	3.0 b	4.2 a	1.6 a	1.3 a	1.7 a	1.9 a	2.0 a	2.1 a
Zone 1 - Alma South	11.5 a	8.0 a	1.9 a	2.5 a	1.8 a	0.5 a	1.7 a	1.1 a	2.1 a	1.2 a
Zone 2 - Alma North	0.0 a	28.6 a	4.7 a	6.6 a	1.4 a	2.1 a	1.7 a	2.8 a	1.9 a	3.1 a
Dolbeau-Mistassini CA	8.2 a	**	12.5 c	**	6.3 a	6.6 a	3.6 b	3.6 c	7.0 a	7.0 b
Zone 1 - Dolbeau	0.0 a	**	5.7 b	5.1 d	4.8 b	5.9 b	5.4 a	5.4 c	5.0 a	6.4 b
Zone 2 - Mistassini	**	**	27.9 d	**	8.8 a	8.0 b	0.0 c	0.0 c	10.9 a	8.1 b
Roberval City	0.0 a	0.0 a	7.0 a	13.6 a	1.0 a	3.2 a	0.0 a	0.0 a	2.2 a	5.1 a
Saint-Félicien City	7.2 a	12.3 d	2.0 a	2.0 b	4.4 a	5.0 a	11.5 a	5.1 b	4.9 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)

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Alma CA	320 a	320 a	370 a	379 a	447 a	449 a	471 a	480 a	439 a	443 a
Zone 1 - Alma South	320 a	326 a	369 a	372 a	461 a	461 a	488 a	482 a	448 a	449 a
Zone 2 - Alma North	**	**	370 a	389 a	431 a	436 a	453 a	477 a	427 a	436 a
Dolbeau-Mistassini CA	272 a	308 a	357 a	371 b	419 a	441 a	491 a	477 a	416 a	438 a
Zone 1 - Dolbeau	283 a	**	349 a	362 b	441 a	473 a	519 a	495 a	433 a	459 a
Zone 2 - Mistassini	**	**	375 a	**	380 a	381 a	432 a	437 a	384 a	392 a
Roberval City	**	308 a	362 a	364 a	437 a	442 a	496 a	497 a	429 a	431 a
Saint-Félicien City	348 a	323 a	368 a	373 a	435 a	439 a	501 a	505 a	427 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) ($7.5 < cv \leq 10$)

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

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

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

1.1.3_7 Number of Private Apartment Units Vacant and Universe in October 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	4 a	32	12 a	284	14 a	1,072	7 a	364	37 a	1,752
Zone 1 - Alma South	2 a	25	4 a	162	3 a	551	2 a	185	11 a	923
Zone 2 - Alma North	2 a	7	8 a	122	11 a	521	5 a	179	26 a	829
Dolbeau-Mistassini CA	**	13	**	92	24 a	369	3 c	88	39 b	562
Zone 1 - Dolbeau	**	9	3 d	64	14 b	238	3 c	59	24 b	369
Zone 2 - Mistassini	**	**	**	28	10 b	131	0 c	30	16 b	193
Roberval City	0 a	8	16 a	118	10 a	310	0 a	76	26 a	512
Saint-Félicien City	4 d	34	2 b	99	15 a	301	3 b	59	24 a	493

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Alma CA	9.7 a	12.5 a	4.1 a	4.9 a	2.0 a	1.3 a	1.7 a	2.5 a	2.4 a	2.3 a
Zone 1 - Alma South	11.5 a	8.0 a	3.8 b	3.7 a	2.0 a	0.5 a	1.7 a	1.1 a	2.5 a	1.4 a
Zone 2 - Alma North	0.0 a	28.6 a	4.7 a	6.6 a	2.0 a	2.1 a	1.7 a	3.9 a	2.3 a	3.4 a
Dolbeau-Mistassini CA	8.2 a	**	12.5 c	**	6.3 a	6.6 a	3.6 b	3.6 c	7.0 a	7.0 b
Zone 1 - Dolbeau	0.0 a	**	5.7 b	5.1 d	4.8 b	5.9 b	5.4 a	5.4 c	5.0 a	6.4 b
Zone 2 - Mistassini	**	**	27.9 d	**	8.8 a	8.0 b	0.0 c	0.0 c	10.9 a	8.1 b
Roberval City	0.0 a	0.0 a	7.0 a	13.6 a	1.0 a	3.2 a	0.0 a	0.0 a	2.2 a	5.1 a
Saint-Félicien City	7.2 a	15.2 d	2.0 a	3.0 b	4.4 a	5.0 a	11.5 a	5.1 b	4.9 a	5.3 a

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Alma CA	**	**	++	2.7 c	**	++	++	3.3 d	2.2 c	1.3 d
Zone 1 - Alma South	6.6 a	**	++	3.6 d	++	++	++	1.3 a	1.1 a	1.2 a
Zone 2 - Alma North	**	**	++	**	**	++	++	5.4 d	**	++
Dolbeau-Mistassini CA	1.2 a	**	**	**	2.3 c	++	5.3 c	++	4.0 c	++
Zone 1 - Dolbeau	1.7 a	**	**	**	++	++	3.6 d	**	2.1 c	++
Zone 2 - Mistassini	**	**	22.2 d	**	5.0 b	++	8.3 c	0.9 d	7.4 b	++
Roberval City	**	0.0 b	1.9 b	1.1 a	3.7 a	1.5 a	++	++	2.2 a	0.8 a
Saint-Félicien City	**	**	1.3 a	1.5 c	1.8 a	0.6 b	3.1 b	0.6 b	2.3 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:

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Joliette CA	8.0 c	5.8 d	4.6 b	3.8 c	1.9 b	2.5 a	0.5 a	1.9 c	2.5 a	2.8 a
Joliette	7.2 b	**	5.5 b	4.4 c	2.2 b	3.3 c	0.6 a	2.9 c	3.2 b	3.8 b
St-Charles-Borromée/N.-D.-des-Pr	**	0.0 d	**	**	1.5 c	1.8 c	0.4 b	0.3 b	1.5 a	1.5 a
Lachute CA	11.6 a	6.9 b	4.8 a	3.4 a	0.3 a	1.4 a	3.2 b	4.2 b	2.5 a	2.7 a
Mont-Laurier City	3.3 c	8.6 a	4.3 a	4.9 a	3.1 c	3.8 a	2.5 c	5.3 c	3.5 b	4.8 a
Prévost City	**	**	0.0 a	3.4 d	**	**	0.0 a	**	1.2 a	**
Rawdon MU	**	**	1.2 a	4.2 c	2.1 a	2.1 b	0.0 a	0.0 b	1.5 a	2.6 b
Saint-Lin-des-Laurentides City	**	**	1.5 a	0.0 b	1.4 a	0.5 b	2.3 a	1.8 c	1.6 a	1.0 a
Sainte-Adèle City	17.8 d	**	4.4 d	5.8 c	1.3 a	3.5 d	0.0 b	1.3 d	3.0 c	4.0 c
Sainte-Sophie MU	**	0.0 a	22.1 a	7.1 a	0.0 c	0.0 c	**	0.0 a	8.5 c	1.3 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.1.2_8 Private Apartment Average Rents (\$) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Joliette CA	391 a	394 a	429 a	450 a	533 a	564 a	574 a	614 a	510 a	542 a
Joliette	392 a	401 a	428 a	450 a	522 a	555 a	596 a	626 a	497 a	528 a
St-Charles-Borromée/N.-D.-des-Pr	373 b	341 c	435 a	449 a	543 a	572 a	533 b	596 a	529 a	561 a
Lachute CA	352 a	357 a	401 a	426 a	487 a	519 a	529 a	541 a	464 a	489 a
Mont-Laurier City	387 a	388 a	414 a	412 a	472 a	499 a	485 a	533 a	445 a	463 a
Prévost City	**	**	492 a	510 a	532 a	550 b	634 b	664 c	517 a	539 a
Rawdon MU	395 b	373 a	387 a	397 a	515 a	518 a	563 a	581 a	491 a	490 a
Saint-Lin-des-Laurentides City	**	**	403 a	422 a	532 a	551 a	590 a	635 a	515 a	540 a
Sainte-Adèle City	403 b	458 b	477 a	493 a	565 a	578 a	616 a	636 a	540 a	555 a
Sainte-Sophie MU	**	389 a	425 a	459 a	476 a	452 a	**	610 d	455 a	456 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_8 Number of Private Apartment Units Vacant and Universe in October 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	15 d	252	33 c	866	68 a	2,722	16 c	867	132 a	4,707
Joliette	**	224	30 c	675	43 c	1,300	15 c	524	102 b	2,723
St-Charles-Borromée/N.-D.-des-Pr	0 d	28	**	190	25 c	1,422	1 b	344	30 a	1,984
Lachute CA	3 b	43	7 a	207	6 a	418	5 b	125	21 a	794
Mont-Laurier City	8 a	94	21 a	433	19 a	504	7 c	139	56 a	1,170
Prévost City	**	**	1 d	43	**	24	**	12	**	82
Rawdon MU	**	17	4 c	90	4 b	204	0 b	47	9 b	358
Saint-Lin-des-Laurentides City	**	**	0 b	67	1 b	221	1 c	63	3 a	355
Sainte-Adèle City	**	27	11 c	184	10 d	284	1 d	97	24 c	592
Sainte-Sophie MU	0 a	7	1 a	14	0 c	47	0 a	8	1 a	76

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

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

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Joliette CA	8.0 c	**	4.6 b	3.9 c	2.5 b	2.6 a	0.5 a	1.9 c	2.9 a	2.9 a
Joliette	7.2 b	7.0 c	5.5 b	4.4 c	2.5 b	3.4 c	0.6 a	2.9 c	3.4 b	3.9 b
St-Charles-Borromée/N.-D.-des-Pr	**	0.0 d	**	2.1 c	2.4 c	1.9 c	0.4 b	0.3 b	2.1 c	1.6 c
Lachute CA	11.6 a	6.9 b	7.4 a	3.9 a	1.8 a	2.2 a	4.9 b	5.0 b	4.3 a	3.3 a
Mont-Laurier City	3.3 c	8.6 a	4.3 a	5.4 a	4.0 b	4.3 a	3.3 d	6.8 b	4.0 b	5.3 a
Prévost City	**	**	0.0 a	3.4 d	**	**	0.0 a	**	1.2 a	**
Rawdon MU	**	**	1.2 a	4.2 c	2.1 a	2.1 b	0.0 a	0.0 b	1.5 a	2.6 b
Saint-Lin-des-Laurentides City	**	**	3.1 a	**	2.4 a	3.9 d	2.3 a	**	2.5 a	**
Sainte-Adèle City	17.8 d	**	7.4 c	5.8 c	3.0 c	3.9 d	0.0 b	2.5 c	4.8 b	4.6 c
Sainte-Sophie MU	**	0.0 a	26.9 a	7.1 a	0.0 c	0.0 c	**	0.0 a	10.3 d	1.3 a

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

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

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1.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Joliette CA	**	++	**	3.0 c	2.6 c	3.8 c	++	2.7 c	1.9 c	3.2 c
Joliette	2.2 c	++	++	3.1 d	**	4.7 c	++	2.8 c	**	3.8 c
St-Charles-Borromée/N.-D.-des-Pr	**	**	4.7 d	**	**	**	**	2.7 c	**	2.3 c
Lachute CA	-5.1 a	4.4 d	3.0 a	4.4 b	2.7 a	2.5 a	2.0 b	5.3 b	2.7 a	2.9 a
Mont-Laurier City	n/u	5.5 a	n/u	1.6 b	n/u	5.8 b	n/u	12.2 c	n/u	4.7 a
Prévost City	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Rawdon MU	n/u	**	n/u	**	n/u	3.7 c	n/u	**	n/u	3.0 d
Saint-Lin-des-Laurentides City	**	**	++	4.4 d	2.6 a	2.5 c	4.0 a	3.9 b	2.0 a	2.8 b
Sainte-Adèle City	n/u	**	n/u	++	n/u	++	n/u	++	n/u	++
Sainte-Sophie MU	n/u	-4.3 a	n/u	3.2 a	n/u	**	n/u	**	n/u	6.1 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:

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

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

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Cowansville CA	7.3 ^b	19.2 ^a	3.5 ^c	5.0 ^a	4.1 ^b	4.7 ^a	2.5 ^a	4.0 ^a	3.7 ^a	5.1 ^a
Granby CA	**	**	1.8 ^c	5.8 ^d	0.9 ^a	2.8 ^b	**	3.1 ^d	1.7 ^c	4.0 ^c
Saint-Hyacinthe CA	4.3 ^d	9.7 ^b	1.6 ^c	4.4 ^c	1.0 ^a	2.6 ^c	0.3 ^b	2.5 ^c	1.2 ^a	3.4 ^b
Saint-Jean-sur-Richelieu CA	**	**	3.2 ^d	**	1.1 ^a	1.3 ^a	**	1.0 ^d	1.9 ^b	1.8 ^c
Zone 1 - Saint-Jean	**	**	3.1 ^d	**	1.3 ^a	1.5 ^a	1.2 ^d	1.3 ^d	2.0 ^b	2.2 ^c
Zone 2 - Iberville	n/u	**	**	0.0 ^c	1.1 ^d	0.4 ^b	**	0.0 ^c	2.2 ^c	0.3 ^b
Zone 3 - Saint-Luc	n/s	n/s	**	**	0.0 ^c	1.4 ^d	**	0.0 ^c	**	**
Salaberry-de-Valleyfield CA	2.0 ^c	3.5 ^d	2.7 ^b	3.9 ^d	2.9 ^b	4.4 ^c	2.4 ^c	2.9 ^c	2.7 ^a	4.0 ^b
Sorel-Tracy CA	1.6 ^c	14.1 ^c	4.7 ^a	6.9 ^b	1.8 ^a	2.9 ^a	3.1 ^b	4.6 ^b	2.6 ^a	4.2 ^a
Zone 1 - Sorel	**	**	3.9 ^c	7.2 ^c	1.4 ^a	2.7 ^a	1.8 ^c	**	1.8 ^a	3.7 ^b
Zone 2 - Peripheral Sectors	2.4 ^c	9.6 ^a	5.2 ^a	6.7 ^a	2.4 ^a	3.2 ^b	3.4 ^b	5.3 ^a	3.3 ^a	4.7 ^a

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Cowansville CA	352 ^a	352 ^a	388 ^a	408 ^a	471 ^a	510 ^a	534 ^a	542 ^a	466 ^a	487 ^a
Granby CA	385 ^b	400 ^b	440 ^a	440 ^a	527 ^a	540 ^a	586 ^a	596 ^a	508 ^a	513 ^a
Saint-Hyacinthe CA	392 ^a	409 ^a	452 ^a	456 ^a	549 ^a	551 ^a	632 ^a	634 ^a	535 ^a	536 ^a
Saint-Jean-sur-Richelieu CA	400 ^a	393 ^a	447 ^a	470 ^a	550 ^a	577 ^a	628 ^a	629 ^a	546 ^a	565 ^a
Zone 1 - Saint-Jean	400 ^a	394 ^a	448 ^a	473 ^a	544 ^a	567 ^a	612 ^a	616 ^b	531 ^a	550 ^a
Zone 2 - Iberville	n/u	**	420 ^a	423 ^a	510 ^a	550 ^a	568 ^b	594 ^b	520 ^a	545 ^a
Zone 3 - Saint-Luc	n/s	n/s	**	**	634 ^b	646 ^b	689 ^b	704 ^b	656 ^b	663 ^a
Salaberry-de-Valleyfield CA	402 ^a	397 ^a	430 ^a	433 ^a	515 ^a	543 ^a	545 ^a	553 ^a	488 ^a	506 ^a
Sorel-Tracy CA	313 ^a	315 ^a	385 ^a	407 ^a	461 ^a	481 ^a	524 ^a	529 ^a	451 ^a	469 ^a
Zone 1 - Sorel	296 ^a	306 ^b	371 ^a	395 ^a	464 ^a	489 ^a	539 ^a	533 ^a	449 ^a	474 ^a
Zone 2 - Peripheral Sectors	322 ^b	319 ^b	394 ^a	414 ^a	458 ^a	471 ^a	521 ^a	528 ^a	452 ^a	465 ^a

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

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

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

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

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

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

1.1.3_9 Number of Private Apartment Units Vacant and Universe in October 2009 by Bedroom Type Québec – Montréal

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Cowansville CA	10 a	52	19 a	386	38 a	822	14 a	352	82 a	1,613
Granby CA	**	398	113 d	1,937	124 b	4,359	23 d	739	296 c	7,433
Saint-Hyacinthe CA	36 b	369	60 c	1,367	87 c	3,296	34 c	1,389	217 b	6,421
Saint-Jean-sur-Richelieu CA	**	385	**	1,406	57 a	4,293	20 d	1,993	148 c	8,077
Zone 1 - Saint-Jean	**	379	**	1,313	46 a	3,083	20 d	1,479	137 c	6,255
Zone 2 - Iberville	**	**	0 c	82	2 b	544	0 c	159	2 b	790
Zone 3 - Saint-Luc	n/s	n/s	**	**	9 d	666	0 c	355	**	1,032
Salaberry-de-Valleyfield CA	3 d	90	23 d	584	50 c	1,131	9 c	310	85 b	2,115
Sorel-Tracy CA	11 c	79	37 b	542	53 a	1,820	17 b	357	119 a	2,798
Zone 1 - Sorel	**	26	14 c	197	28 a	1,033	**	65	49 b	1,320
Zone 2 - Peripheral Sectors	5 a	54	23 a	345	25 b	787	15 a	293	69 a	1,478

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Cowansville CA	7.3 b	21.1 a	4.7 b	5.5 a	4.3 b	4.8 a	2.8 a	4.3 a	4.2 a	5.4 a
Granby CA	**	**	2.5 c	**	2.4 c	3.2 c	**	3.1 d	2.7 b	4.5 c
Saint-Hyacinthe CA	5.1 d	9.7 b	3.1 d	4.4 c	1.4 a	2.6 c	0.4 b	2.5 c	1.8 b	3.4 b
Saint-Jean-sur-Richelieu CA	**	**	3.3 d	**	1.1 a	1.7 c	1.9 c	1.5 c	2.0 b	2.2 b
Zone 1 - Saint-Jean	**	**	3.2 d	**	1.3 a	1.8 c	**	**	2.1 b	2.5 c
Zone 2 - Iberville	n/u	**	**	0.0 c	1.1 d	0.7 a	**	3.4 d	2.2 c	1.2 a
Zone 3 - Saint-Luc	n/s	n/s	**	**	0.0 c	**	**	0.0 c	**	1.5 d
Salaberry-de-Valleyfield CA	2.0 c	3.5 d	2.8 b	3.9 d	3.4 c	4.4 c	2.7 c	2.9 c	3.0 b	4.0 b
Sorel-Tracy CA	1.6 c	14.1 c	5.3 a	6.9 b	1.9 a	3.0 b	3.4 b	4.6 b	2.8 a	4.3 a
Zone 1 - Sorel	**	**	4.4 b	7.2 c	1.5 a	2.8 a	1.8 c	**	2.0 a	3.8 b
Zone 2 - Peripheral Sectors	2.4 c	9.6 a	5.8 a	6.7 a	2.4 a	3.2 b	3.8 b	5.3 a	3.5 a	4.7 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)

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Cowansville CA	**	++	++	1.4 a	4.6 c	1.9 a	4.3 b	1.9 b	4.8 b	0.8 a
Granby CA	++	++	2.1 b	2.9 a	2.4 b	2.4 b	2.7 c	**	2.1 b	2.3 a
Saint-Hyacinthe CA	++	2.9 c	++	2.5 c	**	**	5.5 d	++	3.7 d	**
Saint-Jean-sur-Richelieu CA	**	**	4.2 d	**	**	5.0 c	2.8 c	3.8 d	2.5 c	4.1 c
Zone 1 - Saint-Jean	**	**	4.1 d	++	**	5.4 d	**	4.2 d	2.4 c	4.3 d
Zone 2 - Iberville	n/u	**	**	**	2.9 c	5.2 d	**	**	3.1 d	5.0 d
Zone 3 - Saint-Luc	**	**	**	**	**	2.3 c	**	**	2.8 c	1.9 c
Salaberry-de-Valleyfield CA	3.2 c	**	++	++	++	3.2 d	4.1 d	++	2.2 c	2.2 c
Sorel-Tracy CA	-1.0 d	**	++	6.0 a	1.9 b	3.7 b	2.1 b	++	2.2 a	3.3 a
Zone 1 - Sorel	**	**	**	5.8 c	++	3.3 c	++	**	++	3.4 b
Zone 2 - Peripheral Sectors	**	**	2.4 b	6.2 a	3.7 b	4.1 a	2.4 a	0.6 b	4.2 b	3.3 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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
La Tuque CA	0.0 a	27.3 a	16.1 a	17.3 a	6.3 a	7.2 a	3.5 a	4.1 a	8.4 a	10.1 a
Shawinigan CA	**	**	8.5 b	6.5 b	4.0 b	4.6 b	5.1 c	4.9 b	5.4 b	5.3 b
Zone 1-Downtown	**	**	5.9 d	4.6 c	2.4 c	4.1 c	2.1 c	3.5 c	3.9 c	4.3 b
Zone 2-Northeastern Sector	**	**	11.9 d	**	5.5 c	6.4 c	**	**	6.9 b	6.6 b
Zone 3-Shawinigan-Sud	**	**	**	3.7 d	**	2.2 c	4.6 d	2.0 c	4.0 d	2.8 b
Zone 4-Grand-Mère/Saint-Georges	**	21.7 a	7.3 c	10.3 c	3.6 d	3.3 c	5.5 c	6.7 c	5.0 b	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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
La Tuque CA	316 a	316 a	343 a	346 a	393 a	398 a	455 a	459 a	390 a	393 a
Shawinigan CA	295 a	314 b	351 a	361 a	394 a	422 a	420 a	443 a	391 a	415 a
Zone 1-Downtown	307 a	307 b	343 a	349 a	361 a	393 a	380 a	403 b	361 a	382 a
Zone 2-Northeastern Sector	282 b	**	355 a	371 a	376 a	406 a	431 a	453 a	386 a	415 a
Zone 3-Shawinigan-Sud	255 a	290 b	350 a	369 a	449 a	489 b	425 a	469 b	416 a	451 a
Zone 4-Grand-Mère/Saint-Georges	**	331 a	355 a	353 a	402 a	418 a	441 a	437 a	404 a	409 a

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

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

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

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

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

I.1.3_10 Number of Private Apartment Units Vacant and Universe in October 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	6 a	22	36 a	208	26 a	359	6 a	145	74 a	734
Shawinigan CA	**	86	55 b	843	111 b	2,408	66 b	1,351	247 b	4,688
Zone 1-Downtown	**	33	9 c	197	14 c	331	11 c	316	38 b	877
Zone 2-Northeastern Sector	**	19	**	247	71 c	1,112	**	529	126 b	1,907
Zone 3-Shawinigan-Sud	**	16	8 d	214	11 c	487	5 c	254	27 b	971
Zone 4-Grand-Mère/Saint-Georges	4 a	18	19 c	184	16 c	478	17 c	253	56 b	933

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
La Tuque CA	4.5 a	36.4 a	17.5 a	17.8 a	7.7 a	7.8 a	4.2 a	5.5 a	9.7 a	11.0 a
Shawinigan CA	**	18.2 d	9.8 b	6.7 b	4.3 b	4.7 b	5.1 c	5.2 b	5.8 b	5.5 a
Zone 1-Downtown	**	**	7.4 c	4.6 c	2.9 c	4.1 c	2.1 c	3.5 c	4.4 b	4.3 b
Zone 2-Northeastern Sector	**	**	11.9 d	**	5.7 c	6.6 c	**	**	7.0 b	6.8 b
Zone 3-Shawinigan-Sud	**	**	**	4.3 d	**	2.2 c	4.6 d	2.6 c	4.4 d	3.1 c
Zone 4-Grand-Mère/Saint-Georges	**	27.9 a	10.2 c	10.3 c	4.4 d	3.3 c	5.5 c	7.6 b	6.0 b	6.4 b

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

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

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
La Tuque CA	0.6 a	0.1 a	1.0 a	1.4 a	1.7 a	2.0 a	2.1 a	0.6 a	1.3 a	1.5 a
Shawinigan CA	**	**	3.6 c	**	4.5 c	1.9 c	4.8 d	**	4.9 b	2.2 c
Zone 1-Downtown	14.3 c	**	3.4 d	++	3.6 d	++	**	++	5.3 c	++
Zone 2-Northeastern Sector	**	**	4.9 d	++	6.7 c	**	**	**	6.8 c	++
Zone 3-Shawinigan-Sud	**	**	**	**	3.3 d	1.2 d	**	++	2.9 c	1.8 c
Zone 4-Grand-Mère/Saint-Georges	**	0.0 b	**	++	0.9 d	1.5 a	3.1 d	0.8 d	2.6 c	0.6 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)

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

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Québec - October 2009

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-08	Oct-09	Oct-08	Oct-09
Montréal CMA	3.2 b	2.7 a	2.4 a	2.5 a
Québec CMA	1.3 a	1.6 a	0.6 a	0.6 a

¹Apartments 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 RMS¹ Average Rents (\$) by Bedroom Type Québec - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Montréal CMA	**	514 a	934 c	604 a	1,070 b	669 a	1,111 c	812 a
Québec CMA	**	472 a	762 c	582 a	829 b	676 a	979 c	795 a

¹Apartments 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 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Montréal CMA	**	**	1,009 c	934 c	1,037 b	1,070 b	1,140 d	1,111 c	1,043 b	1,040 b
Québec CMA	**	**	765 d	762 c	**	829 b	1,011 d	979 c	873 c	839 b

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

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

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

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

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

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

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Québec - October 2009

Condo Sub Area	Condominium Universe		Rental Units		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Montréal CMA	93,438	101,433	8,781 a	9,848 a	9.4 a	9.7 a	3.2 b	2.7 a
Québec CMA	19,092	20,326	1,604 a	1,618 a	8.4 a	8.0 a	1.3 a	1.6 a

¹Only 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 Unit¹ Average Rents (\$) by Dwelling Type Québec - October 2009

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Montréal CMA										
Single Detached	n/s	n/s	**	518 c	608 d	628 d	974 c	849 c	728 c	695 c
Semi detached, Row and Duplex	n/s	n/s	485 b	555 c	648 a	637 a	836 b	782 b	657 a	661 a
Other-Primarily Accessory Suites	**	n/s	443 b	505 b	676 c	586 b	809 b	774 c	662 c	617 b
Total	**	n/s	477 b	533 b	654 a	622 a	845 b	788 a	665 a	650 a
Québec CMA										
Single Detached	n/s	n/s	**	431 c	670 c	**	812 c	791 d	669 c	705 d
Semi detached, Row and Duplex	n/s	n/s	469 b	568 d	602 b	599 b	730 b	707 b	581 b	632 b
Other-Primarily Accessory Suites	**	n/s	475 b	448 c	561 b	606 b	682 b	701 b	538 b	580 b
Total	**	n/s	491 b	493 b	597 a	621 b	735 b	728 b	581 a	626 a

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

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 ¹ by Dwelling Type Québec - October 2009				
	Estimated Number of Households in Other Secondary Rented Units ¹			
	Oct-08		Oct-09	
Montréal CMA				
Single Detached	20,378	c	23,040	c
Semi detached, Row and Duplex	118,713	a	111,189	b
Other-Primarily Accessory Suites	61,411	b	64,959	b
Total	200,503	a	199,188	a
Québec CMA				
Single Detached	6,734	c	5,646	b
Semi detached, Row and Duplex	12,693	b	11,966	b
Other-Primarily Accessory Suites	10,909	c	10,850	b
Total	30,336	b	28,462	a

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

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

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

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

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

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

TECHNICAL NOTE:

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

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 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 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data 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 2009, 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, 2008 and 2009.

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