

# RENTAL MARKET REPORT

## Montréal CMA



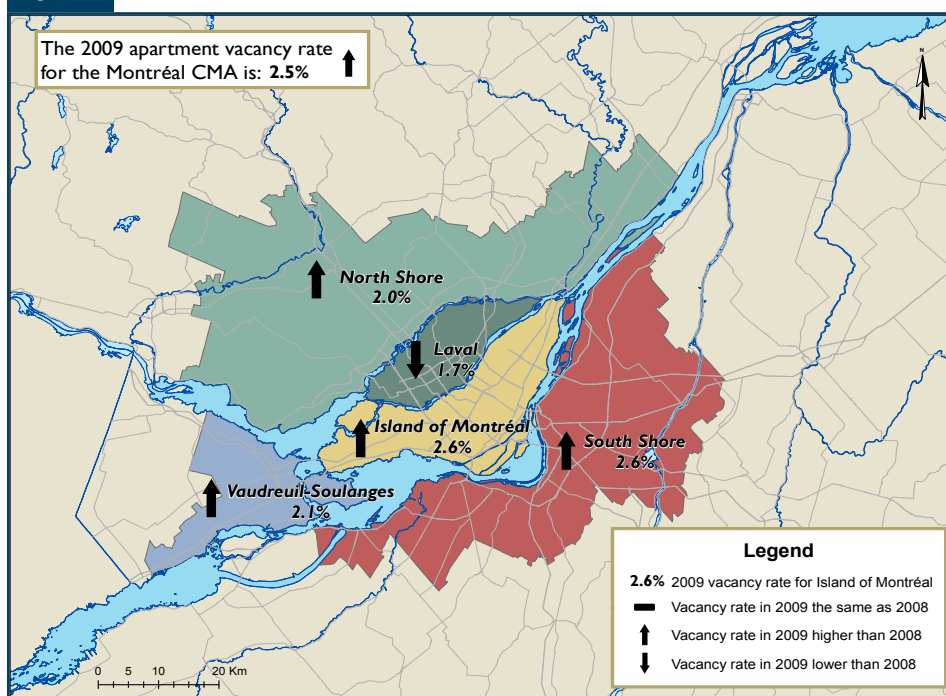
CANADA MORTGAGE AND HOUSING CORPORATION

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### Highlights

- The vacancy rate remained stable in the Montréal census metropolitan area (CMA) this year, reaching 2.5 per cent in October, compared to 2.4 per cent at the same time in 2008.
- The highest vacancy rates were registered on the Island of Montréal (2.6 per cent) and on the South Shore (2.6 per cent), and the lowest, in Laval (1.7 per cent) and on the North Shore (2.0 per cent).
- According to the estimates, the rents for existing housing units rose by 2.7 per cent between October 2008 and October 2009.

Figure 1



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## Notice to readers

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

## Vacancy rate stable in October 2009

According to the results of the Rental Market Survey conducted by CMHC in October 2009, the vacancy rate remained rather stable in the Montréal metropolitan area, reaching 2.5 per cent, compared to 2.4 per cent in October 2008<sup>1</sup>. The stronger than expected homeownership trend, especially starting in the second quarter, and the job losses among young people aged from 15 to 24 years offset the increase in migration, which kept the vacancy rate relatively stable over the past year. After easing from 2002 to 2006, the Montréal rental market has since stabilized. That being said, conditions remain relatively tight compared to the 1990s.

Rental housing demand suffered from the historically low mortgage rates, which prompted many renters to take the plunge into homeownership, despite the difficult economic conditions. In fact, the spectacular rebound observed on the resale market starting in the second quarter reflects a massive return of buyers, which took place even though the unemployment rate increased in recent quarters. A number of renter households who were spared by the job losses therefore took advantage of the situation to buy a property, with many opting for a condominium, a preferred housing type among

first-time home buyers. The homeownership trend was stronger than anticipated and put upward pressure on the vacancy rate.

The difficult economic environment also had a direct impact on young renter clients. Nearly 15,000 jobs, most of them full-time, were lost among the group aged from 15 to 24 years between October 2008 and October 2009<sup>2</sup>. Although the people in this age group account for only 7 per cent of renter households, a vast majority (89 per cent) of them rent their dwellings<sup>3</sup>. The job losses very likely forced a number of these young people to stay with their parents or share their apartments with more roommates. Therefore, the difficult job market conditions for people aged from 15 to 24 years resulted in a decrease in demand for housing.

That said, the arrival of more immigrants acted as a counterbalance for the renters who left the rental market. According to our forecasts, net migration in the Montréal CMA should reach 30,000 people in 2009, up from 28,600 in 2008. Montréal received more immigrants this year, thanks to the higher immigration targets set by the Government of Quebec. A large majority (84 per cent) of the 55,000 immigrants that the province aims to welcome annually will settle in Montréal, and most will first choose to rent a dwelling. Immigration puts pressure on the Montréal rental market and keeps the vacancy rate low.

On the supply side, there have been fewer traditional rental housing starts in recent years, even though the vacancy rate has been relatively low. Builders still seem to be further

attracted to more profitable markets, such as the condominium and retirement home segments. The rather limited growth of the rental housing stock is also helping to maintain the vacancy rate at a low level.

## Larger units post low vacancy rates

According to the survey results, larger apartments, that is, units with two bedrooms and those with three or more bedrooms, appear to be the most popular. In fact, demand for roomier units, notably from families, has been steady. The vacancy rates in these two unit categories reached 2.0 per cent and 1.7 per cent, respectively, well below the rates recorded for bachelor apartments (3.7 per cent) and one-bedroom units (3.2 per cent).

As well, the vacancy rates by rent range also revealed differences depending on unit size. In fact, apartments renting for less than \$500 per month recorded the highest vacancy rate (3.2 per cent). These apartments are less popular, because they are usually smaller. By comparison, units with rents from \$500 to \$899 and apartments renting for \$900 or over had lower rates, at 2.5 per cent and 2.8 per cent, respectively.

## Island of Montréal: largest rental market in CMA eases slightly

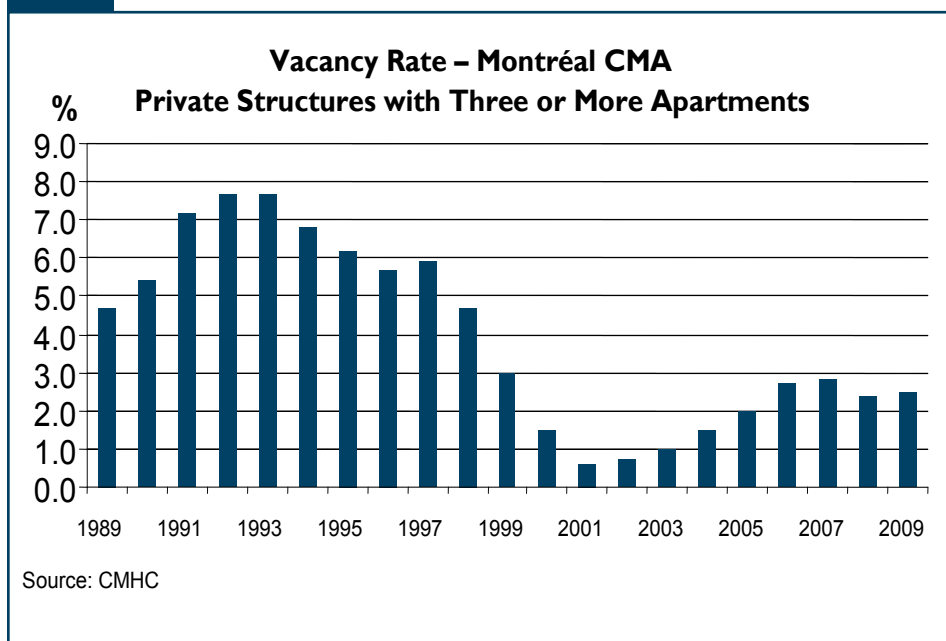
In October 2009, the vacancy rate for apartments located on the Island reached 2.6 per cent, a similar percentage to that observed for the overall metropolitan area (2.5 per cent). Just like in the CMA, as well,

<sup>1</sup> Private structures with three or more apartment

<sup>2</sup> Statistics Canada, Labour Force Survey

<sup>3</sup> Statistics Canada, 2006 Census

Figure 2



the vacancy rate on the Island did not change much from October 2008. These results were not surprising, given that the Island has more than three quarters of the total rental housing stock in the CMA.

The vacancy rates varied significantly depending on the zone. In some districts, such as Saint-Laurent (zone 13) and Dorval, Lachine and Saint-Pierre (zone 14), these rates, at 4.4 per cent and 4.1 per cent, respectively, were the highest not only on the Island but also in the overall metropolitan area. On the other hand, the proportion of vacant apartments in Anjou and Saint-Léonard (zone 10) was just 1.5 per cent this past October—the lowest on the Island.

The rent differences do not fully explain the disparities in performance observed on the rental market. In the case of Saint-Laurent, the recent construction of a number of condominiums was due in part to the movement to homeownership by renter households. This lowered demand for rental housing, which caused the vacancy rate to rise. As for Anjou and Saint-Léonard (zone

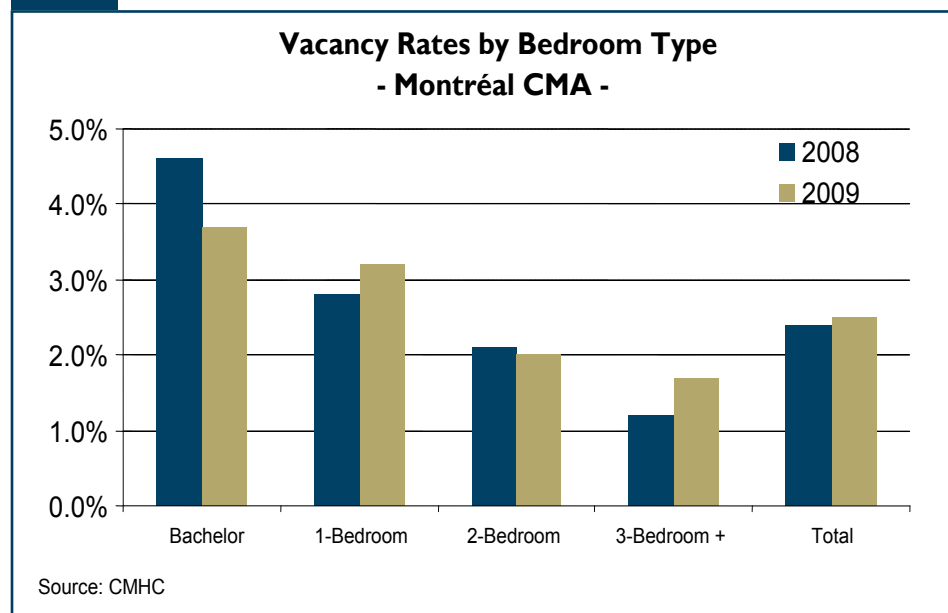
10), the relatively low percentage of vacant rental units resulted from the composition of the rental housing supply there. In fact, nearly 8 out of 10 apartments are large (more than two bedrooms) and, as reflected in their lower-than-average vacancy rates, units of this type are generally more popular.

On the Island of Montréal, like in

the other sectors, the rental market results varied with the different apartment types. The vacancy rates for larger apartments, such as two-bedroom units (2.1 per cent) and dwellings with three or more bedrooms (1.7 per cent) were below the average (2.6 per cent). In addition to unit type, structure size also had an impact on the percentage of vacant apartments. Dwellings contained in buildings with 20 or more units had higher-than-average vacancy rates, while those found in smaller structures presented smaller proportions of vacant units. Apartments located in buildings with 3 to 5 units effectively posted the best performance, as their vacancy rate (1.4 per cent) was half the level recorded for units contained in structures with 100 or more units (2.8 per cent).

The differences in the vacancy rates by structure size were due in part to the gaps in the average rents. It costs less, on average, to rent an apartment in a smaller building, notably because larger structures are often newer and offer services and amenities that do

Figure 3



not exist in smaller buildings. Also, the owners of smaller structures often occupy one of the dwellings and want to have some stability in terms of their clients and rental income. The tenants of these more affordable apartments are less inclined to move, which maintains the vacancy rate at relatively low levels in smaller buildings.

According to the estimates, the rents for existing housing units rose by 2.7 per cent between October 2008 and October 2009.

### **Laval: tightest rental market in the CMA**

Over the years, Laval has become an immigration destination, in addition to attracting quite a few people from other regions of Quebec. These strong results<sup>4</sup> helped stimulate demand for rental housing and probably contributed to the tightening of the rental market in this sector. Contrary to the rental markets of the other sectors in the CMA, the Laval market got tighter compared to October 2008. In fact, the vacancy rate there fell from 2.4 per cent in October of last year to 1.7 per cent in the same month this year, for a decrease of 0.7 of a percentage point.

While market conditions tightened in almost all zones within Laval, it was the decrease (1.7 percentage points) in the vacancy rate for Chomedey and Sainte-Dorothée (zone 19)—the zone with the greatest number of apartments—that most influenced the direction of the Laval rental market. There were fewer vacant units of all sizes this past October than a year earlier and, just like in the overall CMA, apartments with two

or more bedrooms continued to be more popular than the other types, as their vacancy rates (1.5 per cent for two-bedroom apartments and 0.7 per cent for units with three or more bedrooms) remained below the average rate for the sector (1.7 per cent). Laval was in fact one of the sectors of the metropolitan area where it was the most difficult to find an unoccupied larger apartment (with two or more bedrooms), even though 77 per cent of the units in this sector are large units—a higher proportion than in any other sector of the CMA. Laval, along with the North Shore, registered the lowest vacancy rate in the metropolitan area (1.5 per cent) in the two-bedroom apartment category. As for apartments with three or more bedrooms in Laval, their vacancy rate (0.7 per cent) has now become the lowest in the CMA.

In Laval, the decrease in the vacancy rate had an impact on the approximate change in the average rent. According to the estimates, the rents for existing units there rose by an average of 3.4 per cent between October 2008 and October 2009.

### **North Shore: vacancy rate reaches 2 per cent**

Given the relative affordability of the rents, the rather limited supply of rental apartments and the steady demand, the North Shore had long had the tightest market in the metropolitan area. The vacancy rate in this sector remained relatively low but has not stopped climbing since 2004. In October 2009, the rate reached 2 per cent there, showing yet another increase (0.6 of a percentage point). The proportion of unoccupied units in this sector had not attained such

a level since 1998. One-bedroom apartments and units with three or more bedrooms registered the strongest vacancy rate hikes (+1.7 percentage points and +1 percentage point, respectively). Apart from Lachenaie, La Plaine, Mascouche and Terrebonne (zone 27), all zones saw their markets ease. Zone 27 had the lowest vacancy rate in the CMA (0.3 per cent).

According to the estimates, the rents for existing housing units rose by 2.8 per cent between October 2008 and October 2009, a very similar increase as that observed for the overall CMA (+2.7 per cent).

### **South Shore: vacancy rate rises**

The vacancy rate on the South Shore went up by 0.2 of a percentage point and reached 2.6 per cent in October 2009. Just like the Island, the South Shore had a rate similar to the average for the CMA (2.5 per cent).

The rate increase extended to all unit categories for which data are available but was more pronounced in the case of apartments with more than two bedrooms. It is interesting to note that the vacancy rates there were lower than average not only for larger apartments (2.5 per cent for two-bedroom units and 2.3 per cent for units with three or more bedrooms) but also for bachelor apartments (2.5 per cent), which was not observed in any other sector of the CMA. Only one-bedroom apartments has a rate (3.4 per cent) that was above the average for the South Shore (2.5 per cent).

While the rents were relatively similar among the different zones,

<sup>4</sup> According to the forecasts issued by the Institut de la statistique du Québec, net migration (including non-permanent residents) for 2007/2008<sup>1</sup> reached 1,719 people in the Laval administrative region.



the vacancy rates varied considerably depending on the zone. The zone comprising Carignan, Chambly and other municipalities (zone 34) had the lowest vacancy rate (0.6 per cent) and also one of the most affordable average rents (\$633 per month) on the South Shore. Longueuil (zone 30) registered a vacancy rate that was six times higher (3.6 per cent), although the average rent there (\$640) was not excessive.

In the municipality of Longueuil, many condominiums have been built in recent years. The resulting greater supply of new units may have prompted some renters to access homeownership, which therefore put upward pressure on the vacancy rate in zone 30.

The mobility of renter clients in this zone could also explain the increase in the vacancy rate. Much like zone 1 (Downtown, Île-des-Sœurs), where the tenant turnover rate has led to a relatively high availability rate (4.1 per cent), zone 30 had a rather significant availability rate (4.3 per cent), which was reflected in the vacancy rate.

According to the estimates, the rents for existing housing units on the South Shore rose by an average of 1.8 per cent between October 2008 and October 2009.

## Estimated change in the average rent in 2009

The average apartment rent (for all unit types combined) reached \$650 in the Montréal CMA. The lowest rent, on the Island, was recorded in the Villeray–Saint-Michel–Parc-Extension

zone (\$539) and the highest, in the Downtown–Île-des-Sœurs zone (\$967), which has a significant concentration of jobs and larger share of upscale units. It should be noted that rents may or may not include utilities such as heating and electricity.

The estimated change in the average apartment rent between October 2008 and October 2009 was 2.7 per cent. This estimate was made using a sample of structures common to both the 2008 and 2009 fall surveys. The strongest increase was observed for apartments with three or more bedrooms (+3.2 per cent), which was not surprising since these units had the lowest vacancy rate. This apartment types with the highest vacancy rates, namely, bachelor units and two-bedroom apartments, registered rent increases (+2.6 per cent) that were slightly below the overall average.

## Availability rate

The availability reached 3.3 per cent in October 2009. A unit is considered available if it is vacant or if the current tenant has given, or has received, notice to move, and a new tenant has not signed a lease. The availability rate is therefore always equal to or greater than the vacancy rate and gives an idea of the changes in the short-term supply. The difference between the vacancy rate and the availability rate (0.8 of a percentage point) suggests that proportion of vacant units will rise over the coming months.

The Island had the widest gap between the vacancy rate and the availability rate (0.9 of a percentage

point, versus 0.3 of a percentage point on the North Shore, which had the smallest difference between these rates), a sign that the turnover rate was higher on the Island of Montréal rental market. This should come as no surprise, though, as the clients there are more mobile. For example, students are inclined to change dwellings frequently. The gaps between the vacancy and availability rates were smaller in the suburbs, particularly in Laval and on the North Shore, indicating that the rental market clients in these sectors are less mobile.

## Forecasts for 2010

In 2010, the vacancy rate in the Montréal CMA should edge up and reach 2.8 per cent. A high unemployment rate among young people will force a number of them to not renew their leases and leave the rental market on July 1st, either to share accommodations or to return to their family homes. In addition, mortgage rates will remain historically low, even if they will rise slightly next year, and continue to prompt some renters to become homeowners—another factor that will put upward pressure on the vacancy rate. Net migration will again be high next year (30,900 people), with the arrival of many immigrants, and will support demand. As a result, the vacancy rate will register a small increase but will still be quite low. On the Island of Montréal, it can be expected that immigration will continue to fuel demand, which should keep the vacancy rate relatively low there next year.

<sup>5</sup> An indicator value of 100 suggests that exactly 30 per cent of the median gross income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. When the affordability indicator is below 100, it indicates that more than 30 per cent of income is necessary to rent a two-bedroom apartment, while a value above 100 indicates that less than 30 per cent of income is necessary to rent a two-bedroom apartment. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

## Rental affordability indicator

The affordability indicator is a gauge of how affordable a rental market is for those households who rent within that market. This indicator reached 142 in the Montréal CMA, up slightly over 2008 (138). An indicator value above 100 indicates that less than 30 per cent of the median income of renter households is necessary to pay the median rent in the Montréal area. The increase in the indicator therefore means that affordability has improved slightly for Montréal area renter households. Across Quebec, only Sherbrooke (151) and Saguenay (152) had higher indicator values than Montréal. These three cities also top the list of most affordable major Canadian rental markets.

## Vacancy rate falls in the rental condominium market

The vacancy rate for rental condominiums decreased once again, falling from 3.2 per cent in October 2008 to 2.7 per cent in October 2009. While the proportion of vacant units on the traditional rental market has been rather stable, the rental condominium market has seen its vacancy rate drop considerably for the past two years (it stood at 3.8

per cent in 2007), which suggests that this segment is increasingly appealing to renters. As well, the survey results revealed that the share of rental condominiums in the Montréal CMA has been rising since 2006, having now reached 9.7 per cent (compared to 8.1 per cent in 2006).

In the Downtown and Île-des-Sœurs sector, 23 per cent of the condominiums were rental units, or more than twice the average proportion for the CMA. The rental condominium market was also very tight there, as evidenced by the vacancy rate of 1.3 per cent (1.9 per cent in 2008). These units obviously seem to be preferred by renters seeking newer dwellings in this central sector as, despite much higher rents, rental condominiums had a significantly lower vacancy rate than traditional rental apartments (3.2 per cent). In fact, it cost an average of \$1,433 to rent a two-bedroom condominium, compared to \$1,211 to rent a traditional rental apartment of the same size. Rental condominiums were also renting quite well in the Outer Centre sector, which includes Le Sud-Ouest, Notre-Dame-de-Grâce, Westmount, Plateau Mont-Royal and Outremont, where the vacancy rate for rental condominiums (1.7 per cent) was below the rate for traditional rental units (2.4 per cent).

And, the rental condominium vacancy rate in this sector fell from October 2008, when it stood at 3.1 per cent.

Outside the central districts of the Island, rental condominiums had higher vacancy rates than traditional rental dwellings. This was notably the case in Laval and on the North Shore, where the vacancy rate for rental condominiums reached 3 per cent and the rate for traditional rental apartments was 1.9 per cent. The supply also seemed abundant in this sector, as 10 per cent of the condominiums there were rental units. The rents charged were, on average, much higher for condominiums than for rental dwellings. For example, in the Laval and North Shore sector, the average rent for two-bedroom condominiums was \$850, compared to \$631 for traditional rental apartments with two bedrooms. Lastly, the rental condominium vacancy rate was even higher in the South Shore and Vaudreuil-Soulanges sector (5.1 per cent).

It should be mentioned that the rental condominium universe is constantly changing, as the units enter or leave the rental market depending on the needs of their owners. Rental condominium data can therefore vary a great deal (both quantitatively and qualitatively) from year to year.

## NATIONAL VACANCY RATE INCREASED IN OCTOBER 2009

The average rental apartment vacancy rate in Canada's 35 major centres<sup>1</sup> increased to 2.8 per cent in October 2009 from 2.2 per cent in October 2008. The centres with the highest vacancy rates in 2009 were Windsor (13.0 per cent), Abbotsford (6.1 per cent), Peterborough (6.0 per cent), Calgary (5.3 per cent), and London (5.0 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Regina (0.6 per cent), Québec (0.6 per cent), St. John's (0.9 per cent), Winnipeg (1.1 per cent), Kingston (1.3 per cent), and Victoria (1.4 per cent).

Demand for rental housing in Canada decreased due to slower growth in youth employment and improved affordability of homeownership options. Rental construction and competition from the condominium market also added upward pressure on vacancy rates.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver (\$1,169), Calgary (\$1,099), Toronto (\$1,096), and Ottawa (\$1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay (\$518), Trois-Rivières (\$520), and Sherbrooke (\$553).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most

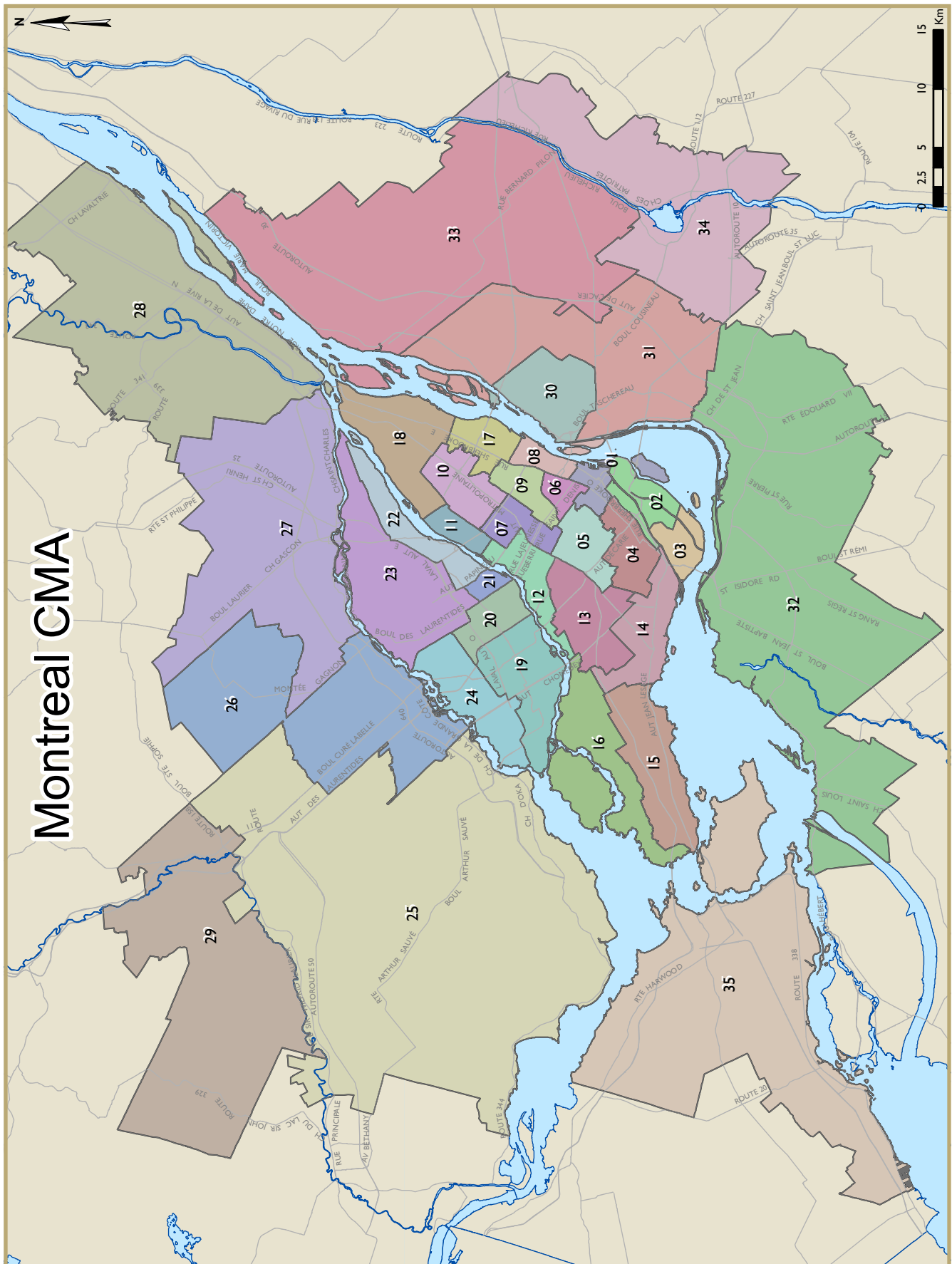
tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Regina (10.2 per cent), Saskatoon (8.3 per cent), Victoria (5.0 per cent), and St. John's (4.9 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased by 2.3 per cent between October 2008 and October 2009.

CMHC's October 2009 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2009, vacancy rates for rental condominium apartments were below two per cent in seven of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Toronto, Saskatoon, and Ottawa. However, Regina and Edmonton registered the highest vacancy rates for condominium apartments at 3.0 per cent and 3.1 per cent in 2009, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2009 were lower than vacancy rates in the conventional rental market in Ottawa, Saskatoon, Vancouver, Toronto, Edmonton, and Calgary. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,625), Vancouver (\$1,507), Calgary (\$1,293), and Ottawa (\$1,103). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2009.

Apartment Vacancy Rates (%) by Major Centres		
	Oct-08	Oct-09
Abbotsford	2.6	6.1
Barrie	3.5	3.8
Brantford	2.4	3.3
Calgary	2.1	5.3
Edmonton	2.4	4.5
Gatineau	1.9	2.2
Greater Sudbury	0.7	2.9
Guelph	2.3	4.1
Halifax	3.4	2.9
Hamilton	3.2	4.0
Kelowna	0.3	3.0
Kingston	1.3	1.3
Kitchener	1.8	3.3
London	3.9	5.0
Moncton	2.4	3.8
Montréal	2.4	2.5
Oshawa	4.2	4.2
Ottawa	1.4	1.5
Peterborough	2.4	6.0
Québec	0.6	0.6
Regina	0.5	0.6
Saguenay	1.6	1.5
Saint John	3.1	3.6
Saskatoon	1.9	1.9
Sherbrooke	2.8	3.9
St. Catharines-Niagara	4.3	4.4
St. John's	0.8	0.9
Thunder Bay	2.2	2.3
Toronto	2.0	3.1
Trois-Rivières	1.7	2.7
Vancouver	0.5	2.1
Victoria	0.5	1.4
Windsor	14.6	13.0
Winnipeg	1.0	1.1
<b>Total</b>	<b>2.2</b>	<b>2.8</b>

<sup>1</sup> Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown, which is a Census Agglomeration (CA).





<b>RMS ZONE DESCRIPTIONS - MONTRÉAL CMA</b>	
Zone 1	<b>Downtown Montréal, Île-des-Soeurs</b> - St. Lawrence River (south), Chemin Remembrance, Des Pins Avenue and Sherbrooke Street (north), Amherst Street (east), Guy Street (west) and Île-des-Soeurs.
Zone 2	<b>Le Sud-Ouest (Mtl), Verdun (Mtl)</b> - St. Lawrence River (south), Lachine Canal and limits of Westmount (north), Guy Street and Autoroute Bonaventure (east), limits of LaSalle (west).
Zone 3	<b>LaSalle (Mtl)</b>
Zone 4	<b>Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest</b> - Lachine Canal (south), limits of Côte-Saint-Luc and Hampstead (north), Décarie Blvd. and limits of Westmount (east), limits of Montréal-Ouest and Saint-Pierre (west).
Zone 5	<b>Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl)</b> - limits of Westmount and Voie Camillien-Houde (south), limits of Mont-Royal (north), limits of Outremont (east), Décarie Blvd. (west).
Zone 6	<b>Plateau Mont-Royal (Mtl)</b> - Sherbrooke Street (south), CP Railway (north), D'Iberville Street (east), limits of Outremont and Du Parc Avenue (west).
Zone 7	<b>Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl)</b> - Bélanger Street and Jean-Talon Street (south), Autoroute Métropolitaine and CN Railway (north), 24th Avenue (east), De l'Acadie Blvd. (west).
Zone 8	<b>Hochelaga-Maisonneuve (Mtl)</b> - St. Lawrence River (south), Sherbrooke Street (north), Viau Street (east), Amherst Street (west).
Zone 9	<b>Rosemont (Mtl), La Petite-Patrie (Mtl)</b> - Sherbrooke Street and CP Railway (south), Jean-Talon Street, Bélanger Street and limits of Saint-Léonard (north), Lacordaire Street and Dickson Street (east), Du Parc Avenue (west).
Zone 10	<b>Anjou (Mtl), Saint-Léonard (Mtl)</b> - Métropolitain Blvd. and Jarry Street (south), Rivière des Prairies (river) (north), limits of Montréal-Nord and Saint-Léonard (east), Railway (west).
Zone 11	<b>Montréal-Nord (Mtl)</b>
Zone 12	<b>Ahuntsic (Mtl), Cartierville (Mtl)</b> - Rivière des Prairies (river) (north), Saint-Michel Blvd. (east), limits of the former municipality of Pierrefonds (west).
Zone 13	<b>Saint-Laurent (Mtl)</b>
Zone 14	<b>Dorval, Lachine (Mtl), Saint-Pierre (Mtl)</b>
Zone 15	<b>Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue</b>
Zone 16	<b>Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl)</b>
Zone 17	<b>Mercier (Mtl)</b> - St. Lawrence River (south), Bélanger Street (north), limits of the former municipality of Montréal-Est (east), Viau Street and Dickson Street (west).
Zone 18	<b>Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (district) (Mtl), Montréal-Est (Mtl)</b>
<b>Zones 1-18</b>	<b>Island of Montréal</b>
Zone 19	<b>Chomedey, Sainte-Dorothée (Laval)</b>
Zone 20	<b>Laval-des-Rapides (Laval)</b>
Zone 21	<b>Pont-Viau (Laval)</b>
Zone 22	<b>Saint-François, Saint-Vincent, Duvernay (Laval)</b>
Zone 23	<b>Vimont, Auteuil (Laval)</b>
Zone 24	<b>Laval-Ouest, Fabreville, Sainte-Rose (Laval)</b>
<b>Zones 19-24</b>	<b>Laval</b>
Zone 25	<b>Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel</b>
Zone 26	<b>Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse</b>
Zone 27	<b>Lachenaie, La Plaine, Mascouche, Terrebonne</b>
Zone 28	<b>Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie</b>
Zone 29	<b>Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban</b>
<b>Zones 25-29</b>	<b>North Shore</b>
<b>Zones 19-29</b>	<b>Laval and North Shore</b>
Zone 30	<b>Longueuil</b>
Zone 31	<b>Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert</b>
Zone 32	<b>Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe</b>
Zone 33	<b>Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes, Verchères</b>
Zone 34	<b>Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias</b>
<b>Zones 30-34</b>	<b>South Shore</b>
Zone 35	<b>Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M.</b>
<b>Zones 19-35</b>	<b>Suburbs</b>
<b>Zones 1-35</b>	<b>Montréal CMA</b>

CONDOMINIUM SUB AREA DESCRIPTIONS - MONTRÉAL CMA	
Sub Area 1	<b>Downtown</b> includes RMS Zone 1: Downtown Montréal, Île-des-Soeurs.
Sub Area 2	<b>Outer Centre</b> includes RMS Zone 2: Le Sud-Ouest (Mtl), Verdun (Mtl); Zone 4: Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest; Zone 5: Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl); and Zone 6: Plateau Mont-Royal (Mtl).
Sub Area 3	<b>West Part of Island of Montréal</b> includes RMS Zone 3: LaSalle (Mtl); Zone 12: Ahuntsic (Mtl), Cartierville (Mtl); Zone 13: Saint-Laurent (Mtl); Zone 14: Dorval, Lachine (Mtl), Saint-Pierre (Mtl); Zone 15: Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue; and Zone 16: Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl).
Sub Area 4	<b>East Part of Island of Montréal</b> includes RMS Zone 7: Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl); Zone 8: Hochelaga-Maisonneuve (Mtl); Zone 9: Rosemont (Mtl), La Petite-Patrie (Mtl); Zone 10: Anjou (Mtl), Saint-Léonard (Mtl); Zone 11: Montréal-Nord (Mtl); Zone 17: Mercier (Mtl); and Zone 18: Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (Mtl), Montréal-Est (Mtl).
<b>Sub Areas 1-4</b>	<b>Montréal Island</b>
Sub Area 5	<b>Laval &amp; North Shore</b> includes RMS Zone 19: Chomedey, Sainte-Dorothée (Laval); Zone 20: Laval-des-Rapides (Laval); Zone 21: Pont-Viau (Laval); Zone 22: Saint-François, Saint-Vincent, Duvernay (Laval); Zone 23: Vimont, Auteuil (Laval); Zone 24: Laval-Ouest, Fabreville, Sainte-Rose (Laval); Zone 25: Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel; Zone 26: Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse; Zone 27: Lachenaie, La Plaine, Mascouche, Terrebonne; Zone 28: Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie; and Zone 29: Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban.
Sub Area 6	<b>South Shore and Vaudreuil-Soulanges</b> includes RMS Zone 30: Longueuil; Zone 31: Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert; Zone 32: Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe; Zone 33: Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes; Zone 34: Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias; and Zone 35: Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres.
<b>Sub Areas 1-6</b>	<b>Montréal CMA</b>

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

# RENTAL MARKET REPORT TABLES

## Available in ALL Rental Market Reports

### Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

## Available in SELECTED Rental Market Reports

### Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

### Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

### Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

## Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

### Rental Condominium Apartment Data \*

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.1.3 Rental Condominium Apartments - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

## Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

### Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

### 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	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 Island Zone 1	2.9 a	3.3 c	2.5 a	2.8 b	2.4 a	4.3 c	1.4 a	1.8 c	2.5 a	3.2 b
Zone 2	**	1.4 d	1.3 d	3.0 c	3.5 d	**	**	**	2.3 c	2.1 c
Zone 3	**	**	3.3 c	5.4 c	3.7 d	1.2 a	0.4 b	**	3.5 c	2.9 b
Zone 4	4.0 d	2.7 a	3.3 c	4.2 b	2.7 b	3.7 b	1.5 a	3.3 c	3.0 c	3.7 b
Zone 5	4.8 c	4.5 c	3.3 b	1.9 a	1.8 b	1.6 b	**	0.3 b	2.7 a	1.9 a
Zone 6	3.0 c	2.6 c	1.2 d	2.5 c	**	**	**	0.2 b	1.8 b	2.1 b
Zone 7	**	**	2.6 c	5.2 d	**	1.0 d	**	0.3 b	2.5 b	2.8 b
Zone 8	5.1 d	3.6 d	**	**	**	**	**	**	2.1 c	1.9 c
Zone 9	5.1 d	4.2 d	1.2 a	1.6 c	0.4 b	2.3 c	0.1 b	**	1.2 a	2.5 c
Zone 10	5.2 d	**	3.9 c	3.2 c	0.9 a	0.8 a	**	1.2 d	1.8 b	1.5 b
Zone 11	2.2 c	**	4.6 d	4.1 b	3.3 d	2.2 b	**	1.4 d	3.3 d	2.5 b
Zone 12	5.3 d	3.7 d	4.1 c	2.8 b	2.3 c	1.6 c	**	0.3 b	3.5 b	2.3 b
Zone 13	1.9 a	2.4 b	5.4 a	5.1 b	3.4 b	4.4 b	2.9 b	3.6 c	4.0 a	4.4 b
Zone 14	8.2 c	4.4 d	5.4 b	5.3 b	4.4 b	3.7 c	2.7 c	**	4.8 b	4.1 b
Zone 15	1.4 a	6.8 b	1.0 a	4.2 a	1.6 b	2.9 a	1.7 a	2.7 b	1.4 a	3.6 a
Zone 16	7.5 b	6.8 b	6.6 b	3.9 b	5.0 b	2.1 b	**	0.8 d	5.2 b	2.8 a
Zone 17	**	**	**	**	0.6 b	1.1 a	**	**	1.3 a	1.6 c
Zone 18	**	**	**	3.8 d	2.0 c	2.9 c	0.4 a	**	2.0 c	3.1 c
Montréal Island (Zones 1-18)	4.3 b	3.7 b	2.8 a	3.1 b	2.2 a	2.1 a	1.1 a	1.7 c	2.5 a	2.6 a
Laval Zone 19	**	0.0 c	4.0 c	3.1 c	4.0 b	2.0 b	2.2 c	0.6 b	3.8 b	2.1 b
Zone 20	**	5.7 d	1.5 d	1.1 d	1.0 a	1.0 a	0.2 b	0.7 b	1.2 a	1.1 a
Zone 21	**	0.0 c	7.3 c	2.6 c	2.7 c	2.0 c	**	0.9 a	3.7 c	1.6 c
Zone 22	0.0 d	1.8 c	4.2 d	6.2 c	2.8 c	2.6 b	**	**	3.1 d	3.3 c
Zone 23	0.0 d	0.0 d	2.7 c	1.7 b	0.6 b	0.9 a	**	0.5 b	1.1 a	1.0 a
Zone 24	3.6 d	4.2 d	0.8 a	1.6 c	0.4 a	0.7 a	**	0.4 b	0.6 a	0.9 a
Laval (Zones 19-24)	5.4 d	2.8 c	3.1 c	2.7 a	2.2 a	1.5 a	1.8 c	0.7 a	2.4 a	1.7 a
North-Shore Zone 25	0.0 d	**	0.8 d	**	0.7 a	0.9 a	0.0 c	**	0.6 a	1.2 a
Zone 26	**	**	**	**	1.2 a	1.5 c	0.5 b	**	1.2 a	2.0 c
Zone 27	**	**	**	0.7 b	0.7 b	0.1 b	0.7 b	0.2 b	0.7 a	0.3 b
Zone 28	3.6 d	2.2 c	2.0 c	1.7 c	1.4 a	2.1 c	1.1 d	**	1.5 a	2.2 b
Zone 29	**	**	2.3 c	4.9 d	1.7 c	2.8 c	0.4 b	**	2.5 c	3.6 c
North-Shore (Zones 25-29)	**	5.1 d	1.8 c	3.5 c	1.1 a	1.5 b	0.5 a	1.5 c	1.4 a	2.0 a
Laval/North-Shore (Zones 19-29)	**	4.2 d	2.4 a	3.1 c	1.6 a	1.5 a	1.0 a	1.2 a	1.8 a	1.9 a
South-Shore Zone 30	**	3.2 d	4.6 c	4.3 c	3.2 d	3.4 d	**	3.4 d	3.7 c	3.6 c
Zone 31	**	**	1.3 a	2.1 b	1.4 a	1.9 b	1.7 c	1.2 d	1.8 b	1.8 a
Zone 32	0.0 d	0.0 d	2.9 c	4.1 d	0.6 a	3.0 b	0.6 b	2.6 c	0.9 a	3.1 c
Zone 33	**	**	1.4 a	2.4 c	0.2 b	0.7 a	0.0 c	**	0.4 a	1.0 a
Zone 34	0.0 d	**	2.2 c	**	0.4 b	0.2 b	0.0 c	0.4 b	0.6 a	0.6 a
South-Shore (Zones 30-34)	**	2.5 c	3.2 c	3.4 b	1.8 b	2.5 a	1.8 c	2.3 c	2.4 a	2.6 a
Zone 35	0.0 d	**	0.0 c	**	1.0 d	2.3 c	0.4 b	**	0.8 d	2.1 c
Suburbs (Zones 19-35)	**	3.4 c	2.8 a	3.2 b	1.7 a	1.9 a	1.4 a	1.7 b	2.1 a	2.2 a
<b>Montréal CMA</b>	<b>4.6 b</b>	<b>3.7 b</b>	<b>2.8 a</b>	<b>3.2 a</b>	<b>2.1 a</b>	<b>2.0 a</b>	<b>1.2 a</b>	<b>1.7 b</b>	<b>2.4 a</b>	<b>2.5 a</b>

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

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

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

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

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



### 1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Montréal CMA

Zone	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 Island Zone 1	651 a	670 a	885 a	938 a	1,180 a	1,211 b	1,476 c	1,353 b	924 a	967 a
Zone 2	446 b	433 a	541 a	530 a	599 a	586 a	713 b	710 c	595 a	570 a
Zone 3	457 b	457 b	572 a	591 a	670 a	668 a	748 b	823 b	628 a	649 a
Zone 4	514 a	522 a	680 a	701 a	839 a	865 a	1,028 d	1,137 b	742 a	790 a
Zone 5	499 a	502 a	662 a	656 a	792 a	797 a	975 b	938 b	725 a	717 a
Zone 6	567 a	576 a	674 b	669 a	757 b	794 b	1,032 c	1,062 c	720 a	711 a
Zone 7	401 a	430 b	489 a	495 a	539 a	557 a	689 c	711 b	529 a	539 a
Zone 8	454 a	478 b	504 a	515 b	624 a	615 b	**	809 b	579 a	607 a
Zone 9	443 a	467 a	514 a	527 a	622 a	611 a	752 b	778 c	575 a	581 a
Zone 10	431 b	456 a	553 a	586 a	622 a	641 a	723 a	769 a	618 a	646 a
Zone 11	426 a	432 a	509 a	502 a	559 a	562 a	656 a	644 a	556 a	553 a
Zone 12	426 b	424 a	507 a	519 a	616 a	619 a	819 b	798 c	553 a	559 a
Zone 13	518 a	527 a	654 a	661 a	763 a	771 a	748 a	794 a	707 a	719 a
Zone 14	463 a	464 a	559 a	563 a	618 a	635 a	709 b	713 b	597 a	609 a
Zone 15	573 a	563 a	744 a	737 a	892 a	917 a	1,068 a	1,001 a	855 a	850 a
Zone 16	487 a	523 a	608 a	655 a	707 a	755 a	783 a	850 b	673 a	719 a
Zone 17	436 b	446 b	504 a	498 a	542 a	576 a	661 b	653 b	536 a	555 a
Zone 18	502 b	483 c	501 a	502 a	576 a	585 a	706 a	699 b	583 a	583 a
Montréal Island (Zones 1-18)	507 a	519 a	602 a	612 a	671 a	681 a	833 a	848 a	646 a	656 a
Laval Zone 19	507 b	470 a	594 a	587 a	705 a	689 a	890 b	869 b	697 a	677 a
Zone 20	472 a	484 a	536 a	525 a	602 a	608 a	699 b	708 a	587 a	596 a
Zone 21	472 a	508 a	539 a	526 a	584 a	604 a	618 a	634 a	583 a	601 a
Zone 22	440 a	425 a	567 a	609 a	600 a	632 a	677 b	676 a	596 a	626 a
Zone 23	448 b	455 b	512 a	587 a	628 a	646 a	758 b	761 b	619 a	645 a
Zone 24	447 a	462 a	513 a	500 a	622 a	619 a	716 a	734 a	609 a	618 a
Laval (Zones 19-24)	476 a	477 a	558 a	563 a	640 a	641 a	756 a	730 a	630 a	631 a
North-Shore Zone 25	389 a	421 b	500 a	527 a	634 a	646 a	732 a	736 a	629 a	646 a
Zone 26	458 b	**	505 a	553 a	595 a	623 a	709 a	740 a	607 a	635 a
Zone 27	426 a	434 c	538 a	550 a	663 a	678 a	713 b	720 a	635 a	646 a
Zone 28	434 a	441 a	509 a	528 a	606 a	616 a	705 a	714 a	606 a	612 a
Zone 29	397 b	382 b	474 a	490 a	546 a	558 a	677 a	715 a	541 a	549 a
North-Shore (Zones 25-29)	407 a	399 a	499 a	523 a	607 a	622 a	704 a	727 a	599 a	614 a
Laval/North-Shore (Zones 19-29)	439 a	427 a	529 a	541 a	622 a	631 a	722 a	728 a	613 a	622 a
South-Shore Zone 30	404 b	449 a	561 a	582 a	624 a	638 a	700 a	747 a	607 a	640 a
Zone 31	441 a	441 a	575 a	577 a	651 a	660 a	739 a	734 a	636 a	644 a
Zone 32	434 a	445 a	524 a	540 a	620 a	632 a	682 a	695 a	617 a	626 a
Zone 33	465 b	437 a	578 a	569 a	641 a	658 a	714 a	715 a	643 a	650 a
Zone 34	392 a	406 a	526 a	546 a	617 a	634 a	680 a	700 a	615 a	633 a
South-Shore (Zones 30-34)	420 b	443 a	563 a	575 a	633 a	645 a	709 a	732 a	620 a	640 a
Zone 35	411 a	443 a	509 a	513 a	638 a	631 a	716 a	724 a	629 a	624 a
Suburbs (Zones 19-35)	428 a	434 a	545 a	557 a	627 a	637 a	715 a	730 a	617 a	630 a
Montréal CMA	500 a	514 a	594 a	604 a	659 a	669 a	799 a	812 a	640 a	650 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 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Montréal Island Zone 1	158 c	4,751	222 b	7,940	202 c	4,722	26 c	1,460	609 b	18,872
Zone 2	22 d	1,611	272 c	9,205	**	11,328	**	2,861	529 c	25,004
Zone 3	**	568	143 c	2,655	63 a	5,227	**	857	274 b	9,307
Zone 4	90 a	3,280	447 b	10,706	427 b	11,458	93 c	2,797	1,058 b	28,241
Zone 5	151 c	3,347	274 a	14,288	198 b	12,081	11 b	3,203	633 a	32,919
Zone 6	276 c	10,477	306 c	12,116	**	9,880	6 b	3,610	767 b	36,084
Zone 7	**	3,661	509 d	9,871	151 d	14,574	13 b	3,786	907 b	31,892
Zone 8	82 d	2,271	**	7,690	**	9,699	**	4,942	475 c	24,602
Zone 9	217 d	5,211	172 c	10,437	368 c	16,243	**	3,559	872 c	35,451
Zone 10	**	495	103 c	3,220	80 a	9,498	33 d	2,799	244 b	16,012
Zone 11	**	738	117 b	2,816	245 b	11,228	20 d	1,430	403 b	16,212
Zone 12	100 d	2,662	214 b	7,615	128 c	7,845	3 b	1,163	445 b	19,285
Zone 13	18 b	754	253 b	4,983	262 b	5,990	63 c	1,715	595 b	13,441
Zone 14	25 d	566	177 b	3,339	179 c	4,802	**	1,062	404 b	9,769
Zone 15	15 b	219	38 a	909	41 a	1,412	12 b	445	106 a	2,985
Zone 16	38 b	566	98 b	2,522	103 b	4,997	6 d	783	246 a	8,867
Zone 17	**	899	**	3,388	72 a	6,499	**	1,583	197 c	12,369
Zone 18	**	328	57 d	1,511	190 c	6,540	**	1,132	295 c	9,511
Montréal Island (Zones 1-18)	1,589 b	42,404	3,613 b	115,210	3,203 a	154,021	654 c	39,188	9,060 a	350,823
Laval Zone 19	0 c	101	53 c	1,696	98 b	4,867	4 b	790	155 b	7,454
Zone 20	13 d	231	16 d	1,450	48 a	5,002	5 b	627	81 a	7,310
Zone 21	0 c	106	7 c	265	18 c	920	6 a	660	31 c	1,950
Zone 22	1 c	56	38 c	617	41 b	1,580	**	236	83 c	2,489
Zone 23	0 d	28	8 b	452	15 a	1,684	1 b	242	24 a	2,407
Zone 24	2 d	54	4 c	263	9 a	1,161	1 b	302	16 a	1,779
Laval (Zones 19-24)	16 c	575	126 a	4,744	229 a	15,212	20 a	2,858	391 a	23,389
North-Shore Zone 25	**	100	**	563	32 a	3,531	**	1,030	65 a	5,225
Zone 26	**	113	**	842	77 c	5,117	**	1,544	155 c	7,616
Zone 27	**	80	8 b	1,162	3 b	2,763	1 b	608	13 b	4,613
Zone 28	4 c	178	14 c	821	67 c	3,153	**	886	109 b	5,038
Zone 29	**	531	100 d	2,057	93 c	3,343	**	1,170	254 c	7,102
North-Shore (Zones 25-29)	51 d	1,003	193 c	5,445	271 b	17,908	81 c	5,238	596 a	29,594
Laval/North-Shore (Zones 19-29)	67 d	1,578	319 c	10,188	500 a	33,120	101 a	8,095	987 a	52,982
South-Shore Zone 30	19 d	587	210 c	4,860	364 d	10,791	127 d	3,763	719 c	20,000
Zone 31	**	482	64 b	3,119	132 b	7,106	26 d	2,138	236 a	12,845
Zone 32	0 d	60	36 d	878	115 b	3,853	23 c	864	173 c	5,656
Zone 33	**	217	15 c	619	17 a	2,603	**	903	41 a	4,342
Zone 34	**	43	**	319	2 b	1,213	2 b	518	12 a	2,094
South-Shore (Zones 30-34)	34 c	1,389	332 b	9,795	630 a	25,567	185 c	8,186	1,182 a	44,937
Zone 35	**	64	**	209	27 c	1,203	**	261	36 c	1,737
Suburbs (Zones 19-35)	104 c	3,032	655 b	20,192	1,157 a	59,890	289 b	16,543	2,205 a	99,657
<b>Montréal CMA</b>	<b>1,693 b</b>	<b>45,436</b>	<b>4,268 a</b>	<b>135,402</b>	<b>4,361 a</b>	<b>213,912</b>	<b>943 b</b>	<b>55,730</b>	<b>11,264 a</b>	<b>450,479</b>

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

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

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

### I.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	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 Island Zone 1	3.8 b	4.3 c	4.1 b	3.7 c	3.9 b	5.1 b	2.3 c	2.1 c	3.8 a	4.1 b
Zone 2	**	**	**	3.2 d	4.0 d	2.7 c	0.7 b	**	3.1 d	3.0 b
Zone 3	**	**	3.6 c	5.6 c	3.8 d	1.2 a	0.4 b	**	3.7 c	3.0 c
Zone 4	5.0 c	3.4 b	5.0 c	4.8 b	3.7 c	4.6 b	2.1 c	3.6 c	4.2 c	4.4 b
Zone 5	6.0 c	5.2 c	3.8 b	2.8 a	2.1 b	2.6 b	**	1.2 d	3.2 b	2.8 a
Zone 6	3.5 c	3.4 c	1.5 c	3.1 d	**	**	**	0.2 b	2.2 b	2.6 b
Zone 7	**	**	2.6 c	6.0 d	**	1.7 c	**	0.3 b	2.7 b	3.6 c
Zone 8	5.5 d	4.5 d	**	**	**	1.5 d	**	**	2.3 c	2.2 c
Zone 9	5.2 d	5.9 d	1.3 a	**	0.5 b	3.0 c	**	**	1.4 a	3.5 c
Zone 10	**	**	4.9 c	4.4 c	2.2 c	1.4 a	**	1.3 d	2.9 b	2.1 b
Zone 11	3.2 d	**	5.6 c	4.4 b	3.5 d	2.2 b	**	1.4 d	3.6 d	2.5 b
Zone 12	6.1 c	5.6 c	4.6 c	4.3 c	2.8 c	2.1 c	**	0.7 b	4.1 b	3.4 b
Zone 13	4.2 a	3.4 c	6.5 a	7.1 b	4.0 b	7.2 b	3.0 c	5.3 c	4.8 a	6.7 a
Zone 14	8.5 c	6.8 c	6.8 b	8.6 b	5.4 b	7.3 b	3.8 d	**	6.0 b	7.3 b
Zone 15	4.7 b	10.5 c	2.2 a	5.8 a	3.1 b	4.3 a	3.6 b	6.8 b	3.0 b	5.6 a
Zone 16	9.5 b	9.4 c	8.5 b	4.9 b	6.5 b	3.1 d	3.1 d	1.2 a	6.9 b	3.9 c
Zone 17	**	**	**	4.2 d	1.3 d	2.4 c	**	**	2.0 c	3.1 c
Zone 18	**	**	**	**	3.1 c	3.9 c	**	**	3.5 c	4.4 c
Montréal Island (Zones 1-18)	5.1 b	4.9 b	3.6 a	4.2 a	2.7 a	2.9 a	1.9 b	2.1 b	3.2 a	3.5 a
Laval Zone 19	**	0.0 c	4.4 c	3.3 c	4.1 b	2.6 b	2.2 c	0.6 b	4.0 b	2.5 b
Zone 20	**	**	1.5 d	1.8 c	1.0 a	1.2 a	0.2 b	1.1 d	1.2 a	1.5 a
Zone 21	**	0.0 c	9.9 c	3.0 d	3.5 d	2.6 c	3.3 d	0.9 a	4.9 c	1.9 c
Zone 22	0.0 d	1.8 c	**	6.2 c	3.8 d	2.7 b	**	**	4.8 d	3.5 c
Zone 23	0.0 d	0.0 d	3.3 d	2.1 b	0.7 a	1.8 c	**	1.4 d	1.3 a	1.8 b
Zone 24	3.6 d	4.2 d	0.8 a	1.6 c	0.5 a	0.9 a	**	0.4 b	0.7 a	1.0 a
Laval (Zones 19-24)	5.9 d	3.0 d	3.9 b	3.0 a	2.4 a	1.9 a	2.0 c	0.9 a	2.8 a	2.1 a
North-Shore Zone 25	0.0 d	**	0.9 a	**	0.7 a	0.9 a	0.0 c	**	0.6 a	1.3 a
Zone 26	**	**	**	**	1.7 c	1.5 c	0.5 b	**	1.6 c	2.0 c
Zone 27	**	**	0.9 d	1.1 d	1.3 a	0.2 b	**	0.2 b	1.2 a	0.5 a
Zone 28	5.1 d	2.2 c	3.6 d	1.9 c	3.1 c	2.5 c	3.0 d	**	3.2 c	2.4 b
Zone 29	**	**	4.6 d	5.2 d	1.9 c	3.9 d	0.8 d	**	3.3 d	4.3 c
North-Shore (Zones 25-29)	**	5.1 d	2.9 b	3.8 c	1.8 a	1.8 b	1.0 a	1.6 c	2.1 a	2.3 a
Laval/North-Shore (Zones 19-29)	**	4.3 d	3.4 b	3.4 b	2.1 a	1.9 a	1.4 a	1.4 a	2.4 a	2.2 a
South-Shore Zone 30	**	**	5.4 c	5.5 b	3.9 d	3.8 c	**	3.5 d	4.6 c	4.3 b
Zone 31	**	**	1.4 a	2.3 b	1.7 c	2.1 b	1.7 c	1.5 a	2.1 b	2.1 a
Zone 32	0.0 d	0.0 d	2.9 c	4.6 d	1.1 a	3.8 c	2.8 c	4.2 d	1.6 b	3.9 c
Zone 33	**	**	1.5 c	3.0 d	1.1 a	0.9 a	0.2 b	**	1.0 a	1.3 a
Zone 34	0.0 d	**	2.9 c	3.1 d	0.5 b	1.9 c	0.5 b	0.4 b	0.9 a	1.8 c
South-Shore (Zones 30-34)	**	4.3 d	3.7 b	4.2 b	2.4 b	2.9 a	3.0 d	2.6 b	3.0 b	3.2 b
Zone 35	**	**	0.0 c	**	2.8 c	2.8 c	**	**	2.3 c	2.7 b
Suburbs (Zones 19-35)	**	4.3 c	3.5 b	3.8 b	2.2 a	2.3 a	2.2 c	2.0 b	2.7 a	2.6 a
<b>Montréal CMA</b>	<b>5.3 b</b>	<b>4.8 b</b>	<b>3.6 a</b>	<b>4.1 a</b>	<b>2.6 a</b>	<b>2.7 a</b>	<b>2.0 b</b>	<b>2.1 b</b>	<b>3.1 a</b>	<b>3.3 a</b>

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

### 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Montréal CMA

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
Montréal Island Zone 1	4.6 <sup>c</sup>	++	4.1 <sup>d</sup>	**	5.4 <sup>d</sup>	**	**	++	4.6 <sup>b</sup>	5.7 <sup>c</sup>
Zone 2	**	**	++	4.2 <sup>d</sup>	**	**	++	**	4.5 <sup>d</sup>	4.3 <sup>d</sup>
Zone 3	++	++	2.9 <sup>c</sup>	++	++	**	++	++	2.3 <sup>c</sup>	++
Zone 4	4.4 <sup>c</sup>	5.0 <sup>c</sup>	**	3.3 <sup>d</sup>	++	3.1 <sup>d</sup>	++	**	**	3.6 <sup>c</sup>
Zone 5	++	++	**	++	3.1 <sup>d</sup>	**	**	++	2.8 <sup>c</sup>	**
Zone 6	++	**	1.4 <sup>d</sup>	3.3 <sup>d</sup>	++	++	**	++	1.4 <sup>d</sup>	2.1 <sup>c</sup>
Zone 7	++	3.6 <sup>d</sup>	++	**	++	5.0 <sup>d</sup>	++	**	++	4.3 <sup>d</sup>
Zone 8	++	++	++	++	++	++	++	++	++	++
Zone 9	++	++	++	3.9 <sup>d</sup>	++	++	2.9 <sup>c</sup>	++	++	++
Zone 10	++	**	1.3 <sup>a</sup>	**	++	**	++	++	++	2.5 <sup>c</sup>
Zone 11	++	**	++	2.9 <sup>b</sup>	++	2.5 <sup>c</sup>	++	++	++	2.5 <sup>b</sup>
Zone 12	++	3.6 <sup>d</sup>	++	**	++	3.2 <sup>d</sup>	++	**	++	2.5 <sup>c</sup>
Zone 13	1.2 <sup>d</sup>	++	2.6 <sup>c</sup>	1.6 <sup>c</sup>	3.2 <sup>d</sup>	**	++	++	2.6 <sup>c</sup>	2.0 <sup>c</sup>
Zone 14	5.9 <sup>d</sup>	++	3.4 <sup>d</sup>	++	2.7 <sup>b</sup>	++	++	++	3.2 <sup>b</sup>	1.4 <sup>d</sup>
Zone 15	4.1 <sup>b</sup>	2.5 <sup>b</sup>	4.2 <sup>d</sup>	++	5.6 <sup>d</sup>	++	3.8 <sup>c</sup>	++	4.9 <sup>c</sup>	++
Zone 16	++	4.8 <sup>d</sup>	++	2.9 <sup>c</sup>	++	2.9 <sup>c</sup>	++	**	++	3.2 <sup>c</sup>
Zone 17	++	++	++	++	++	++	++	++	++	**
Zone 18	**	**	2.5 <sup>c</sup>	1.5 <sup>d</sup>	++	2.4 <sup>c</sup>	1.4 <sup>d</sup>	3.7 <sup>c</sup>	++	2.7 <sup>b</sup>
Montréal Island (Zones 1-18)	2.4 <sup>c</sup>	2.7 <sup>b</sup>	2.4 <sup>c</sup>	3.0 <sup>c</sup>	2.2 <sup>c</sup>	2.6 <sup>b</sup>	**	3.7 <sup>d</sup>	2.0 <sup>b</sup>	2.7 <sup>a</sup>
Laval Zone 19	**	**	++	5.3 <sup>b</sup>	2.1 <sup>c</sup>	3.5 <sup>d</sup>	++	++	++	3.9 <sup>c</sup>
Zone 20	**	**	**	++	++	3.4 <sup>d</sup>	**	**	++	3.6 <sup>d</sup>
Zone 21	**	**	3.8 <sup>d</sup>	**	++	**	++	++	**	4.3 <sup>d</sup>
Zone 22	**	**	++	++	++	2.6 <sup>c</sup>	**	++	++	2.5 <sup>c</sup>
Zone 23	**	**	++	++	**	3.0 <sup>d</sup>	6.4 <sup>c</sup>	++	**	2.7 <sup>c</sup>
Zone 24	**	**	++	++	++	++	++	++	++	**
Laval (Zones 19-24)	5.5 <sup>d</sup>	4.5 <sup>d</sup>	**	3.7 <sup>c</sup>	++	3.4 <sup>c</sup>	++	**	1.7 <sup>c</sup>	3.4 <sup>b</sup>
North-Shore Zone 25	**	**	**	++	++	++	++	++	++	++
Zone 26	**	**	++	++	++	4.7 <sup>c</sup>	**	2.1 <sup>c</sup>	**	2.9 <sup>c</sup>
Zone 27	**	**	4.5 <sup>d</sup>	**	3.0 <sup>c</sup>	2.6 <sup>c</sup>	++	**	2.6 <sup>c</sup>	2.3 <sup>c</sup>
Zone 28	**	**	++	4.5 <sup>b</sup>	++	4.8 <sup>d</sup>	++	**	++	4.3 <sup>c</sup>
Zone 29	**	++	++	**	++	++	++	++	++	**
North-Shore (Zones 25-29)	++	2.5 <sup>c</sup>	2.5 <sup>c</sup>	2.6 <sup>c</sup>	**	3.7 <sup>c</sup>	3.5 <sup>d</sup>	2.6 <sup>c</sup>	2.7 <sup>c</sup>	2.8 <sup>b</sup>
Laval/North-Shore (Zones 19-29)	3.2 <sup>d</sup>	3.4 <sup>d</sup>	2.0 <sup>c</sup>	3.1 <sup>b</sup>	1.7 <sup>c</sup>	3.6 <sup>b</sup>	2.6 <sup>c</sup>	2.5 <sup>c</sup>	2.2 <sup>c</sup>	3.1 <sup>b</sup>

(continued)

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

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

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

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



### 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Montréal CMA

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
South-Shore Zone 30	1.2 d	1.0 d	1.4 d	2.8 c	1.1 d	2.3 c	++	**	1.3 a	2.0 c
Zone 31	**	++	4.0 c	1.4 a	4.0 c	2.6 c	++	2.5 c	3.7 c	2.1 c
Zone 32	**	**	**	++	2.5 c	++	3.1 d	++	2.6 c	++
Zone 33	**	**	4.8 c	++	**	++	++	++	**	**
Zone 34	**	**	++	++	++	2.7 c	++	++	++	3.0 d
South-Shore (Zones 30-34)	2.6 c	++	2.6 b	1.9 c	2.4 b	1.9 b	++	**	2.3 b	1.8 b
Zone 35	**	**	**	**	++	++	++	++	++	**
Suburbs (Zones 19-35)	2.9 c	1.8 c	2.3 b	2.5 b	2.0 b	2.8 a	2.0 c	2.1 c	2.3 b	2.5 a
<b>Montréal CMA</b>	<b>2.5 b</b>	<b>2.6 b</b>	<b>2.4 b</b>	<b>2.9 b</b>	<b>2.1 b</b>	<b>2.6 a</b>	<b>3.0 c</b>	<b>3.2 d</b>	<b>2.1 b</b>	<b>2.7 a</b>

<sup>1</sup>The 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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### 1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	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
<b>Montréal Island (Zones 1-18)</b>										
Unknown	**	**	1.0 d	**	0.9 d	**	**	0.6 b	1.3 a	1.6 c
Pre 1940	2.8 c	**	1.9 c	1.9 c	2.2 c	1.7 c	0.8 d	**	1.9 b	1.8 b
1940 - 1959	4.9 b	3.9 c	2.7 a	3.5 c	2.1 b	2.1 b	1.5 a	1.8 b	2.6 a	2.8 a
1960 - 1974	4.4 a	4.3 a	3.8 a	3.7 a	2.8 a	2.6 a	1.8 c	1.8 b	3.3 a	3.2 a
1975 - 1989	3.1 c	2.7 a	3.0 a	3.1 b	2.4 b	1.8 b	1.4 a	1.0 a	2.5 a	2.2 a
1990 - 1999	**	**	**	3.6 d	0.5 b	1.2 d	0.4 b	**	1.4 a	1.9 c
2000+	4.3 d	0.4 b	1.5 c	1.3 a	1.7 c	2.9 c	0.0 d	**	1.6 c	2.1 c
Total	4.3 b	3.7 b	2.8 a	3.1 b	2.2 a	2.1 a	1.1 a	1.7 c	2.5 a	2.6 a
<b>Laval/North-Shore (Zones 19-29)</b>										
Unknown	**	**	**	**	**	**	**	**	**	**
Pre 1940	**	**	0.4 b	**	**	**	0.0 d	**	**	4.4 d
1940 - 1959	**	**	**	1.2 d	5.4 d	2.5 c	0.0 d	**	5.6 d	2.5 c
1960 - 1974	5.4 d	3.5 d	3.7 c	3.6 c	2.4 b	2.0 b	2.0 c	1.1 a	2.8 a	2.3 a
1975 - 1989	2.0 c	4.2 d	1.8 b	2.6 b	1.0 a	1.3 a	0.7 a	1.0 d	1.2 a	1.6 a
1990 - 1999	**	**	0.7 b	**	0.3 b	0.2 b	0.6 b	**	0.5 a	1.4 d
2000+	**	**	**	1.4 a	3.2 c	1.8 c	**	0.4 b	3.0 c	1.6 c
Total	**	4.2 d	2.4 a	3.1 c	1.6 a	1.5 a	1.0 a	1.2 a	1.8 a	1.9 a
<b>South-Shore (Zones 30-34)</b>										
Unknown	**	**	**	**	**	**	**	**	**	**
Pre 1940	0.0 d	**	0.0 d	**	**	**	**	**	**	**
1940 - 1959	**	**	**	**	0.4 b	**	**	**	**	1.5 d
1960 - 1974	**	3.7 d	4.2 c	4.0 c	2.5 c	3.4 d	2.4 c	2.9 c	3.2 c	3.4 c
1975 - 1989	**	1.2 a	2.4 a	3.4 b	1.9 c	2.2 b	**	2.3 c	2.2 b	2.5 a
1990 - 1999	0.0 d	0.0 d	0.9 d	1.0 d	0.2 b	0.5 b	0.1 b	0.2 b	0.2 b	0.5 a
2000+	**	**	1.8 c	0.7 a	1.2 d	2.3 c	0.0 c	**	1.1 d	2.1 c
Total	**	2.5 c	3.2 c	3.4 b	1.8 b	2.5 a	1.8 c	2.3 c	2.4 a	2.6 a
<b>Montréal CMA</b>										
Unknown	**	**	1.0 d	**	0.9 d	**	**	0.6 b	1.2 a	1.6 c
Pre 1940	3.2 d	2.6 c	1.9 c	1.9 c	2.2 c	1.8 c	0.8 d	**	1.9 b	1.9 b
1940 - 1959	5.3 b	3.8 c	2.7 a	3.4 c	2.2 b	2.0 b	1.5 a	1.9 b	2.7 a	2.7 a
1960 - 1974	4.5 a	4.3 a	3.8 a	3.7 a	2.7 a	2.6 a	1.9 b	2.0 b	3.3 a	3.2 a
1975 - 1989	3.5 c	2.8 a	2.6 a	3.1 b	1.8 a	1.7 a	1.4 a	1.3 a	2.0 a	2.1 a
1990 - 1999	**	**	1.6 c	3.7 d	0.3 b	0.6 a	0.4 b	1.3 d	0.7 a	1.3 a
2000+	**	0.3 b	2.2 c	1.3 a	2.4 b	2.3 b	0.4 b	1.2 d	2.1 b	2.0 b
Total	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

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## 1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	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
<b>Montréal Island (Zones 1-18)</b>										
Unknown	441 b	446 b	502 b	557 b	625 a	631 b	784 b	786 c	584 a	629 b
Pre 1940	510 b	541 b	550 a	548 a	631 a	660 a	850 b	847 b	643 a	654 a
1940 - 1959	458 a	461 a	559 a	557 a	618 a	628 a	744 b	862 b	589 a	599 a
1960 - 1974	511 a	527 a	640 a	652 a	712 a	721 a	851 b	854 a	664 a	674 a
1975 - 1989	608 a	596 a	695 a	677 a	720 a	689 a	876 b	852 b	717 a	691 a
1990 - 1999	508 b	475 c	570 b	696 b	713 b	701 a	851 c	837 c	658 b	702 a
2000+	**	695 c	814 c	892 c	919 c	1,025 c	914 c	**	877 b	957 c
Total	507 a	519 a	602 a	612 a	671 a	681 a	833 a	848 a	646 a	656 a
<b>Laval/North-Shore (Zones 19-29)</b>										
Unknown	**	**	425 b	489 b	494 c	495 c	656 c	578 b	491 b	478 b
Pre 1940	395 a	401 a	463 b	457 b	537 b	571 b	663 b	577 c	513 b	530 b
1940 - 1959	390 c	341 d	489 b	459 a	512 a	543 a	653 c	629 c	504 a	511 a
1960 - 1974	470 a	469 a	554 a	532 a	598 a	599 a	739 b	696 a	599 a	592 a
1975 - 1989	439 a	436 a	520 a	541 a	601 a	614 a	694 a	710 a	596 a	608 a
1990 - 1999	**	**	527 a	545 b	636 a	650 a	723 a	759 a	642 a	671 a
2000+	**	**	585 b	664 a	815 a	810 a	881 a	896 a	809 a	800 a
Total	439 a	427 a	529 a	541 a	622 a	631 a	722 a	728 a	613 a	622 a
<b>South-Shore (Zones 30-34)</b>										
Unknown	479 c	**	455 c	426 b	567 b	561 b	632 b	**	541 b	527 c
Pre 1940	**	**	489 b	473 b	557 b	573 d	781 c	**	552 b	513 c
1940 - 1959	340 c	420 d	466 b	508 a	533 b	569 a	690 c	780 b	488 c	565 a
1960 - 1974	440 a	440 a	567 a	592 a	629 a	643 a	715 a	726 a	613 a	642 a
1975 - 1989	462 a	467 a	563 a	567 a	622 a	631 a	699 a	729 a	620 a	627 a
1990 - 1999	431 b	409 a	576 a	564 a	648 a	652 a	699 a	723 a	656 a	663 a
2000+	**	**	785 a	772 a	822 a	795 a	856 a	888 a	819 a	802 a
Total	420 b	443 a	563 a	575 a	633 a	645 a	709 a	732 a	620 a	640 a
<b>Montréal CMA</b>										
Unknown	442 b	430 b	500 a	550 b	621 a	620 b	776 b	780 c	581 a	618 b
Pre 1940	506 b	536 b	548 a	547 a	629 a	657 a	848 b	842 b	640 a	651 a
1940 - 1959	450 a	458 a	554 a	554 a	613 a	623 a	739 b	853 b	584 a	596 a
1960 - 1974	506 a	523 a	629 a	642 a	688 a	697 a	813 a	804 a	653 a	664 a
1975 - 1989	580 a	568 a	631 a	624 a	654 a	651 a	764 a	769 a	658 a	652 a
1990 - 1999	504 c	472 c	556 a	607 a	661 a	670 a	733 a	768 a	651 a	680 a
2000+	**	686 c	777 c	790 b	842 a	851 a	891 a	928 b	836 a	843 a
Total	500 a	514 a	594 a	604 a	659 a	669 a	799 a	812 a	640 a	650 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

### 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Montréal CMA

Size	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
<b>Montréal Island (Zones 1-18)</b>										
3 to 5 Units	**	**	1.4 a	1.7 c	1.7 c	1.1 a	1.0 d	**	1.5 b	1.5 a
6 to 19 Units	5.5 d	3.9 d	2.4 b	3.4 c	1.9 b	2.0 b	0.8 a	1.1 a	2.2 a	2.4 a
20 to 49 Units	5.2 a	5.6 a	3.9 a	3.6 a	3.0 a	3.3 a	2.0 a	3.4 b	3.8 a	3.9 a
50 to 99 Units	3.9 a	3.6 a	4.6 a	4.1 a	4.1 a	3.4 a	3.0 b	2.5 a	4.2 a	3.7 a
100+ Units	1.9 a	1.8 a	3.1 a	3.2 a	2.9 a	3.5 a	1.9 a	2.4 a	2.7 a	2.9 a
Total	4.3 b	3.7 b	2.8 a	3.1 b	2.2 a	2.1 a	1.1 a	1.7 c	2.5 a	2.6 a
<b>Laval/North-Shore (Zones 19-29)</b>										
3 to 5 Units	**	**	**	**	1.0 a	0.7 a	0.3 b	1.3 d	1.4 a	1.1 a
6 to 19 Units	**	4.3 d	2.0 c	4.2 c	1.1 a	1.4 a	1.4 a	0.9 a	1.3 a	1.8 a
20 to 49 Units	3.6 a	6.2 c	2.6 a	2.7 a	2.5 a	2.8 a	1.3 a	2.1 b	2.5 a	3.0 a
50 to 99 Units	4.9 d	4.1 a	3.2 b	3.5 a	5.7 a	4.3 b	1.3 a	4.2 a	4.4 a	4.0 a
100+ Units	**	0.0 a	**	1.2 a	11.2 d	3.6 a	3.4 b	0.6 a	8.4 c	2.4 a
Total	**	4.2 d	2.4 a	3.1 c	1.6 a	1.5 a	1.0 a	1.2 a	1.8 a	1.9 a
<b>South-Shore (Zones 30-34)</b>										
3 to 5 Units	**	**	**	**	0.7 b	1.5 d	0.3 b	0.7 b	1.5 a	1.1 a
6 to 19 Units	**	**	**	4.9 d	2.0 c	2.6 c	**	2.9 c	2.5 c	3.0 b
20 to 49 Units	2.3 a	3.8 c	3.6 a	3.9 a	1.6 a	2.3 a	2.7 a	3.9 a	2.4 a	3.1 a
50 to 99 Units	5.7 a	3.4 a	2.1 a	3.4 a	2.1 a	3.6 a	2.3 a	1.5 a	2.3 a	3.4 a
100+ Units	3.4 a	2.0 a	3.1 a	2.0 a	3.8 a	2.1 a	3.7 a	2.2 a	3.5 a	2.1 a
Total	**	2.5 c	3.2 c	3.4 b	1.8 b	2.5 a	1.8 c	2.3 c	2.4 a	2.6 a
<b>Montréal CMA</b>										
3 to 5 Units	**	**	1.6 c	1.7 c	1.5 c	1.1 a	0.8 a	1.6 c	1.5 a	1.4 a
6 to 19 Units	5.6 d	3.9 d	2.4 b	3.6 c	1.8 b	2.0 a	1.2 a	1.4 a	2.1 a	2.4 a
20 to 49 Units	5.1 a	5.6 a	3.8 a	3.6 a	2.7 a	3.0 a	2.1 a	3.3 a	3.5 a	3.7 a
50 to 99 Units	3.9 a	3.6 a	4.4 a	4.1 a	3.9 a	3.5 a	2.8 a	2.5 a	4.0 a	3.7 a
100+ Units	2.0 a	1.8 a	3.2 a	3.0 a	3.6 a	3.4 a	2.4 a	2.2 a	3.0 a	2.8 a
Total	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

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

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### 1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Montréal CMA

Size	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 Island (Zones 1-18)																				
3 to 5 Units	483	c	512	b	506	a	507	a	598	a	617	a	816	b	821	a	610	a	619	a
6 to 19 Units	457	a	462	a	536	a	541	a	609	a	616	a	736	b	751	a	592	a	600	a
20 to 49 Units	453	a	473	a	582	a	601	a	723	a	739	a	964	a	1,022	a	613	a	634	a
50 to 99 Units	502	a	518	a	667	a	686	a	855	a	873	a	1,125	a	1,160	a	710	a	727	a
100+ Units	667	a	657	a	858	a	871	a	1,099	a	1,114	a	1,575	a	1,613	b	914	a	919	a
Total	507	a	519	a	602	a	612	a	671	a	681	a	833	a	848	a	646	a	656	a
Laval/North-Shore (Zones 19-29)																				
3 to 5 Units	403	c	352	d	487	a	494	a	632	a	631	a	737	a	754	a	629	a	639	a
6 to 19 Units	427	a	408	b	511	a	515	a	606	a	615	a	659	a	675	a	593	a	601	a
20 to 49 Units	443	a	470	a	533	a	573	a	621	a	646	a	702	a	734	a	585	a	612	a
50 to 99 Units	481	a	481	a	572	a	597	a	684	a	712	a	793	a	760	a	658	a	670	a
100+ Units	615	b	561	a	759	a	730	a	875	a	871	a	1,124	a	1,057	a	873	a	836	a
Total	439	a	427	a	529	a	541	a	622	a	631	a	722	a	728	a	613	a	622	a
South-Shore (Zones 30-34)																				
3 to 5 Units	427	b	383	b	485	a	500	a	609	a	611	a	711	a	742	a	601	a	623	a
6 to 19 Units	391	b	432	b	502	a	515	a	598	a	617	a	682	a	702	a	592	a	618	a
20 to 49 Units	441	a	442	a	564	a	568	a	657	a	668	a	701	a	715	a	617	a	625	a
50 to 99 Units	490	a	501	a	674	a	670	a	769	a	775	a	842	a	833	a	730	a	729	a
100+ Units	639	a	620	a	745	a	767	a	848	a	870	a	993	a	1,049	a	814	a	839	a
Total	420	b	443	a	563	a	575	a	633	a	645	a	709	a	732	a	620	a	640	a
Montréal CMA																				
3 to 5 Units	472	b	500	b	503	a	505	a	604	a	619	a	793	a	800	a	612	a	622	a
6 to 19 Units	450	a	458	a	531	a	537	a	607	a	616	a	716	a	732	a	593	a	603	a
20 to 49 Units	452	a	471	a	576	a	595	a	698	a	714	a	864	a	918	a	611	a	631	a
50 to 99 Units	502	a	517	a	665	a	682	a	833	a	849	a	1,055	a	1,085	a	709	a	725	a
100+ Units	667	a	656	a	848	a	860	a	1,061	a	1,075	a	1,428	a	1,482	a	906	a	911	a
Total	500	a	514	a	594	a	604	a	659	a	669	a	799	a	812	a	640	a	650	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 ( $5 < cv \leq 7.5$ )

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### 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Montréal CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Montréal Island Zone 1	**	0.6 b	**	3.1 d	2.6 a	5.9 c	2.6 a	3.3 c	2.5 a	2.7 a
Zone 2	**	**	**	**	4.1 a	4.8 a	6.5 a	4.5 a	**	**
Zone 3	**	**	4.5 d	1.5 c	4.0 a	2.5 a	3.6 a	5.1 a	**	**
Zone 4	**	**	**	4.3 d	3.3 a	3.8 a	2.3 a	3.4 b	3.6 c	3.5 a
Zone 5	**	**	1.7 c	1.0 d	3.5 a	3.1 a	5.1 a	2.6 a	1.8 a	1.6 a
Zone 6	**	**	1.5 d	2.5 c	2.4 a	3.1 a	3.0 a	3.0 a	1.4 a	1.8 a
Zone 7	**	2.5 c	2.9 c	2.3 c	4.4 a	4.8 a	8.9 c	9.0 a	3.9 a	6.6 a
Zone 8	**	**	2.2 c	**	4.0 b	4.5 b	5.0 a	**	**	**
Zone 9	**	**	1.3 a	3.6 d	4.2 a	3.7 a	1.6 a	0.6 a	**	**
Zone 10	1.3 d	0.5 b	1.1 a	2.3 c	3.2 a	2.2 a	3.6 a	1.9 a	**	**
Zone 11	**	**	**	1.5 a	5.0 a	6.4 a	4.0 a	5.6 a	**	**
Zone 12	**	**	3.1 d	1.8 c	5.2 a	4.5 a	2.8 a	1.9 a	3.1 c	0.8 a
Zone 13	1.7 a	2.9 c	4.1 c	5.0 c	3.9 a	5.5 a	5.1 a	4.1 b	3.3 a	4.2 b
Zone 14	4.8 d	**	4.0 d	4.0 d	5.5 a	4.8 b	4.2 a	4.3 c	**	n/s
Zone 15	1.4 a	1.3 d	2.1 a	5.0 a	2.7 a	3.8 d	0.8 a	**	0.2 a	3.2 a
Zone 16	**	0.6 b	3.3 c	0.5 b	2.9 a	1.2 a	8.3 a	5.0 a	6.2 a	4.4 c
Zone 17	**	**	0.7 b	1.8 c	3.4 b	3.9 d	**	**	**	**
Zone 18	0.6 b	**	**	3.5 d	2.1 a	3.9 c	7.6 a	3.5 a	n/u	n/u
Montréal Island (Zones 1-18)	1.5 b	1.5 a	2.2 a	2.4 a	3.8 a	3.9 a	4.2 a	3.7 a	2.7 a	2.9 a
Laval Zone 19	0.5 b	0.3 b	2.4 c	1.8 c	2.5 a	3.6 b	2.8 a	2.5 a	8.9 b	2.5 a
Zone 20	1.0 d	1.4 d	1.1 a	0.8 a	2.2 a	3.0 b	n/u	n/u	**	**
Zone 21	**	1.3 d	3.7 d	0.8 a	5.4 b	**	**	**	n/u	n/u
Zone 22	**	0.4 b	3.3 d	7.5 c	2.8 a	0.2 b	n/s	**	n/s	**
Zone 23	1.2 d	0.0 c	0.7 a	1.0 a	4.3 d	3.6 b	**	**	n/u	n/u
Zone 24	0.5 b	0.0 c	0.3 b	1.2 a	2.1 a	1.2 a	n/u	n/u	n/u	n/u
Laval (Zones 19-24)	1.4 a	0.6 a	1.6 b	1.6 b	2.7 a	2.6 a	3.0 c	3.6 a	8.4 c	1.9 a
North-Shore Zone 25	**	**	0.6 b	1.1 a	2.1 a	2.6 b	**	**	n/u	n/u
Zone 26	0.6 b	**	1.0 d	2.2 c	2.2 a	2.5 a	8.5 a	7.0 a	n/s	**
Zone 27	0.9 d	0.4 b	0.6 b	0.1 b	1.0 a	1.2 a	n/u	n/u	n/u	n/u
Zone 28	**	**	1.2 a	2.2 c	2.2 a	2.1 a	**	**	n/u	n/u
Zone 29	**	**	1.7 c	3.8 c	3.0 b	7.7 b	n/u	n/u	n/u	n/u
North-Shore (Zones 25-29)	1.5 a	1.4 a	1.0 a	2.0 b	2.2 a	3.5 a	6.3 a	4.7 b	n/s	**
Laval/North-Shore (Zones 19-29)	1.4 a	1.1 a	1.3 a	1.8 a	2.5 a	3.0 a	4.4 a	4.0 a	8.4 c	2.4 a
South-Shore Zone 30	**	**	3.6 d	4.6 d	3.9 a	3.8 a	5.5 a	3.9 a	3.9 a	1.8 a
Zone 31	**	0.7 b	2.8 c	1.3 a	1.3 a	2.4 a	1.2 a	3.4 a	**	**
Zone 32	0.3 b	**	0.7 b	2.7 c	1.4 a	4.1 a	**	**	**	**
Zone 33	0.0 c	0.5 b	0.4 b	1.0 a	1.1 a	1.6 a	**	**	**	**
Zone 34	**	0.0 c	0.4 b	0.9 a	0.8 a	0.9 a	n/u	n/u	n/u	n/u
South-Shore (Zones 30-34)	1.5 a	1.1 a	2.5 c	3.0 b	2.4 a	3.1 a	2.3 a	3.4 a	3.5 a	2.1 a
Zone 35	0.0 c	**	0.5 a	1.6 c	4.6 a	2.2 a	n/u	n/u	n/u	n/u
Suburbs (Zones 19-35)	1.4 a	1.1 a	1.8 b	2.3 a	2.5 a	3.0 a	2.9 a	3.6 a	5.8 b	2.2 a
<b>Montréal CMA</b>	<b>1.5 a</b>	<b>1.4 a</b>	<b>2.1 a</b>	<b>2.4 a</b>	<b>3.5 a</b>	<b>3.7 a</b>	<b>4.0 a</b>	<b>3.7 a</b>	<b>3.0 a</b>	<b>2.8 a</b>

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### 1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Montréal CMA

Rent Range	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
<b>Montréal Island (Zones 1-18)</b>										
LT \$500	5.8 b	4.8 b	2.2 b	2.8 c	1.2 d	2.0 c	**	**	3.2 b	3.3 b
\$500 - \$699	3.0 b	3.0 a	3.3 a	3.7 b	2.1 b	1.9 a	1.0 a	1.0 d	2.5 a	2.6 a
\$700 - \$899	2.1 b	2.9 c	3.0 b	3.0 a	4.3 b	2.5 b	0.7 b	**	3.1 b	2.6 a
\$900+	4.4 d	**	3.7 c	3.2 b	2.5 a	3.3 b	1.9 c	2.1 c	2.7 a	2.9 a
Total	4.3 b	3.7 b	2.8 a	3.1 b	2.2 a	2.1 a	1.1 a	1.7 c	2.5 a	2.6 a
<b>Laval/North-Shore (Zones 19-29)</b>										
LT \$500	**	4.6 d	1.3 a	3.2 d	**	**	**	**	2.5 c	3.0 c
\$500 - \$699	**	2.6 c	2.4 b	3.4 c	1.3 a	1.5 a	0.9 a	0.7 b	1.5 a	1.7 a
\$700 - \$899	n/s	n/s	4.7 d	3.4 c	2.1 c	2.1 b	0.9 a	**	1.9 c	2.4 b
\$900+	**	n/s	**	**	3.6 d	1.5 c	2.4 c	1.0 d	4.3 d	1.6 b
Total	**	4.2 d	2.4 a	3.1 c	1.6 a	1.5 a	1.0 a	1.2 a	1.8 a	1.9 a
<b>South-Shore (Zones 30-34)</b>										
LT \$500	**	3.1 d	**	2.9 c	**	**	**	**	4.4 d	2.2 c
\$500 - \$699	3.8 d	0.8 a	3.6 c	4.2 c	2.5 b	2.8 b	**	3.5 d	2.7 b	3.2 b
\$700 - \$899	**	**	1.8 a	1.2 a	1.0 a	1.8 b	**	1.6 c	1.7 c	1.7 b
\$900+	n/s	**	**	7.1 b	1.8 a	2.0 b	1.1 a	**	1.5 b	2.0 b
Total	**	2.5 c	3.2 c	3.4 b	1.8 b	2.5 a	1.8 c	2.3 c	2.4 a	2.6 a
<b>Montréal CMA</b>										
LT \$500	6.0 b	4.7 b	2.2 b	2.9 b	1.3 d	1.8 c	**	**	3.2 b	3.2 b
\$500 - \$699	3.1 b	2.9 a	3.2 a	3.7 b	2.0 a	1.9 a	1.2 a	1.4 a	2.3 a	2.5 a
\$700 - \$899	2.1 b	2.9 c	3.0 a	2.9 a	3.7 b	2.4 a	1.0 a	2.1 c	2.8 a	2.5 a
\$900+	5.5 d	**	3.9 c	3.2 b	2.6 a	3.2 b	1.9 c	2.0 c	2.7 a	2.8 a
Total	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

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### 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Vacancy Rates (%) Montréal CMA - October 2009

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS <sup>1</sup>	
	Oct-08	Oct-09	Oct-08	Oct-09
Downtown and Nun's Island	1.9 a	1.3 a	2.5 a	3.2 b
Outer Centre	3.1 c	1.7 b	2.4 a	2.4 a
West of Island of Montréal	3.3 c	3.6 c	3.9 a	3.3 a
East of Island of Montréal	2.1 b	2.0 c	2.0 a	2.3 a
Montréal Island	2.6 a	2.0 a	2.5 a	2.6 a
Laval and North Shore	**	3.0 c	1.8 a	1.9 a
South Shore/Vaudreuil-Soulanges	3.5 d	5.1 d	2.3 a	2.6 a
<b>Montréal CMA</b>	<b>3.2 b</b>	<b>2.7 a</b>	<b>2.4 a</b>	<b>2.5 a</b>

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

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

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

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### 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Average Rents (\$) by Bedroom Type Montréal CMA - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>
Downtown and Nun's Island	n/u	670 a	1,305 d	938 a	1,433 d	1,211 b	**	1,353 b
Outer Centre	**	540 a	**	646 a	1,257 c	763 a	**	961 b
West of Island of Montréal	n/u	463 a	774 c	591 a	1,067 d	697 a	969 c	809 a
East of Island of Montréal	**	455 a	728 c	516 a	839 c	593 a	1,049 c	746 a
Montréal Island	**	519 a	1,005 d	612 a	1,193 b	681 a	1,200 d	848 a
Laval and North Shore	n/u	427 a	624 c	541 a	850 c	631 a	**	728 a
South Shore/Vaudreuil-Soulanges	n/u	443 a	779 c	574 a	885 b	645 a	973 d	731 a
<b>Montréal CMA</b>	<b>**</b>	<b>514 a</b>	<b>934 c</b>	<b>604 a</b>	<b>1,070 b</b>	<b>669 a</b>	<b>1,111 c</b>	<b>812 a</b>

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

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

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

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

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

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

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



### 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Montréal CMA - 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
Downtown and Nun's Island	**	n/u	1,127 <sup>d</sup>	1,305 <sup>d</sup>	1,389 <sup>d</sup>	1,433 <sup>d</sup>	**	**	1,254 <sup>c</sup>	1,410 <sup>c</sup>
Outer Centre	**	**	**	**	**	1,257 <sup>c</sup>	**	**	1,272 <sup>c</sup>	1,158 <sup>c</sup>
West of Island of Montréal	n/u	n/u	**	774 <sup>c</sup>	893 <sup>b</sup>	1,067 <sup>d</sup>	**	969 <sup>c</sup>	966 <sup>c</sup>	998 <sup>c</sup>
East of Island of Montréal	**	**	862 <sup>d</sup>	728 <sup>c</sup>	823 <sup>d</sup>	839 <sup>c</sup>	**	1,049 <sup>c</sup>	841 <sup>c</sup>	849 <sup>b</sup>
Montréal Island	**	**	1,079 <sup>c</sup>	1,005 <sup>d</sup>	1,155 <sup>c</sup>	1,193 <sup>b</sup>	1,313 <sup>d</sup>	1,200 <sup>d</sup>	1,147 <sup>b</sup>	1,135 <sup>b</sup>
Laval and North Shore	n/u	n/u	**	624 <sup>c</sup>	892 <sup>c</sup>	850 <sup>c</sup>	**	**	866 <sup>c</sup>	836 <sup>c</sup>
South Shore/Vaudreuil-Soulanges	n/u	n/u	**	779 <sup>c</sup>	904 <sup>d</sup>	885 <sup>b</sup>	943 <sup>d</sup>	973 <sup>d</sup>	906 <sup>c</sup>	883 <sup>b</sup>
<b>Montréal CMA</b>	<b>**</b>	<b>**</b>	<b>1,009<sup>c</sup></b>	<b>934<sup>c</sup></b>	<b>1,037<sup>b</sup></b>	<b>1,070<sup>b</sup></b>	<b>1,140<sup>d</sup></b>	<b>1,111<sup>c</sup></b>	<b>1,043<sup>b</sup></b>	<b>1,040<sup>b</sup></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

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## 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup>

### Total Vacancy Rates (%)

#### By Building Size

#### Montréal CMA - October 2009

Size	Rental Condominium Apartments		Apartments in the RMS <sup>1</sup>	
	Oct-08	Oct-09	Oct-08	Oct-09
Montréal Island				
3 to 5 Units	**	3.5 d	1.5 b	1.5 a
6 to 19 Units	4.0 c	4.3 c	2.2 a	2.4 a
20 to 49 Units	3.1 b	2.0 a	3.8 a	3.9 a
50 to 99 Units	2.3 a	1.6 b	4.2 a	3.7 a
100+ Units	1.4 a	0.6 a	2.7 a	2.9 a
Total	2.6 a	2.0 a	2.5 a	2.6 a
Montréal CMA				
3 to 5 Units	**	4.8 d	1.5 a	1.4 a
6 to 19 Units	4.7 b	4.1 b	2.1 a	2.4 a
20 to 49 Units	3.3 a	2.6 a	3.5 a	3.7 a
50 to 99 Units	2.8 a	2.5 c	4.0 a	3.7 a
100+ Units	1.7 a	1.0 a	3.0 a	2.8 a
Total	3.2 b	2.7 a	2.4 a	2.5 a

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

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

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

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

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

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

Condo Sub Area	Condominium Universe		Rental Units <sup>1</sup>		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown and Nun's Island	10,222	10,190	2,002 <sup>a</sup>	2,318 <sup>d</sup>	19.6 <sup>a</sup>	22.7 <sup>d</sup>	1.9 <sup>a</sup>	1.3 <sup>a</sup>
Outer Centre	18,964	21,096	1,673 <sup>a</sup>	1,823 <sup>a</sup>	8.8 <sup>a</sup>	8.6 <sup>a</sup>	3.1 <sup>c</sup>	1.7 <sup>b</sup>
West of Island of Montréal	14,227	15,060	1,167 <sup>a</sup>	1,235 <sup>a</sup>	8.2 <sup>a</sup>	8.2 <sup>a</sup>	3.3 <sup>c</sup>	3.6 <sup>c</sup>
East of Island of Montréal	14,836	16,305	877 <sup>a</sup>	942 <sup>a</sup>	5.9 <sup>a</sup>	5.8 <sup>a</sup>	2.1 <sup>b</sup>	2.0 <sup>c</sup>
Montréal Island	58,249	62,651	5,725 <sup>a</sup>	6,356 <sup>a</sup>	9.8 <sup>a</sup>	10.1 <sup>a</sup>	2.6 <sup>a</sup>	2.0 <sup>a</sup>
Laval and North Shore	17,730	19,527	1,788 <sup>a</sup>	1,997 <sup>a</sup>	10.1 <sup>a</sup>	10.2 <sup>a</sup>	**	3.0 <sup>c</sup>
South Shore/Vaudreuil-Soulanges	17,459	19,255	1,258 <sup>a</sup>	1,491 <sup>b</sup>	7.2 <sup>a</sup>	7.7 <sup>b</sup>	3.5 <sup>d</sup>	5.1 <sup>c</sup>
Montréal CMA	93,438	101,433	8,781 <sup>a</sup>	9,848 <sup>a</sup>	9.4 <sup>a</sup>	9.7 <sup>a</sup>	3.2 <sup>b</sup>	2.7 <sup>b</sup>

<sup>1</sup>Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

<sup>2</sup>Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

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

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

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

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

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### 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Montréal CMA - October 2009

Condo Sub Area	Condominium Universe		Rental Units <sup>1</sup>		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
<b>Montréal Island</b>								
3 to 5 Units	1,856	2,051	167 b	164 b	9.0 b	8.0 b	**	3.5 d
6 to 19 Units	16,919	18,133	1,274 a	1,361 a	7.5 a	7.5 a	4.0 c	4.3 c
20 to 49 Units	12,647	14,293	1,181 a	1,224 a	9.3 a	8.6 a	3.1 b	2.0 a
50 to 99 Units	12,505	13,206	1,201 a	1,360 a	9.6 a	10.3 a	2.3 a	1.6 b
100+ Units	14,322	14,968	1,914 a	2,255 d	13.4 a	15.1 d	1.4 a	0.6 a
<b>Total</b>	<b>58,249</b>	<b>62,651</b>	<b>5,725 a</b>	<b>6,356 a</b>	<b>9.8 a</b>	<b>10.1 a</b>	<b>2.6 a</b>	<b>2.0 a</b>
<b>Montréal CMA</b>								
3 to 5 Units	4,151	4,985	325 b	386 b	7.8 b	7.8 b	**	4.8 d
6 to 19 Units	35,689	39,330	2,726 a	3,040 a	7.6 a	7.7 a	4.7 b	4.1 b
20 to 49 Units	18,083	19,880	1,723 a	1,790 a	9.5 a	9.0 a	3.3 a	2.6 a
50 to 99 Units	17,227	17,580	1,644 a	1,656 a	9.5 a	9.4 a	2.8 a	2.5 c
100+ Units	18,288	19,658	2,381 a	2,997 a	13.0 a	15.2 a	1.7 a	1.0 a
<b>Total</b>	<b>93,438</b>	<b>101,433</b>	<b>8,781 a</b>	<b>9,848 a</b>	<b>9.4 a</b>	<b>9.7 a</b>	<b>3.2 b</b>	<b>2.7 a</b>

<sup>1</sup>Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

<sup>2</sup>Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

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

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

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

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

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### 5.1 Other Secondary Rented Unit<sup>1</sup> Average Rents (\$) by Dwelling Type Montréal CMA - 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
<b>Montréal CMA</b>										
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

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

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

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

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

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

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

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

### 5.2 Estimated Number of Households in Other Secondary Rented Units<sup>1</sup> by Dwelling Type Montréal CMA - October 2009

	Estimated Number of Households in Other Secondary Rented Units <sup>1</sup>	
	Oct-08	Oct-09
<b>Montréal CMA</b>		
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

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

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

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

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

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

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## 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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