

RENTAL MARKET REPORT

Québec CMA



CANADA MORTGAGE AND HOUSING CORPORATION

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Highlights

- The vacancy rate reached 2.3 per cent in the Québec census metropolitan area (CMA) in October 2013, reflecting a slight easing of the market.
- Les Rivières and Charlesbourg were the only sectors where the vacancy rates increased.
- Between 2012 and 2013, the estimated increase in the average rent for two-bedroom apartments was 1.0 per cent.

Figure 1

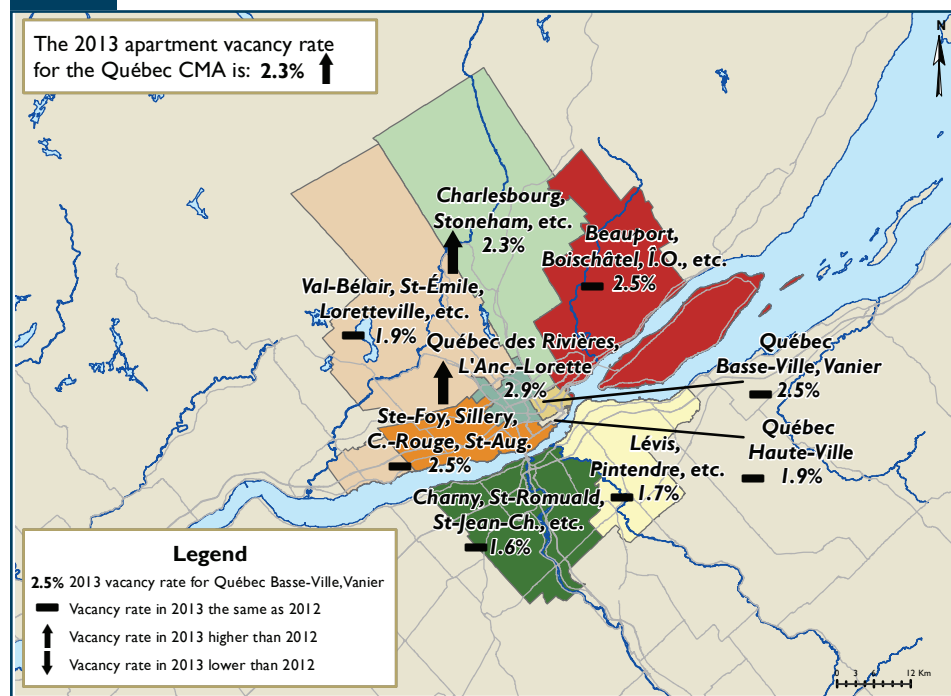


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Market conditions ease slightly

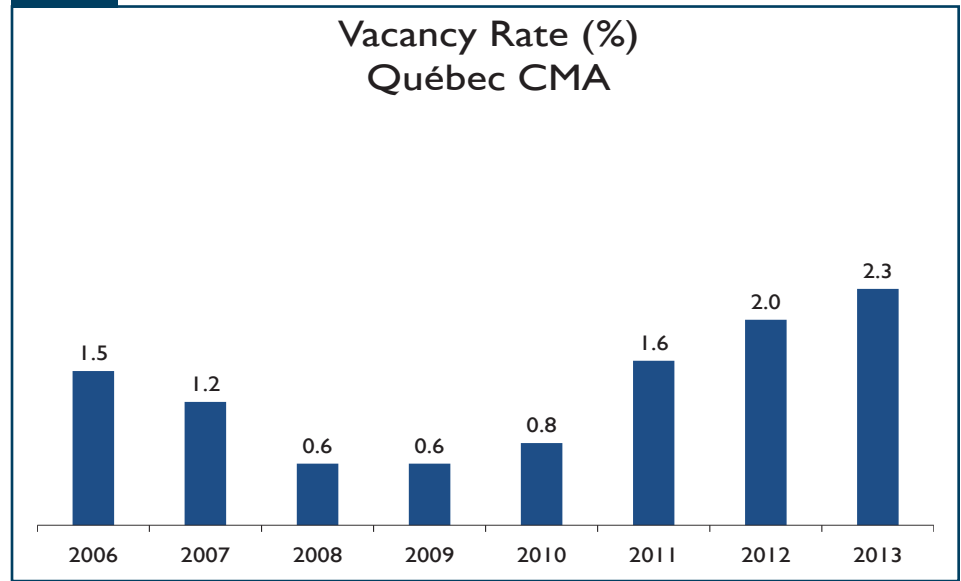
According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC), the vacancy rate on the Québec CMA rental market was estimated at 2.3 per cent in October 2013, compared to 2.0 per cent a year earlier. Underlying this result was a demand that remained relatively stable and a supply that increased moderately.

Between 2012 and 2013, it is estimated that rental housing demand remained stable on account of various factors. First, employment decreased among young people aged from 15 to 24,¹ which contributed to limiting the growth in demand.

Second, the movement to homeownership likely slowed down, given the decreases observed in both Centris® transactions² and homeowner housing starts. A number of households who could have become homeowners therefore remained renters. This probably contributed to maintaining a portion of the rental housing demand.

Third, the addition of new residents apparently remained significant, particularly in the case of immigrants. In fact, they are a group for which renting is the dominant choice. Renting is effectively a tenure that is not only affordable but also flexible and practical for people settling in a foreign country. Between 2007 and 2012, international net migration rose

Figure 2



Source: CMHC

from 1,600 to 2,500 people. The share of this component reached 54 per cent of total net migration in 2012, compared to 38 per cent in 2007.

All things considered, demand on the rental market does not appear to have changed significantly since last year.

On the supply side, the number of rental unit completions³ decreased between the last two surveys, falling from 914 to 641 units. The supply of new units was therefore less significant this year than last year.

All in all, considering the various dynamics related to the rental market, it can be concluded that demand remained relatively stable and supply increased moderately, which resulted in a small increase in the vacancy rate.

Vacancy rates rise in only two sectors

The overall results for the CMA therefore revealed a slight easing of the rental market. However, only two sectors saw their proportions of unoccupied rental units increase, namely, Les Rivières and Charlesbourg. The vacancy rates in these zones rose by about one percentage point in each case.

Even though the vacancy rates changed in several sectors between 2012 and 2013, the changes were not statistically significant.

Les Rivières was the sector with the largest proportion of unoccupied units (2.9 per cent), while the two sectors on the South Shore had the lowest vacancy rates, at 1.6 per cent and 1.7 per cent.

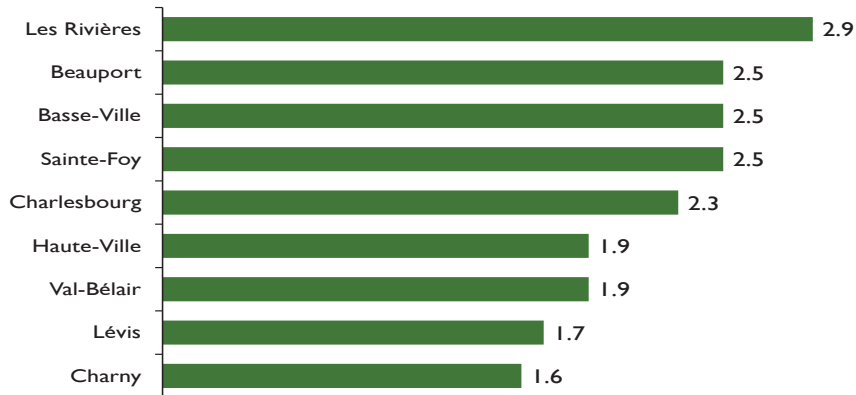
¹ Statistics Canada, Labour Force Survey

² QFREB by the Centris® system

³ **Completion:** For purposes of the Starts and Completions Survey, a completion is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances, a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done. For rental completions to be included in the Rental Market Survey in a given year, the units must have been completed by May of the same year.

Figure 3

Vacancy Rates (%) by Sector Québec CMA, 2013



Source: CMHC

Results vary among the unit types

The relationship between supply and demand did not change in the same manner among the various unit types. Between 2012 and 2013, the vacancy rate held steady for bachelor units, increased for one-bedroom and two-bedroom units and decreased for apartments with three or more bedrooms.

As for the relative levels, the proportion of vacant units in the case of apartments with three or more bedrooms was the lowest among all dwelling types, at 1.3 per cent in October 2013. The Sainte-Foy–Sillery–Cap-Rouge–Saint-Augustin sector, in particular, saw conditions tighten for larger apartments. It can be assumed that demand for such units increased, while supply remained stable.⁴ As well, the supply of units of this type accounts for only 13 per cent of the total.

However, the supply of two-bedroom units apparently expanded. This additional supply, combined with a rather stable demand, pushed up the vacancy rate, which rose from 1.8 per cent to 2.5 per cent. Only

three sectors, though, saw their market conditions ease for units of this type: Les Rivières, Sainte-Foy–Sillery–Cap-Rouge–Saint-Augustin and Charlesbourg.

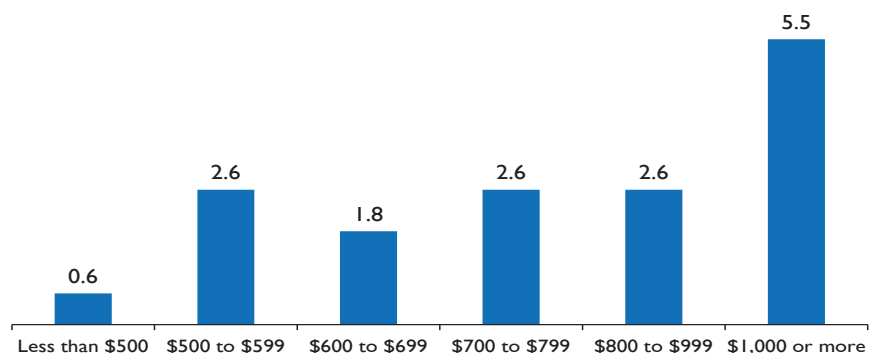
Percentage of vacant units higher for “upscale” apartments

The vacancy rate for two-bedroom apartments renting for \$1,000 or more reached 5.5 per cent in October 2013 and did not show a significant change from a year earlier. These results revealed that, in the “upscale” portion of the market, the supply of available units exceeded demand to a greater extent.

It should be noted that the supply of “upscale” units has also been contending with the development of the rental condominium market; in fact, between 2012 and 2013, such units increased by 22 per cent in the overall CMA. As well, the vacancy rate

Figure 4

Vacancy Rates (%) by Rent Range (Two-Bedroom Apartments) Québec CMA, 2013



Source: CMHC

⁴ This can be noted from the estimates of the universe of units of this type, which varied only slightly between the last two surveys.

on this market (where the average rent for two-bedroom apartments was close to \$1,000 per month) was comparable to that recorded for “upscale” units on the conventional rental market.

Estimated change in average rent⁵ less significant for two-bedroom units

The average rent for two-bedroom apartments rose by 1.0 per cent between 2012 and 2013. This change was smaller than that recorded between 2011 and 2012 (+2.3 per cent). This result is probably not unrelated to the fact that market conditions eased slightly for units of this type.

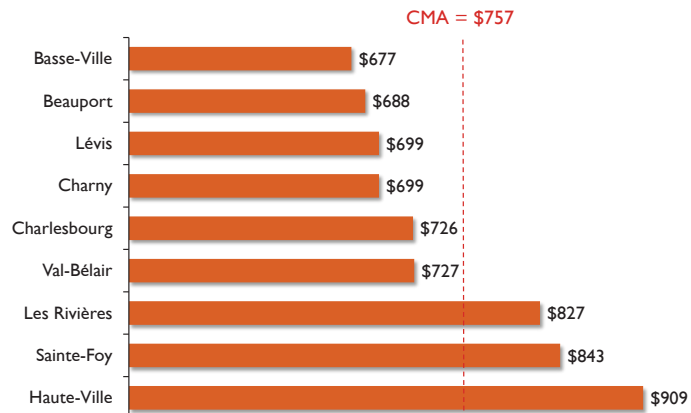
In the CMA, for all apartments, the change remained similar to that registered a year earlier, reaching 1.6 per cent. All sectors showed statistically comparable changes between the last two surveys, except for Sainte-Foy–Sillery–Cap-Rouge–Saint-Augustin, which in fact posted an estimated change of 1.2 per cent between 2012 and 2013, versus 2.5 per cent between 2011 and 2012.

Proportion of available units increases

An increase was also noted in the apartment availability rate. This rate, which takes into account not only the vacant units but also those that are still occupied but will be vacated shortly, rose from 2.3 per cent in 2012 to 2.9 per cent in 2013. Renters seeking an apartment therefore had proportionally more choice, on

Figure 5

Average Rents (\$) for Two-Bedroom Apartments by Sector Québec CMA, 2013



Source: CMHC

average, this past fall than they did at the same time a year earlier.

Three sectors, namely, Charlesbourg, Sainte-Foy–Sillery–Cap-Rouge–Saint-Augustin and Les Rivières, saw their availability rates increase, to 2.6 per cent, 2.9 per cent and 3.4 per cent, respectively, this past October. The other sectors did not show any significant changes between the last two surveys, but it should be noted that Beauport had the highest availability rate, at 3.9 per cent.

Apartments with three or more bedrooms had a percentage of available units that was lower than the average for the CMA (for all unit types combined), with a rate of 1.7 per cent. This indicates that it was more difficult, on average, for renters to find a larger apartment, compared to other types of units. This was particularly the case in the Basse-Ville sector (where the availability rate was 0.7 per cent).

In the overall CMA, the smallest units (bachelor apartments) had the highest availability rate, at 3.8 per cent.

Rental condominium market conditions soften

On the secondary rental market, the vacancy rate for rental condominiums increased significantly this year. In fact, the percentage of vacant units climbed from 2.2 per cent in 2012 to 5.9 per cent in 2013. This easing was essentially due to the growth in the supply; it is estimated that the universe of rental condominiums rose by 22 per cent in one year.

Several factors accounted for this hike: the increase in condominium starts in recent years, the rise in inventories and the small growth in the proportion of units being offered for rent. Between 2012 and 2013, this share rose from 9 per cent to 10 per cent.

⁵ It should be noted that CMHC uses a measure that estimates the change in rents charged in existing structures. This measure therefore excludes the impact of new structures and conversions added to the universe between surveys. The estimated percentage change in the 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.

That said, market conditions did not change in the same manner across the various zones in the area. While the percentage of vacant rental condominiums increased in the North Centre sector, rising from 1.9 per cent to 7.3 per cent, the rates remained stable in the suburbs. These results were due to a greater increase in supply in the North Centre sector and to the fact that the rents are higher there.

The Northern Suburbs had a less significant rental condominium vacancy rate, at 3.0 per cent, and the South Shore had the lowest, at 2.2 per cent.

Two-bedroom condominiums rent for 30 per cent more, on average, than purpose-built rental apartments of the same size. However, condominiums are usually contained in more “upscale” buildings, where services are offered to tenants.

Across Quebec

Market conditions generally remained stable in Quebec’s major urban centres, except in the Québec, Gatineau and Saguenay metropolitan areas, where the vacancy rates registered increases. The vacancy rates in the Sherbrooke, Trois-Rivières and Gatineau metropolitan areas, which reached 5.3 per cent, 5.1 per cent and 5.1 per cent, respectively, were among the highest in the province. Conversely, the Québec, Saguenay and Montréal CMAs posted the lowest proportions of vacant units, at 2.3 per cent, 2.8 per cent and 2.8 per cent, respectively, making them the tightest markets. For all census agglomerations (CAs) with 50,000 to 99,999 inhabitants, the average vacancy rate attained 4.4 per cent.

Apartment Vacancy Rates (%) by Major Centres		
	Oct. 2012	Oct. 2013
Abbotsford	4.2	3.2
Barrie	2.0	3.0
Brantford	3.5	2.9
Calgary	1.3	1.0
Edmonton	1.7	1.4
Gatineau	3.3	5.1
Greater Sudbury	2.7	3.4
Guelph	1.4	1.9
Halifax	3.0	3.2
Hamilton	3.5	3.4
Kelowna	4.0	1.8
Kingston	1.7	2.3
Kitchener-Cambridge-Waterloo	2.6	2.9
London	3.9	3.3
Moncton	6.7	9.1
Montréal	2.8	2.8
Oshawa	2.1	2.1
Ottawa	2.5	2.9
Peterborough	2.7	4.8
Québec	2.0	2.3
Regina	1.0	1.8
Saguenay	2.0	2.8
Saint John	9.7	11.4
Saskatoon	2.6	2.7
Sherbrooke	5.0	5.3
St. Catharines-Niagara	4.0	4.1
St. John's	2.8	3.2
Thunder Bay	1.1	2.6
Toronto	1.7	1.6
Trois-Rivières	5.2	5.1
Vancouver	1.8	1.7
Victoria	2.7	2.8
Windsor	7.3	5.9
Winnipeg	1.7	2.5
Total	2.6	2.7



RMS ZONE DESCRIPTIONS - QUÉBEC CMA	
Zone 1	Québec Basse-Ville - Saint-Roch, Vieux-Port, Saint-Sauveur, Limoilou, Vanier
Zone 2	Québec Haute-Ville - Cap-Blanc/Vieux-Québec/St-Jean-Baptiste, Montcalm (Plateau), Saint-Sacrement
Zone 3	Québec des Rivières, L'Anc.-Lorette - Duberger, Les Saules, L'Ancienne-Lorette, Lebourgneuf, Neufchâtel
Zone 4	Ste-Foy, Sillery, C.-Rouge, St-Aug. - Sillery, Haut de Sainte-Foy, Pointe-de-Sainte-Foy, Cap-Rouge, Quartier Laurentien, Saint-Augustin-de-Desmaures
Zone 5	Val-Bélair, St-Émile, Loretteville, etc. - Loretteville, Saint-Émile/Lac-Delage/Lac-Saint-Charles, Val-Bélair, North-West Québec CMA
Zone 6	Charlesbourg, Stoneham, etc. - Charlesbourg (Centre), Charlesbourg (Orsainville), North-East Québec CMA
Zone 7	Beauport, Boischâtel, Î.O., etc. - Beauport (Giffard), Beauport (Centre), Beauport (Villeneuve), Beauport Ste-Thérèse/Boischâtel etc., Québec City East CMA
Zone 8	Charny, St-Romuald, St-Jean-Ch., etc. - Saint-Romuald, Saint-Nicolas/Bernières, Charny, Saint-Rédempteur, Saint-Jean-Chrysostome, Saint-Lambert-de-Lauzon etc.
Zone 9	Lévis, Pintendre, etc. - Lévis (Saint-David), Lévis (Centre), Lévis (Lauzon), Beaumont/St-Joseph-Pte-de-Lévy/Pintendre, Saint-Henri
Zones 1-9	Québec CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - QUÉBEC CMA	
Sub Area 1	North Centre includes RMS Zone 1 (Québec Basse-Ville, Vanier), Zone 2 (Québec Haute-Ville), Zone 3 (Québec des Rivières, L'Ancienne-Lorette), and Zone 4 (Ste-Foy, Sillery, Cap-Rouge, St-Augustin).
Sub Area 2	Northern Suburbs includes RMS Zone 5 (Val-Bélair, St-Émile, Loretteville, etc.), Zone 6 (Charlesbourg, Stoneham, etc.), and Zone 7 (Beauport, Boischâtel, Î.O., etc.).
Sub Area 3	South Shore includes RMS Zone 8 (Charny, St-Romuald, St-Jean-Ch., etc), and Zone 9 (Lévis, Pintendre, etc.).
Sub Areas 1-3	Québec CMA

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 in the 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 by Zone and Bedroom Type
- 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 in the 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 by Zone and Bedroom Type

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 in the 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 by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, 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 (\$) by Bedroom Type
- 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type
- 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 by Condo Sub Area
- 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, Winnipeg, 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 in Other Secondary Rented Units by Dwelling Type

I.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Québec Basse-Ville, Vanier	3.0 c	2.5 c	1.7 c	3.7 d	2.1 c	2.3 c	**	0.6 b	2.1 c	2.5 b
Québec Haute-Ville	3.0 c	1.8 c	3.2 d	2.1 c	2.0 c	2.2 c	**	0.8 d	2.6 c	1.9 c
Qué. des Rivières, L'Anc-Lorette	0.9 d	**	2.1 c	2.7 c	1.8 b	3.1 c	1.3 d	2.0 c	1.8 b	2.9 b
Ste-Foy/Sillery/C.-Rouge/St-Aug.	2.0 b	3.2 d	1.1 a	2.1 a	2.3 b	3.1 c	2.9 c	1.2 a	2.0 a	2.5 a
Val-Bélair/St-Émile/Loretteville	0.0 c	**	1.3 a	4.4 d	1.0 a	1.4 a	**	0.7 b	1.2 a	1.9 c
Charlesbourg, Stoneham, etc.	**	3.5 d	2.4 c	1.6 c	1.0 a	2.7 b	0.9 a	1.4 a	1.4 a	2.3 b
Beauport, Boischatel, Î.O., etc.	**	4.9 d	2.4 c	1.5 c	2.0 b	2.7 b	**	**	2.3 b	2.5 b
Charny, St-Romuald, St-Jean-Ch.	0.0 d	**	**	0.3 b	1.4 a	1.7 c	**	**	1.7 c	1.6 c
Lévis, Pintendre, etc.	0.0 c	0.0 c	1.3 a	1.6 c	2.5 c	1.8 c	**	**	2.0 c	1.7 c
Québec CMA	2.6 b	2.6 b	1.9 a	2.4 a	1.8 a	2.5 a	2.3 b	1.3 a	2.0 a	2.3 a

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

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

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

- No units exist in the universe for this category n/a: Not applicable

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

I.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Québec Basse-Ville, Vanier	474 a	484 b	534 a	554 a	656 a	677 a	767 a	762 a	621 a	634 a
Québec Haute-Ville	551 b	545 a	708 a	762 a	912 a	909 a	1,100 b	1,086 a	813 a	829 a
Qué. des Rivières, L'Anc-Lorette	503 a	525 a	647 a	671 a	808 a	827 a	923 a	945 a	780 a	798 a
Ste-Foy/Sillery/C.-Rouge/St-Aug.	529 a	529 a	684 a	683 a	847 a	843 a	934 a	968 a	778 a	788 a
Val-Bélair/St-Émile/Loretteville	473 a	479 a	575 a	608 a	714 a	727 a	802 a	842 a	692 a	720 a
Charlesbourg, Stoneham, etc.	471 a	496 a	594 a	605 a	712 a	726 a	812 a	839 a	692 a	703 a
Beauport, Boischatel, Î.O., etc.	464 a	467 a	548 a	563 a	681 a	688 a	780 b	809 b	659 a	673 a
Charny, St-Romuald, St-Jean-Ch.	507 b	486 b	552 a	574 a	692 a	699 a	771 b	780 b	680 a	691 a
Lévis, Pintendre, etc.	447 a	442 a	541 a	548 a	659 a	699 a	748 a	729 a	640 a	663 a
Québec CMA	510 a	513 a	618 a	634 a	741 a	757 a	873 a	886 a	712 a	726 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 not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

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

I.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Québec Basse-Ville, Vanier	1,204	1,271	4,601	4,727	8,221	9,247	2,108	2,103	16,134	17,348
Québec Haute-Ville	1,220	1,248	3,207	3,173	2,500	2,841	1,363	1,332	8,290	8,594
Qué. des Rivières, L'Anc-Lorette	201	205	1,775	1,808	5,408	5,826	995	1,012	8,379	8,851
Ste-Foy/Sillery/C.-Rouge/St-Aug.	1,388	1,129	5,037	5,530	7,240	8,058	2,411	2,490	16,076	17,207
Val-Bélair/St-Émile/Loretteville	33	34	579	585	1,765	1,916	424	426	2,801	2,961
Charlesbourg, Stoneham, etc.	209	209	2,092	2,053	5,288	5,455	1,004	999	8,593	8,716
Beauport, Boischatel, Î.O., etc.	197	190	1,220	1,240	3,325	3,616	888	920	5,630	5,966
Charny, St-Romuald, St-Jean-Ch.	42	50	609	641	3,355	3,460	517	531	4,523	4,682
Lévis, Pintendre, etc.	190	150	846	989	2,943	3,153	570	588	4,549	4,880
Québec CMA	4,684	4,486	19,966	20,746	40,045	43,572	10,280	10,401	74,975	79,205

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 not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

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

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

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Québec Basse-Ville, Vanier	3.0 c	2.6 c	1.9 c	4.0 d	2.1 c	2.7 c	2.7 c	0.7 b	2.2 b	2.8 b
Québec Haute-Ville	3.4 d	4.6 c	4.2 d	3.3 d	2.2 c	3.4 d	2.6 c	2.3 c	3.2 d	3.4 c
Qué. des Rivières, L'Anc-Lorette	**	**	2.5 c	3.1 d	2.2 a	3.7 c	**	2.0 c	2.2 a	3.4 b
Ste-Foy/Sillery/C.-Rouge/St-Aug.	2.4 b	3.7 d	1.4 a	2.6 a	2.5 a	3.5 c	3.1 d	1.3 a	2.2 a	2.9 a
Val-Bélair/St-Émile/Loretteville	0.0 c	**	1.5 c	5.0 d	1.7 c	1.9 c	**	1.4 d	1.6 b	2.4 b
Charlesbourg, Stoneham, etc.	4.4 d	**	2.6 b	1.7 c	1.3 a	3.1 c	1.0 a	1.5 c	1.6 a	2.6 b
Beauport, Boischatel, Î.O., etc.	**	4.9 d	3.4 c	2.1 c	2.4 b	4.6 d	**	3.7 d	2.8 b	3.9 c
Charny, St-Romuald, St-Jean-Ch.	0.0 d	**	**	0.3 b	1.6 c	1.7 c	**	**	2.0 b	1.6 c
Lévis, Pintendre, etc.	0.0 c	0.0 c	1.6 c	1.8 c	2.5 c	1.9 c	**	**	2.1 c	1.8 c
Québec CMA	2.9 b	3.8 c	2.4 a	2.9 a	2.1 a	3.1 b	2.5 b	1.7 b	2.3 a	2.9 a

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

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

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- No units exist in the universe for this category n/a: Not applicable

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

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Québec Basse-Ville, Vanier	2.0 c	2.1 b	2.2 b	2.3 c	2.9 a	1.7 b	3.2 c	1.7 c	1.9 b	1.9 b
Québec Haute-Ville	++	**	++	++	++	++	++	++	++	++
Qué. des Rivières, L'Anc-Lorette	++	++	1.0 a	2.5 c	2.3 b	2.3 b	2.2 b	++	1.8 b	2.2 b
Ste-Foy/Sillery/C.-Rouge/St-Aug.	++	1.7 c	2.8 a	++	2.4 b	++	1.8 c	2.1 c	2.5 b	1.2 a
Val-Bélair/St-Émile/Loretteville	5.8 d	++	2.5 c	**	2.2 b	1.6 c	2.9 b	1.7 c	2.6 b	1.6 c
Charlesbourg, Stoneham, etc.	++	2.4 c	1.3 a	3.2 c	2.8 b	1.7 c	1.4 a	2.4 c	2.1 b	2.0 b
Beauport, Boischâtel, Î.O., etc.	1.3 d	2.0 b	2.3 c	2.1 c	1.8 b	1.1 a	++	**	1.5 a	1.6 c
Charny, St-Romuald, St-Jean-Ch.	1.1 a	++	1.9 b	**	2.2 c	1.6 c	2.6 c	++	2.2 c	1.4 a
Lévis, Pintendre, etc.	3.1 d	++	++	++	1.5 a	1.5 a	++	**	1.3 a	1.6 c
Québec CMA	++	1.8 b	1.9 b	1.8 b	2.3 a	1.0 a	1.9 b	1.5 c	1.9 b	1.6 b

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

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

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

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

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

- No units exist in the universe for this category n/a: Not applicable

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

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Québec CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Québec CMA										
Pre 1960	2.9 c	**	1.7 c	3.1 d	2.2 c	2.0 c	3.2 d	0.6 b	2.3 c	2.2 c
1960 - 1974	2.2 b	2.2 b	2.4 a	2.6 a	2.3 b	3.2 b	2.3 b	1.8 c	2.3 a	2.7 a
1975 - 1989	1.9 c	2.1 c	1.4 a	2.5 b	1.4 a	2.3 a	2.1 c	0.7 a	1.5 a	2.2 a
1990 - 1999	3.4 d	**	0.4 a	0.2 b	1.0 a	1.3 a	1.3 d	0.1 b	1.1 a	1.3 a
2000+	**	0.0 d	2.2 b	1.5 a	2.1 a	3.1 b	1.5 c	1.7 c	2.1 a	2.5 a
Total	2.6 b	2.6 b	1.9 a	2.4 a	1.8 a	2.5 a	2.3 b	1.3 a	2.0 a	2.3 a

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

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

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

- No units exist in the universe for this category n/a: Not applicable

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

I.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Québec CMA

Year of Construction	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +				Total			
	Oct-12		Oct-13		Oct-12		Oct-13		Oct-12		Oct-13		Oct-12		Oct-13		Oct-12		Oct-13	
Québec CMA																				
Pre 1960	483	a	483	a	559	a	566	a	678	a	667	a	877	b	868	a	653	a	648	a
1960 - 1974	516	a	520	a	618	a	632	a	714	a	725	a	821	a	820	a	681	a	691	a
1975 - 1989	512	a	531	a	642	a	646	a	711	a	729	a	856	a	881	a	704	a	719	a
1990 - 1999	628	b	609	c	657	a	659	a	756	a	766	a	832	a	852	a	746	a	753	a
2000+	498	d	516	c	732	a	795	a	902	a	945	a	1,064	a	1,089	a	892	a	935	a
Total	510	a	513	a	618	a	634	a	741	a	757	a	873	a	886	a	712	a	726	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 not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

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

I.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Québec CMA

Size	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +				Total					
	Oct-12		Oct-13		Oct-12		Oct-13		Oct-12		Oct-13		Oct-12		Oct-13		Oct-12		Oct-13			
Québec CMA																						
3 to 5 Units	**		**		0.6	b	**		**		1.4		a	**		0.7		b	1.3	a	2.0	c
6 to 19 Units	2.7		c	1.1		d	2.4	c	2.1	c	1.4	a	2.5	b	2.9	c	1.5	c	1.9	a	2.2	a
20 to 49 Units	1.6		a	3.4		b	1.8	a	2.4	a	2.3	a	2.9	a	2.4	a	1.3	a	2.1	a	2.6	a
50 to 99 Units	2.8		a	2.2		a	1.8	a	1.8	a	1.6	a	2.9	a	1.4	a	1.2	a	1.8	a	2.3	a
100+ Units	3.9		c	3.9		d	2.7	c	1.8	a	4.8	a	4.3	a	5.8	c	2.2	a	4.0	b	3.0	a
Total	2.6		b	2.6		b	1.9	a	2.4	a	1.8	a	2.5	a	2.3	b	1.3	a	2.0	a	2.3	a

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

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

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

- No units exist in the universe for this category n/a: Not applicable

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

I.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Québec CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Québec CMA										
3 to 5 Units	426 b	436 b	508 a	539 a	664 a	667 a	855 a	852 a	658 a	665 a
6 to 19 Units	474 a	482 a	566 a	573 a	702 a	715 a	810 a	837 a	682 a	694 a
20 to 49 Units	501 a	505 a	626 a	635 a	762 a	771 a	860 a	870 a	702 a	713 a
50 to 99 Units	549 a	566 a	699 a	732 a	879 a	947 a	1,025 a	1,130 a	787 a	857 a
100+ Units	642 b	658 a	808 a	844 a	1,082 a	1,063 a	1,449 a	1,368 a	950 a	953 a
Total	510 a	513 a	618 a	634 a	741 a	757 a	873 a	886 a	712 a	726 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 not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

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

I.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Québec CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Québec Basse-Ville, Vanier	**	**	2.1 c	2.5 c	1.5 a	1.8 a	3.2 a	2.9 a	**	**
Québec Haute-Ville	**	**	2.2 c	1.3 a	1.5 a	0.3 a	2.7 c	2.6 a	**	1.8 a
Qué. des Rivières, L'Anc-Lorette	**	**	1.6 c	2.5 c	1.6 a	4.0 b	0.1 a	1.2 a	**	**
Ste-Foy/Sillery/C.-Rouge/St-Aug.	**	0.7 b	1.8 c	2.1 c	2.4 a	2.9 a	1.6 a	2.4 a	1.9 a	3.3 a
Val-Bélair/St-Émile/Loretteville	**	**	1.1 a	1.1 a	3.5 a	5.1 c	1.2 a	0.0 a	-	-
Charlesbourg, Stoneham, etc.	0.6 b	**	1.3 a	2.2 c	1.6 a	2.7 a	1.8 a	1.9 a	1.0 a	1.8 a
Beauport, Boischatel, Î.O., etc.	**	**	2.0 c	3.1 d	5.1 b	3.6 b	0.3 a	2.0 a	**	**
Charny, St-Romuald, St-Jean-Ch.	**	**	2.0 c	1.6 c	1.7 a	2.1 c	-	-	-	-
Lévis, Pintendre, etc.	1.4 d	**	**	**	1.6 a	0.9 a	**	**	-	-
Québec CMA	1.3 a	2.0 c	1.9 a	2.2 a	2.1 a	2.6 a	1.8 a	2.3 a	4.0 b	3.0 a

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

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

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

- No units exist in the universe for this category n/a: Not applicable

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

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

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Québec CMA										
LT \$500	2.4 c	2.6 c	**	1.2 d	**	0.6 b	**	**	2.6 c	1.7 c
\$500 - \$599	2.3 c	2.2 b	1.7 b	2.5 c	0.7 b	2.6 c	0.3 b	**	1.5 a	2.4 b
\$600 - \$699	4.0 d	**	1.7 b	2.9 b	2.0 c	1.8 b	**	1.2 d	2.0 b	2.2 b
\$700 - \$799	**	0.6 a	1.3 a	1.4 a	1.5 b	2.6 b	2.8 c	**	1.7 a	2.2 a
\$800 - \$999	**	3.1 d	2.0 c	2.1 a	2.4 a	2.6 a	1.8 c	1.3 a	2.3 a	2.2 a
\$1000+	**	**	1.5 a	1.6 c	4.9 b	5.5 c	3.5 d	1.6 c	4.0 c	3.6 c
Total	2.6 b	2.6 b	1.9 a	2.4 a	1.8 a	2.5 a	2.3 b	1.3 a	2.0 a	2.3 a

¹Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

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 not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

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

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Québec CMA - October 2013

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-12	Oct-13	Oct-12	Oct-13
North Centre	1.9 a	7.3 a	2.1 a	2.5 a
Northern Suburbs	3.0 a	3.0 b	1.7 a	2.3 a
South Shore	2.9 a	2.2 a	1.9 b	1.7 b
Québec CMA	2.2 a	5.9 a	2.0 a	2.3 a

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

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 not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

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

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Québec CMA - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
North Centre	**	519 a	856 b	653 a	1,034 b	791 a	1,013 d	928 a
Northern Suburbs	**	481 a	**	593 a	857 d	714 a	**	828 a
South Shore	**	453 a	**	558 a	**	699 a	**	753 a
Québec CMA	**	513 a	842 b	634 a	980 b	757 a	1,020 d	886 a

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

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 not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

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

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Québec CMA - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
North Centre	**	**	**	856 b	1,057 c	1,034 b	1,141 c	1,013 d	954 c	994 b
Northern Suburbs	**	**	**	**	**	857 d	**	**	795 d	880 d
South Shore	**	**	**	**	**	**	**	**	934 d	**
Québec CMA	**	**	**	842 b	1,022 b	980 b	1,134 c	1,020 d	927 c	958 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 not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

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

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) By Building Size Québec CMA - October 2013

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-12	Oct-13	Oct-12	Oct-13
Québec CMA				
3 to 5 Units	2.1 b	1.3 a	1.3 a	2.0 c
6 to 19 Units	2.1 a	4.2 b	1.9 a	2.2 a
20 to 49 Units	2.6 a	6.2 b	2.1 a	2.6 a
50 to 99 Units	1.6 a	11.8 c	1.8 a	2.3 a
100+ Units	2.4 a	1.4 a	4.0 b	3.0 a
Total	2.2 a	5.9 a	2.0 a	2.3 a

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

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 not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

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

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments² Québec CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
North Centre	16,199	17,758	1,588 a	1,961 a	9.8 a	11.0 a	1.9 a	7.3 a
Northern Suburbs	6,895	7,636	500 a	548 a	7.3 a	7.2 a	3.0 a	3.0 b
South Shore	2,548	2,900	207 a	301 a	8.1 a	10.4 a	2.9 a	2.2 a
Québec CMA	25,642	28,294	2,297 a	2,806 a	9.0 a	9.9 a	2.2 a	5.9 a

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

²Only 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 not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

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

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments² By Building Size Québec CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Québec CMA								
3 to 5 Units	1,850	1,939	148 a	169 a	8.0 a	8.7 a	2.1 b	1.3 a
6 to 19 Units	7,074	7,653	634 a	762 a	9.0 a	10.0 a	2.1 a	4.2 b
20 to 49 Units	7,016	6,949	675 a	694 a	9.6 a	10.0 a	2.6 a	6.2 b
50 to 99 Units	6,743	7,459	513 a	684 a	7.6 a	9.2 a	1.6 a	11.8 c
100+ Units	2,959	4,294	324 a	503 a	11.0 a	11.7 a	2.4 a	1.4 a
Total	25,642	28,294	2,297 a	2,806 a	9.0 a	9.9 a	2.2 a	5.9 a

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

²Only 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 not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

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

5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Québec CMA - October 2013

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Québec CMA										
Single Detached	**	**	**	**	742 d	**	1,012 c	**	928 c	954 d
Semi detached, Row and Duplex	**	**	557 c	**	654 b	605 c	778 c	767 c	682 b	657 b
Other-Primarily Accessory Suites	**	**	566 c	**	652 b	639 c	740 c	**	646 b	663 c
Total	**	**	562 b	581 d	661 b	627 b	816 b	843 c	695 b	695 b

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

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

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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

- No units exist in the universe for this category n/a: Not applicable

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

5.2 Estimated Number of Households in Other Secondary Rented Units¹ by Dwelling Type Québec CMA - October 2013

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-12	Oct-13
Québec CMA		
Single Detached	2,683 c	2,550 b
Semi detached, Row and Duplex	10,578 b	10,931 b
Other-Primarily Accessory Suites	8,564 c	6,618 d
Total	21,825	20,100

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

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

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

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

- No units exist in the universe for this category n/a: Not applicable

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

TECHNICAL NOTE:

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

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey 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 previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

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

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 is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

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 – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, 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), and 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. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, 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, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

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.

Data presented is based on Statistics Canada's 2011 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 Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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