

RENTAL MARKET REPORT

Sherbrooke CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Highlights

- The rental apartment vacancy rate reached 5.3 per cent in October 2013 and did not post a significant change year over year.
- The estimated change in the average apartment rent between 2012 and 2013 was 1.4 per cent, an increase in line with the inflation rate.
- Newer units recorded a lower vacancy rate than older units.
- The average apartment rent in the CMA stood at \$574 in October 2013.

Figure 1

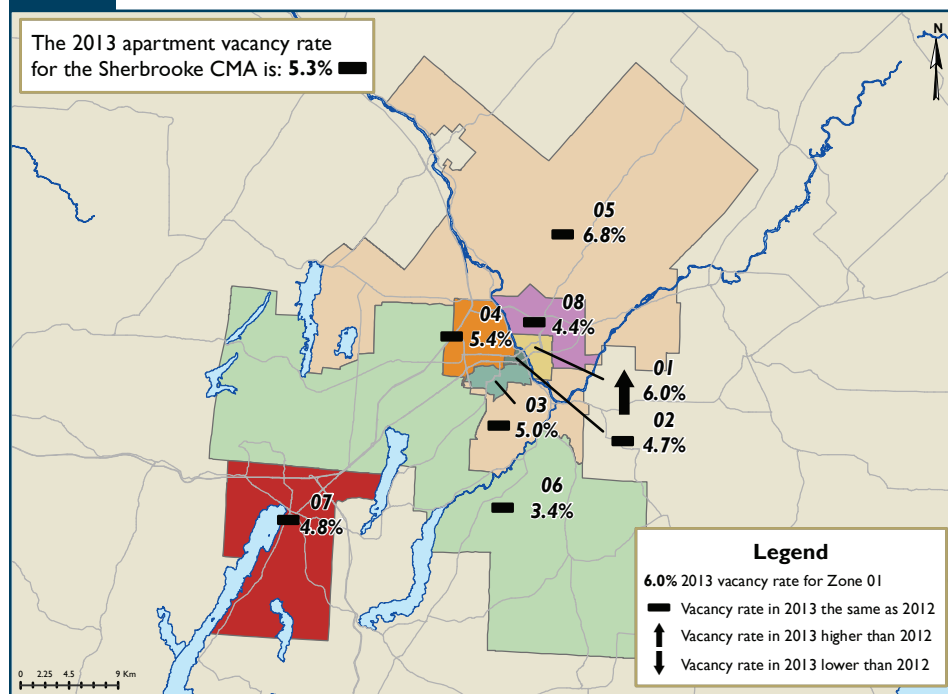


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Stable rental market in the Sherbrooke CMA

According to the results of the latest Rental Market Survey conducted in October 2013 by Canada Mortgage and Housing Corporation (CMHC), the rental apartment vacancy rate remained relatively stable in the Sherbrooke CMA. After climbing by only 0.3 of a percentage point in 2012 to 5.0 per cent, the vacancy rate reached 5.3 per cent in 2013, which was not a statistically significant increase. This recent stability came on the heels of several years of easing on the rental market in the area, which was mostly attributable to a strong movement to homeownership likely fuelled by favourable financing conditions and the construction of more affordable housing, such as semi-detached and row homes. Since the movement to homeownership has waned, the vacancy rate in the Sherbrooke CMA has stabilized. This was, however, the highest rate recorded among the six Quebec CMAs.

The market was affected by several factors over the last year, in terms of both demand and supply.

On the demand side, net migration in the Sherbrooke CMA was positive in 2012, reaching 2,551 people, for an increase of 3 per cent year over year. Newcomers generally choose to rent when they arrive in an area; their higher number may have fuelled the rental housing demand. In addition, net migration in the CMA remained positive for people from 15 to 24 years, as the region has many colleges and universities, which also has a positive impact on rental demand.

Employment among people aged from 15 to 24 may be another factor influencing the rental market. A

greater number of jobs could prompt many young people to leave the family home and go live in an apartment. It could also incite others to stop sharing accommodations and rent their own apartment, which would push up demand on the rental market. In the third quarter of 2013, the number of jobs among young people increased by almost 10 per cent over the same period in 2012, which may have had a positive impact on rental demand.

On the supply side, the number of rental units completed in the first nine months of 2013 climbed by 32 per cent over the same period in 2012. While the Sherbrooke CMA had the highest vacancy rate among all the Quebec CMAs, it would appear that renters prefer new rental dwellings in the area, which helps support construction.

In fact, the vacancy rate for rental structures built in 2000 or after was 2.5 per cent, compared to rates varying between 5.4 and 7.2 per cent for those built prior to 1990. The popularity of units in newer structures

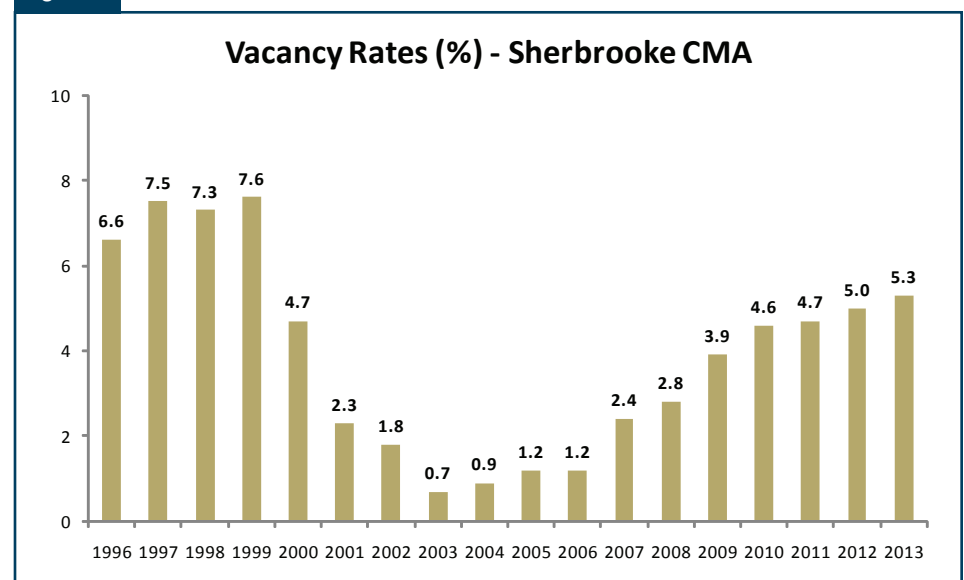
may result from the fact that they are in better condition, meet current needs and offer a more modern decor.

The similar increase in demand and supply was such that the vacancy rate did not change significantly year over year in the Sherbrooke area.

Relatively constant vacancy rates by apartment category

As was the case last year, the vacancy rate for bachelor units did not change significantly and reached 6.1 per cent in 2013. Larger apartments in the Sherbrooke CMA also did not record any significant changes in 2013. In fact, the vacancy rates reached 5.0 per cent for one-bedroom apartments, 5.5 per cent for two-bedroom apartments and 5.0 per cent for apartments with three or more bedrooms. As we can see, the vacancy rates remain relatively high in the Sherbrooke CMA compared to those of the other CMAs, regardless of the rental housing category.

Figure 2



Source: CMHC

Vacancy rate stays stable in smaller structures

The vacancy rates remained stable in structures with less than 20 units, as they attained 3.6 per cent for structures with 3 to 5 units and 4.8 per cent for structures with 6 to 19 units. This could indicate that renters have a preference for the advantages offered by units located in smaller buildings.

Rental structures with 20 to 49 units registered the highest vacancy rate, at 8 per cent, up 0.7 of a percentage point from 2012.

The vacancy rate for rental structures with 50 to 99 units decreased slightly, by 0.6 of a percentage point, to 6.1 per cent in 2013. Finally, the vacancy rate for rental structures with 100 units or more, of which there are very few in the Sherbrooke area, rose from 1.4 per cent in 2012 to 3.0 per cent in 2013.

Availability rate similar to vacancy rate

In 2013, the availability rate for rental apartments was essentially the same as the vacancy rate in the Sherbrooke CMA, as it reached 5.5 per cent (compared to a vacancy rate of 5.3 per cent). It should be recalled that a rental unit is considered available if the unit is vacant, or if the existing tenant has given, or received, notice to move, and a new tenant has not signed a lease.

This means that, in the short term, few renters were planning, or having, to move from their current units after receiving a notice to this effect from their landlord, either to find another or to access homeownership. It should be mentioned, however, that the fall season is not a time of year when many tenants typically move in Quebec.

Rental market conditions remain stable in all zones

This year, the vacancy rates in the zones surveyed did not record any statistically significant changes, as demand is keeping pace with supply, except in the eastern district where the rates rose.

The eastern district in fact recorded the second highest vacancy rate in the area, at 6.0 per cent. This is the sector that has the most rental units in the CMA, with many units built recently, as close to 1,000 rental units have been built there since the beginning of the 1990s. However, these units account for only 14 per cent of the sector's total rental housing stock. The majority of the rental units in this sector are consequently still old, and some of them may have been subject to competition from the movement to homeownership observed in previous years and the more recent rental units. These factors can therefore explain the higher vacancy rate recorded in this sector.

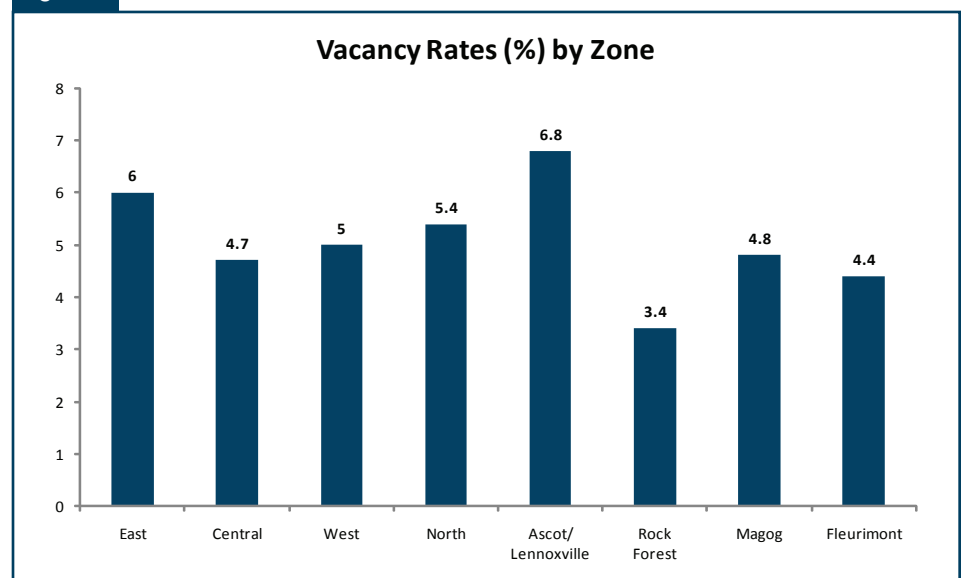
The Ascot–Lennoxville sector recorded the highest vacancy rate,

at 6.8 per cent. This high rate can be explained by the fact that the rental housing stock is older and by the location of this sector, away from the centre of the CMA. Also, a 40-unit co-operative housing project completed in the spring of 2013 may have competed with the rental structures in this sector. It should be mentioned, however, that the rental units in this sector account for 12.5 per cent of the total rental housing stock in the CMA.

Rock Forest recorded the lowest vacancy rate, at 3.4 per cent. The relatively recent age of rental units in this sector may be a factor that accounted for this rate. In fact, apartments requiring less renovation and offering a modern decor may be more attractive to renters. More than half of the units in Rock Forest were built in the 1990s or later.

The northern district has the second largest rental housing stock in the area, after the eastern district. The vacancy rate in the northern district did not record any significant change and reached 5.4 per cent in 2013. Only the one-bedroom apartment

Figure 3



Source: CMHC

segment eased, with the vacancy rate climbing from 2.7 per cent in 2012 to 5.0 per cent in 2013. The proportion of vacant bachelor apartments, for its part, has decreased from 4.7 per cent to 2.6 per cent.

In the western district, the vacancy rate reached 5.0 per cent in 2013 and also did not post any significant change from the same period in 2012. The greater presence of students in the sector, combined with the low volume of housing starts recorded there, compared to the other zones of the CMA, can explain the decrease in the vacancy rate for bachelor units, which fell from 5.1 per cent in 2012 to 2.0 per cent in 2013.

In Fleurimont, the vacancy rate remained unchanged, at 4.4 per cent. Fleurimont's rental housing stock also has a large share of newer units. The number of rental units built there since 2010 is the highest among all the sectors. This factor could attract more renters looking for newer apartments. A review of the vacancy rates by unit size showed that the rate recorded in the one-bedroom apartment category decreased by almost 3 percentage points from 2012, dropping from 5.4 per cent to 2.5 per cent. The rise in employment among people aged from 15 to 24 in the area, combined with the proximity of the Centre hospitalier universitaire de Sherbrooke, may have prompted young people to move to the area and increase the demand for smaller rental apartments. Finally, the vacancy rate remained statistically unchanged in Magog, where it reached 4.8 per cent in October 2013. This relative stability concealed different realities, however: while the vacancy rate

for one-bedroom apartments rose from 4.4 to 7.3 per cent, the vacancy rate for two-bedroom apartments dropped from 5.2 to 3.6 per cent. This may have resulted from a substitution effect on the rental market, reflecting the preferences of renters in the area for larger units (the vacancy rate for bachelor units in Magog reached 12 per cent).

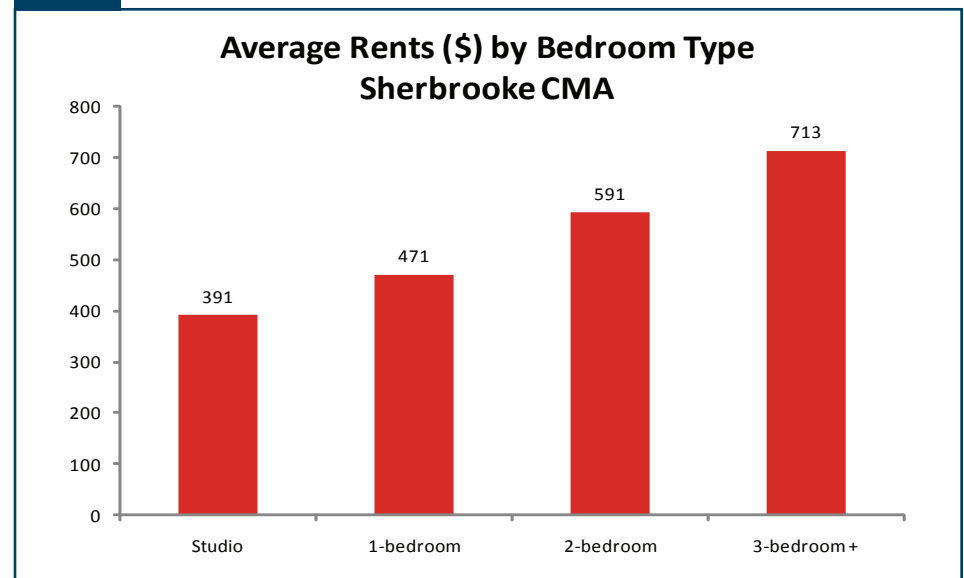
Rents in 2013

As a result of the relatively high vacancy rate prevailing over the past few years, the average rents did not post any significant increases in 2013. The estimated change in the average apartment rent was 1.4 per cent between the October 2012 and October 2013 surveys in the Sherbrooke CMA. The estimate is based on structures that were common to the survey samples from both these surveys. However, some composition effects still remain (some factors such as rental units

renovated/upgraded or changing tenants are not measured, because the survey does not collect data to such level of details). Given the somewhat high vacancy rate posted in the Sherbrooke area compared to the other metropolitan areas in the province, landlords were forced to keep their rent increases modest and close to the inflation rate.

In fact, an analysis of the data revealed that the most affordable zones for renting two-bedroom apartments were the central district (around \$494) and the western district (\$535). As we previously saw, these sectors are the ones with the fewest newer rental units. And, the survey results showed that the older the apartments, the cheaper the rents. The average rents for two-bedroom apartments built prior to 1990 ranged from \$510 to \$567, while those for apartments built in 1990 or after ranged from \$621 to \$741.¹

Figure 4

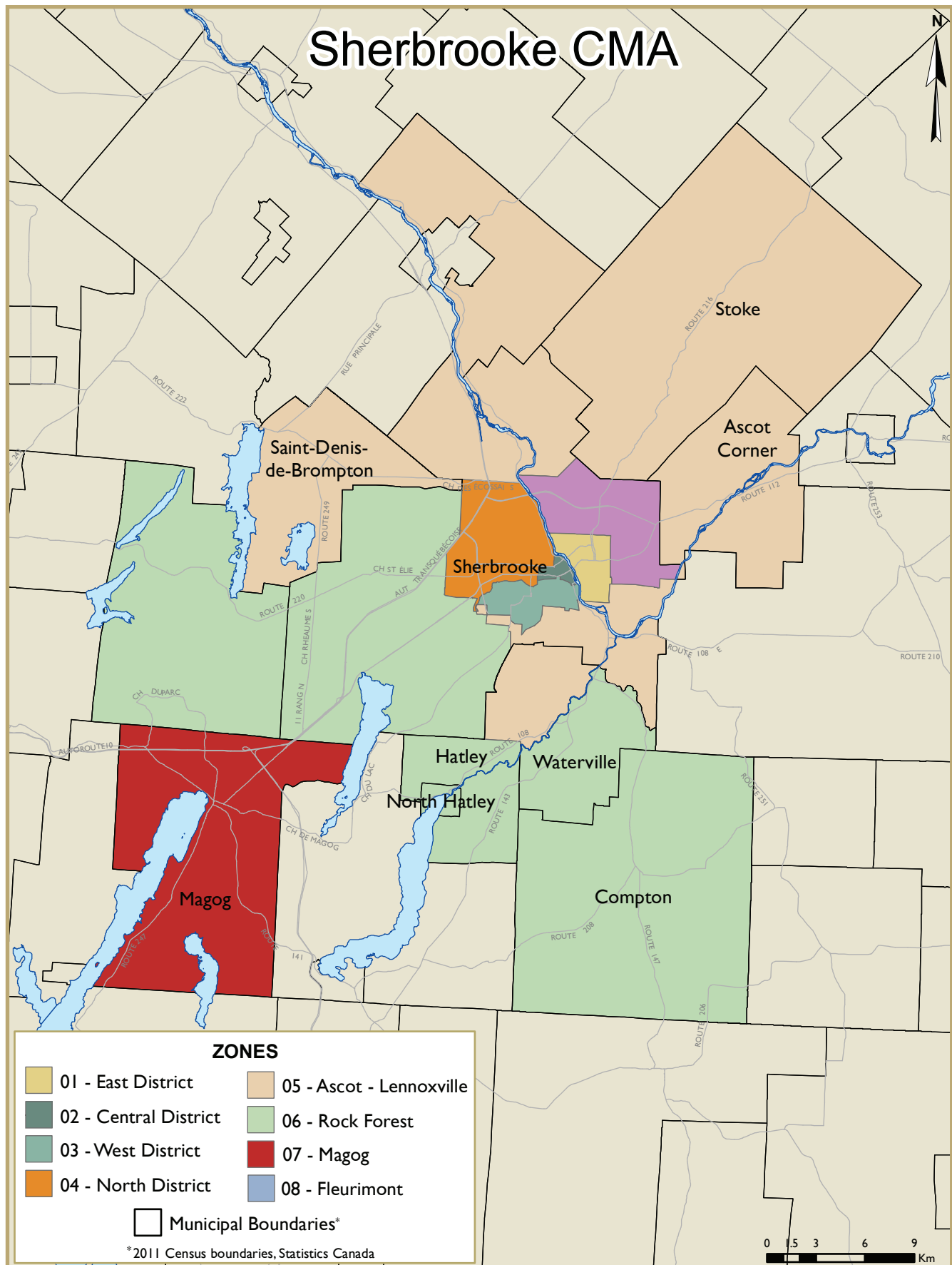


Source: CMHC

¹ Variation based on the building subperiod.

The highest average rents for two-bedroom apartments were recorded in the northern district (\$633) and Rock Forest (\$648). This may be attributable to the fact that these sectors have the most newly built apartments, which generally command higher rents.

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 - SHERBROOKE CMA	
Zone 1	East District - North: City Limits; South: City Limits; East: City Limits; West: St-François River.
Zone 2	Central District - North: St-François River; South: Galt West and Wellington; East: St-François River; West: Belvédère and Queen North.
Zone 3	West District - North: Magog River and Galt West; South: City Limits; East: Wellington South; West: Magog River.
Zone 4	North District - North: City Limits; South: Magog River; East: St-François River and Queen North.
Zones 1-4	Sherbrooke City (before the merger)
Zone 5	Canton of Ascot and City of Lennoxville - Including: Ascot Corner, Bromptonville, Brompton Township, St-Denis-de-Brompton and Stoke.
Zone 6	Rock Forest - Including: Deauville, North Hatley and Hatley Township, Saint-Élie d'Orford.
Zone 7	Magog
Zone 8	Fleurimont
Zones 1-8	Sherbrooke CMA

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 Sherbrooke 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
Zone 1 - East District	**	**	5.7 c	5.6 c	4.1 c	5.8 b	4.8 d	4.2 d	4.8 b	6.0 b
Zone 2 - Central District	4.7 d	5.4 d	4.9 c	5.2 d	5.3 d	4.8 d	5.7 d	**	5.1 b	4.7 c
Zone 3 - West District	5.1 c	2.0 c	3.3 c	5.1 d	4.9 c	5.7 c	2.8 c	5.1 d	4.2 b	5.0 c
Zone 4 - North District	4.7 c	2.6 c	2.7 b	5.0 c	7.2 c	5.9 c	3.9 d	5.2 d	5.6 b	5.4 b
Sherbrooke City (before the merger)	5.3 c	5.5 c	4.3 b	5.3 b	5.4 b	5.8 b	4.0 c	4.6 c	4.9 a	5.4 a
Zone 5 - Ascot/Lennoxville	**	**	4.5 c	4.1 b	7.5 b	8.2 b	10.2 d	6.6 c	7.0 b	6.8 b
Zone 6 - Rock Forest	**	**	0.9 a	**	3.5 d	3.0 b	0.8 d	4.4 d	2.4 c	3.4 c
Zone 7 - Magog	10.1 c	12.0 d	4.4 b	7.3 c	5.2 b	3.6 b	6.0 b	4.4 c	5.5 a	4.8 b
Zone 8 - Fleurimont	3.5 d	**	5.4 d	2.5 c	4.2 c	3.4 d	4.4 d	**	4.4 c	4.4 c
Sherbrooke CMA	5.2 b	6.1 b	4.2 b	5.0 b	5.4 a	5.5 a	4.6 b	5.0 b	5.0 a	5.3 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 Sherbrooke 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
Zone 1 - East District	365 a	353 a	460 a	456 a	568 a	576 a	700 a	709 a	546 a	548 a
Zone 2 - Central District	364 a	369 a	435 a	444 a	526 a	534 a	625 b	675 b	480 a	494 a
Zone 3 - West District	404 a	398 a	455 a	451 a	544 a	554 a	661 a	673 a	527 a	535 a
Zone 4 - North District	410 a	425 a	519 a	542 a	617 a	640 a	779 c	745 a	622 a	633 a
Sherbrooke City (before the merger)	389 a	388 a	467 a	471 a	576 a	590 a	709 a	707 a	557 a	564 a
Zone 5 - Ascot/Lennoxville	391 a	401 a	470 a	478 a	558 a	562 a	698 a	722 a	554 a	564 a
Zone 6 - Rock Forest	**	**	466 a	482 a	620 a	633 a	721 a	744 a	623 a	648 a
Zone 7 - Magog	373 a	379 a	422 a	434 a	576 a	580 a	701 a	691 a	563 a	568 a
Zone 8 - Fleurimont	472 a	494 a	484 a	496 a	591 a	609 a	735 a	732 a	612 a	617 a
Sherbrooke CMA	390 a	391 a	466 a	471 a	578 a	591 a	710 a	713 a	565 a	574 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 Sherbrooke 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
Zone 1 - East District	426	421	1,865	1,885	3,769	3,770	913	936	6,973	7,012
Zone 2 - Central District	392	375	806	833	775	755	301	309	2,274	2,272
Zone 3 - West District	765	756	1,495	1,509	3,260	3,249	1,011	1,024	6,531	6,538
Zone 4 - North District	392	392	1,153	1,204	3,750	3,780	1,383	1,396	6,678	6,772
Sherbrooke City (before the merger)	1,975	1,944	5,319	5,431	11,554	11,554	3,608	3,665	22,456	22,594
Zone 5 - Ascot/Lennoxville	103	100	1,057	1,069	2,187	2,249	670	732	4,017	4,150
Zone 6 - Rock Forest	7	10	279	287	1,518	1,531	632	652	2,436	2,480
Zone 7 - Magog	122	128	384	376	1,254	1,252	475	476	2,235	2,232
Zone 8 - Fleurimont	49	49	233	252	978	1,003	533	549	1,793	1,853
Sherbrooke CMA	2,256	2,231	7,272	7,415	17,491	17,589	5,918	6,074	32,937	33,309

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 Sherbrooke 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
Zone 1 - East District	**	**	6.0 c	5.9 c	4.6 c	5.9 b	5.1 d	4.6 d	5.2 b	6.2 b
Zone 2 - Central District	4.7 d	5.4 d	5.3 c	5.2 d	5.5 d	5.5 d	5.7 d	**	5.3 b	5.0 c
Zone 3 - West District	5.5 c	2.4 b	3.4 c	5.2 d	4.9 c	5.7 c	2.8 c	5.9 d	4.2 b	5.2 c
Zone 4 - North District	4.7 c	4.0 d	2.7 b	5.4 c	7.2 c	6.0 c	3.9 d	5.2 d	5.6 b	5.6 b
Sherbrooke City (before the merger)	5.5 b	5.9 c	4.4 b	5.5 b	5.6 b	5.9 b	4.0 c	5.1 c	5.0 a	5.6 a
Zone 5 - Ascot/Lennoxville	**	**	4.7 c	4.1 b	8.1 b	8.2 b	11.0 d	6.6 c	7.6 b	6.8 b
Zone 6 - Rock Forest	**	**	0.9 a	**	3.5 d	3.0 b	0.8 d	4.4 d	2.4 c	3.4 c
Zone 7 - Magog	10.1 c	12.0 d	4.4 b	7.3 c	5.3 b	3.6 b	6.0 b	4.4 c	5.5 a	4.8 b
Zone 8 - Fleurimont	3.5 d	**	5.4 d	2.5 c	4.4 c	3.4 d	4.6 d	**	4.5 c	4.4 c
Sherbrooke CMA	5.5 b	6.4 b	4.4 b	5.2 b	5.6 a	5.6 a	4.7 b	5.3 b	5.2 a	5.5 a

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

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

** Data suppressed to protect confidentiality or data 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

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Sherbrooke 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
Zone 1 - East District	++	++	++	1.0 d	1.1 d	++	++	++	0.9 d	1.3 a
Zone 2 - Central District	++	**	++	++	++	++	++	++	++	++
Zone 3 - West District	0.8 d	++	1.9 c	1.8 c	**	1.4 d	++	**	1.5 a	1.8 c
Zone 4 - North District	-4.2 d	2.9 c	++	3.1 d	++	2.2 c	++	++	++	2.4 c
Sherbrooke City (before the merger)	++	1.9 c	++	1.9 c	0.9 d	1.4 a	++	1.6 c	++	1.6 c
Zone 5 - Ascot/Lennoxville	++	++	1.0 d	++	2.1 c	++	++	2.1 c	1.3 a	++
Zone 6 - Rock Forest	**	**	++	3.5 d	++	**	**	**	++	2.1 c
Zone 7 - Magog	2.8 c	++	++	2.5 b	++	0.9 a	++	++	0.5 b	0.9 a
Zone 8 - Fleurimont	**	**	-1.1 d	++	-0.9 d	++	++	++	-1.0 d	++
Sherbrooke CMA	++	2.0 c	++	1.7 b	0.8 a	1.1 a	++	1.7 c	0.5 b	1.4 a

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

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

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

** Data suppressed to protect confidentiality or data 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 Sherbrooke 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
Sherbrooke CMA										
Pre 1940	5.5 d	5.8 d	5.1 c	**	4.8 d	5.8 d	**	2.9 c	5.3 c	5.4 c
1940 - 1959	**	**	3.5 d	**	**	5.9 d	**	**	5.2 d	7.2 c
1960 - 1974	5.3 b	7.4 c	5.2 c	4.6 c	4.6 c	5.3 b	3.9 d	**	4.7 b	5.4 b
1975 - 1989	4.3 d	2.8 c	3.1 b	3.5 b	6.7 a	7.5 a	6.4 b	7.0 b	5.7 a	6.2 a
1990 - 1999	4.8 d	**	**	0.0 c	1.1 a	**	**	**	2.5 c	3.0 c
2000+	0.0 d	0.0 d	3.1 d	**	5.2 c	2.0 c	2.3 c	2.0 c	3.9 c	2.5 b
Total	5.2 b	6.1 b	4.2 b	5.0 b	5.4 a	5.5 a	4.6 b	5.0 b	5.0 a	5.3 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

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Sherbrooke 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
Sherbrooke CMA										
Pre 1940	366 ^a	375 ^a	415 ^a	427 ^a	505 ^a	519 ^a	625 ^a	663 ^a	487 ^a	510 ^a
1940 - 1959	362 ^a	367 ^a	437 ^a	440 ^a	520 ^a	523 ^a	639 ^a	716 ^b	499 ^a	520 ^a
1960 - 1974	383 ^a	394 ^a	460 ^a	462 ^a	546 ^a	557 ^a	668 ^a	657 ^a	524 ^a	530 ^a
1975 - 1989	423 ^a	410 ^a	478 ^a	480 ^a	571 ^a	577 ^a	663 ^a	688 ^a	558 ^a	567 ^a
1990 - 1999	441 ^a	422 ^b	481 ^a	471 ^a	605 ^a	615 ^a	737 ^a	714 ^a	617 ^a	621 ^a
2000+	424 ^c	440 ^c	582 ^a	613 ^a	710 ^a	730 ^a	868 ^b	831 ^a	742 ^a	741 ^a
Total	390 ^a	391 ^a	466 ^a	471 ^a	578 ^a	591 ^a	710 ^a	713 ^a	565 ^a	574 ^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

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Sherbrooke 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
Sherbrooke CMA										
3 to 5 Units	**	**	**	5.6 ^d	2.5 ^c	2.9 ^c	2.5 ^c	3.4 ^d	2.8 ^b	3.6 ^c
6 to 19 Units	**	6.7 ^c	4.6 ^c	4.7 ^c	4.9 ^b	4.7 ^b	5.1 ^c	4.7 ^c	5.0 ^b	4.8 ^b
20 to 49 Units	4.9 ^a	6.0 ^a	4.5 ^a	5.0 ^a	8.6 ^a	9.4 ^a	11.3 ^a	11.7 ^a	7.3 ^a	8.0 ^a
50 to 99 Units	4.0 ^a	7.5 ^a	2.0 ^a	5.7 ^a	11.6 ^a	6.4 ^a	2.6 ^a	2.7 ^a	6.7 ^a	6.1 ^a
100+ Units	**	0.0 ^a	2.5 ^a	3.1 ^a	**	4.7 ^a	**	3.8 ^a	1.4 ^a	3.0 ^a
Total	5.2 ^b	6.1 ^b	4.2 ^b	5.0 ^b	5.4 ^a	5.5 ^a	4.6 ^b	5.0 ^b	5.0 ^a	5.3 ^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 Sherbrooke CMA

Size	Sherbrooke CMA				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	
Sherbrooke CMA																				
3 to 5 Units	350	b	361	a	421	a	432	a	563	a	587	a	725	b	727	a	589	a	600	a
6 to 19 Units	382	a	376	a	457	a	457	a	573	a	578	a	695	a	698	a	555	a	560	a
20 to 49 Units	399	a	404	a	475	a	482	a	582	a	588	a	672	a	681	a	542	a	549	a
50 to 99 Units	401	a	411	a	544	a	558	a	673	a	663	a	761	a	775	a	593	a	593	a
100+ Units	**		**		**		674	a	**		905	a	**		824	a	644	a	786	b
Total	390	a	391	a	466	a	471	a	578	a	591	a	710	a	713	a	565	a	574	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

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I.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Sherbrooke 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
Zone 1 - East District	3.7 d	4.1 d	5.4 c	5.9 c	5.0 a	7.1 a	6.7 a	13.4 a	**	**
Zone 2 - Central District	3.7 d	**	5.5 c	5.0 c	6.4 a	7.7 c	**	**	-	-
Zone 3 - West District	**	5.3 d	7.1 c	4.8 c	4.7 b	6.2 a	0.5 a	0.5 a	**	**
Zone 4 - North District	**	**	3.5 d	4.0 d	8.9 a	9.7 a	9.8 a	6.7 a	**	**
Sherbrooke City (before the merger)	2.9 c	4.1 c	5.4 b	4.9 b	6.2 a	7.7 a	6.9 a	6.3 a	1.4 a	3.0 a
Zone 5 - Ascot/Lennoxville	**	**	4.0 c	4.1 c	11.1 c	10.3 a	**	**	-	-
Zone 6 - Rock Forest	0.6 b	**	**	4.2 d	5.0 b	5.0 a	-	-	-	-
Zone 7 - Magog	4.0 b	3.4 c	6.7 a	6.4 b	7.0 a	4.7 a	-	-	-	-
Zone 8 - Fleurimont	**	**	1.9 c	3.8 d	8.0 a	7.3 a	-	-	-	-
Sherbrooke CMA	2.8 b	3.6 c	5.0 b	4.8 b	7.3 a	8.0 a	6.7 a	6.1 a	1.4 a	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 Sherbrooke 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
Sherbrooke CMA										
LT \$400	6.5 c	7.5 c	5.7 d	**	**	**	**	**	6.4 c	7.2 c
\$400 - \$499	4.4 d	4.8 c	4.5 b	4.9 b	3.9 d	7.5 c	**	**	4.3 b	5.5 b
\$500 - \$599	1.6 a	6.0 c	2.7 b	3.6 c	6.1 b	6.8 b	3.7 d	**	5.4 b	6.0 b
\$600 - \$699	**	**	1.8 c	**	4.7 c	4.2 c	7.3 b	7.9 b	5.5 b	5.6 b
\$700 - \$799	**	**	0.0 a	9.9 b	3.7 c	2.4 c	2.5 c	3.2 d	3.1 c	2.9 b
\$800+	**	**	**	10.6 a	**	2.3 c	3.9 d	4.2 d	**	4.0 c
Total	5.2 b	6.1 b	4.2 b	5.0 b	5.4 a	5.5 a	4.6 b	5.0 b	5.0 a	5.3 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

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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