

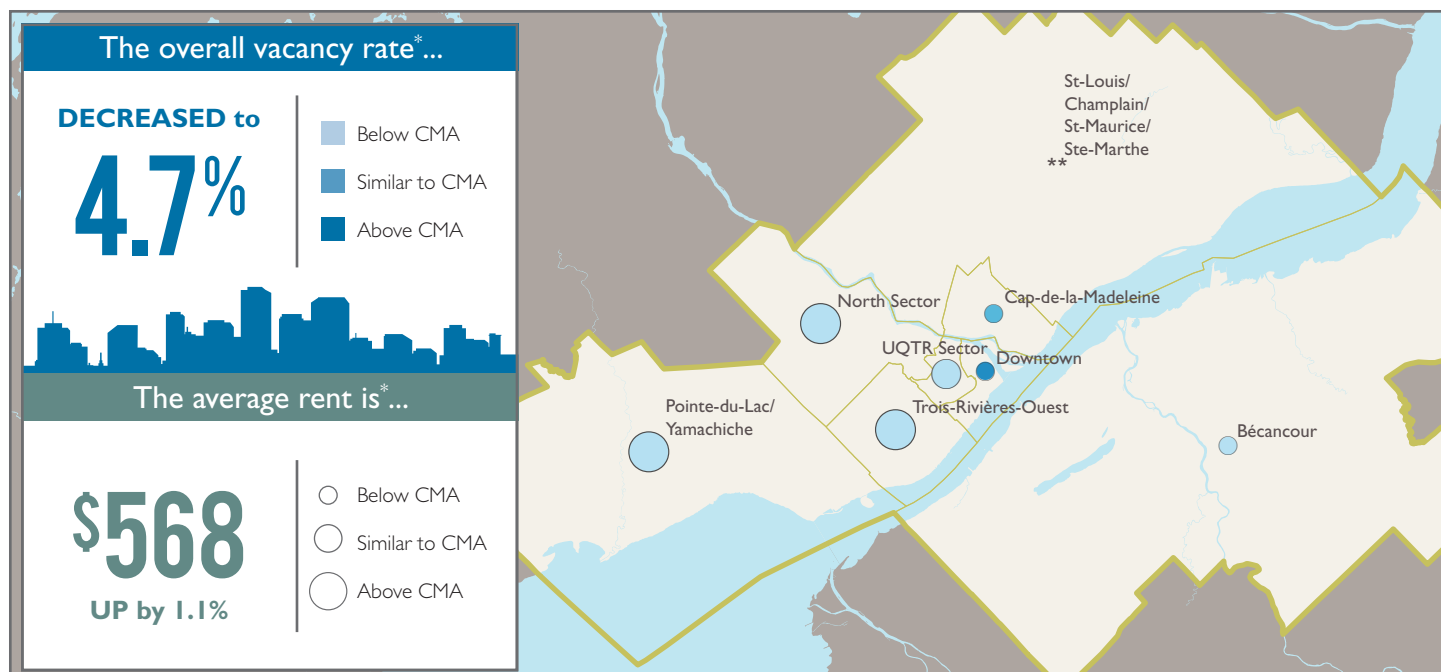
RENTAL MARKET REPORT

Trois-Rivières CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017



| PRIMARY RENTAL MARKET (by bedroom type) | | | |
|---|---------------------|---------------------|------------------------|
| Bachelor | One bedroom | Two bedroom | Three or more bedrooms |
| 13.9% | 5.3% | 3.3% | 5.4% |
| Vacancy Rate | Vacancy Rate | Vacancy Rate | Vacancy Rate |
| \$402 Avg. Rent | \$477 Avg. Rent | \$594 Avg. Rent | \$646 Avg. Rent |
| | | | |

“The increase in the pool of potential renters in Trois-Rivières was such that it brought down the vacancy rate even though growth in supply was modest.”

Lukas Jasmin-Tucci
Senior Market Analyst

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Highlights:

- The rental market tightened in 2017, with the vacancy rate falling from 6.2% to 4.7%.
- The migration flow of Quebec households aged 55 and over was a determining factor in the increase in rental demand in the CMA.
- Rent growth remained modest.
- The vacancy rate in the Cap-de-la-Madeleine sector remained high, but the proportion of vacant units in the sector decreased.

Tightening rental market in Trois-Rivières

According to the results of CMHC's latest Rental Market Survey¹, the rental market in the Trois-Rivières census metropolitan area (CMA) tightened in 2017, with the vacancy rate reaching its lowest level since 2012 (see figure 1). After three years of stability, the vacancy rate fell from 6.2%² to 4.7% in 2017. The slight increase in supply between the last two surveys was more than offset by the increase in demand.

Demand rose, while growth in supply slowed

The number of rental units completed has been moderate over the last few years. The number of apartments for rent in the greater Trois-Rivières area grew by about 160 units over the last year³, while the average over the five previous years is close to 370 units. Over the last few years, relatively soft market conditions likely limited the need for new rental units, and this could have contributed to a slowdown in starts on the market and, therefore, to low growth in supply.

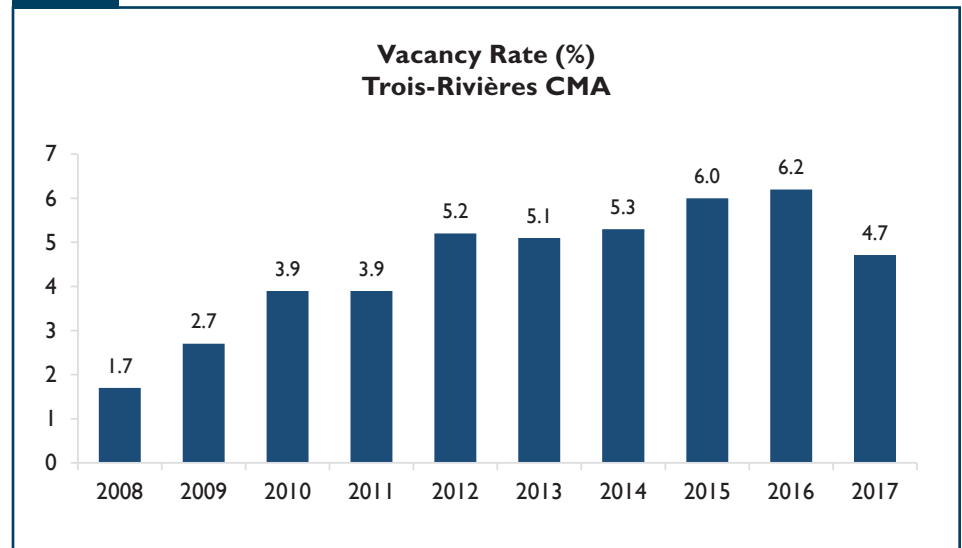
On the demand side, certain factors diverged, but those that stimulated demand won out over those that mitigated it.

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On the one hand, net migration to the Trois-Rivières area went up from 700 people in 2015 to 1,050 in 2016,⁴ a driving force for rental demand in the area. Indeed, given that natural population growth in the area is now negative, net migration has become the area's only source of population growth. Around 40% of newcomers to the area are aged 55 or over and

Figure 1



Source: CMHC

¹ The Rental Market Survey conducted in October 2017 by Canada Mortgage and Housing Corporation.

² The Rental Market Survey is based on privately initiated rental apartment structures of three or more units.

³ The year running from July to June.

⁴ See previous footnote.

come from elsewhere in the province (see figure 2)⁵. The majority of this segment of the population choose rental accommodations upon their arrival to the area,⁶ since this type of occupancy is quick, simple and flexible. Migration is therefore often associated with an increase in rental demand.

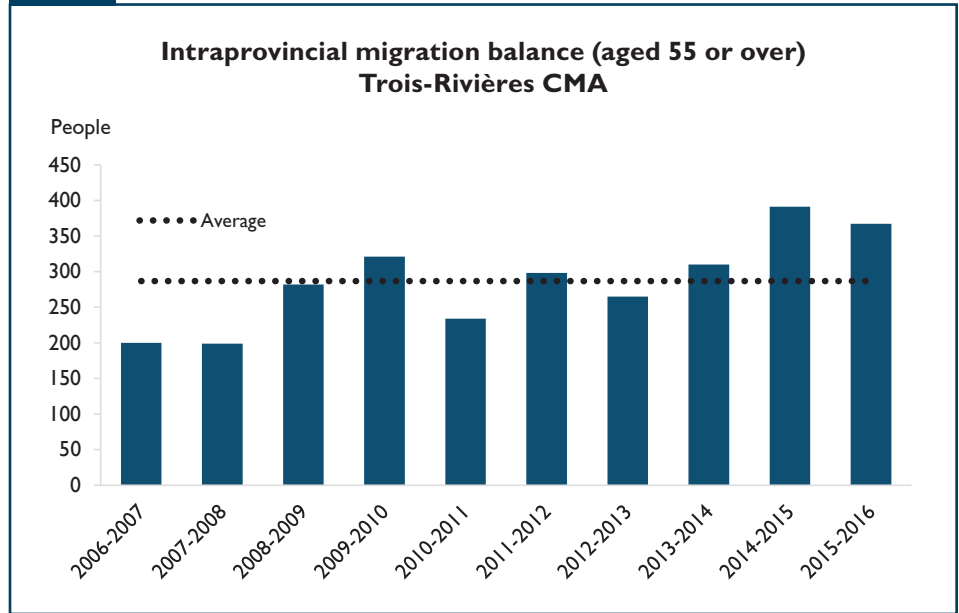
On the other hand, employment among young people aged 15 to 24 posted a small decrease (-1.2%).⁷ Because the majority of this segment of the population are renters,⁸ a decrease in employment for them can slow down rental demand by discouraging the formation of new households. Conversely, the decrease in employment among people aged 25 to 44 likely slowed movement to homeownership. The fact that transactions decreased by 2% on the resale market⁹ and by 13% on the new home market¹⁰ in 2017 lends credence to this hypothesis.

All in all, the factors mitigating rental demand were more than offset by the factors stimulating it. The expansion of the pool of potential renters in Trois-Rivières was such that it allowed for a decrease in the vacancy rate in addition to growth in supply being modest.

Overall decrease in the vacancy rate across the CMA

On the geographic front, a general decrease in the vacancy rate was recorded across the sectors of the

Figure 2



Source: Institut de la statistique du Québec

CMA. The share of vacant apartments decreased as much in the former city of Trois-Rivières as in the outlying areas. At 10.3%, the vacancy rate in the Downtown sector remained relatively stable, and was the highest out of all the sectors of the CMA. The Downtown sector was also the sector where the rental universe was oldest. The vacancy rate in the Cap-de-la-Madeleine sector remained the second highest in the CMA, at 4.3%, but the proportion of vacant units in the sector decreased. The recent slowdown in the construction of new rental units seems to have allowed market conditions to tighten.

Rent growth remained weak

Rent growth remained modest this year, and the estimated change in the average rent for the CMA was +1.1%. It seems, therefore, that the recent tightening of market conditions did not exert any pressure on rents in 2017.

In 2017, the average rent for a rental unit was \$568. When comparing apartments of the same type, a limited disparity in average rents was observed across geographic sectors. For example, in the former city of Trois-Rivières, the average rent for two-bedroom apartments was \$584, while it was \$601 in the outlying areas.

⁵ Institut de la statistique du Québec, migration data.

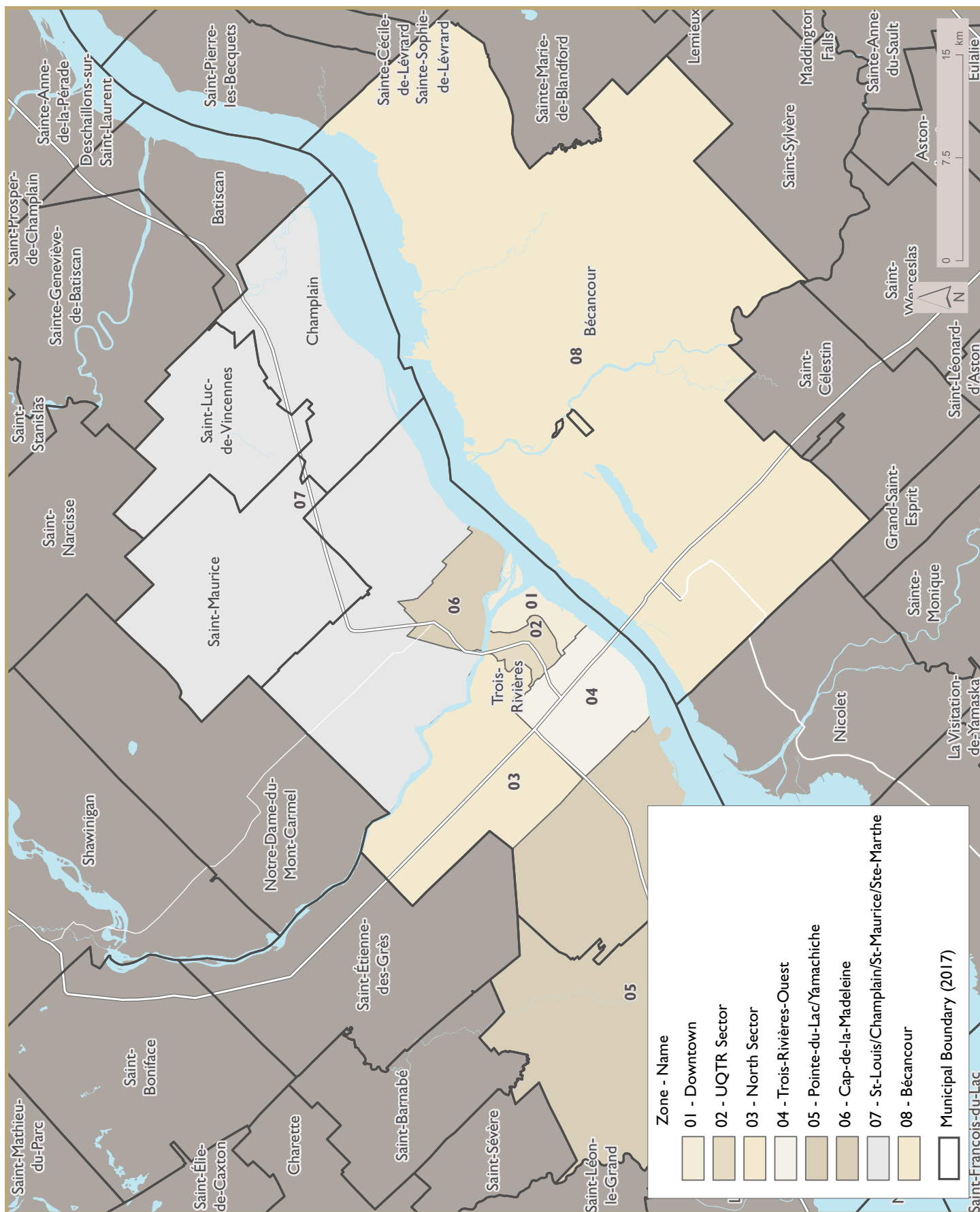
⁶ Close to 70% of households aged 55 and over opted for rental accommodations when they arrived in the area. Source: Statistics Canada, 2011 National Household Survey.

⁷ Average from October 2016 to September 2017 relative to the same period in 2015/2016. Source: Statistics Canada, Labour Force Survey.

⁸ Close to 90% of households under the age of 25 in the CMA are renters. Source: Statistics Canada, 2016 National Household Survey.

⁹ Source: Québec Federation of Real Estate Boards on the Centris® network. October 2016 to September 2017, relative to the same period in 2015/2016.

¹⁰ New units (freehold and condominium) absorbed from October 2016 to September 2017, relative to the same period in 2015/2016.



| RMS ZONE DESCRIPTIONS - TROIS-RIVIÈRES CMA | |
|--|--|
| Zone 1 | Downtown |
| Zone 2 | UQTR Sector |
| Zone 3 | North Sector |
| Zones 1-3 | Former City of Trois-Rivières |
| Zone 4 | Trois-Rivières-Ouest |
| Zone 5 | Pte-du-Lac/Yamachiche |
| Zone 6 | Cap-de-la-Madeleine |
| Zone 7 | St-Louis/Champlain/St-Maurice/Ste-Marthe |
| Zone 8 | Bécancour |
| Zone 4-8 | Outlying Areas |
| Zones 1-8 | Trois-Rivières CMA |

RENTAL MARKET REPORT TABLES

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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 (Not available for Québec centres)
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- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
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- 2.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

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- 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 (Not available for Québec centres)
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, 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
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Trois-Rivières CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|--|---------------|-----------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Downtown | ** | ** | 13.5 d | 11.9 d - | 10.8 d | 7.3 c ↓ | ** | ** | 12.8 c | 10.3 c - |
| UQTR Sector | ** | 4.7 d | 4.9 c | 3.8 d - | 3.4 d | 2.9 c - | 8.7 c | 3.4 d ↓ | 4.9 b | 3.4 c ↓ |
| North Sector | ** | ** | 5.1 d | 2.6 b ↓ | 3.9 c | 3.2 d - | 5.0 d | 6.2 c - | 4.7 c | 4.0 b - |
| Former Trois-Rivières City (Zones 1-3) | 14.3 d | 12.5 d - | 8.6 b | 6.9 b - | 6.2 b | 4.6 b ↓ | 8.0 c | 6.2 c - | 7.6 b | 6.1 b ↓ |
| Trois-Rivières-Ouest | ** | ** | 2.3 c | 2.6 c - | 3.0 d | 2.5 c - | 5.0 d | 3.1 d - | 3.4 c | 2.8 b - |
| Pte-du-Lac/Yamachiche | ** | ** | ** | 2.1 c | 3.0 d | 2.9 c - | 4.5 d | ** | 3.6 c | 2.6 c - |
| Cap-de-la-Madeleine | ** | ** | 5.9 d | 4.5 d - | 4.9 d | 2.1 c ↓ | ** | ** | 6.3 c | 4.3 c ↓ |
| St-Louis/Champlain/St-Maurice/Ste-Marthe | - | - | ** | 1.2 d | ** | ** | 0.0 d | ** | ** | ** |
| Bécancour | ** | ** | ** | 3.9 d | 4.5 d | 1.6 c ↓ | ** | 3.8 d | 5.0 d | 2.7 c ↓ |
| Outlying Areas (Zones 4-8) | ** | ** | 4.3 c | 3.4 d - | 4.3 c | 2.4 b ↓ | ** | 4.8 d | 4.8 b | 3.4 b ↓ |
| Trois-Rivières CMA | 12.4 d | 13.9 d - | 6.7 b | 5.3 b - | 5.1 b | 3.3 b ↓ | 7.0 c | 5.4 c - | 6.2 a | 4.7 b ↓ |

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Trois-Rivières CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Downtown | 385 a | 394 a | 449 a | 453 a | 514 a | 518 a | 578 b | 568 a | 492 a | 493 a |
| UQTR Sector | 427 a | 422 a | 501 a | 506 a | 579 a | 597 a | 704 a | 702 a | 564 a | 572 a |
| North Sector | 352 b | 369 a | 488 a | 493 a | 629 a | 636 a | 614 a | 629 a | 590 a | 590 a |
| Former Trois-Rivières City (Zones 1-3) | 400 a | 404 a | 476 a | 480 a | 575 a | 584 a | 630 a | 636 a | 547 a | 551 a |
| Trois-Rivières-Ouest | ** | 421 b | 461 a | 470 a | 652 a | 646 a | 659 a | 671 a | 610 a | 609 a |
| Pte-du-Lac/Yamachiche | ** | ** | 604 c | 615 c | 661 a | 690 a | 778 b | 767 b | 670 a | 688 a |
| Cap-de-la-Madeleine | 361 a | 380 b | 457 a | 477 a | 551 a | 560 a | 573 a | 605 b | 530 a | 547 a |
| St-Louis/Champlain/St-Maurice/Ste-Marthe | - | - | 484 b | 475 b | 573 b | 560 b | 728 b | 740 a | 619 b | 622 b |
| Bécancour | ** | ** | 400 a | 403 a | 600 a | 594 a | 595 b | 612 a | 563 a | 559 a |
| Outlying Areas (Zones 4-8) | 372 b | 392 b | 460 a | 473 a | 598 a | 601 a | 632 a | 653 a | 574 a | 583 a |
| Trois-Rivières CMA | 394 a | 402 a | 469 a | 477 a | 587 a | 594 a | 631 a | 646 a | 561 a | 568 a |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Trois-Rivières CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|--|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Downtown | 199 | 190 | 1,088 | 1,089 | 1,335 | 1,340 | 475 | 473 | 3,097 | 3,092 |
| UQTR Sector | 252 | 253 | 814 | 807 | 1,095 | 1,099 | 459 | 464 | 2,620 | 2,623 |
| North Sector | 72 | 77 | 715 | 735 | 1,377 | 1,424 | 769 | 785 | 2,933 | 3,021 |
| Former Trois-Rivières City (Zones 1-3) | 523 | 520 | 2,617 | 2,631 | 3,807 | 3,863 | 1,703 | 1,722 | 8,650 | 8,736 |
| Trois-Rivières-Ouest | 29 | 29 | 751 | 753 | 1,961 | 1,953 | 919 | 918 | 3,660 | 3,653 |
| Pte-du-Lac/Yamachiche | 5 | 5 | 44 | 46 | 221 | 238 | 52 | 52 | 322 | 341 |
| Cap-de-la-Madeleine | 92 | 93 | 1,088 | 1,072 | 2,238 | 2,232 | 964 | 946 | 4,382 | 4,343 |
| St-Louis/Champlain/St-Maurice/Ste-Marthe | 0 | 0 | 97 | 105 | 342 | 354 | 292 | 324 | 731 | 783 |
| Bécancour | 5 | 5 | 90 | 90 | 314 | 313 | 133 | 133 | 542 | 541 |
| Outlying Areas (Zones 4-8) | 131 | 132 | 2,070 | 2,066 | 5,076 | 5,090 | 2,360 | 2,373 | 9,637 | 9,661 |
| Trois-Rivières CMA | 654 | 652 | 4,687 | 4,697 | 8,883 | 8,953 | 4,063 | 4,095 | 18,287 | 18,397 |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Zone and Bedroom Type Trois-Rivières CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|--|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 | Oct-15 to Oct-16 | Oct-16 to Oct-17 |
| | | | | | | | | | | |
| Downtown | 9.1 b | 4.1 d | 3.6 d | 4.1 d | 3.1 d | -2.9 b | 5.3 c | -4.5 d | 2.6 c | 1.7 c |
| UQTR Sector | 10.1 c | 1.3 a | 5.4 b | ** | 4.9 c | ++ | 4.0 c | ++ | 4.0 c | 0.8 d |
| North Sector | ++ | ++ | ++ | 1.3 a | ++ | ++ | ++ | 1.6 c | ++ | ++ |
| Former Trois-Rivières City (Zones 1-3) | 7.5 b | ++ | 3.2 b | 2.4 c | 2.5 b | -1.0 a | 2.5 b | -0.6 b | 2.2 b | 1.1 a |
| Trois-Rivières-Ouest | ** | ** | 2.6 c | ++ | 1.7 c | 0.8 a | 1.1 a | 1.4 a | 1.0 d | 0.6 b |
| Pte-du-Lac/Yamachiche | ** | ** | ++ | ** | 1.1 a | 1.1 d | ** | ++ | 2.3 c | 1.6 c |
| Cap-de-la-Madeleine | ** | ++ | 3.7 d | ++ | 2.0 c | 1.3 d | ++ | 1.9 c | 1.6 c | 1.6 c |
| St-Louis/Champlain/St-Maurice/Ste-Marthe | - | - | ++ | ++ | ++ | ++ | 1.8 c | ++ | 1.2 d | ++ |
| Bécancour | ** | ** | ** | ++ | ++ | ++ | ++ | ** | ++ | ++ |
| Outlying Areas (Zones 4-8) | ** | ** | 3.1 c | ++ | 1.7 c | 0.9 a | 1.2 a | 1.3 a | 1.3 a | 1.0 a |
| Trois-Rivières CMA | 7.1 b | 1.5 d | 3.2 b | 1.7 c | 2.1 b | ++ | 1.9 b | ++ | 1.7 b | 1.1 a |

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

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Trois-Rivières CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|--|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Downtown | ** | ** | 28.6 d | 24.4 d - | 22.8 d | 23.8 d - | ** | ** | 23.8 d | 25.7 d - |
| UQTR Sector | ** | ** | 34.0 a | 39.3 a ↑ | 26.6 a | ** | 25.0 d | ** | 29.4 a | 35.3 a ↑ |
| North Sector | ** | ** | 17.3 d | 20.1 d - | 16.2 d | 17.3 d - | 11.5 d | 24.0 d ↑ | 15.2 d | 20.2 d ↑ |
| Former Trois-Rivières City (Zones 1-3) | 25.5 d | ** | 27.6 a | 27.8 a - | 21.4 a | 23.8 a - | 17.1 d | 29.8 d ↑ | 22.6 a | 26.7 a ↑ |
| Trois-Rivières-Ouest | ** | ** | ** | 21.6 d | 20.4 d | 21.4 d - | ** | ** | 21.0 d | 21.5 d - |
| Pte-du-Lac/Yamachiche | ** | ** | ** | ** | 15.2 d | ** | ** | ** | 14.1 c | 16.4 d - |
| Cap-de-la-Madeleine | ** | ** | 14.8 d | ** | 12.4 d | ** | 14.1 d | ** | 13.2 c | 18.0 d ↑ |
| St-Louis/Champlain/St-Maurice/Ste-Marthe | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Bécancour | ** | ** | ** | 20.4 d | ** | 17.4 d | ** | ** | 18.2 d | 18.8 a - |
| Outlying Areas (Zones 4-8) | ** | ** | 17.5 d | 22.2 d ↑ | 16.1 d | 18.1 d - | 17.9 d | 20.1 d - | 16.7 a | 19.6 a ↑ |
| Trois-Rivières CMA | 21.0 d | 28.8 d ↑ | 22.9 a | 25.3 a - | 18.5 a | 20.5 a - | 17.6 d | 24.3 d ↑ | 19.5 a | 23.0 a ↑ |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------|----------|----------|-----------|---------|-----------|---------|-------------|---------|--------|---------|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Trois-Rivières CMA | | | | | | | | | | |
| Pre 1960 | ** | ** | ** | ** | 11.1 d | ** | ** | ** | 10.7 d | 8.3 c - |
| 1960 - 1974 | ** | ** | 6.7 c | 5.1 c - | 6.1 c | 1.8 c ↓ | ** | ** | 7.5 b | 4.6 c ↓ |
| 1975 - 1989 | ** | ** | 8.4 c | 5.0 d ↓ | 5.0 c | 3.5 c - | 7.8 c | 5.0 c - | 6.6 b | 4.4 b ↓ |
| 1990 - 2004 | ** | ** | 2.4 c | 2.3 c - | ** | 3.2 d | 3.0 c | ** | 2.5 c | 2.8 c - |
| 2005+ | ** | ** | 4.8 d | 4.5 d - | 2.2 c | 1.2 a - | ** | ** | 2.7 b | 3.1 d - |
| Total | 12.4 d | 13.9 d - | 6.7 b | 5.3 b - | 5.1 b | 3.3 b ↓ | 7.0 c | 5.4 c - | 6.2 a | 4.7 b ↓ |

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Trois-Rivieres CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------|----------|--------|-----------|--------|-----------|--------|-------------|--------|--------|--------|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Trois-Rivières CMA | | | | | | | | | | |
| Pre 1960 | 364 a | 375 a | 402 a | 403 a | 479 a | 479 a | 551 b | 561 a | 462 a | 462 a |
| 1960 - 1974 | 384 b | 383 a | 457 a | 460 a | 546 a | 555 a | 623 a | 632 a | 522 a | 526 a |
| 1975 - 1989 | 422 a | 422 a | 467 a | 480 a | 540 a | 546 a | 599 a | 604 a | 533 a | 540 a |
| 1990 - 2004 | ** | ** | 517 a | 540 a | 637 a | 625 a | 651 a | 682 a | 609 a | 611 a |
| 2005+ | ** | ** | 549 a | 558 a | 732 a | 741 a | 768 a | 775 a | 710 a | 716 a |
| Total | 394 a | 402 a | 469 a | 477 a | 587 a | 594 a | 631 a | 646 a | 561 a | 568 a |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Trois-Rivières CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------|----------|----------|-----------|----------|-----------|----------|-------------|----------|--------|----------|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Trois-Rivières CMA | | | | | | | | | | |
| Pre 1960 | ** | ** | ** | ** | ** | 24.5 d | ** | ** | 22.0 d | 28.1 d ↑ |
| 1960 - 1974 | ** | 29.5 d | 24.0 d | 27.4 d - | 18.0 d | 24.6 d ↑ | ** | ** | 20.7 d | 25.8 a ↑ |
| 1975 - 1989 | 25.0 d | 25.5 d - | 20.5 d | 22.2 d - | 18.6 d | 19.7 d - | 15.6 d | 23.2 d ↑ | 18.5 a | 21.5 a ↑ |
| 1990 - 2004 | ** | ** | ** | ** | ** | ** | ** | ** | 15.5 d | ** |
| 2005+ | ** | ** | ** | 27.5 d | 20.0 d | 19.3 d - | ** | 21.0 d | 21.7 d | 21.2 d - |
| Total | 21.0 d | 28.8 d ↑ | 22.9 a | 25.3 a - | 18.5 a | 20.5 a - | 17.6 d | 24.3 d ↑ | 19.5 a | 23.0 a ↑ |

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Trois-Rivières CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------|----------|----------|-----------|---------|-----------|---------|-------------|---------|--------|---------|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Trois-Rivières CMA | | | | | | | | | | |
| 3 to 5 Units | ** | ** | ** | ** | 4.1 d | 2.2 c ↓ | ** | 4.9 d | 5.6 c | 4.4 c - |
| 6 to 19 Units | ** | ** | 7.3 b | 5.0 c ↓ | 6.1 b | 4.1 c ↓ | 7.3 c | 5.7 c - | 7.0 b | 5.0 b ↓ |
| 20 to 49 Units | 11.5 d | 7.3 b ↓ | 3.1 b | 2.6 a - | 4.5 b | 3.5 b ↓ | 9.0 b | 4.1 b ↓ | 5.2 a | 3.7 a ↓ |
| 50 to 99 Units | ** | ** | ** | 5.2 a | ** | 2.2 a | ** | ** | ** | 5.3 a |
| 100+ Units | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Total | 12.4 d | 13.9 d - | 6.7 b | 5.3 b - | 5.1 b | 3.3 b ↓ | 7.0 c | 5.4 c - | 6.2 a | 4.7 b ↓ |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Trois-Rivières CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Trois-Rivières CMA | | | | | | | | | | |
| 3 to 5 Units | 368 ^b | 374 ^a | 417 ^a | 418 ^a | 635 ^a | 635 ^a | 655 ^a | 678 ^a | 598 ^a | 597 ^a |
| 6 to 19 Units | 348 ^a | 367 ^a | 447 ^a | 459 ^a | 539 ^a | 555 ^a | 601 ^a | 613 ^a | 527 ^a | 538 ^a |
| 20 to 49 Units | 394 ^a | 406 ^a | 502 ^a | 514 ^a | 601 ^a | 606 ^a | 669 ^a | 674 ^a | 559 ^a | 567 ^a |
| 50 to 99 Units | ** | ** | ** | 636 ^a | ** | 748 ^a | ** | ** | ** | 713 ^a |
| 100+ Units | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| Total | 394 ^a | 402 ^a | 469 ^a | 477 ^a | 587 ^a | 594 ^a | 631 ^a | 646 ^a | 561 ^a | 568 ^a |

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Trois-Rivières CMA

| Zone | 3-5 | | 6-19 | | 20-49 | | 50-99 | | 100+ | |
|--|-------------------|------------------|-------------------|-------------------|-------------------|------------------|--------|------------------|--------|--------|
| | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 | Oct-16 | Oct-17 |
| Downtown | 13.0 ^d | ** | 13.9 ^d | 12.4 ^d | 12.4 ^a | 7.2 ^b | - | - | ** | ** |
| UQTR Sector | ** | ** | 5.0 ^c | 4.7 ^d | 3.0 ^c | 1.2 ^d | ** | ** | ** | ** |
| North Sector | ** | ** | ** | 4.3 ^d | 5.6 ^b | 4.6 ^a | ** | ** | - | - |
| Former Trois-Rivières City (Zones 1-3) | 9.5 ^c | ** | 8.4 ^b | 7.2 ^b | 5.6 ^a | 3.7 ^b | ** | ** | ** | ** |
| Trois-Rivières-Ouest | ** | 0.6 ^b | 4.5 ^d | 4.0 ^c | 2.3 ^a | 1.4 ^a | - | - | - | - |
| Pte-du-Lac/Yamachiche | 2.4 ^c | 1.4 ^a | 7.5 ^b | ** | ** | ** | - | - | - | - |
| Cap-de-la-Madeleine | ** | ** | 7.6 ^c | 3.4 ^d | 5.0 ^c | 6.0 ^c | ** | ** | - | - |
| St-Louis/Champlain/St-Maurice/Ste-Marthe | 0.0 ^c | ** | ** | ** | ** | ** | - | - | - | - |
| Bécancour | 4.4 ^d | ** | 5.3 ^d | 3.4 ^c | - | - | - | - | - | - |
| Outlying Areas (Zones 4-8) | 2.4 ^c | 3.0 ^c | 6.1 ^b | 3.6 ^c | 4.2 ^b | 3.6 ^b | ** | ** | - | - |
| Trois-Rivières CMA | 5.6 ^c | 4.4 ^c | 7.0 ^b | 5.0 ^b | 5.2 ^a | 3.7 ^a | ** | 5.3 ^a | ** | ** |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

| 1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Trois-Rivières CMA | | | | | | | | | | | | | | | |
|--|----------|--------|---|-----------|--------|---|-----------|--------|---|-------------|--------|---|--------|--------|---|
| Size | Bachelor | | | 1 Bedroom | | | 2 Bedroom | | | 3 Bedroom + | | | Total | | |
| | Oct-16 | Oct-17 | | Oct-16 | Oct-17 | | Oct-16 | Oct-17 | | Oct-16 | Oct-17 | | Oct-16 | Oct-17 | |
| Trois-Rivières CMA | | | | | | | | | | | | | | | |
| 3 to 5 Units | ** | ** | | ** | ** | | 16.5 d | 18.7 d | - | ** | ** | | 17.2 d | 20.6 d | - |
| 6 to 19 Units | ** | ** | | 23.4 d | 26.6 a | - | 19.1 d | 20.5 d | - | 16.6 d | 25.3 d | ↑ | 19.7 a | 23.8 a | ↑ |
| 20 to 49 Units | 26.3 a | 29.7 a | ↑ | 26.3 a | 23.7 a | ↓ | 23.2 a | 27.2 a | ↑ | 27.0 a | 33.2 a | ↑ | 25.2 a | 27.2 a | ↑ |
| 50 to 99 Units | ** | ** | | ** | 17.9 a | | ** | 18.0 a | | ** | ** | | ** | 16.2 a | |
| 100+ Units | ** | ** | | ** | ** | | ** | ** | | ** | ** | | ** | ** | |
| Total | 21.0 d | 28.8 d | ↑ | 22.9 a | 25.3 a | - | 18.5 a | 20.5 a | - | 17.6 d | 24.3 d | ↑ | 19.5 a | 23.0 a | ↑ |

| 1.4 Private Apartment Vacancy Rates (%) ¹ by Rent Range and Bedroom Type Trois-Rivieres CMA | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------|---|--------|-----------|---|--------|-----------|-----|--------|-------------|-----|--------|--------|---|--------|-----|---|-----|---|---|-----|---|-----|---|---|
| Rent Range | Bachelor | | | 1 Bedroom | | | 2 Bedroom | | | 3 Bedroom + | | | Total | | | | | | | | | | | | |
| | Oct-16 | | Oct-17 | Oct-16 | | Oct-17 | Oct-16 | | Oct-17 | Oct-16 | | Oct-17 | Oct-16 | | Oct-17 | | | | | | | | | | |
| Trois-Rivières CMA | | | | | | | | | | | | | | | | | | | | | | | | | |
| LT \$450 | 14.1 | d | 12.4 | d | - | 8.7 | c | 7.1 | c | - | ** | | 5.0 | d | | ** | | ** | | | 9.9 | b | 7.4 | c | ↓ |
| \$450 - \$499 | ** | | ** | | | 3.7 | d | 3.2 | d | - | 5.6 | d | 4.9 | d | - | ** | | ** | | | 5.3 | c | 4.0 | d | - |
| \$500 - \$549 | ** | | ** | | | 4.4 | d | 1.6 | c | ↓ | 5.4 | d | 3.0 | c | ↓ | ** | | 5.7 | d | | 6.6 | c | 3.2 | c | ↓ |
| \$550 - \$599 | 0.0 | a | ** | | | ** | | 3.3 | d | | ** | | 3.5 | d | | 8.3 | c | 5.4 | d | - | 7.3 | c | 4.1 | c | ↓ |
| \$600 - \$649 | ** | | ** | | | ** | | ** | | | 5.1 | d | 3.6 | d | - | ** | | 5.4 | d | | 6.5 | c | 4.3 | d | - |
| \$650+ | ** | | ** | | | 3.3 | b | 3.0 | a | - | 2.4 | c | 1.4 | a | ↓ | 2.3 | c | 5.5 | d | ↑ | 2.5 | b | 3.0 | c | - |
| Total | 12.4 | d | 13.9 | d | - | 6.7 | b | 5.3 | b | - | 5.1 | b | 3.3 | b | ↓ | 7.0 | c | 5.4 | c | - | 6.2 | a | 4.7 | b | ↓ |

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

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

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 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 levels, availability (outside Quebec), turnover and vacancy 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 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, availability (outside Quebec), and turnover 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 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 percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent 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 CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market. The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be \bar{x} and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a — Excellent

b — Very good

c — Good

d — Fair (Use with Caution)

** — Poor — Suppressed

++ — 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

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

| Structures in Universe | (0,20]* | (20,40] | (40,60] | (60,80] | (80,100) |
|------------------------|---------|---------|---------|-----------|-----------|
| 3 – 10 | Poor | Poor | Poor | Poor | Poor |
| 11 – 20 | Poor | Fair | Fair | Fair | Good |
| 21 – 40 | Poor | Fair | Fair | Good | Very Good |
| 41 – 80 | Poor | Fair | Good | Good | Very Good |
| 81+ | Poor | Good | Good | Very Good | Very Good |

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

| Vacancy Rate | 0 | (0,5] | (5,10] | (10,16.5] | (16.5,33.3] | (33.3,50] | 50+ |
|--------------|-----------|-----------|-----------|-----------|-------------|-----------|---------|
| (0,0.75] | Excellent | Excellent | Excellent | Excellent | Excellent | V. Good | V. Good |
| (0.75,1.5] | Excellent | Excellent | Excellent | Excellent | Excellent | Fair | Poor |
| (1.5,3] | Excellent | Excellent | Excellent | V. Good | Good | Poor | Poor |
| (3,6] | Excellent | Excellent | V. Good | Good | Fair | Poor | Poor |
| (6,10] | Excellent | Excellent | V. Good | Good | Poor | Poor | Poor |
| (10,15] | Excellent | Excellent | Good | Fair | Poor | Poor | Poor |
| (15,30] | Excellent | Excellent | Fair | Poor | Poor | Poor | Poor |
| (30,100] | Excellent | Excellent | Poor | Poor | Poor | Poor | Poor |

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

- a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
- b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
- c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
- d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
- ** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

- ↑ indicates the year-over-year change is a statistically significant increase.
- ↓ indicates the year-over-year change is a statistically significant decrease.
- indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
- △ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

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 50,000 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.

October 2016 data is based on Statistics Canada's 2011 Census area definitions. October 2017 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment 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.

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