RENTAL MARKET REPORT
Trois-Rivières CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018

The overall vacancy rate*...

DECREASED to

3.9%

- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$575

UNCHANGED

- ○ Below CMA
- ○ Similar to CMA
- ○ Above CMA

Map labels:
- St-Louis/ Champlain/ St-Maurice/ Ste-Marthe **
- North Sector
- Cap-de-la-Madeleine
- UQTR Sector
- Downtown
- Pointe-du-Lac/ Yamachiche
- Trois-Rivières-Ouest
- Bécancour **
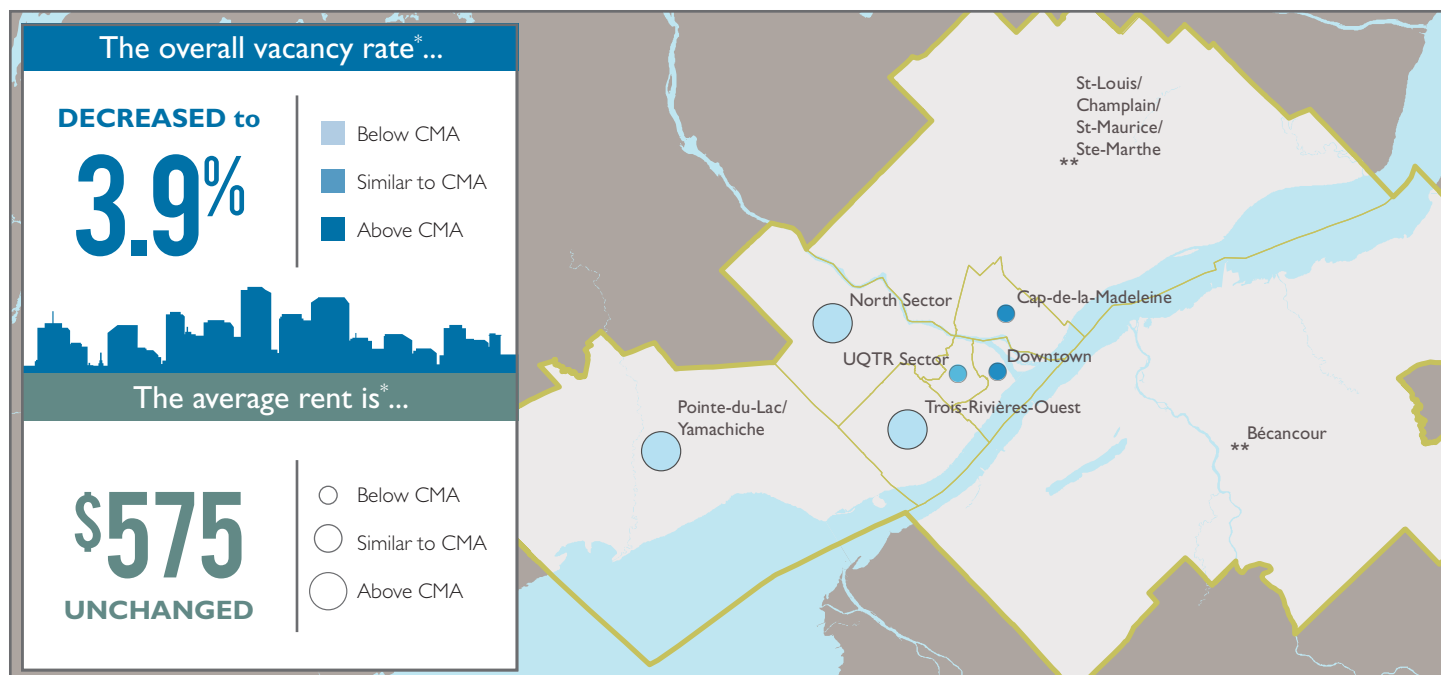
PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
9.6% Vacancy Rate	**4.5%** Vacancy Rate	**3.2%** Vacancy Rate	**3.8%** Vacancy Rate
$406 Avg. Rent	$476 Avg. Rent	$601 Avg. Rent	$654 Avg. Rent

> "The expansion of the pool of potential renters in Trois-Rivières was such that it allowed for a decrease in the vacancy rate, in a context where growth in supply was relatively modest."
>
> **Lukas Jasmin-Tucci**
> *Senior Analyst, economics*

*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.

Canada

CMHC ♦ SCHL

Highlights

- The rental market tightened in 2018, with the vacancy rate falling from 4.7% to 3.9%.

- The growth in rental housing supply in the Trois-Rivières metropolitan area has been moderate in recent years. The increase in supply in 2018 was therefore over relatively low levels of completions in previous years.

- Estimated change in the average rent in the CMA was nil.

- The vacancy rate in the Downtown sector remained high, but the proportion of vacant units in the sector decreased.

Trois-Rivières rental market tightens

According to the results of CMHC's latest survey,[1] the rental market in the Trois-Rivières census metropolitan area (CMA) tightened in 2018. After decreasing by 1.5 percentage points in 2017, the vacancy rate went down again, falling from 4.7%[2] to 3.9% in 2018 (see figure 1). As a result, the vacancy rate on the rental market in the area was below the average of the last five years (5.2%). The relatively small increase in supply between the last two surveys was more than offset by the increase in demand.

Supply grows slightly and demand rises

The growth in rental housing supply in the Trois-Rivières metropolitan area has been moderate in recent years. Before rental apartment

completions rose in the past year,[3] the area had experienced five consecutive years of decline.[4] Over the period from 2013 to 2017, increasingly soft market conditions limited the need for new rental units, which contributed to a slowdown in starts on this market. The increase in supply in 2018 was therefore over relatively low levels of completions in previous years (see figure 2).

On the demand side, net migration to the Trois-Rivières area went up from 700 people in 2015 to nearly 1,300 in 2017.[5] Most households who settle in the area choose to rent when they arrive.[6] Migration is therefore often associated with an increase in demand for rental housing. Part of the net migration in 2017 may have had an impact on the 2018 survey, and the growth may have continued over the past year, as suggested by the improvement in net international and interprovincial migration for the province.
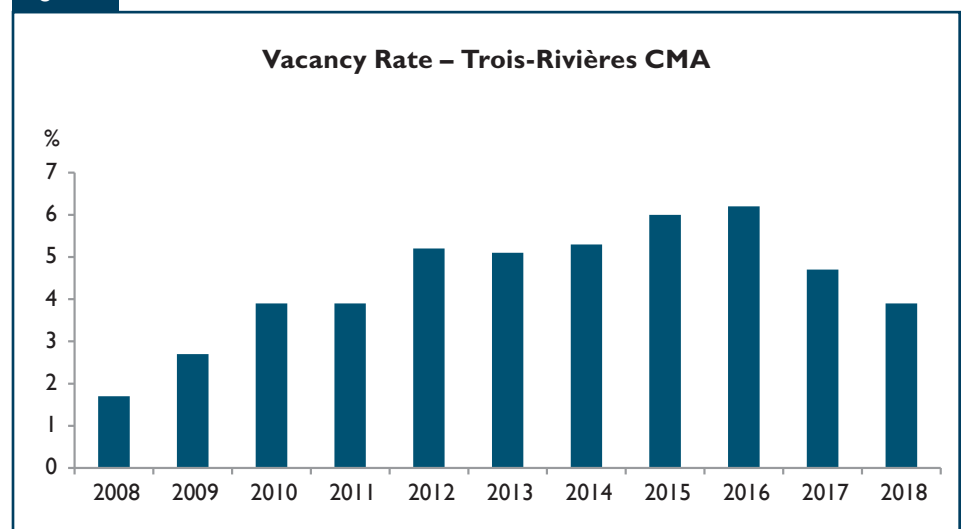
The possible increase in demand resulting from migration was, however, moderated by the decline in employment among young people aged 15 to 24 (-12%[7]). Because renters make up the vast majority of this population segment,[8] a decrease in employment for them can slow down rental housing demand by discouraging the formation of new households.

Figure 1

Source: CMHC
Note: Private Structures with Three or More Apartments

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[1] Rental Market Survey conducted in October 2018 by Canada Mortgage and Housing Corporation.
[2] The survey is based on privately initiated rental apartment structures of three or more units.
[3] From July to June. Primary rental market units.
[4] From July to June.
[5] Idem.
[6] Source: Statistics Canada, Census, 2016.
[7] Average from October 2017 to September 2018 relative to the same period in 2016/2017 (source: Statistics Canada, Labour Force Survey).
[8] Nearly 90% of households aged under 25 in the CMA are renters (source: Statistics Canada, Census, 2016).

Clearly, the factors mitigating rental housing 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 a context where growth in supply was relatively modest.

Vacancy rates fall in the central sectors of the CMA

On the geographic front, vacancy rates decreased in the sectors that make up the former city of Trois-Rivières. The greatest drop was observed in the Downtown sector, where the vacancy rate fell from 10.3% in 2017 to 7.1% in 2018, but this sector still had the highest rate in the CMA. This is also the sector with the oldest rental housing stock. The vacancy rate in the Cap-de-la-Madeleine sector remained the second highest in the CMA, at 4.5%, but the proportion of vacant units stayed stable there, like in the other outlying sectors.

Rent growth remains weak

Rent growth remained weak this year, and the estimated change in the average rent in the CMA was nil. Even though the vacancy rate has been decreasing for two years, the pressure from this tightening did not have any impact on rents in 2018.

In 2018, the average rent for two-bedroom apartments was $601. For apartments of the same bedroom type, the gap in average

Figure 2

Rental Apartment Completions - Trois-Rivières CMA
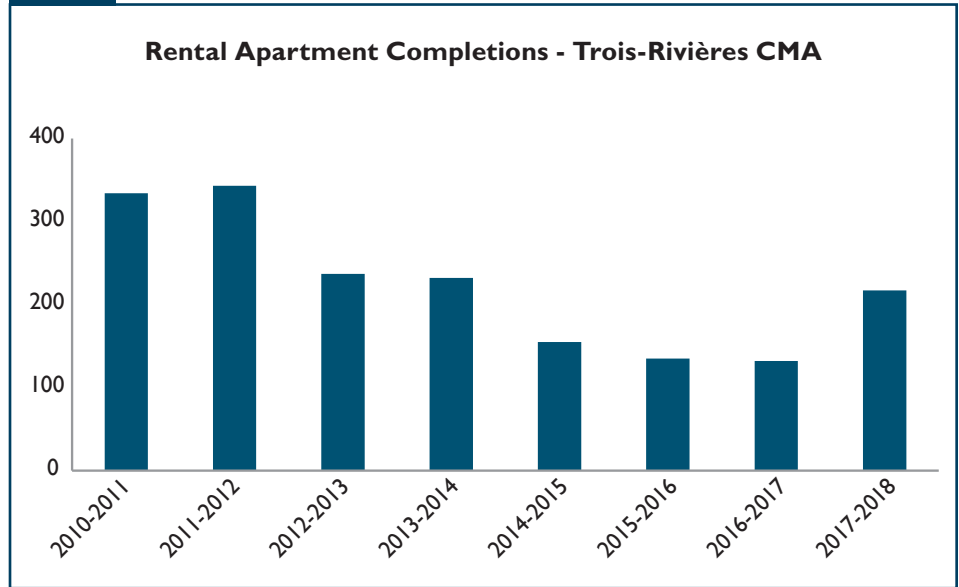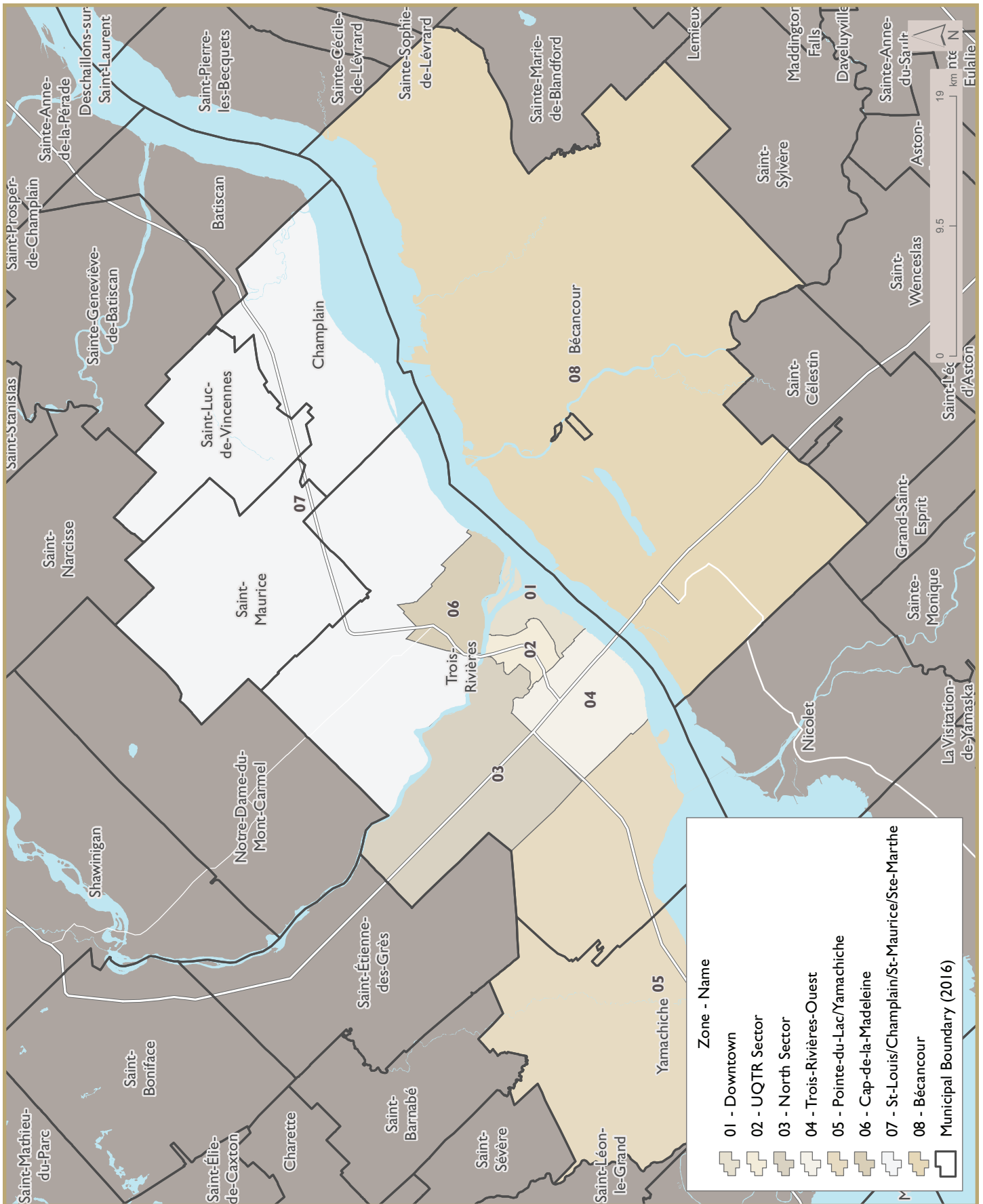
Source: CMHC
Note: Periods are from July to June. Primary rental market units.

rents by geographic sector grew wider. In the former city of Trois-Rivières, the average rent for two-bedroom apartments was $587 (versus $584 in 2017), while, in the outlying areas, the average was $612 (versus $601 in 2017). Newly built structures tend to have higher rents, and that gap can be explained by the larger share of these relatively more recent structures located in the outlying areas.

Tenant turnover rate decreases

In the Trois-Rivières CMA, 22.8% of the rental housing units changed tenants between the last two surveys, a proportion similar to that observed last year (23.0%).

The CMA's central sectors overall had the highest turnover rate, at 25.7%. The UQTR sector, in particular, gets a significant share of student renters who are relatively more mobile, such that the turnover rate there was 31.0%, which was nonetheless down from last year. In the outlying areas overall, the turnover rate was 20.1%, a percentage similar to that recorded last year. The lower vacancy rates in the outlying areas may have encouraged renter households to stay in the units they had, for lack of available dwellings that would better meet their preferences.

Saint-Anne-du-Sault

Aston-

Daveluyville

Maddington Falls

Lemieux

Sainte-Marie-de-Blandford

Saint-Sylvère

Saint-Sophie-de-Lévrard

Sainte-Cécile-de-Lévrard

Saint-Célestin

Saint-Wenceslas

Saint-Léo... d'Aston

Saint-Pierre-les-Becquets

Deschaillons-sur-Saint-Laurent

Sainte-Anne-de-la-Pérade

Batiscan

08 Bécancour

Champlain

Saint-Prosper-de-Champlain

Sainte-Geneviève-de-Batiscan

Saint-Luc-de-Vincennes

07

Saint-Stanislas

Saint-Narcisse

Saint-Maurice

06

01

02

Trois-Rivières

03

04

Grand-Saint-Esprit

Sainte-Monique

Nicolet

La Visitation-de-Yamaska

Notre-Dame-du-Mont-Carmel

Shawinigan

Saint-Étienne-des-Grès

Yamachiche **05**

Saint-Boniface

Saint-Mathieu-du-Parc

Saint-Élie-de-Caxton

Charette

Saint-Barnabé

Saint-Sévère

Saint-Léon-le-Grand

Zone - Name

01 - Downtown
02 - UQTR Sector
03 - North Sector
04 - Trois-Rivières-Ouest
05 - Pointe-du-Lac/Yamachiche
06 - Cap-de-la-Madeleine
07 - St-Louis/Champlain/St-Maurice/Ste-Marthe
08 - Bécancour

Municipal Boundary (2016)

km

19   9.5   0

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**

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2.1.4   Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
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Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

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1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Trois-Rivieres CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown	**	**	11.9 d	**	7.3 c	**	**	**	10.3 c	7.1 c ↓
UQTR Sector	4.7 d	5.3 d -	3.8 d	3.0 b -	2.9 c	2.7 c -	3.4 d	7.1 c ↑	3.4 c	3.7 b -
North Sector	**	**	2.6 b	2.2 c -	3.2 d	1.5 a ↓	6.2 c	4.1 c -	4.0 b	2.7 b ↓
Former Trois-Rivières City (Zones 1-3)	12.5 d	**	6.9 b	5.3 c -	4.6 b	3.5 c -	6.2 c	4.8 c -	6.1 b	4.6 b ↓
Trois-Rivières-Ouest	**	**	2.6 c	3.2 d -	2.5 c	1.2 d -	3.1 d	2.7 c -	2.8 b	2.2 c -
Pte-du-Lac/Yamachiche	**	**	2.1 c	0.0 c ↓	2.9 c	2.4 b -	**	1.7 c	2.6 c	1.9 b -
Cap-de-la-Madeleine	**	**	4.5 d	4.2 d -	2.1 c	4.3 d ↑	**	4.5 d	4.3 c	4.5 c -
St-Louis/Champlain/St-Maurice/Ste-Marthe	-	-	1.2 d	0.6 b -	**	**	**	**	**	**
Bécancour	**	**	3.9 d	**	1.6 c	0.6 b -	3.8 d	**	2.7 c	**
Outlying Areas (Zones 4-8)	**	**	3.4 d	3.4 d -	2.4 b	3.0 c -	4.8 d	3.2 d -	3.4 b	3.3 c -
Trois-Rivières CMA	**13.9** d	**9.6** c -	**5.3** b	**4.5** c -	**3.3** b	**3.2** c -	**5.4** c	**3.8** c ↓	**4.7** b	**3.9** b ↓

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Trois-Rivieres CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown	394 a	402 a	453 a	440 a	518 a	528 a	568 a	603 a	493 a	501 a
UQTR Sector	422 a	422 a	506 a	498 a	597 a	586 a	702 a	677 a	572 a	556 a
North Sector	369 a	373 a	493 a	493 a	636 a	645 a	629 a	645 a	590 a	601 a
Former Trois-Rivières City (Zones 1-3)	404 a	408 a	480 a	472 a	584 a	587 a	636 a	642 a	551 a	552 a
Trois-Rivières-Ouest	421 b	417 b	470 a	480 a	646 a	657 a	671 a	678 a	609 a	621 a
Pte-du-Lac/Yamachiche	**	**	615 c	654 b	690 a	718 a	767 b	915 a	688 a	742 a
Cap-de-la-Madeleine	380 b	391 b	477 a	476 a	560 a	568 a	605 b	606 a	547 a	555 a
St-Louis/Champlain/St-Maurice/Ste-Marthe	-	-	475 b	504 b	560 b	564 b	740 a	754 a	622 b	648 b
Bécancour	**	**	403 a	392 b	594 a	596 a	612 a	596 b	559 a	560 a
Outlying Areas (Zones 4-8)	392 b	400 b	473 a	480 a	601 a	612 a	653 a	662 a	583 a	595 a
Trois-Rivières CMA	**402** a	**406** a	**477** a	**476** a	**594** a	**601** a	**646** a	**654** a	**568** a	**575** 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-Rivieres CMA									
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown	190	173	1,089	1,099	1,340	1,369	473	480	3,092	3,121
UQTR Sector	253	253	807	819	1,099	1,093	464	462	2,623	2,627
North Sector	77	72	735	728	1,424	1,408	785	780	3,021	2,988
Former Trois-Rivières City (Zones 1-3)	520	498	2,631	2,646	3,863	3,870	1,722	1,722	8,736	8,736
Trois-Rivières-Ouest	29	30	753	761	1,953	1,963	918	931	3,653	3,685
Pte-du-Lac/Yamachiche	5	6	46	57	238	260	52	72	341	395
Cap-de-la-Madeleine	93	83	1,072	1,090	2,232	2,227	946	947	4,343	4,347
St-Louis/Champlain/St-Maurice/Ste-Marthe	0	0	105	109	354	357	324	357	783	823
Bécancour	5	5	90	90	313	331	133	129	541	555
Outlying Areas (Zones 4-8)	132	124	2,066	2,107	5,090	5,138	2,373	2,436	9,661	9,805
Trois-Rivières CMA	**652**	**622**	**4,697**	**4,753**	**8,953**	**9,008**	**4,095**	**4,158**	**18,397**	**18,541**

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 Rent [1]
by Zone and Bedroom Type
Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Downtown	4.1 d	-3.8 d	4.1 d	-4.2 d	-2.9 b	++	-4.5 d	**	1.7 c	++
UQTR Sector	1.3 a	++	**	**	++	-1.4 d	++	**	0.8 d	**
North Sector	++	++	1.3 a	1.1 d	++	1.0 d	1.6 c	2.7 c	++	1.1 a
Former Trois-Rivières City (Zones 1-3)	++	++	2.4 c	-1.5 a	-1.0 a	++	-0.6 b	++	1.1 a	++
Trois-Rivières-Ouest	**	++	++	1.3 d	0.8 a	++	1.4 a	++	0.6 b	0.7 b
Pte-du-Lac/Yamachiche	**	**	**	++	1.1 d	++	++	4.9 d	1.6 c	1.7 c
Cap-de-la-Madeleine	++	++	++	++	1.3 d	++	1.9 c	1.4 a	1.6 c	++
St-Louis/Champlain/St-Maurice/Ste-Marthe	-	-	++	1.1 a	++	++	++	++	++	++
Bécancour	**	**	++	**	++	1.5 c	**	++	++	++
Outlying Areas (Zones 4-8)	**	++	++	++	0.9 a	0.5 b	1.3 a	0.6 b	1.0 a	0.5 b
Trois-Rivières CMA	**1.5** d	**++**	**1.7** c	**-0.7** b	**++**	**++**	**++**	**++**	**1.1** a	**++**

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

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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown	**	**	24.4 d	23.4 d -	23.8 d	26.5 d -	**	**	25.7 d	24.1 d -
UQTR Sector	**	**	39.3 a	**	**	30.9 a	**	26.6 d	35.3 a	31.0 a ↓
North Sector	**	**	20.1 d	26.8 d ↑	17.3 d	18.7 d -	24.0 d	25.1 d -	20.2 d	22.8 a -
Former Trois-Rivières City (Zones 1-3)	**	**	27.8 a	27.1 a -	23.8 a	24.9 a -	29.8 d	24.0 d ↓	26.7 a	25.7 a -
Trois-Rivières-Ouest	**	**	21.6 d	**	21.4 d	16.9 d -	**	25.7 d	21.5 d	19.3 d -
Pte-du-Lac/Yamachiche	**	**	**	**	**	17.1 d	**	**	16.4 d	19.0 a -
Cap-de-la-Madeleine	**	**	**	**	**	**	**	**	18.0 d	21.2 d -
St-Louis/Champlain/St-Maurice/Ste-Marthe	-	-	**	**	**	**	**	**	**	**
Bécancour	**	**	20.4 d	**	17.4 d	**	**	**	18.8 a	**
Outlying Areas (Zones 4-8)	**	**	22.2 d	19.9 d -	18.1 d	18.5 d -	20.1 d	22.3 d -	19.6 a	20.1 a -
Trois-Rivières CMA	**28.8** d	****	**25.3** a	**24.0** a -	**20.5** a	**21.4** a -	**24.3** d	**23.0** d -	**23.0** a	**22.8** 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Trois-Rivières CMA										
Pre 1960	**	**	**	**	**	**	**	5.0 d	8.3 c	7.8 c -
1960 - 1974	**	**	5.1 c	3.4 d -	1.8 c	4.1 d ↑	**	**	4.6 c	4.9 c -
1975 - 1989	**	9.8 c	5.0 d	5.2 c -	3.5 c	3.4 c -	5.0 c	4.4 d -	4.4 b	4.3 b -
1990 - 2004	**	**	2.3 c	**	3.2 d	**	**	**	2.8 c	2.3 c -
2005+	**	**	4.5 d	0.1 b ↓	1.2 a	0.7 b -	**	**	3.1 d	0.8 a ↓
Total	13.9 d	9.6 c -	5.3 b	4.5 c -	3.3 b	3.2 c -	5.4 c	3.8 c ↓	4.7 b	3.9 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Trois-Rivières CMA										
Pre 1960	375 a	389 a	403 a	409 a	479 a	493 a	561 a	589 b	462 a	480 a
1960 - 1974	383 a	390 a	460 a	467 a	555 a	560 a	632 a	636 a	526 a	534 a
1975 - 1989	422 a	422 a	480 a	472 a	546 a	546 a	604 a	601 a	540 a	538 a
1990 - 2004	**	**	540 a	510 a	625 a	623 a	682 a	664 a	611 a	602 a
2005+	**	**	558 a	559 a	741 a	741 a	775 a	786 a	716 a	720 a
Total	402 a	406 a	477 a	476 a	594 a	601 a	646 a	654 a	568 a	575 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Trois-Rivières CMA										
Pre 1960	**	**	**	**	24.5 d	**	**	**	28.1 d	28.7 d -
1960 - 1974	29.5 d	**	27.4 d	**	24.6 d	27.7 d -	**	**	25.8 a	**
1975 - 1989	25.5 d	**	22.2 d	19.6 d -	19.7 d	23.7 a ↑	23.2 d	22.6 d -	21.5 a	22.8 a -
1990 - 2004	**	**	**	**	**	13.0 d	**	**	**	13.8 d
2005+	**	**	27.5 d	**	19.3 d	13.8 d ↓	21.0 d	**	21.2 d	16.9 d ↓
Total	28.8 d	**	25.3 a	24.0 a -	20.5 a	21.4 a -	24.3 d	23.0 d -	23.0 a	22.8 a -

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Trois-Rivieres CMA										
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Trois-Rivières CMA										
3 to 5 Units	**	**	**	**	2.2 c	2.8 c -	4.9 d	**	4.4 c	3.3 d -
6 to 19 Units	**	**	5.0 c	4.3 c -	4.1 c	3.7 c -	5.7 c	4.6 c -	5.0 b	4.4 b -
20 to 49 Units	7.3 b	6.4 c -	2.6 a	3.0 b -	3.5 b	2.5 a ↓	4.1 b	4.5 c -	3.7 a	3.3 a -
50 to 99 Units	**	**	5.2 a	**	2.2 a	**	**	**	5.3 a	**
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	13.9 d	9.6 c -	5.3 b	4.5 c -	3.3 b	3.2 c -	5.4 c	3.8 c ↓	4.7 b	3.9 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-Rivieres CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Trois-Rivières CMA										
3 to 5 Units	374 a	380 b	418 a	415 a	635 a	637 a	678 a	674 a	597 a	599 a
6 to 19 Units	367 a	382 a	459 a	465 a	555 a	567 a	613 a	630 a	538 a	553 a
20 to 49 Units	406 a	406 a	514 a	516 a	606 a	622 a	674 a	715 a	567 a	580 a
50 to 99 Units	**	**	636 a	**	748 a	**	**	**	713 a	**
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	402 a	406 a	477 a	476 a	594 a	601 a	646 a	654 a	568 a	575 a

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

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown	**	**	12.4 d	**	7.2 b	5.8 a ↓	-	-	**	**
UQTR Sector	**	**	4.7 d	3.3 d -	1.2 d	1.9 c -	**	**	**	**
North Sector	**	0.6 b	4.3 d	3.3 d -	4.6 a	3.9 a ↓	**	**	-	-
Former Trois-Rivières City (Zones 1-3)	**	5.6 d	7.2 b	4.5 c ↓	3.7 b	3.4 b -	**	**	**	**
Trois-Rivières-Ouest	0.6 b	0.5 b -	4.0 c	3.1 d -	1.4 a	2.1 a ↑	-	-	-	-
Pte-du-Lac/Yamachiche	1.4 a	1.8 c -	**	0.0 c	**	4.2 a	-	-	-	-
Cap-de-la-Madeleine	**	**	3.4 d	5.4 c -	6.0 c	3.5 d ↓	**	**	-	-
St-Louis/Champlain/St-Maurice/Ste-Marthe	**	0.0 d	**	**	**	**	-	-	-	-
Bécancour	**	0.0 d	3.4 c	**	-	-	-	-	-	-
Outlying Areas (Zones 4-8)	3.0 c	1.4 d -	3.6 c	4.2 c -	3.6 b	3.1 b -	**	**	-	-
Trois-Rivières CMA	4.4 c	3.3 d -	5.0 b	4.4 b -	3.7 a	3.3 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Trois-Rivières CMA										
3 to 5 Units	**	**	**	**	18.7 d	**	**	**	20.6 d	20.2 d -
6 to 19 Units	**	**	26.6 a	25.3 d -	20.5 d	24.1 a ↑	25.3 d	24.0 d -	23.8 a	24.8 a -
20 to 49 Units	29.7 a	28.5 d -	23.7 a	23.8 a -	27.2 a	24.6 a ↓	33.2 a	**	27.2 a	25.6 a -
50 to 99 Units	**	**	17.9 a	**	18.0 a	**	**	**	16.2 a	**
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	28.8 d	**	25.3 a	24.0 a -	20.5 a	21.4 a -	24.3 d	23.0 d -	23.0 a	22.8 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Trois-Rivières CMA										
LT $450	12.4 d	**	7.1 c	6.2 c -	5.0 d	4.6 d -	**	**	7.4 c	6.5 c -
$450 - $499	**	**	3.2 d	**	4.9 d	5.1 d -	**	**	4.0 d	5.7 c -
$500 - $549	**	**	1.6 c	**	3.0 c	3.9 d -	5.7 d	**	3.2 c	3.0 c -
$550 - $599	**	**	3.3 d	**	3.5 d	5.9 d ↑	5.4 d	4.5 d -	4.1 c	4.8 c -
$600 - $649	**	**	**	**	3.6 d	2.1 c -	5.4 d	**	4.3 d	3.4 d -
$650+	**	**	3.0 a	2.7 a -	1.4 a	1.2 a -	5.5 d	2.9 c ↓	3.0 c	2.0 b ↓
Total	13.9 d	9.6 c -	5.3 b	4.5 c -	3.3 b	3.2 c -	5.4 c	3.8 c ↓	4.7 b	3.9 b ↓

[1]Vacancy 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 2017 and October 2018 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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