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A S T F A X

Province of Quebec

RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

OCTOBER 2003 SURVEY

VACANCY RATE RISES SLIGHTLY FOR THE PROVINCE OVERALL

According to the results of the annual rental market survey conducted in October 2003 by Canada Mortgage and Housing Corporation (CMHC), the average vacancy rate in privately initiated rental buildings with three or more housing units now stands at 1.3 per cent, compared to 1.2 per cent at the time of the last year's survey (see opposite).

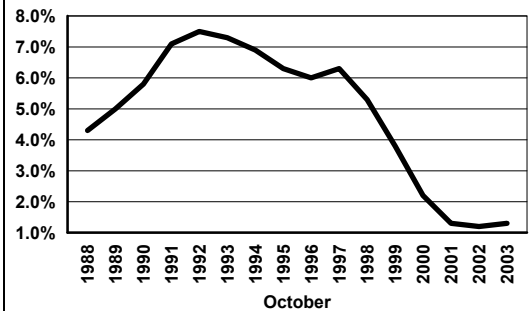
The survey results show that vacancy rates went up in four of the province's six census metropolitan areas (CMAs) in 2003. The rental markets in Montréal (1.0 per cent), Québec (0.5 per cent) and Gatineau (1.2 per cent) registered small increases, while rates fell in the CMAs of Sherbrooke (from 1.8 per cent to 0.7 per cent in October 2003) and Trois-Rivières (from 3.0 per cent to 1.5 per cent in October 2003). As was the case last year, the survey revealed a clearly different situation on the Saguenay CMA rental market, which recorded a slight rise, as the vacancy rate there went from 4.9 per cent to 5.2 per cent in October 2003 (see p. 2).

As for the other urban agglomerations, the survey revealed some notable differences. First, the average vacancy rate in centres with 50,000 to 99,999 inhabitants remained stable at 2.6 per cent. However, centres with 10,000 to 49,999 inhabitants, although they have a higher rate, posted another decrease. In fact, this rate went from 6.5 per cent in 2001 to 4.5 per cent last year and now stands at 3.6 per cent, according to the 2003 survey (see p. 2). In this regard, there were significant decreases in Abitibi (Rouyn-Noranda and Val-d'Or) and eastern Quebec (Baie-Comeau and Sept-Îles) (see p. 2).

According to the survey results, vacancy rates rose for units of all sizes, with the exception of apartments with three or more bedrooms, for which the rate fell by 0.2 of a percentage point to 1.1 per cent. Once again this year, market conditions are relatively less tight in the bachelor apartment segment, which has a vacancy rate of 2.2 per cent, than in the other unit size categories (see opposite).

Apartment Vacancy Rates (%)	2002	2003
Bachelor	2.0	2.2
1 Bedroom	1.3	1.6
2 Bedroom	0.9	1.0
3 Bedroom and +	1.3	1.1
Total	1.2	1.3

Vacancy Rate - Province of Quebec
Private structures with 3 or more apartments



Apartment Units (2003)	Vacant	Total
Bachelor	1,465	65,514
1 Bedroom	3,164	195,514
2 Bedroom	3,409	352,964
3 Bedroom and +	1,001	89,651
Total	9,040	703,642

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Canada

Apartment Vacancy Rates by Zone and Bedroom Type Province of Quebec

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
	%	%	%	%	%	%	%	%	%	%
Saguenay	5.7	6.8	7.2	8.9	4.2	3.2	3.3	5.1	4.9	5.2
Gatineau	2.5	3.9	0.3	1.6	0.6	0.9	0.0	0.9	0.5	1.2
Montréal	1.3	1.7	0.7	1.3	0.5	0.8	1.1	0.8	0.7	1.0
Québec	0.8	1.0	0.6	0.8	0.2	0.3	0.2	0.3	0.3	0.5
Sherbrooke	2.9	1.7	2.3	0.8	1.5	0.4	1.1	0.8	1.8	0.7
Trois-Rivières	6.5	2.9	3.4	1.8	2.6	1.2	1.9	1.3	3.0	1.5
Agglomerations 50,000 - 99,999	8.3	9.0	4.1	3.2	2.3	2.1	2.0	1.4	3.0	2.6
Agglomerations 10,000 - 49,999*	7.5	7.3	6.2	4.6	3.5	2.7	3.2	3.3	4.5	3.6
Total - Province of Quebec	2.0	2.2	1.3	1.6	0.9	1.0	1.3	1.1	1.2	1.3

*Now including Rimouski and Saint-Hyacinthe

Average Apartment Rents by Zone and Bedroom Type Province of Quebec

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
	\$	\$	\$	\$	\$	\$	\$	\$
Saguenay	302	309	370	374	440	457	477	494
Gatineau	432	462	509	548	599	639	684	720
Montréal	423	441	505	528	552	575	687	710
Québec	388	405	489	506	550	567	653	671
Sherbrooke	309	319	369	385	456	471	553	572
Trois-Rivières	292	314	370	382	431	436	473	491

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
	%	%	%	%	%	%	%	%	%	%
1- Alma South	8.7	17.4	3.0	9.8	6.0	6.3	3.7	4.6	5.0	6.9
2- Alma North	0.0	20.0	5.7	10.9	5.5	7.2	3.2	3.7	5.0	7.1
Alma Area	6.9	17.9	4.0	10.2	5.8	6.7	3.5	4.2	5.0	7.0
1- Dolbeau	18.8	0.0	5.0	1.7	3.4	5.0	1.8	7.3	4.2	4.2
2- Mistassini	**	**	14.8	22.0	4.7	2.4	3.3	10.0	5.8	6.4
Dolbeau-Mistassini Area	14.3	0.0	6.8	5.6	3.9	4.1	2.4	8.3	4.7	4.9

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
	\$	\$	\$	\$	\$	\$	\$	\$
1- Alma South	298	290	331	342	403	420	441	446
2- Alma North	236	300	339	349	387	386	417	418
Alma Area	290	291	334	345	396	404	429	435
1- Dolbeau	259	282	338	351	404	419	445	504
2- Mistassini	**	**	257	269	348	355	381	406
Dolbeau-Mistassini Area	260	277	318	327	387	392	413	469

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Alma Area	29	28	274	284	933	985	317	336	1,553	1,633
Dolbeau-Mistassini Area	21	20	146	144	362	365	85	86	614	615

** Sample too small to disclose results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
	%	%	%	%	%	%	%	%	%	%
Roberval Area	11.1	0.0	4.1	5.8	3.9	4.3	1.3	0.0	3.7	4.0
St-Félicien Area	8.2	0.0	4.4	2.7	2.6	6.4	2.8	5.2	3.4	5.0

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
	\$	\$	\$	\$	\$	\$	\$	\$
Roberval Area	263	284	328	336	403	406	447	453
St-Félicien Area	303	293	340	340	394	391	451	482

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Roberval Area	9	8	123	120	305	300	76	71	513	499
St-Félicien Area	37	35	116	112	316	297	71	77	540	521

** Sample too small to disclose results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Amos Area	% 24.1	% 28.1	% 17.4	% 13.2	% 12.7	% 10.4	% 5.8	% 10.3	% 13.0	% 12.0
Mont-Laurier Area	0.0	1.1	0.0	0.6	0.5	0.5	0.0	0.0	0.2	0.5

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
Amos Area	\$ 251	\$ 276	\$ 317	\$ 327	\$ 395	\$ 403	\$ 470	\$ 476
Mont-Laurier Area	288	306	351	349	416	407	486	467

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Amos Area	50	57	316	310	574	559	249	252	1,189	1,178
Mont-Laurier Area	98	94	362	362	380	386	138	123	978	965

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
	%	%	%	%	%	%	%	%	%	%
Rouyn-Noranda Area	21.5	16.0	13.3	9.3	6.9	6.3	6.4	4.3	10.0	7.9
Val-d'Or Area	15.8	13.0	17.3	8.0	9.0	4.3	9.3	5.9	11.7	6.4

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
	\$	\$	\$	\$	\$	\$	\$	\$
Rouyn-Noranda Area	287	295	367	354	444	444	525	523
Val-d'Or Area	291	285	367	365	438	441	498	501

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Rouyn-Noranda Area	301	314	769	807	1,426	1,391	402	400	2,898	2,912
Val-d'Or Area	204	194	536	513	891	886	548	571	2,179	2,164

Apartment Vacancy Rates by Zone and Bedroom Type Joliette Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
	%	%	%	%	%	%	%	%	%	%
1- City of Joliette	0.9	3.0	2.2	0.7	0.9	1.1	1.1	0.7	1.3	1.1
2- St-Charles-Borromée & Notre-Dame-des-Prairies	**	**	0.8	1.5	0.4	0.0	0.0	0.0	0.4	0.3
Joliette Area	0.8	2.8	1.7	1.0	0.6	0.5	0.6	0.4	0.9	0.8

Average Apartment Rents by Zone and Bedroom Type Joliette Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
	\$	\$	\$	\$	\$	\$	\$	\$
1- City of Joliette	319	356	375	383	430	436	470	483
2- St-Charles-Borromée & Notre-Dame-des-Prairies	**	**	473	369	469	462	468	484
Joliette Area	315	353	402	380	450	449	470	484

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Joliette Area	382	324	1,097	1,137	2,254	2,300	727	769	4,460	4,530

** Sample too small to disclose results

Apartment Vacancy Rates by Zone and Bedroom Type Sorel-Tracy Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
	%	%	%	%	%	%	%	%	%	%
1- City of Sorel	**	9.4	7.7	6.3	6.2	5.0	2.6	2.7	6.8	5.2
2- Others (*)	3.2	10.4	8.5	4.9	3.3	2.3	4.8	2.3	4.7	3.4
Sorel-Tracy Area	11.3	10.1	8.1	5.6	4.9	3.9	4.2	2.4	5.8	4.3

(*) Tracy, Ste-Anne-de-Sorel, Ste-Victoire-de-Sorel, St-Joseph-de-Sorel and St-Robert

Average Apartment Rents by Zone and Bedroom Type Sorel-Tracy Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
	\$	\$	\$	\$	\$	\$	\$	\$
1- City of Sorel	**	283	318	338	366	382	430	432
2- Others (*)	261	302	349	355	392	394	441	442
Sorel-Tracy Area	265	297	335	347	377	387	438	440

(*) Tracy, Ste-Anne-de-Sorel, Ste-Victoire-de-Sorel, St-Joseph-de-Sorel and St-Robert

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Sorel-Tracy Area	101	99	483	486	1,450	1,454	300	288	2,334	2,327

** Sample too small to disclose results

Apartment Vacancy Rates by Zone and Bedroom Type St-Jean-sur-Richelieu Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
	%	%	%	%	%	%	%	%	%	%
1- City of St-Jean	0.6	2.7	0.5	0.5	0.5	0.2	0.0	0.3	0.4	0.4
2- City of Iberville	N/A	**	**	**	0.9	0.6	**	**	0.6	0.7
3- City of St-Luc	N/A	**	**	**	4.3	2.6	0.0	0.0	2.2	1.4
St-Jean-sur-Richelieu Area	0.6	2.6	0.4	0.6	1.0	0.5	0.0	0.2	0.6	0.5

Average Apartment Rents by Zone and Bedroom Type St-Jean-sur-Richelieu Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
	\$	\$	\$	\$	\$	\$	\$	\$
1- City of St-Jean	297	331	394	396	447	484	464	490
2- City of Iberville	N/A	**	**	**	407	417	**	**
3- City of St-Luc	N/A	**	**	**	498	549	520	582
St-Jean-sur-Richelieu Area	297	331	391	396	448	484	480	511

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
St-Jean-sur-Richelieu Area	244	267	1,556	1,484	4,292	4,467	1,663	1,705	7,755	7,923

** Sample too small to disclose results / N/A Data not available or not applicable

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
	%	%	%	%	%	%	%	%	%	%
Lachute Area	1.2	3.6	1.2	3.1	1.2	0.8	0.0	0.0	1.0	1.8
St-Lin-Laurentides	N/A	**	N/A	0.0	N/A	2.8	N/A	0.0	N/A	1.7
Salaberry-de-Valleyfield Area	1.0	2.4	3.2	2.9	2.3	0.8	0.6	0.5	2.2	1.5

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
	\$	\$	\$	\$	\$	\$	\$	\$
Lachute Area	319	321	341	345	402	405	464	464
St-Lin-Laurentides	N/A	**	N/A	360	N/A	439	N/A	502
Salaberry-de-Valleyfield Area	335	367	362	361	406	423	423	439

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Lachute Area	183	169	186	261	361	373	112	125	842	928
St-Lin-Laurentides	N/A	**	N/A	61	N/A	179	N/A	51	N/A	296
Salaberry-de-Valleyfield Area	174	167	702	641	956	1,020	313	302	2,145	2,130

N/A Data not available or not applicable

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
	%	%	%	%	%	%	%	%	%	%
1- Mingan Sector	12.0	5.3	8.2	9.2	7.8	5.5	6.8	6.1	8.2	6.8
2- Marquette Sector	20.4	17.6	11.9	7.3	17.0	5.6	12.2	7.1	14.6	7.1
Baie-Comeau Area	14.7	9.2	9.9	8.3	12.1	5.6	9.5	6.7	11.1	6.9
Sept-Îles Area	18.5	9.8	8.2	3.0	7.3	4.2	10.0	9.0	9.2	5.2

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
	\$	\$	\$	\$	\$	\$	\$	\$
1- Mingan Sector	341	342	450	451	534	541	561	558
2- Marquette Sector	348	334	382	388	460	468	522	527
Baie-Comeau Area	343	340	420	422	499	506	541	540
Sept-Îles Area	314	325	409	418	485	495	522	546

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Baie-Comeau Area	111	109	422	420	552	575	233	255	1,318	1,359
Sept-Îles Area	239	235	736	742	1,016	1,000	410	413	2,401	2,390

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
	%	%	%	%	%	%	%	%	%	%
Gaspé Area	12.5	8.3	9.5	5.4	3.8	1.7	6.3	8.0	6.5	4.5
Matane Area	14.3	17.1	15.5	10.1	7.3	7.2	4.1	8.8	10.8	9.7
Rimouski Area	5.0	2.1	3.2	1.1	1.9	0.4	0.7	0.9	2.6	0.9

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
	\$	\$	\$	\$	\$	\$	\$	\$
Gaspé Area	324	324	383	388	460	466	496	500
Matane Area	276	282	336	341	404	410	422	425
Rimouski Area	340	340	413	420	495	510	545	546

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Gaspé Area	24	24	168	167	234	230	112	112	538	533
Matane Area	154	152	439	437	477	471	148	147	1,218	1,207
Rimouski Area	750	702	1,443	1,601	2,033	2,125	671	588	4,897	5,016

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
	%	%	%	%	%	%	%	%	%	%
Montmagny Area	2.2	0.0	2.4	0.0	1.0	0.5	0.0	0.0	1.4	0.3
Rivière-du-Loup Area	2.0	3.0	2.1	1.0	1.3	0.7	1.9	1.1	1.6	1.0

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
	\$	\$	\$	\$	\$	\$	\$	\$
Montmagny Area	296	296	367	368	450	463	451	459
Rivière-du-Loup Area	297	301	361	359	443	456	501	517

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Montmagny Area	89	90	168	169	395	400	70	69	722	728
Rivière-du-Loup Area	152	168	476	518	1,100	1,236	320	363	2,048	2,285

** Sample too small to disclose results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
St-Georges Area	% 0.7	% 8.7	% 4.5	% 8.5	% 1.3	% 1.3	% 2.0	% 1.0	% 2.3	% 3.6
Ste-Marie Area	0.0	2.3	3.2	1.7	2.9	0.9	4.5	1.6	3.1	1.3

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
St-Georges Area	\$ 286	\$ 287	\$ 343	\$ 351	\$ 426	\$ 434	\$ 425	\$ 436
Ste-Marie Area	263	275	326	326	411	428	452	483

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
St-Georges Area	149	92	604	544	1,089	1,125	200	199	2,042	1,960
Ste-Marie Area	41	43	185	172	411	444	111	122	748	781

Apartment Vacancy Rates by Zone and Bedroom Type Drummondville Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
	%	%	%	%	%	%	%	%	%	%
1- Drummondville	2.9	6.7	3.7	2.6	2.0	3.3	1.1	0.5	2.3	2.7
2- Rest of Area	**	0.0	**	**	**	0.0	**	0.5	**	0.2
Drummondville Area	2.8	6.6	3.6	2.6	1.8	3.0	1.3	0.5	2.2	2.5

Average Apartment Rents by Zone and Bedroom Type Drummondville Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
	\$	\$	\$	\$	\$	\$	\$	\$
1- Drummondville	307	320	383	385	454	472	468	490
2- Rest of Area	**	286	**	**	**	421	**	474
Drummondville Area	307	319	383	385	451	468	462	488

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Drummondville Area	542	516	1,801	1,866	2,854	3,055	1,675	1,802	6,872	7,239

** Sample too small to disclose results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
	%	%	%	%	%	%	%	%	%	%
Granby Area	12.3	9.4	2.6	2.1	1.8	0.9	0.4	0.5	2.5	1.7
St-Hyacinthe Area	2.2	**	2.1	0.7	0.1	0.1	0.0	1.9	0.7	0.5

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
	\$	\$	\$	\$	\$	\$	\$	\$
Granby Area	319	334	408	412	462	476	507	530
St-Hyacinthe Area	333	**	372	389	441	476	490	506

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Granby Area	437	446	1,932	2,062	3,848	3,926	736	693	6,953	7,127
St-Hyacinthe Area	369	**	1,349	1,864	3,144	3,078	1,109	829	5,971	6,100

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Cowansville Area	% 4.5	% 2.6	% 3.1	% 5.7	% 3.4	% 3.1	% 4.0	% 3.1	% 3.5	% 3.8
Magog Area	4.7	1.8	2.6	0.8	0.8	0.2	0.7	0.0	1.4	0.4

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
Cowansville Area	\$ 274	\$ 283	\$ 349	\$ 362	\$ 418	\$ 436	\$ 431	\$ 436
Magog Area	284	283	337	344	441	462	502	525

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Cowansville Area	89	79	381	459	739	761	354	363	1,563	1,662
Magog Area	106	114	383	391	998	1,057	307	318	1,794	1,880

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
	%	%	%	%	%	%	%	%	%	%
Thetford Mines Area	9.7	8.7	9.5	9.6	7.9	6.3	3.4	3.0	7.9	7.1
Victoriaville Area	4.7	15.1	3.7	6.4	1.0	1.3	0.3	2.4	1.8	4.0

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
	\$	\$	\$	\$	\$	\$	\$	\$
Thetford Mines Area	243	246	297	302	333	338	382	378
Victoriaville Area	278	285	341	344	433	435	469	497

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Thetford Mines Area	155	149	370	365	517	540	179	169	1,221	1,223
Victoriaville Area	371	363	687	817	1,944	1,804	527	680	3,529	3,664

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
La Tuque Area	% 25.0	% 20.5	% 20.3	% 22.4	% 15.9	% 15.5	% 10.4	% 13.7	% 16.7	% 17.4

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
La Tuque Area	\$ 302	\$ 303	\$ 314	\$ 314	\$ 371	\$ 370	\$ 422	\$ 424

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
La Tuque Area	44	44	212	210	364	362	135	139	755	755

Apartment Vacancy Rates by Zone and Bedroom Type Shawinigan Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
	%	%	%	%	%	%	%	%	%	%
1- Downtown	**	**	16.4	7.7	4.8	3.3	5.2	4.2	7.5	5.6
2- Northeastern Sector	**	**	9.8	9.6	7.6	9.5	9.8	4.7	9.0	8.3
City of Shawinigan (1 and 2)	**	**	12.3	8.8	6.9	8.1	7.8	4.5	8.5	7.4
3- Shawinigan-Sud	**	**	16.1	9.5	5.8	1.4	2.4	2.0	8.4	4.2
4- Grand-Mère and St-Georges	**	**	24.1	19.8	3.8	4.9	4.2	6.1	8.9	9.9
Shawinigan Area	28.3	32.8	15.7	11.0	6.1	6.1	6.2	4.4	8.5	7.3

Average Apartment Rents by Zone and Bedroom Type Shawinigan Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
	\$	\$	\$	\$	\$	\$	\$	\$
1- Downtown	**	**	276	291	337	340	325	327
2- Northeastern Sector	**	**	310	311	312	322	369	377
City of Shawinigan (1 and 2)	**	**	297	303	318	325	350	356
3- Shawinigan-Sud	**	**	316	322	382	380	390	394
4- Grand-Mère and St-Georges	**	**	299	309	366	374	379	396
Shawinigan Area	250	268	303	309	339	346	362	369

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Shawinigan Area	156	114	838	968	2,348	2,293	1,406	1,324	4,748	4,699

** Sample too small to disclose results

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