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# A S T F A X

## Chicoutimi-Jonquière

### RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

NOVEMBER 26, 2002

### Vacancy Rate Up Slightly

The Chicoutimi-Jonquière census metropolitan area (CMA) rental market posted a vacancy rate of 4.9 per cent this past October, for a moderate increase of half a percentage point over the level of 4.4 per cent recorded in October 2001. This result comes from the annual survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2002, covering privately initiated rental buildings with three or more housing units.

The vacancy rate went back up mainly because demand is losing speed. In 2002, job losses, particularly in full-time positions for young people aged from 15 to 24 years, curbed the rental housing demand. Also, the demographic changes in the area have been the cause of low household formation levels for several years.

The increase in the vacancy rate came mainly from the former city of Chicoutimi. In fact, the Chicoutimi-Nord zone now has the highest vacancy rate in the CMA (7.3 per cent), up over October 2001 (5.1 per cent). Chicoutimi-Sud, for its part, posts a rate of 4.4 per cent, for an increase of 0.9 of a percentage point over one year. As for the Jonquière zone, the situation is comparable to that which prevailed in October of last year, with a vacancy rate of 4.4 per cent. Lastly, La Baie has 6.8 per cent of its units unoccupied, down from 2001 (7.4 per cent).

With its vacancy rate on the rise and ranking third highest among the 26 CMAs in Canada, the Chicoutimi-Jonquière area did not register any significant rental increases. As a result, it remains one of the most affordable areas for housing in the country.

Elsewhere in the province, the CMAs of Québec (0.3 per cent), Gatineau (0.5 per cent) and Montréal (0.7 per cent) are facing housing shortages. In Sherbrooke and Trois-Rivières, the vacancy rates are down, having reached 1.8 per cent and 3.0 per cent, respectively.

Apartment Vacancy Rates (%)	2001	2002
Bachelor	3.4	5.7
1-Bedroom	6.4	7.2
2-Bedroom	4.1	4.2
3-Bedroom +	3.1	3.3
Total	4.4	4.9

Average Apartment Rents (\$)	2001	2002
Bachelor	296	302
1-Bedroom	364	370
2-Bedroom	439	440
3-Bedroom +	478	477

Apartment Units (2002)	Vacant	Total
Bachelor	32	565
1-Bedroom	151	2,092
2-Bedroom	177	4,190
3-Bedroom +	54	1,616
Total	414	8,463

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**Apartment Vacancy Rates (%)  
by Zone and Bedroom Type  
Chicoutimi-Jonquière CMA**

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Chicoutimi-Nord	**	**	**	**	4.9	6.1	0.0	3.6	5.1	7.3
Chicoutimi-Sud	**	**	3.9	5.5	3.7	4.1	1.8	1.9	3.5	4.4
Chicoutimi	**	6.8	5.0	6.8	4.0	4.5	1.4	2.3	3.8	4.9
Jonquière	**	**	8.5	7.6	3.1	3.1	4.3	3.8	4.5	4.4
La Baie	**	**	8.7	9.3	8.3	6.9	5.6	5.5	7.4	6.8
<b>Metropolitan Area</b>	<b>3.4</b>	<b>5.7</b>	<b>6.4</b>	<b>7.2</b>	<b>4.1</b>	<b>4.2</b>	<b>3.1</b>	<b>3.3</b>	<b>4.4</b>	<b>4.9</b>

**Average Apartment Rents (\$)  
by Zone and Bedroom Type  
Chicoutimi-Jonquière CMA**

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
Chicoutimi-Nord	**	**	**	**	381	409	435	480
Chicoutimi-Sud	**	**	377	379	464	450	513	511
Chicoutimi	**	302	374	375	447	443	500	505
Jonquière	**	**	359	359	439	439	469	468
La Baie	**	**	308	380	383	431	413	406
<b>Metropolitan Area</b>	<b>296</b>	<b>302</b>	<b>364</b>	<b>370</b>	<b>439</b>	<b>440</b>	<b>478</b>	<b>477</b>

\*\* Sample too small to disclose results

## Chicoutimi-Jonquière Metropolitan Area Zones

Zone 1: Chicoutimi-Nord, Saint-Honoré, Shipshaw, Canton Tremblay

Zone 2: Chicoutimi-Sud

Zone 3: Jonquière, Larouche, Laterrière

Zone 4: La Baie

### METHODOLOGY

Every year in October, Canada Mortgage and Housing Corporation (CMHC) conducts a Rental Market Survey to determine the number of unoccupied units and the rents charged in rental buildings. The survey is performed through samples in all urban areas with 10,000 or more inhabitants. The results presented in this publication reflect the situation in apartment buildings that have been on the market for at least three months. CMHC contacted the building owners or managers either by telephone or by sending an enumerator to meet with them. The survey took place over the first two weeks of October and the results represent the conditions prevailing on the market during that period.

### DEFINITIONS

Unoccupied unit: A unit is considered to be unoccupied if, at the time of the survey, it is immediately available for rent.

Rent: The rental data corresponds to the actual amounts paid by tenants for their units. Amenities and utilities such as heating, electricity, parking, hot water and laundry facilities may or may not be included in the monthly rent indicated for each unit. The average rents presented in the publication represent the average rental rates for different units in the market sector. These rates may include all or some services.

Apartment building: An apartment building is any structure with three or more rental units without private entrances.

### ACKNOWLEDGEMENTS

The Rental Market Survey was conducted with the cooperation of the owners and managers. We sincerely thank them for their contributions, which enabled us to rapidly obtain accurate information.

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