

RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

NOVEMBER 26, 2002

Vacancy Rate Hits Lowest Point in Québec Area

For a fifth straight year, the rental housing vacancy rate fell in 2002 in the Québec census metropolitan area (CMA). According to the latest Rental Market Survey results published by CMHC, the vacancy rate on this market now stands at 0.3 per cent, compared to 0.8 per cent last year. This is the lowest rate ever recorded in the Québec area.

The decrease in the vacancy rate is attributable, on the one hand, to a strong housing demand, which has remained steady, particularly thanks to the vigorous employment growth that the Québec area has posted for the past few years and to an appreciable migration gain. On the other hand, while construction may be picking up to a certain extent, the supply of rental dwellings is taking some time adjust.

Rental market conditions are tight across the metropolitan area, and for all unit sizes. Although these conditions favour landlords, the average rent has risen only moderately. In relation to 2001, the average rent went up by 2.7 per cent in privately initiated buildings.

Among the 26 metropolitan areas across the country, Québec now has the lowest vacancy rate. It is followed by Gatineau (0.5 per cent) and Montréal (0.7 per cent).

CMHC's annual Rental Market Survey was conducted at the beginning of October. In the Québec CMA, it covered a total stock of 75,742 apartments contained in privately initiated rental buildings with three or more housing units.

Apartment Vacancy Rates (%)	2001	2002
Bachelor	1.6	0.8
1-Bedroom	1.2	0.6
2-Bedroom	0.5	0.2
3-Bedroom +	0.6	0.2
Total	0.8	0.3

Average Apartment Rents (\$)	2001	2002
Bachelor	380	388
1-Bedroom	473	489
2-Bedroom	538	550
3-Bedroom +	632	653

Apartment Units (2002)	Vacant	Total
Bachelor	52	6,731
1-Bedroom	129	22,351
2-Bedroom	57	36,033
3-Bedroom +	19	10,627
Total	257	75,742

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**Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Québec CMA**

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
1- Lower Town Québec, Vanier	1.3	0.3	2.1	0.5	0.6	0.2	0.9	0.5	1.2	0.3
2- Upper Town Québec	1.5	1.6	1.3	0.5	1.3	0.3	0.3	0.1	1.1	0.6
3- Québec Des Rivières, Anc.-Lorette	0.5	0.5	0.4	1.0	0.2	0.1	0.0	0.0	0.2	0.3
4- Ste-Foy, Sillery, Cap-Rouge, St-August.	0.7	0.7	0.2	0.0	0.1	0.0	0.2	0.0	0.2	0.1
5- Val-Bélair, St-Émile, Loretteville, etc.	**	**	0.9	0.4	0.0	0.1	0.4	0.7	0.4	0.2
6- Charlesbourg, Stoneham, etc.	6.9	0.7	1.6	1.8	0.9	0.3	0.1	0.1	1.3	0.7
7- Beauport, Boischâtel, Î. O., etc.	1.3	1.5	1.3	0.9	1.2	0.3	3.3	0.5	1.5	0.6
8- Charny, St-Romuald, St-Jean-Ch., etc.	**	**	1.9	0.2	0.0	0.0	0.0	0.0	0.3	0.0
9- Lévis, Pintendre, etc.	**	0.0	1.0	0.8	0.6	0.0	0.9	0.0	0.7	0.2
Total - Québec Metropolitan Area	1.6	0.8	1.2	0.6	0.5	0.2	0.6	0.2	0.8	0.3

**Average Apartment Rents (\$)
by Zone and Bedroom Type
Québec CMA**

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
1- Lower Town Québec, Vanier	312	346	384	411	467	485	545	570
2- Upper Town Québec	457	442	620	646	760	759	794	801
3- Québec Des Rivières, Anc.-Lorette	342	334	431	439	533	542	581	602
4- Ste-Foy, Sillery, Cap-Rouge, St-August.	389	401	506	509	608	615	670	689
5- Val-Bélair, St-Émile, Loretteville, etc.	**	**	398	407	494	517	555	563
6- Charlesbourg, Stoneham, etc.	348	368	451	469	553	574	607	635
7- Beauport, Boischâtel, Î. O., etc.	330	339	381	395	459	465	508	527
8- Charny, St-Romuald, St-Jean-Ch., etc.	**	**	401	416	506	518	664	712
9- Lévis, Pintendre, etc.	**	333	388	398	483	499	567	582
Total - Québec Metropolitan Area	380	388	473	489	538	550	632	653

** Sample too small to disclose results

ZONES

Description of the Québec metropolitan area market zones

Zone 1: Basse-Ville de Québec, Vanier

Zone 2: Haute-Ville de Québec

Zone 3: Ancienne-Lorette, Neufchâtel, Duberger, Les Saules, Lebourgneuf

Zone 4: Ste-Foy, Sillery, Cap-Rouge, St-Augustin

Zone 5: Val-Bélair, St-Émile, Loretteville, Lac St-Charles, Lac Delage, Valcartier, Shannon, Lac St-Joseph, Ste-Catherine-de-la-Jacques-Cartier, Fossambault

Zone 6: Charlesbourg, Lac Beauport, Stoneham-Tewkesbury

Zone 7: Beauport, Ste-Brigitte-de-Laval, Boischâtel, L'Ange-Gardien, Château-Richer, Île d'Orléans

Zone 8: Charny, St-Romuald, St-Jean-Chrysostôme, St-Nicolas, St-Rédempteur, Breakeyville, St-Lambert, St-Étienne

Zone 9: Lévis, Pintendre, St-Joseph de Lévy, Beaumont

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.

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