

F A S T F A X

Gatineau

RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

More dwellings available on the Gatineau rental market

According to the results of the annual rental market survey conducted in October 2003 by Canada Mortgage and Housing Corporation (CMHC), there are now slightly more unoccupied dwellings in the Gatineau area. In privately initiated buildings with three or more housing units, the vacancy rate went up from 0.5 per cent in 2002 to 1.2 per cent this year.

This slight easing of the Outaouais rental market is attributable to both the supply and demand sides. With the vacancy rate below 1 per cent for the past four years, it had become imperative to breathe new life into this market. Multiple housing construction adjusted accordingly, and the market grew by 594 new apartments, or almost double the supply that arrived in 2001. This trend is continuing in 2003, as over 500 rental apartments have already been started.

On the demand side, the frenzy on the resale and new home markets freed up a few apartments. In fact, with mortgage rates still at interesting levels, more renter households were encouraged to take the plunge into homeownership. Another factor limiting demand is youth employment. In 2002 and 2003, people aged from 15 to 24 years experienced more difficulty on the labour market, as job creation was down for this age group. As a result, fewer young households were formed, and demand for apartments declined.

Even if vacancy rates rose for all dwelling types, the preference undeniably goes to the most spacious units. There is less than one available apartment out of a hundred in this category, while vacant units are more numerous among smaller apartments.

Despite a larger number of unoccupied dwellings, rents keep rising steadily. In October 2003, they posted another gain of 7 per cent (two bedrooms units). This increase was essentially due to the arrival on the market of new units with higher rents.

OCTOBER 2003 SURVEY

Apartment Vacancy Rates	2002	2003
Bachelor	2.5%	3.9%
1-Bedroom	0.3%	1.6%
2-Bedroom	0.6%	0.9%
3-Bedroom +	0.0%	0.9%
Total	0.5%	1.2%

Average Apartment Rents	2002	2003
Bachelor	\$432	\$462
1-Bedroom	\$509	\$548
2-Bedroom	\$599	\$639
3-Bedroom +	\$684	\$720

Apartment Units (2003)	Vacant	Total
Bachelor	34	872
1-Bedroom	87	5,380
2-Bedroom	93	10,533
3-Bedroom +	24	2,648
Total	238	19,433

Customer Service | 866 855-5711
CMHC - Market Analysis Centre
cam_qc@cmhc.ca

F260E - 2003



Canada

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

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Hull	0.4	6.1	0.1	1.7	0.5	1.0	0.0	1.0	0.3	1.5
Aylmer	**	**	0.8	1.1	0.4	1.2	**	**	0.4	1.1
Gatineau	6.5	0.9	0.6	1.6	0.7	0.6	0.0	0.6	0.8	0.8
Outlying sector	**	**	**	**	1.0	1.7	**	**	0.9	1.4
Gatineau CMA	2.5	3.9	0.3	1.6	0.6	0.9	0.0	0.9	0.5	1.2

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

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2002	2003	2002	2003	2002	2003	2002	2003
Hull	428	464	520	559	631	678	727	773
Aylmer	**	**	555	605	627	660	**	**
Gatineau	451	472	490	523	582	616	641	658
Outlying sector	**	**	**	**	437	461	**	**
Gatineau CMA	432	462	509	548	599	639	684	720

*** Sample too small to disclose results

© 2003 Canada Mortgage and Housing Corporation. All rights reserved. No portion of this publication may be reproduced, stored in a retrieval system or transmitted in any form or by any means, mechanical, electronic, photocopying, recording or otherwise without the prior written permission of Canada Mortgage and Housing

Corporation. Without limiting the generality of the foregoing, no portion of this publication may be translated from English into any other language without the prior written permission of Canada Mortgage and Housing Corporation. The information, analyses and opinions contained in this publication are based on

various sources believed reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibilities.