

R

ENTAL MARKET

REPORT

Chicoutimi-Jonquière

Canada Mortgage and Housing Corporation

www.cmhc.ca

OCTOBER 2002 SURVEY

Vacancies Rise Slightly in the Chicoutimi-Jonquière Area

According to the 2002 CMHC Rental Market Survey, the Chicoutimi-Jonquière census metropolitan area (CMA) registered a vacancy rate of 4.9 per cent this past October. This was a moderate increase of half a percentage point over the rate of 4.4 per cent recorded in October 2001. This small change was still in line with the trend observed since 1997. In fact, over the last six years, the vacancy rate has remained between 4 per cent and 5 per cent and therefore posts a certain stability.

According to the survey, which covers privately initiated buildings with three or more housing units, the rise in the vacancy rate represents 45 more unoccupied units than in October 2001, which brings the total to 415 units without tenants. The supply, for its part, posted a small gain of 55 units in 2002, for a total of 8,463 apartments.

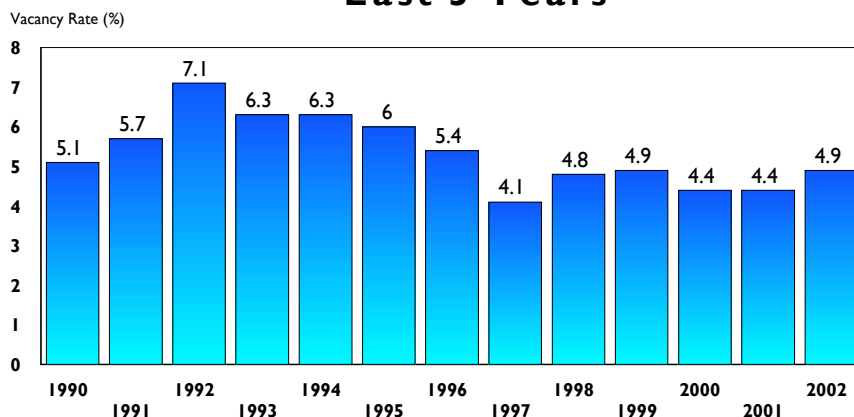
The job market situation in 2002 was certainly the factor that contributed the most to easing the demand for rental housing. In fact, in 2002, job losses

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Vacancy Rate Relatively Stable for the Last 5 Years



Source: CMHC



HOME TO CANADIANS
Canada

resulted from the imposition of tariffs on Canadian lumber exports to the United States. In particular, the decline in full-time employment among young people aged from 15 to 24 years considerably curbed the rental housing demand by preventing some young people from leaving their family nest or putting an end to their apartment-sharing arrangements. In addition, this situation intensified another significant factor influencing the demand trend, namely, the weak household formation currently prevailing in the Chicoutimi-Jonquière CMA. This demographic phenomenon is due to the negative migration observed mainly among young people aged under 25 years.

Among the six CMAs across Quebec, Chicoutimi-Jonquière is the exception. In fact, with its vacancy rate at 4.9 per cent, it reveals a picture that is very different from those in such areas as Trois-Rivières (3.0 per cent) and Sherbrooke (1.8 per cent) (see the box Rental markets in Canada in 2002: tighter conditions in Quebec).

Vacancy Rates by Sector

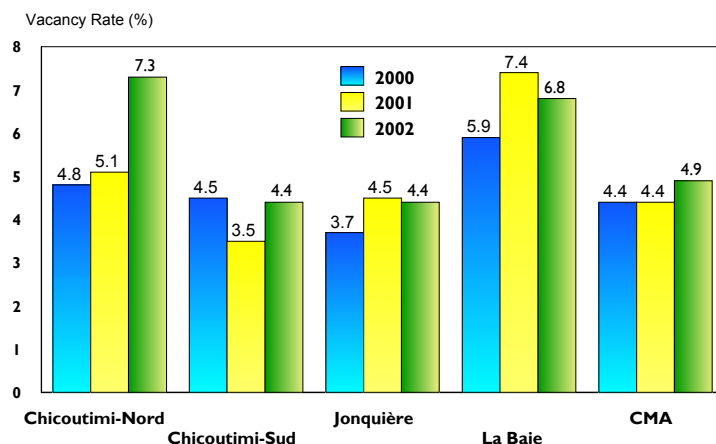
The rental market did not behave in the same manner in the four zones within the Chicoutimi-Jonquière

CMA. In fact, zone 4 (former municipality of La Baie) clearly stood out from the rest, with a decrease of 0.6 of a percentage point from its 2001 rate (7.4 per cent). With a vacancy rate of 7.3 per cent, zone 1 (Chicoutimi-Nord, Saint-Honoré, Shipshaw and Canton de Tremblay) registered the greatest increase among the four zones. As for zone 3 (former city of Jonquière, Larouche and Laterrière), it did not see any significant change in its vacancy rate in 2002 (4.4 per cent). This relative stability put an end to the upward trend that began in October 1998 when the vacancy rate stood at 3.1 per cent. Lastly, the vacancy rate in zone 2 (southern part of the former city of Chicoutimi) attained 4.4 per cent, up by 0.9 of a percentage point in comparison with the 2001 survey (see table 5).

Market Favourable to Tenants

To characterize a market, we compare the rental increases with the general inflation rate observed over the same period. As such, for apartments with two or more bedrooms, which account for 70 per cent of the market, no rental hike was noted for the overall Chicoutimi-Jonquière

Conditions in Each of the Zones



Source: CMHC

Apartment Vacancy Rates		
Canada	2001	2002
Metropolitan Areas		
Abbotsford	2.4	2.0
Calgary	1.2	2.9
Charlottetown	1.8	2.2
Chicoutimi-Jonquière	4.4	4.9
Edmonton	0.9	1.7
Halifax	2.8	2.7
Hamilton	1.3	1.6
Gatineau	0.6	0.5
Kitchener	0.9	2.3
London	1.6	2.0
Montréal	0.6	0.7
Oshawa	1.3	2.3
Ottawa	0.8	1.9
Québec	0.8	0.3
Regina	2.1	1.9
Saint John	5.6	6.3
Saskatoon	2.9	3.7
Sherbrooke	2.3	1.8
St. Catharines-Niagara	1.9	2.4
St. John's	2.5	2.7
Sudbury	5.7	5.1
Thunder Bay	5.8	4.7
Toronto	0.9	2.5
Trois-Rivières	4.7	3.0
Vancouver	1.0	1.4
Victoria	0.5	1.5
Windsor	2.9	3.9
Winnipeg	1.4	1.2
Total Canada	1.2	1.7
Québec Province		
Urban Areas from 50,000 to 99,999 inhabitants		
Drummondville	1.8	2.2
Granby	2.5	2.5
Shawinigan	7.7	8.5
St-Jean-sur-Richelieu	1.2	0.6
Rimouski*	3.9	2.6
St-Hyacinthe	1.3	0.7
Sub-Total 50,000-99,999 inhabitants	2.6	2.6
Urban Areas from 10,000 to 49,999 inhabitants		
Alma	4.4	5.0
Amos	14.2	13.0
Baie-Comeau	16.2	11.1
Cowansville	6.0	3.5
Dolbeau-Mistassini	3.9	4.7
Gaspé	9.2	6.5
Joliette	2.2	0.9
La Tuque	13.0	16.7
Lachute	5.5	1.0
Magog	1.1	1.4
Matane	11.4	10.8
Montmagny	1.3	1.4
Rivière-du-Loup	3.4	1.6
Roberval	4.1	3.7
Rouyn-Noranda	15.5	10.0
Salaberry-de-Valleyfield	3.7	2.2
Sept-Îles	7.7	9.2
Sorel-Tracy	8.4	5.8
St-Georges	2.7	2.3
Ste-Marie	2.8	3.1
Thetford-Mines	11.5	7.9
Val d'Or	11.4	11.7
Victoriaville	2.0	1.8
Sub-Total 10,000-49,999 inhabitants	6.2	5.5
Total Province of Québec	1.3	1.2

CMA, while inflation attained 1.5 per cent in Quebec (annual average from October 2001 to September 2002). When the rents in an area rise at a rate close to inflation, this is an indication that the market is balanced. Consequently, in the Chicoutimi-Jonquière CMA, it can be inferred that the market is favourable to tenants, in all zones within the CMA and for units of all sizes. In fact, despite rental increases of 1.6 per cent and 2.0 per cent for one-bedroom apartments and bachelor units, respectively, tenants still have the advantage. With the high vacancy rates and the uncertainty that some landlords conveyed to us with regard to the difficult situation in the field, we can easily see that tenants effectively have the edge.

Saguenay: an affordable area

A comparison between the current situation in Chicoutimi-Jonquière with the conditions prevailing in the 27 other urban centres with 100,000 or more inhabitants across the country reveals that this is one of the most affordable areas. In fact, with an average rent of \$440 per month for a two-bedroom unit, the Saguenay area has the second lowest rental rate in the country, after Trois-Rivières (\$431). In fact, all of Quebec is benefiting from relatively low rents, from a national standpoint. For example, Sudbury (\$647) has the lowest average rent in Ontario, while the highest rent in Quebec is in Gatineau (\$599). At the other end of the spectrum are Toronto and Vancouver, where the average rents are \$1,047 and \$954 per month, respectively.

Rental Markets in Canada in 2002: tighter conditions in Quebec

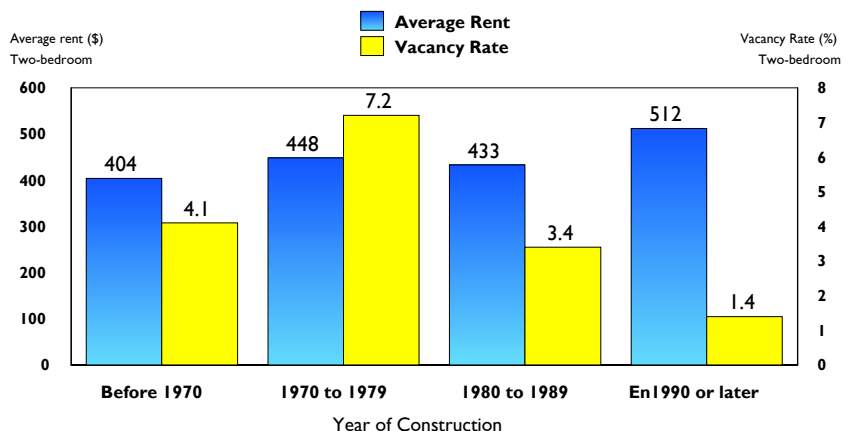
Toronto and Vancouver are no longer the tightest rental markets among Canada's census metropolitan areas (CMAs). Instead, Quebec's three largest CMAs are now the ones posting the lowest vacancy rates in the country: Québec (0.3 per cent), Gatineau (0.6 per cent) and Montréal (0.7 per cent). Among the other Canadian CMAs, only Kingston, with 0.9 per cent of its units unoccupied, had a vacancy rate below 1 per cent this past October. This situation results from a major increase in demand attributable to the excellent employment performance and the arrival on the housing market of young people aged from 19 to 24 years, who are more numerous than the group that preceded them. In addition, multiple housing construction is focused mainly on condominiums and retirement homes, while traditional rental housing construction is limited. In the other CMAs across Quebec, the vacancy rates reached 1.8 per cent in Sherbrooke, 3.0 per cent in Trois-Rivières and 4.9 per cent in Chicoutimi-Jonquière.

One striking fact from the last survey was that the vacancy rate rose significantly in Toronto, as it went up from 0.9 per cent in 2001 to 2.5 per cent in 2002. For the first time since the early 1990s, this rate stands above 2 per cent in this area. A considerable decline in the rental housing demand was observed as a result of the strong homeownership trend and the deterioration of the youth employment situation in this part of Ontario. There was also an increase in the supply of non-traditional rental housing, particularly condominiums for rent.

In the majority of the other CMAs across Canada, vacancy rates went up over the last twelve months. These increases, although they were less than one percentage point in most cases, helped many rental markets regain greater flexibility. For Canada overall, the vacancy rate now stands at 1.7 per cent, compared to 1.1 per cent one year earlier.

In general, in Quebec, vacancy rates tend to be lower in large urban centres. In fact, the vacancy rate in Quebec's CMAs (100,000 or more inhabitants) was 0.8 per cent in October 2002, while it was 2.6 per cent in centres with 50,000 to 99,999 inhabitants and 5.5 per cent in centres with 10,000 to 49,999 inhabitants.

Newer Apartments Highly Rated



Source: CMHC

Small Structures and Large Units Sought

Another finding that emerged from the analysis of the survey results is the preference of households for buildings with 3 to 5 units. In fact, small structures, with the tranquillity, privacy and space that they provide, posted a decrease of 0.8 of a percentage point in their vacancy rate, which has now reached 3.5 per cent (see the box About Renter Households in Quebec). Vacancy rates in mid-size structures with 6 to 19 units and 20 to 49 units rose to 5.8 per cent and 7.7 per cent, respectively. For buildings with 100 or more units, the vacancy rate was on the rise, attaining 1.5 per cent. Here, it is very important not to compare the category of 100 or more units with the others, as it includes only retirement homes, whereas most of the other categories mainly comprise traditional rental housing. The retirement home market is very tight on account of a strong demand resulting from the aging of the population.

Renter households also prefer roomy apartments. Because space is a crucial factor for households with children and those who opt for shared accommodations, apartments with the greatest number of bedrooms are the most sought-after. As a result, units with three or more bedrooms have a vacancy rate of 3.3 per cent, followed by two-bedroom dwellings, with a rate of 4.2 per cent. Then come bachelor apartments and one-bedroom units, which have respective vacancy rates of 5.7 per cent and 7.2 per cent. Since 66 per cent of bachelor apartments are contained in retirement homes, this brings down the vacancy rate for this type of dwelling.

Tenants Seek Quality

The quality found in recently built dwellings seems to be a more important factor than the monthly rental payment, in many cases. In fact, only 1.6 per cent of units built after 1990 are unoccupied, while their average rent is around 15 per cent higher than that for apartments built during the 1970s. Dwellings built in the 1980s are also popular, with a vacancy rate of 3.6 per cent. Finally, the proportion of unoccupied units rises to 7.3 per cent for dwellings built in the 1970s and falls slightly to 5.2 per cent for those built before 1970.

Forecast for 2003

In 2003, several retirement homes will offer additional units to their clients following expansions that got under way in 2002. With a group of people aged 65 years or older moving into retirement homes, many houses and rental apartments will be vacated. The difficult job market conditions and negative net migration will not sufficiently stimulate household formation, such that there will still be a surplus of available apartments. As a result, for 2003, it is expected that the vacancy rate should climb to about 5.5 per cent. Also, rents will not be

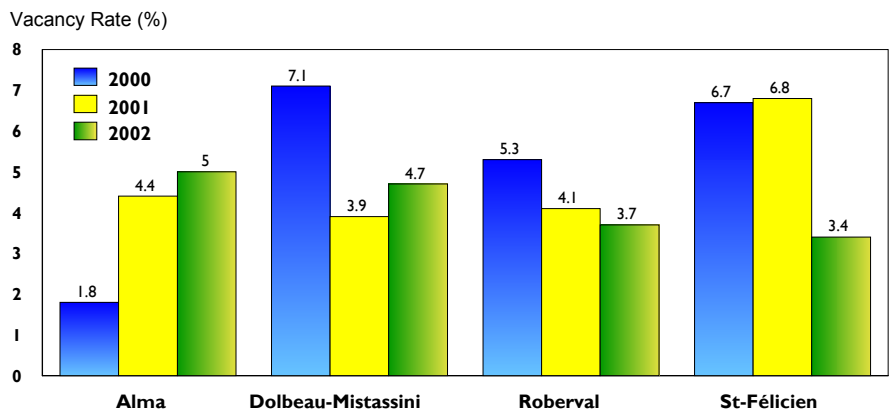
on the rise, as the market will again be favouring tenants.

The volume of traditional rental housing construction will remain low next year, on account of the weak demand. As well, with the aging of the population, new constructions will have to be able to adapt to the future needs of its occupants. To this end, a home adaptability model like FlexHousing will be an asset to ensure the profitability of new housing over the long term (see the box FlexHousing: best practices for today and tomorrow).

Elsewhere in the Lac-Saint-Jean Area

Conditions in the Lac-Saint-Jean area vary from one municipality to another. The vacancy rate in Alma went back up to 5.0 per cent this past October, compared to 4.4 per cent in 2001. In Dolbeau-Mistassini, the proportion of unoccupied units also increased, as it went from 3.9 per cent in 2001 to 4.7 per cent this year. Saint-Félicien, for its part, with 3.4 per cent of its units vacant, stood out with a vacancy rate that fell by half since last year. And, lastly, Roberval, with a vacancy rate of 3.7 per cent, ended up in a better position than in October 2001 (4.1 per cent).

Vacancy Rates in Lac-Saint-Jean



Source : CMHC

About Renter Households in Quebec

The following information was drawn from a study entitled *Les logements privés au Québec : la composition du parc de logements, les propriétaires bailleurs et les résidents* [private housing in Quebec: the composition of the housing stock, landlords and residents], prepared by Francine Dansereau and Mark Choko, with the collaboration of Gérard Divay, from the INRS-Urbanisation, Culture et Société, for the Société d'habitation du Québec, Canada Mortgage and Housing Corporation, the Régie du logement and the Régie du bâtiment du Québec¹. This study results from a survey conducted from October 5, 2000, to February 12, 2001, among some 10,000 Quebec households.

Families in smaller buildings, single and older people in larger structures

First of all, the researchers noted a close relation between the size of buildings and the type of renter households living in them. In fact, the majority of couples with children (69 per cent) and without children (55 per cent), as well as single-parent families (54 per cent), lived in smaller buildings (5 units or less). This phenomenon is not extraneous to the fact that households composed of several people need larger dwellings, which are concentrated in smaller structures. As well, more single people than other household types lived in buildings with 20 or more units. As for seniors aged 65 years or older and retirees, around one quarter of them lived in large structures (50 or more units), although these buildings account for only 9 per cent of the rental housing stock.

Modest incomes

In the fall of 2000, for Quebec overall, the annual median income of renter households was \$25,048, while that of homeowners (living in their own single-family house or structure with several units—in this last case, either as landlords or co-owners) stood at \$45,276. Renter households living in buildings with 1 to 3 units had the highest incomes (\$27,711), while those who lived in structures with 20 to 49 units had the lowest incomes (\$19,450). The low level of these incomes is due to the fact that single people and single-parent families represent a large share (59 per cent) of renter households.

Great mobility

Half of the renter households had lived in their dwellings for three years or less, while 15 per cent had lived in their units for over 10 years. This length of occupancy did not vary much from one area to another, but it was shorter in larger buildings, where smaller units are concentrated. As this market is more volatile (the renters in such dwellings are less stable than those in larger units and more vulnerable to the ups and downs of the economy), it can be seen that just over a third of renter households who lived in units with 1 or 2 rooms had moved into them less than a year before.

Satisfaction with their dwellings

Two thirds of the renter households deemed that their dwelling required only regular maintenance, and this proportion reached 75 per cent of those who lived in large buildings. Major repairs were necessary for 9 per cent of rental units, and this percentage was higher in structures with 1 to 3 units (10 per cent), as these needs increased with the size of the units (14 per cent for dwellings with 6 or more rooms).

Just over 40 per cent of the renter households stated that they were very satisfied with regard to the noise inside and outside their buildings. The level of satisfaction was higher in buildings with 1 to 3 units and in large structures with 50 or more units. Conversely, it was lower in buildings with 10 to 19 units.

¹ INRS (Institut national de recherche scientifique)-Urbanisation, Culture et Société [Quebec national scientific research institute-urbanization, culture and society]

Régie du logement [Quebec rental board]

Régie du bâtiment du Québec [Quebec construction board]

THE RETIREMENT HOME MARKET STUDY

The Canada Mortgage and Housing Corporation's Market Analysis Center publishes reports on the Retirement Homes for six Metropolitan Areas in Québec (Chicoutimi-Jonquière, Gatineau, Montréal, Québec, Sherbrooke and Trois-Rivières).

These are the most comprehensive tools for developers and investors interested in this promising real estate segment and are based on the latest CMHC's data available in 2002. Order your copy now by calling our

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FlexHousing: best practices for today and tomorrow

The FlexHousing concept brings together the best of everything we know about housing—under one roof. All homes can be built in line with FlexHousing principles. This is simply an approach to designing and building homes based on the principles of adaptability, accessibility and affordability: the three A's.

Introduced by CMHC, this concept is similar to such international initiatives as universal design, the Smart House, the Grow Home and many others.

For landlords, this is a way of making their units more versatile, in order to ensure the comfort and satisfaction of their tenants, and also easier to rent, regardless of the price range.

Adaptability is the aspect that is most likely to stimulate innovation in the design of new housing types. It promotes the planning of indoor spaces within the same unit to better meet the needs of all family members (from children to seniors). It is as simple as planning such features as work surfaces installed at different heights in the kitchen so that people can work sitting down, large rooms that can be subdivided as required, etc.

Adaptability can also be planning a few units that can be easily joined or divided to allow for their rental based on market needs,

without any major obstacles in terms of renovation costs, which would be a definite asset for landlords. And why not have units with multiple rental arrangements? This is the case of the Riverwind Towers project in Edmonton, where some units are designed for people—related or not—who want to live comfortably by sharing common living quarters. The bedrooms and their respective bathrooms are located on either side of a central space that includes all the common rooms.* The development of a small percentage of new units of this type in traditional housing projects would provide greater flexibility.

Already, just under 1 in 10 units are occupied by joint tenants or intergenerational families other than traditional families, and close to 3 in 10 units are occupied by single people, mainly women. While these phenomena have always existed, changing lifestyles and the aging of the population may bring about a new vision with regard to housing.

Once the novelty barrier has been broken, it becomes easier to integrate accessibility and affordability features and make the choices that are appropriate to a specific project. Are you ready for change?

* To find out more, consult the publications *FlexHousing: The Professional's Guide* and *FlexHousing: Homes that Adapt to Life's Changes* and visit the CMHC Web site (www.cmhc.ca).

METHODOLOGY

Canada Mortgage and Housing Corporation conducts the Rental Market Survey every year in October to determine the number of vacancies and the rents charged in rental structures. The survey is conducted on a sample basis in all urban areas with populations of 10,000 or more. Only structures that have been on the market for at least three months are included. While this publication is mainly about privately initiated apartment buildings with three or more units, the CMHC survey also examines row houses and publicly initiated rental and cooperative housing.

The survey is conducted by telephone or site visit, and information is obtained from the owner, manager or building superintendent. The survey is usually conducted in the first two weeks of October and these results reflect market conditions at that time.

Definitions

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Rent: The rent data refers to the actual amount tenants pay for their unit. Amenities and services such as heat, light, parking, hot water and laundry facilities may or may not be included in the monthly rent reported in individual cases. The average rent figures reported in this publication represent the average of different units in the market area, some of which may have some or all of these services.

Rental apartment structure: Any building containing three or more rental dwellings that are not ground-oriented.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the many property owners and managers throughout Canada. We greatly acknowledge their hard work and assistance in providing timely and accurate information. We sincerely hope that the results of this work will provide a benefit to these clients and to the entire housing industry.

Zones

The various zones are as follows:

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

Zone 2: Chicoutimi-Sud

Zone 3: Jonquière, Larouche and Laterrière

Zone 4: La Baie

1. Apartment Vacancy Rates (%)
By Market Zone and Bedroom Type
Chicoutim i-Jonquière Metropolitan Area

Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Chicoutim i-Nord	***	***	***	***	4.9	6.1	0.0	3.6	5.1	7.3
Chicoutim i-Sud	***	***	3.9	5.5	3.7	4.1	1.8	1.9	3.5	4.4
Chicoutim i	***	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
Metropolitan Area	3.4	5.7	6.4	7.2	4.1	4.2	3.1	3.3	4.4	4.9

2-Apartment Vacancy Rates(\$)
By Market Zone and Bedroom Type
Chicoutim i-Jonquière Metropolitan Area

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

3. Number of Apartments-Vacant and Universe (Units)
By Market Zone and Bedroom Type
Chicoutim i-Jonquière Metropolitan Area

Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	Vacant	Universe	Vacant	Universe	Vacant	Universe	Vacant	Universe	Vacant	Universe
Chicoutim i-Nord	***	***	***	***	29	480	7	193	58	787
Chicoutim i-Sud	***	***	63	1,137	75	1,831	11	592	172	3,904
Chicoutim i	24	353	84	1,243	104	2,310	18	785	230	4,691
Jonquière	***	***	53	700	47	1,495	21	565	130	2,959
La Baie	***	***	14	149	27	384	15	266	55	813
Metropolitan Area	32	565	151	2,092	177	4,190	54	1,616	415	8,463

4-Apartment Average Rents (\$)-With or Without Services *
By Market Zone and Bedroom Type
Chicoutim i-Jonquière Metropolitan Area

Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	With Services	Without Services	With Services	Without Services	With Services	Without Services	With Services	Without Services
Chicoutim i-Nord	***	***	***	***	387	407	540	478
Chicoutim i-Sud	***	***	389	358	471	438	551	481
Chicoutim i	298	273	388	354	468	432	550	480
Jonquière	***	***	373	317	421	429	486	446
La Baie	***	***	***	***	***	***	369	412
Metropolitan Area	302	281	381	355	448	432	509	457

* It should be noted that the average rents cannot provide an accurate measurement of the changes in apartment prices between two years, given that the results are based on a sample of buildings that can differ from one year to the next. The average rents reported in this publication rather give an indication of the amounts paid by unit size, geographical sector and included services (heating, electricity and hot water).

5. Background on Apartment Vacancy Rates (%)

By Market Zone

Chicoutimi-Jonquière Metropolitan Area

Zone	1994	1995	1996	1997	1998	1999	2000	2001	2002
Chicoutimi-Nord	8.5	5.9	6.9	2.4	4.2	6.0	4.7	5.1	7.3
Chicoutimi-Sud	4.7	5.8	5.2	3.6	5.9	4.8	4.4	3.5	4.4
Chicoutimi	5.4	5.8	5.5	3.4	5.6	5.0	4.5	3.8	4.9
Jonquière	7.6	5.0	4.9	3.4	3.1	3.2	3.7	4.5	4.4
La Baie	7.2	10.8	6.4	9.9	6.1	10.3	5.9	7.4	6.8
Metropolitan Area	6.3	6.0	5.4	4.1	4.8	4.9	4.4	4.4	4.9

6. Apartment Vacancy Rates (%)

By Market Zone and Structure Size

Chicoutimi-Jonquière Metropolitan Area

Zone	3-5 units		6-19 units		20-49 units		50-99 units		100 units +	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Chicoutimi-Nord	8.7	***	2.7	***	***	***	***	***	***	***
Chicoutimi-Sud	2.9	3.6	4.0	5.1	5.1	5.0	***	***	0.3	2.0
Chicoutimi	4.4	4.2	3.8	5.7	5.1	4.9	***	***	0.3	2.0
Jonquière	3.9	2.8	4.9	4.9	9.1	11.9	0.0	***	0.0	***
La Baie	4.9	3.5	10.3	9.9	4.4	***	***	***	***	***
Metropolitan Area	4.3	3.5	4.7	5.8	6.7	7.7	0.0	***	0.2	1.5

7. Apartment Vacancy Rates (%) and Average Rents (\$)

By Year of Construction and Bedroom Type

Chicoutimi-Jonquière Metropolitan Area

Year of Construction	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total
	Vac. Rate	Rent	Vac. Rate	Rent	Vac. Rate	Rent	Vac. Rate	Rent	Vac. Rate
En 1990 or later	3.7	325	0.3	454	1.4	512	0.0	551	1.6
1980 to 1989	***	***	11.1	364	3.4	433	1.5	500	3.6
1970 to 1979	8.3	305	7.8	383	7.2	448	6.2	490	7.3
Before 1970	10.1	293	8.5	349	4.1	404	3.0	447	5.2

8. Apartment Vacancy Rates (%) and Average Rents (\$)

By Lac-St-Jean Agglomeration and Bedroom Type

		Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
		2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Alma	V. Rate	10.0	6.9	5.9	4.0	4.3	5.8	2.8	3.5	4.4	5.0
	Rent	283	290	338	334	398	396	426	429	n.a.	n.a.
Dolbeau-Mistassini	V. Rate	19.0	14.3	6.8	6.8	2.2	3.9	2.3	2.4	3.9	4.7
	Rent	238	260	305	318	382	387	417	413	n.a.	n.a.
Roberval	V. Rate	***	11.1	9.0	4.1	2.3	3.9	2.5	1.3	4.1	3.7
	Rent	***	263	329	328	407	403	459	447	n.a.	n.a.
St-Félicien	V. Rate	6.1	8.2	4.6	4.4	6.6	2.6	11.4	2.8	6.8	3.4
	Rent	297	303	335	340	389	394	460	451	n.a.	n.a.

*** Sample too small to disclose results

* With services includes: heating, electricity and hot water