

R

ENTAL MARKET

REPORT

Quebec Highlights

Canada Mortgage and Housing Corporation
www.cmhc.ca

OCTOBER 2004 SURVEY

VACANCY RATE EDGING BACK UP IN QUEBEC

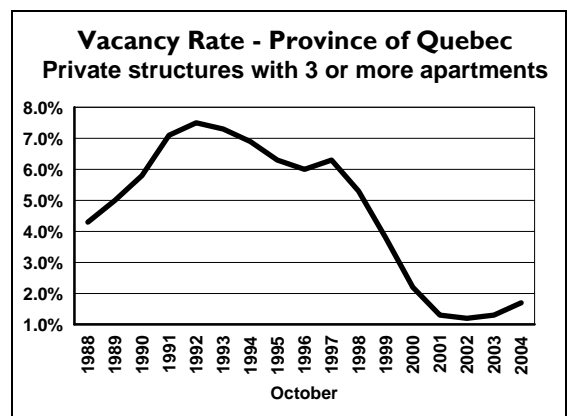
According to the results of the Rental Market Survey conducted in October 2004 by Canada Mortgage and Housing Corporation (CMHC), the average vacancy rate in privately initiated buildings with three or more housing units has reached 1.7 per cent, compared to 1.3 per cent at the time of last year's survey (see opposite).

While certain factors, like the growth in rental housing construction, weaker youth employment markets and the homeownership trend, contributed to easing rental market conditions, other factors, such as the significant increase in net migration (particularly immigration) and the rise in prices on the freehold and condominium markets, supported demand for rental housing in 2004, which resulted in a gradual increase in the rate.

The survey results show that the vacancy rates rose moderately in five of Quebec's six census metropolitan areas (CMAs) in 2004. The Gatineau area registered the greatest increase (from 1.2 per cent up to 2.1 per cent in October 2004), while a decrease in the vacancy rate was observed in the Trois-Rivières area (from 1.5 per cent down to 1.2 per cent in 2004) (see p. 2).

As for the other urban agglomerations, the survey revealed that, in centres with 50,000 to 99,999 inhabitants, the vacancy rate went up marginally (from 2.6 per cent to 2.7 per cent in 2004) while, in centres with 10,000 to 49,999 inhabitants, this proportion continued to fall. From 6.5 per cent in 2001, the vacancy rate in these centres went down progressively, reaching 3.1 per cent according to the 2004 survey (see p. 2). Like last year, the most notable decreases were in Abitibi and eastern Quebec (see p. 2).

Apartment Vacancy Rate (%)	2003	2004
Bachelor	2.2	2.7
One-Bedroom	1.6	1.9
Two-Bedroom	1.0	1.4
Three-Bedroom +	1.1	1.3
Total	1.3	1.7



Apartment Units (2004)	Vacant	Total
Bachelor	1,727	63,935
One-Bedroom	4,053	212,160
Two-Bedroom	4,688	332,624
Three-Bedroom +	1,232	96,296
Total	11,700	705,015

**Apartment Vacancy Rates
by Zone and Bedroom Type
Province of Quebec**

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
Saguenay	6.8	6.6	8.9	7.3	3.2	4.2	5.1	4.6	5.2	5.3
Gatineau	1.7	2.3	1.3	1.8	0.8	1.3	0.8	1.1	1.0	1.5
Montréal	3.9	4.1	1.6	2.1	0.9	2.2	0.9	1.8	1.2	2.1
Québec	1.0	2.6	0.8	1.0	0.3	1.0	0.3	1.0	0.5	1.1
Sherbrooke	1.7	1.1	0.8	0.6	0.4	1.0	0.8	0.8	0.7	0.9
Trois-Rivières	2.9	2.9	1.8	1.9	1.2	0.4	1.3	1.1	1.5	1.2
CMA (100,000 pop. +)	1.7	2.3	1.3	1.7	0.8	1.3	0.9	1.2	1.0	1.5
CA (50,000 - 99,999)	9.0	10.6	3.2	3.5	2.1	2.1	1.4	1.6	2.6	2.7
CA (10,000 - 49,999)	7.3	5.4	4.6	4.0	2.7	2.5	3.3	2.2	3.6	3.1
Total - Province of Québec	2.2	2.7	1.6	1.9	1.0	1.4	1.1	1.3	1.3	1.7

**Average Apartment Rents
by Zone and Bedroom Type
Province of Quebec**

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Saguenay	309	316	374	377	457	459	494	493	441	439
Gatineau	441	459	528	539	575	594	710	727	563	580
Montréal	462	483	548	557	639	663	720	769	618	648
Québec	405	419	506	523	567	596	671	706	554	581
Sherbrooke	319	328	385	392	471	495	572	591	456	472
Trois-Rivières	314	316	382	389	436	457	491	499	428	440
CMA (100,000 pop. +)	433	449	515	527	566	587	683	705	554	572
CA (50,000 - 99,999)	320	329	383	402	456	470	473	482	438	452
CA (10,000 - 49,999)	317	326	371	381	444	458	488	506	422	435
Total - Province of Québec	422	438	501	514	553	572	653	674	540	557

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
1- Alma South	17.4	4.5	9.8	7.7	6.3	4.4	4.6	2.3	6.9	4.6
2- Alma North	20.0	20.0	10.9	14.9	7.2	4.6	3.7	4.9	7.1	7.1
Alma Area	17.9	7.4	10.2	11.5	6.7	4.5	4.2	3.6	7.0	5.8
1- Dolbeau	0.0	0.0	1.7	6.9	5.0	6.4	7.3	5.5	4.2	6.1
2- Mistassini	**	**	22.0	3.1	2.4	3.1	10.0	3.4	6.4	3.6
Dolbeau-Mistassini Area	0.0	5.0	5.6	6.0	4.1	5.2	8.3	4.7	4.9	5.3

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1- Alma South	**	290	342	339	420	419	446	469	407	411
2- Alma North	**	295	**	**	386	396	418	424	383	392
Alma Area	**	291	345	345	404	408	435	448	397	402
1- Dolbeau	**	**	**	**	419	411	**	**	404	400
2- Mistassini	**	**	**	**	**	**	**	**	**	344
Dolbeau-Mistassini Area	**	**	327	309	392	386	**	**	380	377

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
1- Alma South	23	22	174	169	543	542	173	173	913	906
2- Alma North	5	5	110	188	442	478	163	164	720	835
Alma Area	28	27	284	357	985	1,020	336	337	1,633	1,741
1- Dolbeau	15	15	117	101	239	236	55	55	426	407
2- Mistassini	5	5	27	33	126	129	31	31	189	197
Dolbeau-Mistassini Area	20	20	144	134	365	365	86	86	615	604

** No structures or sample size not large enough to publish reliable results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
1- Secteur Mingan	5.3	4.3	9.2	6.2	5.5	4.2	6.1	4.5	6.8	4.9
2- Secteur Marquette	17.6	14.4	7.3	5.3	5.6	3.7	7.1	2.8	7.1	4.5
Baie-Comeau Area	9.2	7.1	8.3	5.8	5.6	4.0	6.7	3.6	6.9	4.7
Sept-Îles Area	9.8	2.2	3.0	1.9	4.2	1.1	9.0	1.3	5.2	1.5

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1- Secteur Mingan	342	345	451	453	541	550	558	562	495	502
2- Secteur Marquette	334	334	388	393	468	469	527	536	451	456
Baie-Comeau Area	340	342	422	427	506	515	540	548	474	481
Sept-Îles Area	325	340	418	425	495	505	546	556	463	476

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
1- Secteur Mingan	75	72	228	231	307	316	115	114	725	733
2- Secteur Marquette	34	28	192	193	268	271	140	145	634	637
Baie-Comeau Area	109	100	420	424	575	587	255	259	1,359	1,370
Sept-Îles Area	235	229	742	756	1,000	1,040	413	485	2,390	2,510

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
Roberval	0.0	14.3	5.8	6.0	4.3	3.7	0.0	1.4	4.0	4.0
Saint-Félicien	0.0	2.8	2.7	4.0	6.4	5.5	5.2	9.0	5.0	5.5

Average Apartment Rents by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Roberval	**	**	336	340	406	409	453	458	397	399
Saint-Félicien	**	295	340	343	391	389	482	**	387	387

Universe (Number of Housing Units)

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
Roberval	8	7	120	116	300	299	71	73	499	495
Saint-Félicien	35	36	112	125	297	307	77	78	521	546

** No structures or sample size not large enough to publish reliable results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
Gaspé	8.3	0.0	5.4	0.6	1.7	1.7	8.0	0.9	4.5	1.1
Matane	17.1	10.4	10.1	8.4	7.2	4.9	8.8	13.3	9.7	7.9
Rimouski	2.1	4.2	1.1	0.6	0.4	0.5	0.9	0.4	0.9	1.0

Average Apartment Rents by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Gaspé	**	329	388	394	466	470	500	511	443	448
Matane	282	286	341	348	410	414	425	436	369	375
Rimouski	340	360	420	433	510	516	546	549	462	473

Universe (Number of Housing Units)

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
Gaspé	24	24	167	167	230	230	112	113	533	534
Matane	152	154	437	441	471	455	147	150	1,207	1,200
Rimouski	702	705	1,601	1,494	2,125	2,157	588	672	5,016	5,027

** No structures or sample size not large enough to publish reliable results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
Rivière-du-Loup	3.0	1.1	1.0	0.9	0.7	1.0	1.1	1.6	1.0	1.1
Montmagny	0.0	2.2	0.0	4.2	0.5	0.8	0.0	0.0	0.3	1.7

Average Apartment Rents by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Rivière-du-Loup	301	305	359	375	456	468	517	528	435	444
Montmagny	**	**	368	372	463	471	459	478	435	445

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
Rivière-du-Loup	168	181	518	555	1,235	1,286	363	366	2,285	2,388
Montmagny	90	90	169	168	400	397	69	65	728	720

** No structures or sample size not large enough to publish reliable results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
Saint-Georges	8.7	24.4	8.5	8.5	1.3	3.2	1.0	3.4	3.6	5.5
Sainte-Marie	2.3	7.1	1.7	1.8	0.9	2.2	1.6	0.0	1.3	2.0

Average Apartment Rents by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Saint-Georges	287	290	351	352	434	446	436	443	406	415
Sainte-Marie	275	290	326	339	428	440	483	490	406	417

Universe (Number of Housing Units)

Market Zone (Area)	Studios		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
Saint-Georges	92	86	544	553	1,125	1,216	199	204	1,960	2,059
Sainte-Marie	43	42	172	171	444	450	122	119	781	782

**Apartment Vacancy Rates
by Zone and Bedroom Type**

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
Thetford Mines	8.7	4.7	9.6	10.1	6.3	4.7	3.0	2.9	7.1	6.1
Victoriaville	15.1	9.2	6.4	6.5	1.3	3.1	2.4	4.1	4.0	4.7

**Average Apartment Rents
by Zone and Bedroom Type**

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Thetford Mines	246	260	302	307	338	350	378	383	333	342
Victoriaville	285	299	344	347	435	447	497	499	414	420

**Universe
(Number of Housing Units)**

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
Thetford Mines	149	148	365	377	540	557	169	172	1,223	1,254
Victoriaville	363	362	817	861	1,803	1,855	680	627	3,664	3,705

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
I- Drummondville	6.7	8.8	2.6	4.0	3.3	3.0	0.5	2.3	2.7	3.5
2- Peripheral Sectors*	0.0	**	**	**	0.0	1.7	0.5	1.7	0.2	1.6
Drummondville Area	6.6	8.7	2.6	4.0	3.0	2.9	0.5	2.2	2.5	3.4

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
I- Drummondville	320	326	385	396	472	485	490	497	442	452
2- Peripheral Sectors*	286	**	**	**	421	441	474	476	438	451
Drummondville Area	319	326	385	396	468	481	488	495	442	452

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
I- Drummondville	507	515	1,847	1,829	2,812	2,866	1,603	1,639	6,770	6,850
2- Peripheral Sectors*	8	5	19	25	243	229	199	211	469	469
Drummondville Area	516	520	1,866	1,854	3,055	3,094	1,802	1,850	7,239	7,319

* Saint-Lucien, Saint-Nicéphore, Saint-Charles-de-Drummond, Saint-Cyrille-de-Wendover, Saint-Majorique de-Grantham

** No structures or sample size not large enough to publish reliable results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
Magog	1.8	1.7	0.8	1.5	0.2	1.0	0.0	0.0	0.4	1.0
Cowansville	2.6	1.4	5.7	1.5	3.1	0.3	3.1	0.6	3.8	0.7

Average Apartment Rents by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Magog	283	303	344	372	462	489	525	553	437	464
Cowansville	**	292	362	369	436	452	436	456	411	424

Universe (Number of Housing Units)

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
Magog	114	120	391	396	1,057	1,135	318	332	1,880	1,983
Cowansville	79	73	459	469	761	774	363	359	1,662	1,676

** No structures or sample size not large enough to publish reliable results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
Granby	9.4	16.6	2.1	1.8	0.9	1.2	0.5	0.5	1.7	2.2
Saint-Hyacinthe	**	**	0.7	2.2	0.1	1.3	1.9	2.9	0.5	1.8

Average Apartment Rents by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Granby	334	337	412	423	476	501	530	542	460	481
Saint-Hyacinthe	**	**	389	401	476	518	506	568	444	478

Universe (Number of Housing Units)

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
Granby	446	447	2,062	1,855	3,926	4,177	693	796	7,127	7,275
Saint-Hyacinthe	329	287	1,864	1,911	3,078	3,264	829	767	6,100	6,229

** No structures or sample size not large enough to publish reliable results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
I- Sorel	9.4	6.3	6.3	7.7	5.0	6.1	2.7	0.0	5.2	6.0
2- Peripheral Sectors*	10.4	5.8	4.9	4.3	2.3	2.4	2.3	2.8	3.4	3.1
Sorel-Tracy Area	10.1	5.9	5.6	5.9	3.9	4.5	2.4	2.0	4.3	4.6

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
I- Sorel	**	**	338	336	382	395	432	**	375	387
2- Peripheral Sectors*	**	**	355	364	394	407	442	464	390	404
Sorel-Tracy Area	**	**	347	350	387	400	440	466	382	395

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
I- Sorel	32	32	221	233	838	859	73	79	1,164	1,203
2- Peripheral Sectors*	67	69	265	256	616	615	215	217	1,163	1,157
Sorel-Tracy Area	99	101	486	489	1,454	1,474	288	296	2,327	2,360

* Tracy, Sainte-Anne-de-Sorel, Sainte-Victoire-de-Sorel, Saint-Joseph-de-Sorel & Saint-Robert

** No structures or sample size not large enough to publish reliable results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
1- Saint-Jean	2.7	1.1	0.5	0.5	0.2	0.5	0.3	0.7	0.4	0.6
2- Iberville	**	**	**	**	0.6	0.0	**	**	0.7	0.0
3- Saint-Luc	**	**	**	**	2.6	1.6	0.0	0.0	1.4	0.8
Saint-Jean-sur-le-Richelieu	2.6	1.1	0.6	0.4	0.5	0.6	0.2	0.5	0.5	0.5

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1- Saint-Jean	**	347	396	433	484	499	490	503	464	478
2- Iberville	**	**	**	**	417	443	**	**	431	444
3- Saint-Luc	**	**	**	**	549	551	582	575	561	558
Saint-Jean-sur-le-Richelieu	331	346	396	430	484	499	511	519	471	485

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
1- Saint-Jean	253	277	1,359	1,374	3,605	3,451	1,219	1,413	6,436	6,515
2- Iberville	6	4	88	97	396	402	110	104	600	608
3- Saint-Luc	8	0	37	19	466	480	377	405	887	904
Saint-Jean-sur-le-Richelieu	267	281	1,484	1,491	4,467	4,334	1,705	1,922	7,923	8,027

** No structures or sample size not large enough to publish reliable results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
1- Joliette	3.0	0.7	0.7	2.1	1.1	1.3	0.7	1.5	1.1	1.5
2- Saint-Charles-Borromée & Notre-Dame-des-Prairies	**	**	1.5	1.5	0.0	1.0	0.0	0.5	0.3	1.5
Joliette Area	2.8	3.3	1.0	1.9	0.5	1.2	0.4	1.1	0.8	1.5

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1- Joliette	356	349	383	401	436	454	483	534	418	436
2- Saint-Charles-Borromée & Notre-Dame-des-Prairies	**	**	369	396	462	488	484	509	449	474
Joliette Area	353	343	380	400	449	471	484	524	429	450

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
1- Joliette	304	306	717	852	1,131	1,105	460	483	2,612	2,745
2- Saint-Charles-Borromée & Notre-Dame-des-Prairies	20	32	420	396	1,169	1,251	309	313	1,918	1,991
Joliette Area	324	337	1,137	1,248	2,300	2,356	769	796	4,530	4,736

** No structures or sample size not large enough to publish reliable results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
Lachute	3.6	4.1	3.1	4.4	0.8	1.2	0.0	0.0	1.8	2.4
Saint-Lin-des-Laurentides	**	0.0	0.0	0.0	2.8	1.1	0.0	0.0	1.7	0.7
Salaberry-de-Valleyfield	2.4	0.0	2.9	1.5	0.8	0.6	0.5	1.1	1.5	0.9

Average Apartment Rents by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Lachute	**	**	345	363	405	413	464	492	378	388
Saint-Lin-des-Laurentides	**	**	360	**	439	456	502	**	432	454
Salaberry-de-Valleyfield	**	**	361	382	423	425	439	468	403	410

Universe (Number of Housing Units)

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
Lachute	169	171	261	257	373	372	125	125	928	926
Saint-Lin-des-Laurentides	5	7	61	60	179	186	51	53	296	306
Salaberry-de-Valleyfield	167	175	641	668	1,020	983	302	304	2,130	2,129

** No structures or sample size not large enough to publish reliable results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
Amos	28.1	18.5	13.2	8.5	10.4	6.5	10.3	3.1	12.0	6.8
Rouyn-Noranda	16.0	6.5	9.3	5.0	6.3	5.4	4.3	1.0	7.9	4.8
Val D'Or	13.0	8.1	8.0	5.5	4.3	1.8	5.9	1.8	6.4	3.2

Average Apartment Rents by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Amos	**	274	327	326	403	404	476	474	394	394
Rouyn-Noranda	295	309	354	365	444	449	523	526	413	422
Val D'Or	285	292	365	371	441	442	501	507	425	429

Universe (Number of Housing Units)

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
Amos	57	54	310	308	559	569	252	262	1,178	1,193
Rouyn-Noranda	314	317	807	802	1,391	1,369	400	408	2,912	2,897
Val D'Or	194	186	513	507	886	878	571	562	2,164	2,133

** No structures or sample size not large enough to publish reliable results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
1- Downtown	**	**	7.7	13.5	3.3	5.5	4.2	2.7	5.6	6.7
2- Northeastern Sector	**	**	9.6	10.9	9.5	8.1	4.7	4.1	8.3	7.2
Former Shawinigan City	**	**	8.8	12.0	8.1	7.5	4.5	3.5	7.4	7.1
3- Shawinigan-Sud	**	**	9.5	5.6	1.4	2.5	2.0	0.0	4.2	2.6
4- Grand-Mère & Saint-Georges	**	**	19.8	19.0	4.9	3.9	6.1	3.4	9.9	7.6
Shawinigan Area	32.8	20.8	11.0	11.8	6.1	5.7	4.4	2.9	7.3	6.3

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Studios		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1- Downtown	**	**	291	311	340	341	327	339	320	334
2- Northeastern Sector	**	**	311	322	322	325	377	384	334	340
Former Shawinigan City	**	**	303	317	325	329	356	366	330	338
3- Shawinigan-Sud	**	**	322	335	380	386	394	397	365	375
4- Grand-Mère & Saint-Georges	**	**	309	311	374	371	396	393	362	361
Shawinigan Area	**	**	309	321	346	349	369	376	343	350

Universe (Number of Housing Units)

Market Zone	Studios		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
1- Downtown	33	32	221	178	312	327	375	384	941	921
2- Northeastern Sector	32	26	321	238	1,055	1,107	518	506	1,925	1,877
Former Shawinigan City	65	58	542	417	1,367	1,434	893	889	2,866	2,798
3- Shawinigan-Sud	16	10	249	218	434	470	197	204	896	901
4- Grand-Mère & Saint-Georges	33	29	178	173	492	510	234	214	937	926
Shawinigan Area	114	97	968	807	2,293	2,414	1,324	1,307	4,699	4,625

** No structures or sample size not large enough to publish reliable results
Rental Market Report - Quebec Highlights -October Survey 2004

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	%	%	%	%	%	%	%	%	%	%
La Tuque	20.5	23.1	22.4	15.5	15.5	10.9	13.7	6.8	17.4	12.0

Average Apartment Rents by Zone and Bedroom Type

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
La Tuque	303	304	314	318	370	373	424	425	360	364

Universe (Number of Housing Units)

Market Zone (Area)	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004
La Tuque	44	39	210	213	362	368	139	146	755	766

** No structures or sample size not large enough to publish reliable results

© 2004 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.