



RENTAL MARKET

REPORT

QUEBEC HIGHLIGHTS*

OCTOBER 2005 SURVEY

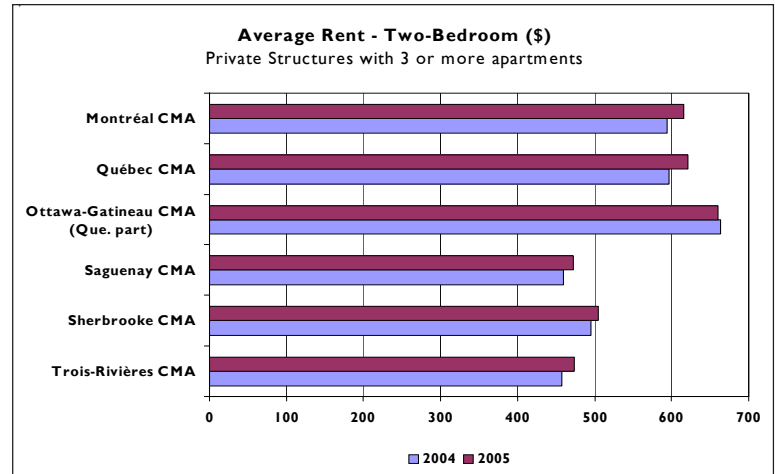
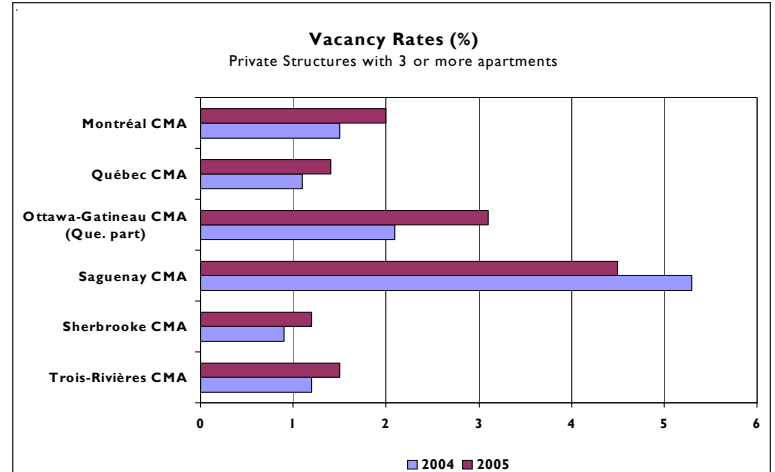
EASING CONTINUES BUT REMAINS GRADUAL

The Rental Market Survey conducted in October 2005 by Canada Mortgage and Housing Corporation (CMHC) revealed that the average vacancy rate in privately initiated buildings with three or more housing units reached 2.0 per cent in Quebec's urban centres, up from 1.7 per cent last year and 1.3 per cent at the time of the 2003 survey (see p. 4).

Taken in a broader socio-economic context, the 2005 results indicate that the dynamics that prevailed last year are still in place, namely rental markets drawn by opposing forces, on both the supply and demand sides. In fact, on the supply side, the addition of new multi-family units was not limited to the rental segment, as evidenced by the condominium starts.

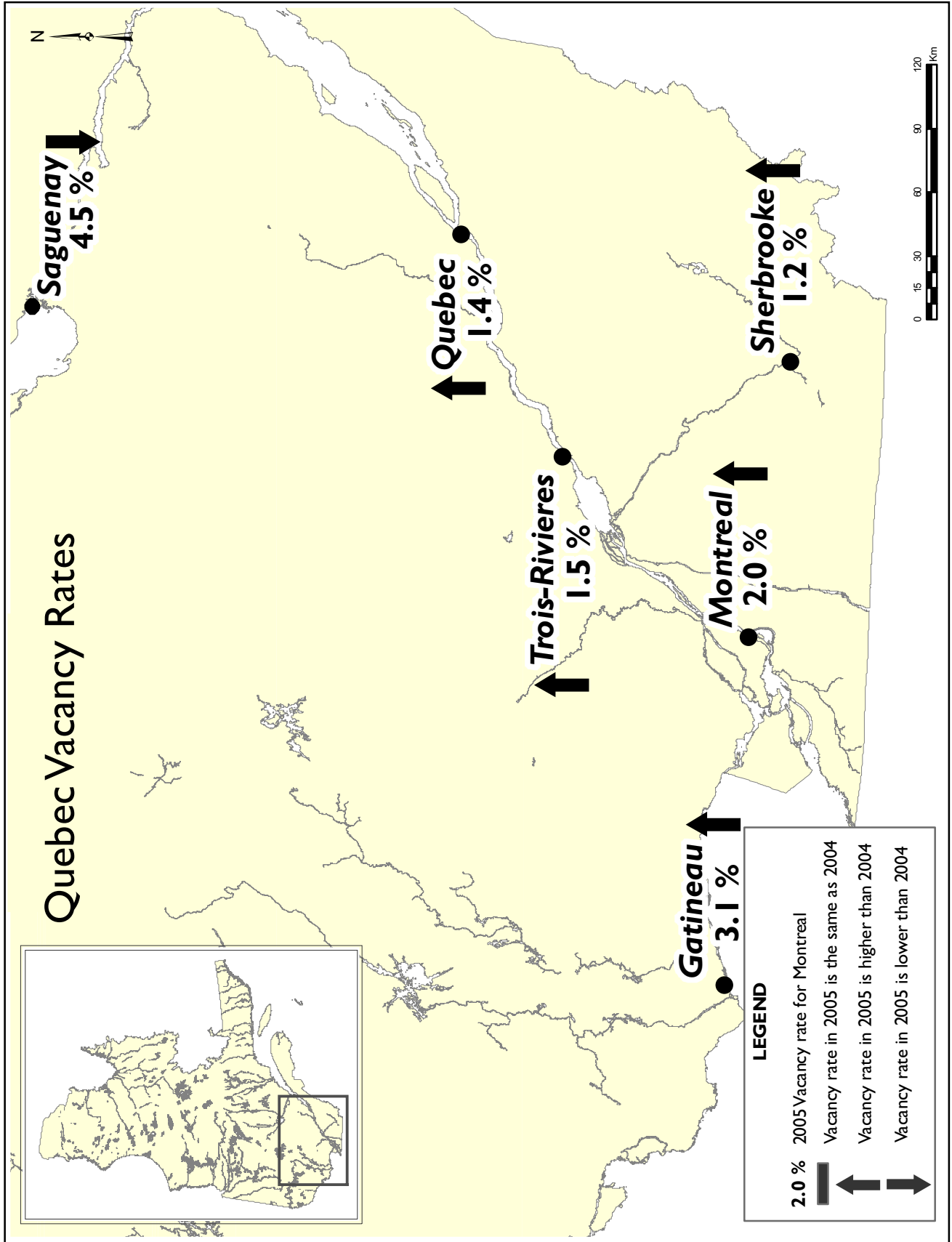
Demand, for its part, was weakened, on the one hand, by the creation of fewer jobs for young people, but strengthened, on the other hand, by continued robust net migration and the rise in prices on the freehold and condominium markets, which made renting more attractive. Consequently, as was the case last year, the net effect of these movements was that of gradually raising the vacancy rate.

The result for the province overall reflects those observed in the major markets as, for another year, the survey shows that the vacancy rates also went up marginally in five of Quebec's six census metropolitan areas (CMAs) in 2005. The Gatineau area again registered the greatest increase (3.1 per cent, compared to 2.1 per cent in 2004) while, in Montréal, the rise was more modest (2.0 per cent, versus 1.5 per cent in 2004) (see opposite).



As for the other urban agglomerations, however, the survey revealed that, in centres with 50,000 to 99,999 inhabitants, the vacancy rate edged down (2.3 per cent, compared to 2.7 per cent in 2004), as it did in centres with 10,000 to 49,999 inhabitants (2.7 per cent, in relation to 3.1 per cent in 2004).

*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.



Tables included in the Quebec Provincial Highlight Report

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**Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Quebec – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Ottawa-Gatineau CMA (Que. part)	4.1	2.8	2.1	2.9	2.2	3.5	1.8	2.4	2.1	3.1
Montréal CMA	2.3	3.7	1.8	2.2	1.3	1.5	1.1	1.4	1.5	2.0
Québec CMA	2.6	2.2	1.0	1.8	1.0	1.2	1.0	1.1	1.1	1.4
Saguenay CMA	6.6	5.4	7.3	5.9	4.2	3.7	4.6	4.1	5.3	4.5
Sherbrooke CMA	1.1	1.8	0.6	1.1	1.0	1.1	0.8	1.0	0.9	1.2
Trois-Rivières CMA	2.9	2.2	1.9	2.3	0.4	0.9	1.1	1.2	1.2	1.5
Quebec CMAs	2.3	3.5	1.7	2.2	1.3	1.5	1.2	1.4	1.5	1.9
Quebec CA 50,000-99,999	10.6	9.0	3.5	3.2	2.1	1.5	1.6	1.5	2.7	2.3
Quebec CA 10,000-49,999	5.4	5.1	4.0	3.5	2.5	2.1	2.2	1.9	3.1	2.7
Quebec 10,000+	2.7	3.7	1.9	2.3	1.4	1.6	1.3	1.4	1.7	2.0

**Private Apartment Average Rents (\$)
by Bedroom Type
Province of Quebec – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Ottawa-Gatineau CMA (Que. part)	483	469	557	562	663	660	769	746	648	636
Montréal CMA	459	466	539	562	594	616	727	742	580	601
Québec CMA	419	434	523	536	596	621	706	724	581	599
Saguenay CMA	316	313	377	385	459	472	493	493	439	450
Sherbrooke CMA	328	337	392	407	495	505	591	607	472	483
Trois-Rivières CMA	316	321	389	403	457	474	499	509	440	454
Quebec CMAs	449	457	527	546	587	608	705	718	572	591
Quebec CA 50,000-99,999	329	346	402	406	470	483	482	505	452	465
Quebec CA 10,000-49,999	326	333	381	390	458	466	506	518	435	445
Quebec 10,000+	438	446	514	531	572	591	674	687	557	574

**Number of Private Apartment Units Vacant and Universe in October 2005
by Bedroom Type
Province of Quebec – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Ottawa-Gatineau CMA (Que. part)	34	1,224	148	5,106	386	11,174	60	2,482	627	19,987
Montréal CMA	1,937	52,357	3,258	145,072	3,337	220,424	825	60,963	9,357	478,815
Québec CMA	143	6,419	398	22,306	446	37,068	126	11,117	1,114	76,910
Saguenay CMA	30	546	142	2,412	153	4,141	64	1,554	389	8,653
Sherbrooke CMA	36	2,031	76	6,955	146	12,862	39	3,817	296	25,665
Trois-Rivières CMA	27	1,219	114	4,855	65	7,136	44	3,573	251	16,783
Quebec CMAs	2,207	63,795	4,136	186,706	4,533	292,806	1,157	83,506	12,033	626,813
Quebec CA 50,000-99,999	125	1,395	215	6,639	213	14,376	86	5,586	639	27,996
Quebec CA 10,000-49,999	216	4,230	485	13,912	560	26,415	162	8,544	1,424	53,101
Quebec 10,000+	2,549	69,420	4,836	207,257	5,306	333,597	1,406	97,636	14,096	707,910

** : Data Suppressed to protect confidentiality or because data is not statistically reliable

n/u : No units exist in the universe for this category

n/s : No units exist in the sample for this category

n/a : Not applicable

**Private Apartment Availability Rates (%)
by Bedroom Type
Province of Quebec – CMAs**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Ottawa-Gatineau CMA (Que. part)	4.5	2.8	2.6	2.9	2.6	3.6	2.3	2.4	2.6	3.2
Montréal CMA	2.8	4.3	2.2	3.0	1.6	2.0	1.4	1.7	1.9	2.5
Québec CMA	3.1	2.6	1.4	1.9	1.3	1.3	1.2	1.4	1.5	1.6
Saguenay CMA	n/a	5.8	n/a	6.4	n/a	4.1	n/a	5.0	n/a	5.0
Sherbrooke CMA	2.3	2.0	1.1	1.3	1.6	1.3	1.4	1.3	1.5	1.4
Trois-Rivières CMA	3.5	2.3	2.8	2.4	0.6	1.0	1.3	1.3	1.6	1.6
Quebec CMAs	2.8	4.0	2.1	2.8	1.6	1.9	1.4	1.7	1.8	2.4
Quebec CA 50,000-99,999	n/u	9.5	n/u	3.5	n/u	1.6	n/u	1.6	n/u	2.5
Quebec CA 10,000-49,999	n/u	5.7	n/u	4.0	n/u	2.5	n/u	2.3	n/u	3.1
Quebec 10,000+	2.8	4.2	2.1	2.9	1.6	2.0	1.4	1.7	1.8	2.4

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**Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Quebec – Abitibi-Témiscaming**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Amos CA	18.5	13.5	8.5	5.6	6.5	2.4	3.1	3.1	6.8	4.0
Rouyn-Noranda CA	6.5	6.4	5.0	3.8	5.4	1.7	1.0	0.8	4.8	2.7
Val D'Or CA	8.1	0.5	5.5	0.2	1.8	0.1	1.8	0.0	3.2	0.1

**Private Apartment Average Rents (\$)
by Bedroom Type
Province of Quebec – Abitibi-Témiscaming**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Amos CA	274	297	326	332	404	417	474	479	394	402
Rouyn-Noranda CA	309	304	365	367	449	450	526	533	422	426
Val D'Or CA	292	301	371	376	442	452	507	514	429	437

**Number of Private Apartment Units Vacant and Universe in October 2005
by Bedroom Type
Province of Quebec – Abitibi-Témiscaming**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Amos CA	9	67	16	290	13	548	8	262	46	1,168
Rouyn-Noranda CA	20	319	29	767	24	1,430	3	391	77	2,906
Val D'Or CA	1	183	1	512	1	887	0	556	3	2,138

**Private Apartment Availability Rates (%)
by Bedroom Type
Province of Quebec – Abitibi-Témiscaming**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Amos CA	n/a	14.9	n/a	6.6	n/a	3.5	n/a	3.5	n/a	4.9
Rouyn-Noranda CA	n/a	6.7	n/a	4.2	n/a	1.9	n/a	1.0	n/a	2.9
Val D'Or CA	n/a	4.9	n/a	1.4	n/a	1.4	n/a	0.4	n/a	1.4

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Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Quebec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Drummondville CA	8.7	7.7	4.0	4.0	2.9	2.3	2.2	1.9	3.4	3.1
Zone 1 - Drummondville	8.8	7.8	4.0	4.1	2.9	2.3	2.2	1.8	3.4	3.0
Zone 2 - Peripheral Sectors	**	**	**	**	**	3.2	2.7	4.2	2.1	3.5
Magog CA	1.7	2.5	1.5	1.5	1.0	0.7	0.0	1.1	1.0	1.0
Victoriaville CA	9.2	8.7	6.5	7.3	3.1	3.0	4.1	6.0	4.7	5.2

Private Apartment Average Rents (\$)
by Bedroom Type
Province of Quebec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Drummondville CA	326	345	396	416	481	473	495	525	452	464
Zone 1 - Drummondville	326	346	396	416	483	474	498	528	452	465
Zone 2 - Peripheral Sectors	**	**	**	n/s	**	**	429	441	416	432
Magog CA	303	318	372	383	489	509	553	575	464	485
Victoriaville CA	299	305	347	360	447	462	499	522	420	438

Number of Private Apartment Units Vacant and Universe in October 2005
by Bedroom Type
Province of Quebec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Drummondville CA	42	548	83	2,055	69	3,041	39	2,009	234	7,654
Zone 1 - Drummondville	42	543	83	2,052	67	2,979	36	1,937	229	7,512
Zone 2 - Peripheral Sectors	**	**	**	**	2	62	3	72	5	142
Magog CA	3	119	6	390	8	1,169	4	350	21	2,028
Victoriaville CA	36	413	64	886	54	1,825	43	725	198	3,849

Private Apartment Availability Rates (%)
by Bedroom Type
Province of Quebec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Drummondville CA	n/a	7.7	n/a	4.0	n/a	2.5	n/a	1.9	n/a	3.1
Zone 1 - Drummondville	n/a	7.8	n/a	4.1	n/a	2.4	n/a	1.8	n/a	3.1
Zone 2 - Peripheral Sectors	n/a	**	n/a	**	n/a	6.5	n/a	4.2	n/a	4.9
Magog CA	n/a	2.5	n/a	1.5	n/a	0.7	n/a	2.0	n/a	1.2
Victoriaville CA	n/a	8.7	n/a	7.3	n/a	3.1	n/a	6.0	n/a	5.2

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**Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Quebec – Chaudières-Appalaches**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Montmagny City	2.2	5.3	4.2	0.6	0.8	1.8	0.0	0.0	1.7	1.9
Saint-Georges CA	24.4	20.5	8.5	8.4	3.2	3.2	3.4	5.2	5.5	5.5
Sainte-Marie City	7.1	11.8	1.8	5.6	2.2	2.2	0.0	4.4	2.0	3.6
Thetford Mines CA	4.7	6.3	10.1	7.7	4.7	7.3	2.9	1.2	6.1	6.5

**Private Apartment Average Rents (\$)
by Bedroom Type
Province of Quebec – Chaudières-Appalaches**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Montmagny City	**	309	372	384	471	486	478	477	445	455
Saint-Georges CA	290	276	352	358	446	452	443	450	415	422
Sainte-Marie City	290	296	339	342	440	466	490	488	417	435
Thetford Mines CA	260	263	307	312	350	365	383	399	342	356

**Number of Private Apartment Units Vacant and Universe in October 2005
by Bedroom Type
Province of Quebec – Chaudières-Appalaches**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Montmagny City	6	114	1	169	7	395	0	65	14	743
Saint-Georges CA	17	83	47	557	40	1,247	11	213	115	2,100
Sainte-Marie City	4	34	10	177	11	501	5	114	30	826
Thetford Mines CA	9	144	29	379	41	558	2	171	81	1,252

**Private Apartment Availability Rates (%)
by Bedroom Type
Province of Quebec – Chaudières-Appalaches**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Montmagny City	n/a	5.3	n/a	0.6	n/a	2.8	n/a	0.0	n/a	2.4
Saint-Georges CA	n/a	20.5	n/a	8.4	n/a	3.2	n/a	5.2	n/a	5.5
Sainte-Marie City	n/a	11.8	n/a	5.6	n/a	2.2	n/a	4.4	n/a	3.6
Thetford Mines CA	n/a	6.9	n/a	7.9	n/a	7.9	n/a	1.2	n/a	6.9

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**Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Quebec – Côte-Nord**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Baie-Comeau CA	7.1	8.3	5.8	5.0	4.0	3.4	3.6	4.9	4.7	4.5
Zone 1 - Secteur Mingan	4.3	3.0	6.2	2.2	4.2	3.5	4.5	1.8	4.9	2.8
Zone 2 - Secteur Marquette	14.4	20.8	5.3	8.2	3.7	3.3	2.8	7.4	4.5	6.5
Sept-Îles CA	2.2	13.7	1.9	2.3	1.1	2.5	1.3	3.8	1.5	3.7

**Private Apartment Average Rents (\$)
by Bedroom Type
Province of Quebec – Côte-Nord**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Baie-Comeau CA	342	345	427	428	515	510	548	547	481	481
Zone 1 - Secteur Mingan	345	347	453	454	550	547	562	561	502	500
Zone 2 - Secteur Marquette	334	340	393	391	469	474	536	533	456	458
Sept-Îles CA	340	340	425	438	505	508	556	567	476	483

**Number of Private Apartment Units Vacant and Universe in October 2005
by Bedroom Type
Province of Quebec – Côte-Nord**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Baie-Comeau CA	8	101	21	418	20	594	12	255	62	1,367
Zone 1 - Secteur Mingan	2	71	5	228	11	319	2	114	20	731
Zone 2 - Secteur Marquette	6	30	16	190	9	275	10	141	42	636
Sept-Îles CA	31	226	17	749	26	1,044	18	472	92	2,492

**Private Apartment Availability Rates (%)
by Bedroom Type
Province of Quebec – Côte-Nord**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Baie-Comeau CA	n/a	8.3	n/a	5.0	n/a	3.4	n/a	4.9	n/a	4.5
Zone 1 - Secteur Mingan	n/a	3.0	n/a	2.2	n/a	3.5	n/a	1.8	n/a	2.8
Zone 2 - Secteur Marquette	n/a	20.8	n/a	8.2	n/a	3.3	n/a	7.4	n/a	6.5
Sept-Îles CA	n/a	13.7	n/a	2.7	n/a	3.3	n/a	5.3	n/a	4.4

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Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Quebec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Gaspé City	0.0	0.0	0.6	1.3	1.7	0.0	0.9	0.0	1.1	0.4
Matane CA	10.4	4.1	8.4	6.3	4.9	3.5	13.3	6.5	7.9	5.0
Rimouski CA	4.2	1.6	0.6	0.2	0.5	0.1	0.4	0.5	1.0	0.4
Rivière-du-Loup CA	1.1	1.6	0.9	1.9	1.0	1.4	1.6	1.3	1.1	1.5

Private Apartment Average Rents (\$)
by Bedroom Type
Province of Quebec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Gaspé City	329	**	394	404	470	478	511	509	448	457
Matane CA	286	286	348	359	414	425	436	443	375	387
Rimouski CA	360	366	433	438	516	528	549	575	473	484
Rivière-du-Loup CA	305	316	375	386	468	484	528	538	444	458

Number of Private Apartment Units Vacant and Universe in October 2005
by Bedroom Type
Province of Quebec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Gaspé City	0	24	2	166	0	238	0	118	2	546
Matane CA	6	146	29	454	18	514	11	169	64	1,284
Rimouski CA	11	676	3	1,602	3	2,050	3	623	20	4,952
Rivière-du-Loup CA	3	186	11	585	18	1,327	5	372	37	2,470

Private Apartment Availability Rates (%)
by Bedroom Type
Province of Quebec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Gaspé City	n/a	0.0	n/a	1.9	n/a	0.0	n/a	0.8	n/a	0.7
Matane CA	n/a	4.8	n/a	7.2	n/a	3.7	n/a	6.5	n/a	5.5
Rimouski CA	n/a	2.4	n/a	0.9	n/a	0.3	n/a	0.5	n/a	0.8
Rivière-du-Loup CA	n/a	1.6	n/a	3.4	n/a	2.1	n/a	1.6	n/a	2.3

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n/a : Not applicable

**Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Quebec – Lac-St-Jean**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Alma CA	7.4	13.8	11.5	8.8	4.5	6.3	3.6	2.3	5.8	6.2
Zone 1 - Alma South	4.5	16.7	7.7	6.0	4.4	6.7	2.3	1.7	4.6	5.9
Zone 2 - Alma North	20.0	**	14.9	11.2	4.6	5.9	4.9	3.0	7.1	6.5
Dolbeau-Mistassini CA	5.0	10.0	6.0	5.2	5.2	3.3	4.7	4.5	5.3	4.2
Zone 1 - Dolbeau	0.0	6.7	6.9	4.9	6.4	2.6	5.5	5.3	6.1	3.7
Zone 2 - Mistassini	**	**	3.1	6.3	3.1	4.8	3.4	3.2	3.6	5.2
Roberval City	14.3	14.3	6.0	9.6	3.7	2.9	1.4	0.0	4.0	4.2
Saint-Félicien City	2.8	5.9	4.0	5.3	5.5	6.2	9.0	4.0	5.5	5.6

**Private Apartment Average Rents (\$)
by Bedroom Type
Province of Quebec – Lac-St-Jean**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Alma CA	291	289	345	353	408	412	448	453	402	408
Zone 1 - Alma South	290	**	339	338	419	424	469	473	411	415
Zone 2 - Alma North	295	**	**	**	396	400	424	431	392	400
Dolbeau-Mistassini CA	**	**	309	299	386	383	**	**	377	368
Zone 1 - Dolbeau	**	**	**	**	411	403	**	**	400	386
Zone 2 - Mistassini	**	**	**	**	**	**	**	**	344	**
Roberval City	**	299	340	343	409	415	458	470	399	404
Saint-Félicien City	295	298	343	345	389	402	496	473	387	394

**Number of Private Apartment Units Vacant and Universe in October 2005
by Bedroom Type
Province of Quebec – Lac-St-Jean**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Alma CA	4	29	31	355	65	1,034	8	343	108	1,761
Zone 1 - Alma South	4	24	10	167	37	554	3	178	54	923
Zone 2 - Alma North	**	**	21	188	28	479	5	165	54	838
Dolbeau-Mistassini CA	2	20	7	134	12	360	4	88	25	602
Zone 1 - Dolbeau	1	15	5	102	6	235	3	57	15	409
Zone 2 - Mistassini	**	**	2	32	6	125	1	31	10	193
Roberval City	1	7	11	114	9	312	0	73	21	506
Saint-Félicien City	2	34	6	113	18	292	3	75	29	514

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**Private Apartment Availability Rates (%)
by Bedroom Type
Province of Quebec – Lac-St-Jean**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Alma CA	n/a	13.8	n/a	8.8	n/a	6.3	n/a	3.2	n/a	6.3
Zone 1 - Alma South	n/a	16.7	n/a	6.0	n/a	6.7	n/a	2.8	n/a	6.1
Zone 2 - Alma North	n/a	**	n/a	11.2	n/a	5.9	n/a	3.7	n/a	6.6
Dolbeau-Mistassini CA	n/a	10.0	n/a	5.2	n/a	4.2	n/a	4.5	n/a	4.7
Zone 1 - Dolbeau	n/a	6.7	n/a	4.9	n/a	3.8	n/a	5.3	n/a	4.4
Zone 2 - Mistassini	n/a	**	n/a	6.3	n/a	4.8	n/a	3.2	n/a	5.2
Roberval City	n/a	14.3	n/a	9.6	n/a	2.9	n/a	0.0	n/a	4.2
Saint-Félicien City	n/a	5.9	n/a	5.3	n/a	6.2	n/a	4.0	n/a	5.6

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Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Quebec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Joliette CA	3.3	4.2	1.9	2.0	1.2	0.8	1.1	0.6	1.5	1.3
Joliette	0.7	4.8	2.1	2.3	1.3	1.4	1.5	1.0	1.5	1.9
St-Charles-Borromée/N.-D.-des-Pr	**	**	1.5	1.2	1.0	0.3	0.5	0.0	1.5	0.4
Lachute CA	4.1	2.6	4.4	1.1	1.2	0.8	0.0	0.0	2.4	1.2
Saint-Lin-des-Laurentides City	0.0	**	0.0	1.6	1.1	1.1	0.0	0.0	0.7	1.0

Private Apartment Average Rents (\$)
by Bedroom Type
Province of Quebec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Joliette CA	343	362	400	426	471	487	524	555	450	472
Joliette	349	**	401	425	454	466	534	582	436	460
St-Charles-Borromée/N.-D.-des-Pr	**	**	396	433	488	506	509	511	474	495
Lachute CA	324	**	363	359	413	410	492	493	388	388
Saint-Lin-des-Laurentides City	**	**	**	382	456	472	**	**	454	467

Number of Private Apartment Units Vacant and Universe in October 2005
by Bedroom Type
Province of Quebec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Joliette CA	15	354	25	1,261	21	2,573	5	851	66	5,039
Joliette	15	311	21	884	17	1,235	5	524	58	2,954
St-Charles-Borromée/N.-D.-des-Pr	**	**	5	377	4	1,338	0	327	9	2,085
Lachute CA	5	189	3	265	3	373	0	129	11	956
Saint-Lin-des-Laurentides City	**	**	1	62	2	187	0	53	3	307

Private Apartment Availability Rates (%)
by Bedroom Type
Province of Quebec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Joliette CA	n/a	5.1	n/a	2.0	n/a	1.1	n/a	1.0	n/a	1.6
Joliette	n/a	4.8	n/a	2.3	n/a	1.6	n/a	1.6	n/a	2.2
St-Charles-Borromée/N.-D.-des-Pr	n/a	**	n/a	1.2	n/a	0.6	n/a	0.0	n/a	0.7
Lachute CA	n/a	3.2	n/a	1.5	n/a	1.6	n/a	0.0	n/a	1.7
Saint-Lin-des-Laurentides City	n/a	**	n/a	1.6	n/a	2.1	n/a	0.0	n/a	1.6

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**Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Quebec – Montérégie**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Cowansville CA	1.4	2.7	1.5	1.5	0.3	0.7	0.6	0.0	0.7	0.9
Granby CA	16.6	12.9	1.8	2.3	1.2	1.1	0.5	0.0	2.2	2.2
Saint-Hyacinthe CA	**	2.9	2.2	2.3	1.3	1.6	2.9	0.9	1.8	1.8
Saint-Jean-sur-Richelieu CA	1.1	0.0	0.4	1.0	0.6	0.3	0.5	0.6	0.5	0.5
Zone 1 - Saint-Jean	1.1	0.0	0.5	0.9	0.5	0.2	0.7	0.5	0.6	0.4
Zone 2 - Iberville	**	**	**	**	0.0	0.7	0.0	1.1	0.0	0.9
Zone 3 - Saint-Luc	n/s	**	**	**	1.8	0.3	0.0	0.6	0.9	0.4
Salaberry-de-Valleyfield CA	0.0	**	1.5	2.8	0.6	1.1	1.1	0.7	0.9	1.5
Sorel-Tracy CA	5.9	2.4	5.9	3.0	4.5	2.4	2.0	0.3	4.6	2.3
Zone 1 - Sorel	6.3	0.0	7.7	4.3	6.1	2.8	0.0	0.0	6.0	2.9
Zone 2 - Peripheral Sectors	5.8	3.6	4.3	1.9	2.4	1.9	2.8	0.5	3.1	1.7

**Private Apartment Average Rents (\$)
by Bedroom Type
Province of Quebec – Montérégie**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Cowansville CA	292	305	369	375	452	478	456	477	424	448
Granby CA	337	347	423	430	501	524	542	561	481	495
Saint-Hyacinthe CA	**	358	401	407	518	496	568	551	478	470
Saint-Jean-sur-Richelieu CA	346	**	430	410	499	513	519	543	485	498
Zone 1 - Saint-Jean	347	**	433	411	497	499	503	518	477	480
Zone 2 - Iberville	**	**	**	**	475	488	**	**	475	496
Zone 3 - Saint-Luc	n/s	**	**	**	553	614	**	629	559	615
Salaberry-de-Valleyfield CA	**	**	382	387	425	456	468	490	410	435
Sorel-Tracy CA	293	282	350	371	400	408	466	472	395	405
Zone 1 - Sorel	**	**	336	343	395	400	**	**	387	390
Zone 2 - Peripheral Sectors	**	**	364	394	407	419	464	485	404	420

**Number of Private Apartment Units Vacant and Universe in October 2005
by Bedroom Type
Province of Quebec – Montérégie**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Cowansville CA	2	73	7	468	6	809	0	359	15	1,709
Granby CA	64	497	51	2,180	47	4,192	0	567	162	7,436
Saint-Hyacinthe CA	11	384	39	1,663	54	3,286	9	983	112	6,316
Saint-Jean-sur-Richelieu CA	0	217	15	1,609	13	4,725	10	1,724	39	8,274
Zone 1 - Saint-Jean	0	209	14	1,512	7	3,573	6	1,210	28	6,504
Zone 2 - Iberville	**	**	**	**	4	531	2	176	7	798
Zone 3 - Saint-Luc	**	**	**	**	2	620	2	338	4	972
Salaberry-de-Valleyfield CA	**	**	18	654	11	1,000	2	299	33	2,141
Sorel-Tracy CA	2	84	15	498	36	1,476	1	290	54	2,348
Zone 1 - Sorel	0	28	10	231	24	854	0	73	34	1,186
Zone 2 - Peripheral Sectors	2	56	5	267	12	622	1	217	20	1,162

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n/a : Not applicable

**Private Apartment Availability Rates (%)
by Bedroom Type
Province of Quebec – Montérégie**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Cowansville CA	n/a	2.7	n/a	1.7	n/a	1.5	n/a	0.3	n/a	1.3
Granby CA	n/a	13.6	n/a	2.7	n/a	1.2	n/a	0.0	n/a	2.4
Saint-Hyacinthe CA	n/a	3.4	n/a	3.1	n/a	2.0	n/a	1.2	n/a	2.3
Saint-Jean-sur-Richelieu CA	n/a	0.0	n/a	1.1	n/a	0.4	n/a	0.6	n/a	0.5
Zone 1 - Saint-Jean	n/a	0.0	n/a	1.0	n/a	0.3	n/a	0.5	n/a	0.5
Zone 2 - Iberville	n/a	**	n/a	**	n/a	0.7	n/a	1.1	n/a	0.9
Zone 3 - Saint-Luc	n/a	**	n/a	**	n/a	0.3	n/a	0.6	n/a	0.4
Salaberry-de-Valleyfield CA	n/a	**	n/a	3.8	n/a	1.7	n/a	2.5	n/a	2.3
Sorel-Tracy CA	n/a	2.4	n/a	3.4	n/a	2.7	n/a	0.3	n/a	2.6
Zone 1 - Sorel	n/a	0.0	n/a	4.3	n/a	2.8	n/a	0.0	n/a	2.9
Zone 2 - Peripheral Sectors	n/a	3.6	n/a	2.6	n/a	2.6	n/a	0.5	n/a	2.2

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Private Apartment Vacancy Rates (%)
by Bedroom Type
Province of Quebec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
La Tuque CA	23.1	22.2	15.5	15.7	10.9	10.4	6.8	2.8	12.0	11.0
Shawinigan CA	20.8	14.2	11.8	8.2	5.7	3.4	2.9	2.9	6.3	4.4
Zone 1-Downtown	**	**	13.5	12.9	5.5	5.4	2.7	3.8	6.7	6.8
Zone 2-Northeastern Sector	**	**	10.9	11.2	8.1	3.9	4.1	4.0	7.2	5.1
Zone 3-Shawinigan-Sud	**	**	5.6	1.4	2.5	1.8	0.0	0.0	2.6	1.4
Zone 4-Grand-Mère/Saint-Georges	**	13.4	19.0	7.5	3.9	2.4	3.4	2.3	7.6	3.6

Private Apartment Average Rents (\$)
by Bedroom Type
Province of Quebec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
La Tuque CA	304	297	318	321	373	373	425	429	364	366
Shawinigan CA	**	**	321	317	349	361	376	390	350	359
Zone 1-Downtown	**	**	311	313	341	353	339	348	334	340
Zone 2-Northeastern Sector	**	**	322	312	325	332	384	397	340	345
Zone 3-Shawinigan-Sud	**	**	335	325	386	413	397	429	375	392
Zone 4-Grand-Mère/Saint-Georges	**	**	311	318	371	388	393	404	361	376

Number of Private Apartment Units Vacant and Universe in October 2005
by Bedroom Type
Province of Quebec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
La Tuque CA	6	27	35	223	38	365	4	142	83	757
Shawinigan CA	19	132	65	795	83	2,420	37	1,285	204	4,632
Zone 1-Downtown	**	**	25	191	18	330	13	357	63	917
Zone 2-Northeastern Sector	**	**	27	238	45	1,152	18	448	95	1,879
Zone 3-Shawinigan-Sud	**	**	3	223	8	445	0	230	13	911
Zone 4-Grand-Mère/Saint-Georges	5	40	11	143	12	493	6	250	34	925

Private Apartment Availability Rates (%)
by Bedroom Type
Province of Quebec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
La Tuque CA	n/a	25.9	n/a	17.9	n/a	12.3	n/a	4.2	n/a	12.9
Shawinigan CA	n/a	16.6	n/a	9.1	n/a	3.8	n/a	3.2	n/a	4.9
Zone 1-Downtown	n/a	**	n/a	13.5	n/a	6.3	n/a	4.1	n/a	7.6
Zone 2-Northeastern Sector	n/a	**	n/a	11.2	n/a	4.0	n/a	4.0	n/a	5.1
Zone 3-Shawinigan-Sud	n/a	**	n/a	1.4	n/a	2.0	n/a	0.6	n/a	1.6
Zone 4-Grand-Mère/Saint-Georges	n/a	17.1	n/a	11.6	n/a	3.0	n/a	2.8	n/a	4.9

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METHODOLOGY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on its initiation type (public or private), and whether it is an apartment or a row structure. The survey collects vacant unit data for all sampled structures. The market rent data are collected for only privately initiated structures. The available unit data are obtained only for privately initiated apartment or row structures. Most data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

Definitions

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent. The changes in average rent do not necessarily correspond to rent changes within a given structure. The increase or decrease of the average rents between two years may or may not be statistically significant due to other factors such as the variability of the rents.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

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

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census areas definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Information and Subscriptions

For more information about this publication or any other questions on the Quebec housing market, please call our **Client Service Department** at (866) 855-5711 or (514) 283-3896 or e-mail us at cam_qc@cmhc-schl.gc.ca .

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Cette publication est aussi disponible en français sous le titre: Rapport sur le marché locative – Faits saillants.

Zone Realignment and Census Tract Revision

For a number of centres, the zones were realigned to better match existing neighbourhoods (see zone descriptions) and, in some cases, the zones were renumbered. At the same time, the census tracts, which make up the zones, were revised to make them correspond to the 2001 census boundaries (as determined by Statistics Canada). The result of these two actions is the following: the universe size, the vacancy rate and the average rent reported for year 2004 in the 2004 rental market publications may be different from the year 2004 numbers reported in the 2005 reports.

Note: Tables for rental row (townhouses) are not released in this current publication. However, tables are available on request where applicable.

To get a national overview and statistics for all CMAs across Canada, please refer to CMHC's website at the following address:
www.cmhc.ca/en/news/nere/index.cfm

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