

F A S T F A X

Province of Quebec

RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

NOVEMBER 26, 2002

CMHC Survey Reflects Tight Markets Again in 2002

According to the results of the annual Rental Market Survey conducted this past October by Canada Mortgage and Housing Corporation (CMHC), vacancy rates fell in most urban centres across the province. The average rate in privately initiated buildings with three or more housing units now stands at 1.2 per cent, compared to 1.3 per cent at the time of last year's survey.

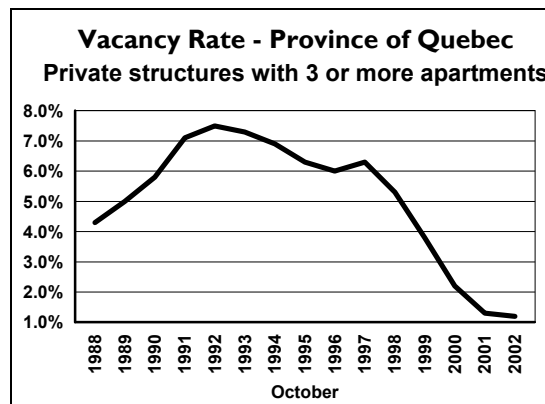
The survey results indicate that the vacancy rates decreased in four of the six census metropolitan areas in Quebec. On the Montréal (0.7 per cent), Hull (0.5 per cent) and Québec (0.3 per cent) rental markets, these rates remain below the 1-per-cent mark. In Sherbrooke, the vacancy rate fell from 2.3 per cent in October 2001 to 1.8 per cent this year. As was the case in 2001, the situation is less tight on the Trois-Rivières market (3 per cent in October 2002) and in Chicoutimi-Jonquière, where the vacancy rate went up from 4.4 per cent in October 2001 to 4.9 per cent this year.

In the other urban agglomerations, the survey revealed less tight conditions, but with certain distinctions. On the one hand, vacancy rate for centres with 50,000 to 99,999 inhabitants remains the same on average (2.6 per cent), but the rates fell and are now very low in Saint-Jean-sur-Richelieu and Saint-Hyacinthe. On the other hand, in centres with 10,000 to 49,999 inhabitants, the rates are clearly higher (5.5 per cent, compared to 6.2 per cent last year).

According to the survey results, vacancy rates were down for units of all sizes, with the exception of apartments with three or more bedrooms, for which the rate rose by only 0.1 of a percentage point. Once again this year, conditions are relatively less tight for bachelor units, with a vacancy rate of 2.0 per cent.

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Apartment Vacancy Rates (%)	2001	2002
Bachelor	2.4	2.0
1 Bedroom	1.5	1.3
2 Bedroom	1.0	0.9
3 Bedroom and +	1.2	1.3
Total	1.3	1.2



Apartment Units (2002)	Vacant	Total
Bachelor	1,286	64,615
1 Bedroom	2,569	197,325
2 Bedroom	2,909	319,408
3 Bedroom and +	1,324	103,747
Total	8,088	685,096



Apartment Vacancy Rates by Zone and Bedroom Type Province of Quebec

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
Chicoutimi-Jonquière	3.4	5.7	6.4	7.2	4.1	4.2	3.1	3.3	4.4	4.9
Gatineau	0.9	2.5	1.3	0.3	0.3	0.6	0.2	0.0	0.6	0.5
Montréal	1.5	1.3	0.6	0.7	0.5	0.5	0.4	1.1	0.6	0.7
Québec	1.6	0.8	1.2	0.6	0.5	0.2	0.6	0.2	0.8	0.3
Sherbrooke	3.0	2.9	3.2	2.3	2.1	1.5	1.0	1.1	2.3	1.8
Trois-Rivières	9.4	6.5	5.8	3.4	3.6	2.6	3.6	1.9	4.7	3.0
Agglomerations 50,000 - 99,999	5.7	6.4	4.2	3.7	1.6	1.9	2.4	1.6	2.6	2.6
Agglomerations 10,000 - 49,999	11.1	9.0	7.5	7.4	4.9	4.4	5.5	4.1	6.2	5.5
Total - Province of Quebec	2.4	2.0	1.5	1.3	1.0	0.9	1.2	1.3	1.3	1.2

Average Apartment Rents by Zone and Bedroom Type Province of Quebec

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
Chicoutimi-Jonquière	296	302	364	370	439	440	478	477
Gatineau	419	432	485	509	573	599	648	684
Montréal	404	423	476	505	529	552	650	687
Québec	380	388	473	489	538	550	632	653
Sherbrooke	297	309	366	369	446	456	538	553
Trois-Rivières	293	292	358	370	419	431	467	473

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
1- Alma South	12.5	8.7	7.7	3.0	3.5	6.0	1.2	3.7	4.1	5.0
2- Alma North	0.0	0.0	2.9	5.7	5.3	5.5	4.4	3.2	4.7	5.0
Alma Area	10.0	6.9	5.9	4.0	4.3	5.8	2.8	3.5	4.4	5.0
1- Dolbeau	12.5	18.8	7.4	5.0	2.6	3.4	3.6	1.8	4.4	4.2
2- Mistassini	**	**	3.7	14.8	1.6	4.7	0.0	3.3	2.6	5.8
Dolbeau-Mistassini Area	19.0	14.3	6.8	6.8	2.2	3.9	2.3	2.4	3.9	4.7

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
1- Alma South	287	298	332	331	411	403	438	441
2- Alma North	263	236	354	339	383	387	415	417
Alma Area	283	290	338	334	398	396	426	429
1- Dolbeau	255	259	323	338	403	404	456	445
2- Mistassini	**	**	258	257	351	348	373	381
Dolbeau-Mistassini Area	238	260	305	318	382	387	417	413

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Alma Area	30	29	273	274	923	933	321	317	1,547	1,553
Dolbeau-Mistassini Area	21	21	148	146	360	362	87	85	616	614

** Sample too small to disclose results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Roberval Area	% **	% 11.1	% 9.0	% 4.1	% 2.3	% 3.9	% 2.5	% 1.3	% 4.1	% 3.7
St-Félicien Area	6.1	8.2	4.6	4.4	6.6	2.6	11.4	2.8	6.8	3.4

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
Roberval Area	\$ **	\$ 263	\$ 329	\$ 328	\$ 407	\$ 403	\$ 459	\$ 447
St-Félicien Area	297	303	335	340	389	394	460	451

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Roberval Area	5	9	122	123	307	305	80	76	514	513
St-Félicien Area	33	37	110	116	318	316	70	71	531	540

** Sample too small to disclose results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Amos Area	% 20.6	% 24.1	% 17.7	% 17.4	% 13.6	% 12.7	% 10.3	% 5.8	% 14.2	% 13.0
Mont-Laurier Area	4.3	0.0	1.4	0.0	2.4	0.5	2.3	0.0	2.2	0.2

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
Amos Area	\$ 262	\$ 251	\$ 330	\$ 317	\$ 409	\$ 395	\$ 468	\$ 470
Mont-Laurier Area	297	287	342	351	405	416	450	486

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Amos Area	44	50	239	316	474	574	228	249	985	1,189
Mont-Laurier Area	97	98	364	362	387	380	133	138	981	978

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
Rouyn-Noranda Area	25.0	21.5	16.0	13.3	13.5	6.9	13.6	6.4	15.5	10.0
Val-d'Or Area	21.4	15.8	12.9	17.3	8.0	9.0	12.1	9.3	11.4	11.7

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
Rouyn-Noranda Area	286	287	360	367	444	444	516	525
Val-d'Or Area	310	291	362	367	437	438	497	498

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Rouyn-Noranda Area	343	301	830	769	1,390	1,426	435	402	2,998	2,898
Val-d'Or Area	177	204	538	536	896	891	590	548	2,201	2,179

Apartment Vacancy Rates by Zone and Bedroom Type Joliette Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
1- City of Joliette	4.0	0.9	3.1	2.2	2.5	0.9	1.7	1.1	2.8	1.3
2- St-Charles-Borromée & Notre-Dame-des-Prairies	**	**	1.4	0.8	1.2	0.4	0.7	0.0	1.3	0.4
Joliette Area	4.6	0.8	2.5	1.7	1.8	0.6	1.3	0.6	2.2	0.9

Average Apartment Rents by Zone and Bedroom Type Joliette Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
1- City of Joliette	335	319	370	375	408	430	466	470
2- St-Charles-Borromée & Notre-Dame-des-Prairies	**	**	345	473	443	469	478	468
Joliette Area	335	315	364	402	424	450	471	470

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Joliette Area	396	382	1,119	1,097	2,171	2,254	719	727	4,405	4,460

** Sample too small to disclose results

Apartment Vacancy Rates by Zone and Bedroom Type Sorel-Tracy Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
1- City of Sorel	**	**	10.6	7.7	8.8	6.2	8.8	2.6	9.4	6.8
2- Others (*)	15.8	3.2	9.9	8.5	6.1	3.3	5.3	4.8	7.4	4.7
Sorel-Tracy Area	16.7	11.3	10.2	8.1	7.6	4.9	6.3	4.2	8.4	5.8

(*) Tracy, Ste-Anne-de-Sorel, Ste-Victoire-de-Sorel, St-Joseph-de-Sorel and St-Robert

Average Apartment Rents by Zone and Bedroom Type Sorel-Tracy Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
1- City of Sorel	**	**	323	318	364	366	412	430
2- Others (*)	264	261	341	349	388	392	431	441
Sorel-Tracy Area	264	265	333	335	374	377	426	438

(*) Tracy, Ste-Anne-de-Sorel, Ste-Victoire-de-Sorel, St-Joseph-de-Sorel and St-Robert

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Sorel-Tracy Area	100	101	485	483	1,450	1,450	301	300	2,336	2,334

** Sample too small to disclose results

Apartment Vacancy Rates by Zone and Bedroom Type St-Jean-sur-Richelieu Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
1- City of St-Jean	5.0	0.6	1.2	0.5	0.6	0.5	2.6	0.0	1.4	0.4
2- City of Iberville	N/A	N/A	**	**	0.5	0.9	**	**	1.0	0.6
3- City of St-Luc	N/A	N/A	**	**	0.0	4.3	0.0	0.0	0.0	2.2
St-Jean-sur-Richelieu Area	5.0	0.6	1.5	0.4	0.6	1.0	1.9	0.0	1.2	0.6

Average Apartment Rents by Zone and Bedroom Type St-Jean-sur-Richelieu Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
1- City of St-Jean	315	297	358	394	439	447	479	464
2- City of Iberville	N/A	N/A	**	**	417	407	**	**
3- City of St-Luc	N/A	N/A	**	**	457	498	528	520
St-Jean-sur-Richelieu Area	315	297	357	391	438	448	487	480

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
St-Jean-sur-Richelieu Area	279	244	1,443	1,556	4,092	4,292	1,939	1,663	7,753	7,755

** Sample too small to disclose results / N/A Data not available or not applicable

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
Lachute Area	7.7	1.2	7.2	1.2	4.3	1.2	2.9	0.0	5.5	1.0
Salaberry-de-Valleyfield Area	4.5	1.0	5.9	3.2	3.1	2.3	0.6	0.6	3.7	2.2

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
Lachute Area	307	319	337	341	393	402	464	464
Salaberry-de-Valleyfield Area	335	335	352	362	397	406	419	423

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Lachute Area	184	183	180	186	372	361	108	112	844	842
Salaberry-de-Valleyfield Area	185	174	612	702	993	956	325	313	2,115	2,145

N/A Data not available or not applicable

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
1- Mingan Sector	9.8	12.0	9.0	8.2	13.3	7.8	15.9	6.8	12.0	8.2
2- Marquette Sector	15.3	20.4	21.0	11.9	22.6	17.0	17.5	12.2	20.6	14.6
Baie-Comeau Area	11.5	14.7	14.7	9.9	17.9	12.1	16.8	9.5	16.2	11.1
Sept-Îles Area	19.3	18.5	6.4	8.2	4.4	7.3	11.1	10.0	7.7	9.2

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
1- Mingan Sector	331	341	443	450	534	534	565	561
2- Marquette Sector	315	348	367	382	455	460	528	522
Baie-Comeau Area	326	343	409	420	494	499	544	541
Sept-Îles Area	309	314	405	409	476	485	510	522

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Baie-Comeau Area	106	111	421	422	572	552	259	233	1,358	1,318
Sept-Îles Area	238	239	740	736	1,040	1,016	461	410	2,479	2,401

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
Gaspé Area	16.7	12.5	5.8	9.5	6.8	3.8	17.9	6.3	9.2	6.5
Matane Area	18.3	14.3	13.1	15.5	7.8	7.3	10.9	4.1	11.4	10.8
Rimouski Area	8.0	5.0	4.6	3.2	2.4	1.9	2.6	0.7	3.9	2.6

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
Gaspé Area	306	324	376	383	456	460	494	496
Matane Area	279	276	334	336	398	404	410	422
Rimouski Area	336	340	407	413	491	495	538	545

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Gaspé Area	18	24	172	168	235	234	117	112	542	538
Matane Area	164	154	436	439	476	477	147	148	1,223	1,218
Rimouski Area	674	750	1,542	1,443	2,021	2,033	656	671	4,893	4,897

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
Montmagny Area	3.5	2.2	1.8	2.4	0.5	1.0	1.5	0.0	1.3	1.4
Rivière-du-Loup Area	4.7	2.0	4.2	2.1	3.0	1.3	2.8	1.9	3.4	1.6

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
Montmagny Area	286	296	359	367	445	450	438	451
Rivière-du-Loup Area	296	297	357	361	439	443	496	501

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Montmagny Area	87	89	171	168	389	395	68	70	715	722
Rivière-du-Loup Area	148	152	480	476	1,099	1,100	318	320	2,045	2,048

** Sample too small to disclose results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
St-Georges Area	2.5	0.7	5.9	4.5	1.3	1.3	1.0	2.0	2.7	2.3
Ste-Marie Area	6.6	0.0	2.5	3.2	2.6	2.9	1.9	4.5	2.8	3.1

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
St-Georges Area	286	286	340	343	418	426	420	425
Ste-Marie Area	257	263	321	326	396	411	438	452

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
St-Georges Area	157	149	577	604	1,016	1,089	209	200	1,959	2,042
Ste-Marie Area	61	41	160	185	385	411	103	111	709	748

Apartment Vacancy Rates by Zone and Bedroom Type Drummondville Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
1- Drummondville	2.3	2.9	2.8	3.7	1.4	2.0	1.1	1.1	1.9	2.3
2- Rest of Area	**	**	**	**	1.3	**	0.6	**	1.2	**
Drummondville Area	2.3	2.8	2.7	3.6	1.4	1.8	1.0	1.3	1.8	2.2

Average Apartment Rents by Zone and Bedroom Type Drummondville Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
1- Drummondville	309	307	363	383	416	454	446	468
2- Rest of Area	**	**	**	**	409	**	449	**
Drummondville Area	301	307	364	383	415	451	446	462

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Drummondville Area	650	542	1,802	1,801	2,516	2,854	1,533	1,675	6,501	6,872

** Sample too small to disclose results

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
Granby Area	9.5	12.3	4.6	2.6	0.9	1.8	0.9	0.4	2.5	2.5
St-Hyacinthe Area	2.1	2.2	3.1	2.1	0.7	0.1	0.2	0.0	1.3	0.7

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
Granby Area	307	319	400	408	460	462	502	507
St-Hyacinthe Area	316	333	370	372	434	441	480	490

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Granby Area	462	437	1,967	1,932	3,806	3,848	630	736	6,865	6,953
St-Hyacinthe Area	376	369	1,489	1,349	2,970	3,144	1,113	1,109	5,948	5,971

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
Cowansville Area	9.3	4.5	5.0	3.1	6.0	3.4	6.1	4.0	6.0	3.5
Magog Area	0.9	4.7	2.1	2.6	0.9	0.8	0.7	0.7	1.1	1.4

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
Cowansville Area	260	274	340	349	411	418	415	431
Magog Area	265	284	325	337	427	441	497	502

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Cowansville Area	87	89	384	381	725	739	350	354	1,546	1,563
Magog Area	112	106	386	383	965	998	294	307	1,757	1,794

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
Thetford Mines Area	12.3	9.7	13.7	9.5	11.8	7.9	5.6	3.4	11.5	7.9
Victoriaville Area	5.1	4.7	3.9	3.7	1.0	1.0	0.6	0.3	2.0	1.8

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
Thetford Mines Area	236	243	297	297	330	333	371	382
Victoriaville Area	258	278	336	341	437	433	485	469

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Thetford Mines Area	163	155	365	370	491	517	177	179	1,196	1,221
Victoriaville Area	346	371	705	687	1,888	1,944	563	527	3,502	3,529

Apartment Vacancy Rates by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
La Tuque Area	% 29.3	% 25.0	% 15.8	% 20.3	% 11.3	% 15.9	% 7.0	% 10.4	% 13.0	% 16.7

Average Apartment Rents by Zone and Bedroom Type

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
La Tuque Area	\$ 300	\$ 302	\$ 312	\$ 314	\$ 364	\$ 371	\$ 414	\$ 422

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
La Tuque Area	41	44	202	212	335	364	115	135	693	755

Apartment Vacancy Rates by Zone and Bedroom Type Shawinigan Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
	%	%	%	%	%	%	%	%	%	%
1- Downtown	**	**	15.7	16.4	4.3	4.8	9.2	5.2	9.5	7.5
2- Northeastern Sector	**	**	13.6	9.8	7.1	7.6	7.8	9.8	8.4	9.0
City of Shawinigan (1 and 2)	**	**	14.5	12.3	6.4	6.9	8.4	7.8	8.8	8.5
3- Shawinigan-Sud	**	**	7.0	16.1	2.7	5.8	1.5	2.4	4.0	8.4
4- Grand-Mère and St-Georges	**	**	12.6	24.1	5.7	3.8	6.3	4.2	7.6	8.9
Shawinigan Area	23.4	28.3	12.1	15.7	5.6	6.1	7.0	6.2	7.7	8.5

Average Apartment Rents by Zone and Bedroom Type Shawinigan Area

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +	
	2001	2002	2001	2002	2001	2002	2001	2002
	\$	\$	\$	\$	\$	\$	\$	\$
1- Downtown	**	**	278	276	313	337	318	325
2- Northeastern Sector	**	**	312	310	318	312	379	369
City of Shawinigan (1 and 2)	**	**	297	297	317	318	354	350
3- Shawinigan-Sud	**	**	319	316	376	382	369	390
4- Grand-Mère and St-Georges	**	**	300	299	365	366	389	379
Shawinigan Area	266	250	303	303	338	339	362	362

Universe (Number of Housing Units)

Market Zone	Bachelor		1-Bedroom		2-Bedroom		3-Bedroom +		Total	
	2001	2002	2001	2002	2001	2002	2001	2002	2001	2002
Shawinigan Area	110	156	907	838	2,370	2,348	1,402	1,406	4,789	4,748

** Sample too small to disclose results

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