

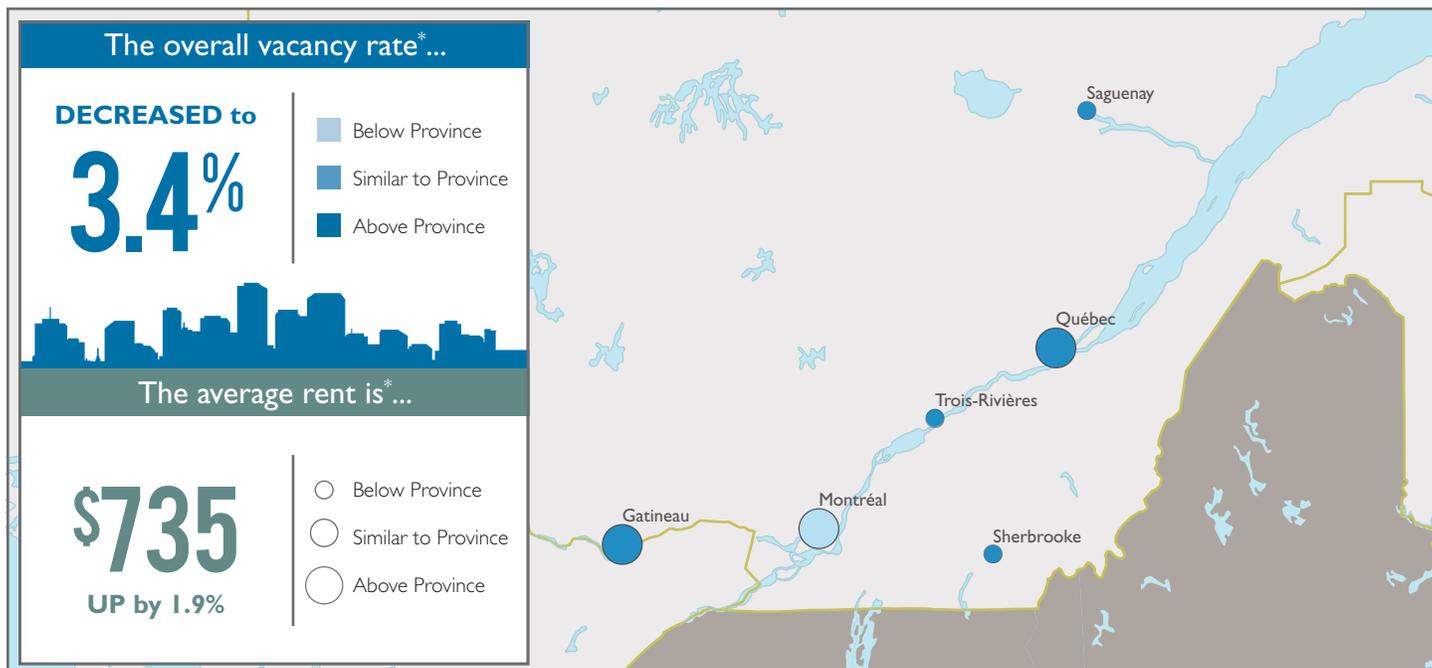
RENTAL MARKET REPORT

Québec Highlights¹



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
4.6%	3.7%	3.1%	3.1%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$571 Avg. Rent	\$667 Avg. Rent	\$751 Avg. Rent	\$898 Avg. Rent

“Despite rising rental construction, the strength of the labour market of and immigration stimulated demand to a level that more than compensated the increase in supply.”

Kevin Hughes
Regional Economist (province of Quebec)

^{*}CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

¹ Urban centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Vacancy Rate Decreases at the Provincial Level

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October, 3.4% of Québec's rental stock (estimated at 838,502 units) was vacant in October 2017. This amounts to a one-percentage-point decrease from last year's rate.

Despite rising rental construction in many areas of the province, the strength of the labour market and of immigration stimulated demand to a level that more than compensated the increase in supply.

Regional Perspective: Tightening in several of the province's markets

Of the province's 44 urban centres (10,000 inhabitants and over), about half recorded a decrease in their vacancy rates. The other half did not exhibit a statistically significant change.

As for the Census Metropolitan Areas (CMA) (100,000 inhabitants and over), nearly all recorded a drop in the rate. The Saguenay area alone in not showing a statistically significant change. When comparing the rates of all six CMAs, the Saguenay area stands out with a vacancy rate greater than 6%. Last year, four CMAs had rates in this neighborhood.

In Census Agglomerations (10,000 to 99,999 inhabitants), the survey showed that the rate had also decreased (see table I.I.I).

Whereas in previous years, larger apartment units showed a relatively stronger rental performance, this year the rates were comparable. *Bachelor* units continued to stand out with a higher vacancy rate.

The Average Rental Rate Remains Relatively Stable

According to the survey results, the average rent for a two-bedroom apartment maintained itself at \$751. Among CMAs, the rate was at its highest in the Québec CMA (\$820) and its lowest in Trois-Rivières (\$594). The estimated change in the average rent was 1.9% at the provincial level. It varied between 1.0% and 2.3% across CMAs.

Given the tightening in several markets, a stronger growth in average rent could have been expected. The relative stability of rents could be explained by, among other factors, a certain hesitation of owners to raise rents given the recent increase in supply.

No Change in the Turnover Rate

For a second year, CMHC has estimated the turnover rate of rental units, which is the share of units that changed tenants during the last 12 months. At the provincial level, the rate (estimated at 18.6%) did not change from last year. As for CMAs, the rate went from 17.3% in Montréal, to 25.7% in Sherbrooke. Only the Sherbrooke and Trois-Rivières CMAs recorded statistically significant increases. Analysis of the results by apartment size shows that the turnover rate is higher in the case of bachelor units (25.3%).

Studies focused on rental turnover rates show that they are influenced by many factors, including market conditions, building features, and renter profiles. While at this early stage, we are not able to explain with precision the differences observed in our survey, we will soon have sufficient data to begin examining this question.

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Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

The Labour Market and Immigration Stimulated Demand

Given the sharp rise in rental supply over the past year, it would have been reasonable to expect an easing of market conditions. However, the strength of the labour market and of immigration has evidently translated into levels of renter household formation that more than compensated the rise in supply.

According to the results of Statistic Canada's the labour force survey, jobs grew significantly during the period leading up to the rental survey. More precisely, they increased by 2.2% between November 2016 and October 2017, compared to 0.7% during the same period between 2015 and 2016.

As for net migration, the results of Statistics Canada's population survey show that it jumped by 21% compared to the period leading up to the 2016 rental survey.

Still in the realm of demography, it is likely that the acceleration the number of households aged 75 years and over stimulated rental demand as well. According to empirical observations and discussions with industry, this age often marks a time at which changes in occupancy type often occurs.

Rental Condominiums Continue to Attract Clients

According to the 2017 survey, the secondary rental market (that of rented condominium units) remained vigorous in the Montréal, Québec and Gatineau CMAs. While in a general sense, the factors explaining the changes in the traditional market can be applied to the secondary market, the weight of each is likely different given the scale of supply and the higher rental rates for condominium units.

All three CMAs covered by the survey recorded increased numbers of rental condominiums. That said, while the share increased in Montréal (17.0% from 15.7% in 2016) and in Québec (13.4% from 11.4% in 2016), it remained stable in the Gatineau CMA (33%). In the Gatineau CMA, rental condominiums continue to attract a significant number of renters, in particular those households with higher revenues.

Table I Rental Condominium Apartments and Private Apartments in the RMS* Vacancy Rates (%) - Québec - October 2017										
Condo Sub Area	Rental Condominium Apartments					Appartements in the RMS*				
	Oct-16		Oct-17			Oct-16		Oct-17		
Montréal CMA	3.1	c	1.8	b	↓	3.9	a	2.8	a	↓
Ottawa-Gatineau CMA (Que.Part)	5.1	b	2.4	b	↓	6.3	b	3.8	b	↓
Québec CMA	4.8	c	3.9	b	-	4.9	a	4.5	a	↓

* Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

With regard to vacancy rates, the Montréal (1.8% from 3.1% in 2016) and Gatineau (2.4% from 5.1% in 2016) markets tightened while that of Québec (3.9% in 2017) remained stable from a statistical standpoint.

As for rents, they remained relatively stable since October 2016. According to the survey, rents for a two-bedroom rental condominium in the Montréal (\$1,180), Québec (\$1,052) and Gatineau (\$1,061) CMAs do not reflect a statistically significant change.

The rent difference between the rental condominium and conventional rental markets is partly explained the fact that the condominium stock is generally newer and higher-end and offers a more complete range of specific amenities than conventional rental housing.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 1.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$) by Bedroom Type
- 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate

1.1.1_1 Private Apartment Vacancy Rates (%)										
by Bedroom Type										
Québec – CMA										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Ottawa-Gatineau CMA (Qué. part)	1.7 c	**	5.9 c	4.0 c ↓	6.5 b	4.0 c ↓	**	2.4 c	6.3 b	3.8 b ↓
Montréal CMA	6.0 b	3.7 b ↓	4.4 b	3.3 b ↓	3.4 b	2.5 a ↓	3.2 c	2.4 b -	3.9 a	2.8 a ↓
Québec CMA	4.4 c	6.1 c ↑	5.0 a	4.4 a -	5.2 a	4.5 a ↓	4.1 b	3.9 b -	4.9 a	4.5 a ↓
Saguenay CMA	**	**	8.2 c	7.1 c -	6.4 c	5.7 c -	6.8 c	8.7 c -	7.0 b	6.8 b -
Sherbrooke CMA	7.9 c	8.2 b -	6.4 b	5.5 b -	6.3 a	5.0 a ↓	6.3 b	4.6 b ↓	6.4 a	5.3 a ↓
Trois-Rivières CMA	12.4 d	13.9 d -	6.7 b	5.3 b -	5.1 b	3.3 b ↓	7.0 c	5.4 c -	6.2 a	4.7 b ↓
Québec CMAs	5.9 b	4.2 b ↓	4.7 a	3.6 b ↓	4.0 a	3.0 a ↓	3.9 b	2.9 a ↓	4.3 a	3.3 a ↓
Québec CA 50,000-99,999	6.9 c	6.7 c -	6.0 b	4.5 b ↓	3.9 b	2.8 a ↓	3.6 b	3.9 c -	4.5 a	3.6 b ↓
Québec CA 10,000-49,999	10.4 a	10.7 a -	6.2 a	5.2 a ↓	4.3 a	3.7 a ↓	4.3 a	3.7 a ↓	5.0 a	4.4 a ↓
Québec 10,000+	6.1 b	4.6 a ↓	4.8 a	3.7 a ↓	4.0 a	3.1 a ↓	3.9 b	3.1 b ↓	4.4 a	3.4 a ↓

1.1.1_2 Private Apartment Vacancy Rates (%)										
by Bedroom Type										
Québec – Abitibi-Témiscamingue										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Amos V	0.0 d	0.0 d -	**	2.6 c	1.8 c	4.1 b ↑	5.0 c	2.6 c ↓	2.5 b	3.3 b -
Rouyn-Noranda CA	6.7 c	9.3 c -	4.1 c	3.0 b -	2.6 a	2.5 a -	1.5 a	1.3 a -	3.1 b	3.2 b -
Val D'Or CA	8.2 c	5.3 d -	4.1 c	1.8 c ↓	2.1 b	2.0 c -	2.0 b	0.2 b ↓	3.1 b	1.7 b ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.1_3 Private Apartment Vacancy Rates (%)
by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Drummondville CA	4.4 d	2.7 c -	5.0 d	2.9 b ↓	1.7 c	1.8 c -	2.3 c	2.4 c -	2.8 b	2.3 b -
Zone 1-Drummondville	4.4 d	2.7 c -	5.0 d	2.8 b ↓	1.7 c	1.6 c -	2.4 c	2.4 c -	2.8 b	2.2 b -
Zone 2-Peripheral Sectors	**	**	**	**	**	**	1.0 d	**	1.0 d	4.8 d ↑
Victoriaville CA	**	11.0 d	3.7 c	6.0 c ↑	4.1 c	2.5 b ↓	2.8 c	1.9 c -	4.0 b	3.7 b -

1.1.1_4 Private Apartment Vacancy Rates (%)
by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montmagny V	10.1 c	11.9 a ↑	4.8 c	6.8 b ↑	4.6 c	3.4 c -	5.6 d	4.1 d -	5.0 b	4.6 b -
St. Georges CA	1.8 c	2.9 c -	4.3 c	3.3 d -	2.1 a	1.6 b ↓	5.5 d	5.6 d -	2.8 a	2.3 a -
Sainte-Marie CA	**	**	4.0 d	0.6 b ↓	0.6 a	1.3 a ↑	1.3 a	0.7 a ↓	1.5 a	1.5 a -
Thetford Mines CA	24.7 a	36.9 a ↑	12.4 a	10.4 a ↓	9.0 a	7.3 a ↓	10.2 a	5.3 b ↓	11.0 a	9.4 a ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.1_5 Private Apartment Vacancy Rates (%)										
by Bedroom Type										
Québec – Côte-Nord										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Baie-Comeau CA	**	9.4 b	8.6 b	7.4 b	9.2 b	11.1 c	8.3 c	10.3 d	8.8 b	9.6 a
Zone 1 - Mingan Sector	10.1 d	12.4 d	8.6 b	6.0 b	**	8.4 b	5.0 c	7.5 c	7.6 b	7.8 b
Zone 2 - Marquette Sector	**	0.0 a	**	9.0 c	10.7 c	13.8 c	**	**	10.2 c	11.8 c
Sept Îles CA	26.4 d	**	8.2 b	8.4 c	6.0 b	6.8 c	5.2 c	8.9 c	8.2 b	9.9 b

1.1.1_6 Private Apartment Vacancy Rates (%)										
by Bedroom Type										
Québec – Gaspésie-Bas-St-Laurent										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Gaspé V	12.6 c	4.9 d	7.7 a	2.1 a	4.7 c	1.9 b	3.7 b	0.0 b	5.7 a	1.7 a
Les Îles-de-la-Madeleine MÉ	**	**	5.6 c	0.8 a	3.4 d	0.6 b	0.0 a	**	4.1 d	0.6 b
Matane CA	**	7.0 b	9.6 b	7.0 b	5.5 b	5.2 b	4.3 c	6.9 a	6.8 a	6.2 a
Rimouski CA	**	**	5.0 d	5.2 d	4.7 c	1.3 a	**	**	4.9 c	4.0 d
Rivière-du-Loup CA	**	7.8 c	6.9 c	4.1 c	4.6 b	2.4 a	9.6 b	4.1 c	6.0 a	3.2 b

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.1_7 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Alma CA	**	**	9.3 b	8.2 c -	5.0 b	3.6 b ↓	2.6 c	2.5 b -	5.3 b	4.1 b ↓
Zone 1 - Alma South	**	**	8.9 c	**	4.6 b	3.3 b ↓	1.8 c	1.7 c -	4.8 b	3.7 b ↓
Zone 2 - Alma North	**	**	9.7 b	7.9 c -	5.4 b	4.1 b ↓	3.7 d	3.4 d -	6.0 b	4.5 b ↓
Dolbeau-Mistassini CA	**	13.9 a	10.0 a	6.0 b ↓	6.7 a	4.2 b ↓	4.6 b	7.4 c ↑	7.6 a	5.3 a ↓
Zone 1 - Dolbeau	49.7 a	9.0 a ↓	10.3 c	4.5 c ↓	6.3 a	4.2 b ↓	6.8 b	**	8.0 a	5.1 b ↓
Zone 2 - Mistassini	**	**	9.4 a	9.5 b -	7.7 b	4.2 b ↓	0.0 a	3.5 a ↑	6.7 b	5.5 b ↓
Roberval V	**	**	9.1 b	9.6 c -	4.0 b	5.5 b ↑	2.8 c	4.4 d -	5.1 b	6.2 b -
Saint-Félicien V	10.2 a	0.0 c ↓	2.4 c	1.0 d -	7.1 b	6.8 b -	2.9 c	4.6 d -	5.7 b	5.0 b -

I.1.1_8 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Joliette CA	5.6 d	**	5.2 b	6.6 c -	4.1 c	3.0 b -	**	5.2 d	4.7 b	4.1 b -
Joliette	5.7 d	5.7 d -	6.5 b	9.3 c ↑	4.4 c	4.3 c -	**	6.7 c	5.7 b	5.9 b -
St-Charles-Borromée/N.-D.-des-Pr	**	**	2.8 c	2.7 c -	3.8 d	1.7 c ↓	**	**	3.4 c	2.1 c -
Lachute CA	10.8 d	**	5.7 c	6.6 b -	3.8 c	5.8 b ↑	9.8 c	3.0 c ↓	5.3 b	5.7 b -
Mont-Laurier V	14.1 d	6.8 c ↓	4.3 c	4.3 c -	3.8 c	0.9 a ↓	1.0 d	3.4 d ↑	4.4 b	2.8 a ↓
Prévost V	**	**	**	0.0 d	**	**	0.0 c	**	**	**
Rawdon MÉ	**	**	3.9 d	**	2.6 c	**	**	**	3.8 d	**
Saint-Agathe-des-Monts V	**	**	7.3 c	**	4.8 d	2.8 c -	5.7 d	**	6.3 c	4.0 d ↓
Sainte-Adèle V	**	**	8.6 c	**	4.1 b	4.8 c -	5.3 c	3.0 c ↓	6.2 b	5.2 c -
Sainte-Sophie MÉ	**	**	**	**	2.3 c	**	**	**	4.5 d	5.8 d -

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

**I.1.1_9 Private Apartment Vacancy Rates (%)
by Bedroom Type
Québec – Montérégie**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Cowansville CA	**	**	5.7 c	4.7 c -	6.9 b	3.6 b ↓	6.9 b	4.1 c ↓	6.9 b	4.2 b ↓
Granby CA	**	**	**	2.3 c -	2.3 b	1.4 a ↓	4.0 d	0.8 d ↓	3.1 c	1.5 a ↓
Marieville V	5.7 d	12.8 d ↑	4.1 d	8.8 c ↑	3.8 c	1.0 a ↓	3.5 d	2.5 c -	4.0 b	3.6 c -
Saint-Hyacinthe CA	**	**	5.4 c	4.7 c -	3.4 c	2.9 c -	**	**	3.7 c	3.8 c -
Salaberry-de-Valleyfield CA	**	**	5.4 d	**	2.4 c	3.4 d -	**	**	3.1 d	2.7 c -
Sorel-Tracy CA	12.6 c	15.4 d -	9.0 b	11.1 c -	7.3 b	6.8 b -	4.9 c	5.9 d -	7.5 a	7.7 a -
Zone 1 - Sorel	**	**	8.9 c	13.2 d ↑	6.1 b	7.6 b ↑	1.3 d	**	6.3 b	8.5 b ↑
Zone 2 - Peripheral Sectors	14.5 a	11.3 d -	9.1 c	8.5 c -	9.5 c	5.4 c ↓	6.5 c	**	9.2 b	6.5 b ↓

**I.1.1_10 Private Apartment Vacancy Rates (%)
by Bedroom Type
Québec – Mauricie**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
La Tuque City	**	**	**	**	6.0 c	5.0 d -	**	**	5.7 c	7.0 c -
Shawinigan CA	**	**	14.9 c	10.1 c ↓	9.4 b	8.0 b -	7.9 c	7.1 c -	10.1 c	8.4 b ↓
Zone 1-Downtown	**	**	**	**	12.8 d	**	**	**	13.9 d	9.4 c ↓
Zone 2-Northeastern Sector	**	**	**	**	11.7 d	12.5 d -	**	**	11.9 d	11.3 c -
Zone 3-Shawinigan-Sud	0.0 d	**	**	9.0 c	**	2.4 c	3.7 d	**	4.9 c	4.9 c -
Zone 4-Grand-Mère/Saint-Georges	**	**	**	**	5.7 d	4.6 d -	**	**	9.2 c	5.7 c ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.2_1 Private Apartment Average Rents (\$) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17								
Ottawa-Gatineau CMA (Qué. part)	577 a	565 a	653 a	656 a	762 a	782 a	859 a	868 a	740 a	755 a
Montréal CMA	585 a	597 a	677 a	698 a	788 a	782 a	944 a	965 a	758 a	766 a
Québec CMA	555 a	549 a	684 a	699 a	808 a	820 a	955 a	978 a	781 a	793 a
Saguenay CMA	386 b	403 b	469 a	472 a	587 a	605 a	645 a	661 a	560 a	575 a
Sherbrooke CMA	436 a	428 a	502 a	508 a	622 a	631 a	764 a	774 a	612 a	618 a
Trois-Rivières CMA	394 a	402 a	469 a	477 a	587 a	594 a	631 a	646 a	561 a	568 a
Québec CMAs	574 a	583 a	662 a	682 a	771 a	771 a	913 a	932 a	744 a	753 a
Québec CA 50,000-99,999	420 a	433 a	511 a	518 a	607 a	616 a	667 a	683 a	587 a	600 a
Québec CA 10,000-49,999	403 a	418 a	473 a	482 a	589 a	602 a	644 a	655 a	562 a	574 a
Québec 10,000+	563 a	571 a	648 a	667 a	751 a	751 a	881 a	898 a	726 a	735 a

I.1.2_2 Private Apartment Average Rents (\$) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Amos V	405 b	426 b	465 a	487 a	597 a	618 a	668 a	709 a	584 a	606 a
Rouyn-Noranda CA	418 a	428 a	486 a	494 a	617 a	629 a	688 a	694 a	580 a	587 a
Val D'Or CA	427 a	461 b	498 a	500 a	621 a	631 a	685 a	700 a	593 a	605 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.2_3 Private Apartment Average Rents (\$)
by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Drummondville CA	382 a	379 a	497 a	502 a	580 a	592 a	659 a	684 a	575 a	584 a
Zone 1-Drummondville	382 a	379 a	497 a	503 a	582 a	595 a	650 a	679 a	572 a	582 a
Zone 2-Peripheral Sectors	**	**	**	**	431 b	458 b	755 b	738 b	665 b	651 b
Victoriaville CA	342 a	363 a	418 a	448 a	525 a	541 a	613 a	631 a	510 a	532 a

1.1.2_4 Private Apartment Average Rents (\$)
by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montmagny V	383 a	384 a	457 a	463 a	560 a	598 a	586 a	558 a	529 a	556 a
St. Georges CA	346 a	354 a	415 a	416 a	516 a	532 a	540 a	538 a	491 a	506 a
Sainte-Marie CA	342 a	355 a	439 a	439 a	569 a	585 a	619 a	638 a	548 a	560 a
Thetford Mines CA	386 a	403 a	383 a	396 a	488 a	502 a	506 a	521 a	456 a	471 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.2_5 Private Apartment Average Rents (\$) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Baie-Comeau CA	409 a	401 a	504 a	506 a	608 a	615 a	670 a	661 a	574 a	576 a
Zone 1 - Mingan Sector	413 a	404 a	526 a	526 a	643 a	648 a	686 a	694 a	594 a	597 a
Zone 2 - Marquette Sector	394 a	390 a	475 a	482 a	577 a	580 a	646 a	622 a	550 a	550 a
Sept Îles CA	481 a	476 a	565 a	559 a	680 a	696 a	741 a	757 a	642 a	646 a

I.1.2_6 Private Apartment Average Rents (\$) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Gaspé V	404 a	409 a	476 a	491 a	609 a	601 a	619 a	622 a	562 a	562 a
Les Îles-de-la-Madeleine MÉ	**	**	545 a	557 a	605 a	634 a	772 a	822 b	587 a	603 a
Matane CA	394 a	401 a	465 a	468 a	558 a	566 a	588 a	614 a	519 a	523 a
Rimouski CA	444 a	477 a	539 a	537 a	667 a	681 a	712 a	735 b	613 a	635 a
Rivière-du-Loup CA	355 a	369 a	452 a	455 a	600 a	606 a	628 a	634 a	566 a	570 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.2_7 Private Apartment Average Rents (\$) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Alma CA	382 a	388 a	407 a	406 a	511 a	521 a	541 a	551 a	498 a	508 a
Zone 1 - Alma South	367 a	379 a	420 a	411 a	543 a	553 a	560 a	561 a	526 a	533 a
Zone 2 - Alma North	**	**	392 a	402 a	471 a	481 a	513 a	536 a	463 a	477 a
Dolbeau-Mistassini CA	321 a	329 a	362 a	371 a	452 a	457 a	510 a	495 a	441 a	443 a
Zone 1 - Dolbeau	324 a	337 a	368 a	379 a	474 a	479 a	546 a	525 a	461 a	462 a
Zone 2 - Mistassini	**	**	348 a	350 a	407 a	410 a	436 a	436 a	400 a	402 a
Roberval V	**	**	394 a	391 a	487 a	496 a	562 a	596 a	476 a	488 a
Saint-Félicien V	368 a	371 b	409 a	417 a	516 a	522 a	559 a	551 a	494 a	500 a

I.1.2_8 Private Apartment Average Rents (\$) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Joliette CA	451 b	458 b	508 a	528 a	644 a	666 a	692 a	715 a	617 a	640 a
Joliette	458 b	481 b	499 a	513 a	613 a	631 a	718 a	729 a	596 a	619 a
St-Charles-Borromée/N.-D.-des-Pr	409 d	393 c	526 a	548 a	671 a	697 a	648 b	681 b	642 a	664 a
Lachute CA	453 a	437 a	483 a	493 a	596 a	630 a	653 a	663 a	569 a	594 a
Mont-Laurier V	375 a	388 a	438 a	446 a	541 a	551 a	587 a	590 a	501 a	509 a
Prévost V	**	**	532 a	532 a	775 b	805 a	912 b	877 b	764 b	751 a
Rawdon MÉ	438 a	479 b	449 a	471 a	590 a	612 a	648 a	648 b	559 a	570 a
Saint-Agathe-des-Monts V	426 a	422 a	496 a	499 a	652 a	650 a	700 a	699 a	600 a	596 a
Sainte-Adèle V	410 a	462 a	564 a	581 a	665 a	687 a	695 a	715 a	628 a	651 a
Sainte-Sophie MÉ	438 a	**	560 b	545 a	692 a	725 a	831 b	**	675 a	692 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.2_9 Private Apartment Average Rents (\$) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Cowansville CA	379 a	390 b	457 a	471 a	586 a	613 a	640 a	658 a	568 a	593 a
Granby CA	426 b	425 b	549 a	571 a	642 a	641 a	761 a	770 a	630 a	640 a
Marieville V	494 b	481 a	525 a	525 a	647 a	661 a	681 b	693 a	614 a	626 a
Saint-Hyacinthe CA	440 a	466 b	528 a	545 a	640 a	654 a	717 a	737 a	620 a	638 a
Salaberry-de-Valleyfield CA	411 a	430 b	504 b	500 a	660 a	652 a	652 a	662 a	612 a	602 a
Sorel-Tracy CA	375 a	382 a	447 a	457 a	556 a	567 a	620 a	640 a	537 a	550 a
Zone 1 - Sorel	351 a	358 a	426 a	431 a	554 a	560 a	607 b	642 a	533 a	541 a
Zone 2 - Peripheral Sectors	388 a	395 a	469 a	488 a	560 a	578 a	625 a	639 a	543 a	563 a

I.1.2_10 Private Apartment Average Rents (\$) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
La Tuque City	333 b	326 b	380 a	382 a	436 a	431 a	497 a	486 a	430 a	423 a
Shawinigan CA	344 b	361 b	381 a	391 a	476 a	480 a	509 a	503 a	464 a	468 a
Zone 1-Downtown	330 b	320 b	377 a	371 b	428 a	422 a	455 a	451 a	426 a	420 a
Zone 2-Northeastern Sector	346 c	355 c	382 a	391 a	404 a	409 a	487 a	479 a	418 a	424 a
Zone 3-Shawinigan-Sud	**	**	387 a	394 a	574 b	594 b	599 c	619 b	540 b	549 b
Zone 4-Grand-Mère/Saint-Georges	**	**	375 a	408 a	538 a	527 a	522 b	496 a	498 a	501 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.3_1 Number of Private Apartment Units in the Universe by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Ottawa-Gatineau CMA (Qué. part)	876	874	5,323	5,294	12,100	12,260	2,866	2,867	21,165	21,295
Montréal CMA	46,225	46,395	145,198	145,561	316,528	315,413	66,771	66,733	574,722	574,102
Québec CMA	5,019	4,987	22,332	23,250	46,104	47,069	11,224	11,529	84,679	86,835
Saguenay CMA	380	380	2,920	2,953	10,151	9,996	2,052	2,086	15,503	15,415
Sherbrooke CMA	2,311	2,293	7,622	7,785	18,261	18,139	6,457	6,566	34,651	34,783
Trois-Rivières CMA	654	652	4,687	4,697	8,883	8,953	4,063	4,095	18,287	18,397
Québec CMAs	55,465	55,581	188,082	189,540	412,027	411,830	93,433	93,876	749,007	750,827
Québec CA 50,000-99,999	1,935	2,032	8,188	8,214	19,555	19,629	6,899	6,978	36,577	36,853
Québec CA 10,000-49,999	2,424	2,542	10,932	10,989	28,996	29,398	7,795	7,893	50,147	50,822
Québec 10,000+	59,824	60,155	207,202	208,743	460,578	460,857	108,127	108,747	835,731	838,502

I.1.3_2 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Amos V	35	34	222	219	507	493	226	228	990	974
Rouyn-Noranda CA	289	303	718	698	1,483	1,497	404	403	2,894	2,901
Val D'Or CA	233	252	575	588	1,088	1,088	620	615	2,516	2,543

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

**I.1.3_3 Number of Private Apartment Units in the Universe
by Bedroom Type
Québec – Centre du Québec et Estrie**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Drummondville CA	536	591	2,033	2,042	4,148	4,154	2,367	2,411	9,084	9,198
Zone 1-Drummondville	532	587	2,002	2,011	3,940	3,946	2,288	2,332	8,762	8,876
Zone 2-Peripheral Sectors	4	4	31	31	208	208	79	79	322	322
Victoriaville CA	279	275	830	857	2,160	2,216	1,114	1,120	4,383	4,468

**I.1.3_4 Number of Private Apartment Units in the Universe
by Bedroom Type
Québec – Chaudière-Appalaches**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montmagny V	31	32	134	135	429	469	59	58	653	694
St. Georges CA	56	91	494	514	1,441	1,505	193	199	2,184	2,309
Sainte-Marie CA	51	51	190	186	661	669	153	157	1,055	1,063
Thetford Mines CA	66	67	349	343	619	639	210	214	1,244	1,263

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.3_5 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Baie-Comeau CA	71	75	456	469	626	643	233	250	1,386	1,437
Zone 1 - Mingan Sector	55	59	249	251	321	337	130	131	755	778
Zone 2 - Marquette Sector	16	16	207	218	305	306	103	119	631	659
Sept Îles CA	213	218	717	711	1,053	1,059	470	469	2,453	2,457

I.1.3_6 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Gaspé V	26	26	240	249	410	382	136	140	812	797
Les Îles-de-la-Madeleine MÉ	2	3	116	122	231	206	12	12	361	343
Matane CA	142	139	479	482	620	619	191	191	1,432	1,431
Rimouski CA	581	592	1,508	1,519	4,148	3,921	774	787	7,011	6,819
Rivière-du-Loup CA	158	164	538	523	1,761	1,758	354	368	2,811	2,813

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.3_7 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Alma CA	35	35	283	277	1,237	1,236	360	366	1,915	1,914
Zone 1 - Alma South	21	21	166	160	684	690	188	191	1,059	1,062
Zone 2 - Alma North	14	14	117	117	553	546	172	175	856	852
Dolbeau-Mistassini CA	11	14	112	107	363	371	89	90	575	582
Zone 1 - Dolbeau	8	11	78	73	241	249	61	61	388	394
Zone 2 - Mistassini	3	3	34	34	122	122	28	29	187	188
Roberval V	6	7	111	111	318	318	85	85	520	521
Saint-Félicien V	20	20	103	108	322	317	68	71	513	516

I.1.3_8 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Joliette CA	203	209	1,057	1,073	3,238	3,308	884	883	5,382	5,473
Joliette	178	184	744	743	1,463	1,469	535	534	2,920	2,930
St-Charles-Borromée/N.-D.-des-Pr	25	25	313	330	1,775	1,839	349	349	2,462	2,543
Lachute CA	43	41	245	231	596	599	131	135	1,015	1,006
Mont-Laurier V	94	87	381	369	524	524	136	133	1,135	1,113
Prévost V	4	10	53	45	124	117	57	53	238	225
Rawdon MÉ	11	11	87	90	304	314	54	55	456	470
Saint-Agathe-des-Monts V	48	51	213	209	481	456	102	103	844	819
Sainte-Adèle V	35	37	196	194	373	419	97	97	701	747
Sainte-Sophie MÉ	10	16	13	12	106	91	12	10	141	129

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.3_9 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Cowansville CA	53	49	397	415	954	1,043	435	447	1,839	1,954
Granby CA	346	351	1,974	2,000	4,775	4,985	987	1,001	8,082	8,337
Marieville V	39	40	158	158	445	447	102	115	744	760
Saint-Hyacinthe CA	389	395	1,723	1,742	3,574	3,628	1,404	1,417	7,090	7,182
Salaberry-de-Valleyfield CA	69	93	683	688	4,133	4,088	362	377	5,247	5,246
Sorel-Tracy CA	69	69	548	533	1,968	2,037	302	299	2,887	2,938
Zone 1 - Sorel	25	23	294	281	1,265	1,310	99	94	1,683	1,708
Zone 2 - Peripheral Sectors	44	46	254	252	703	727	203	205	1,204	1,230

I.1.3_10 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
La Tuque City	17	17	210	221	335	330	142	132	704	700
Shawinigan CA	83	103	950	911	2,910	2,941	1,367	1,362	5,310	5,317
Zone 1-Downtown	28	28	199	183	393	388	334	333	954	932
Zone 2-Northeastern Sector	28	28	326	324	1,212	1,235	503	491	2,069	2,078
Zone 3-Shawinigan-Sud	14	14	234	237	632	643	312	310	1,192	1,204
Zone 4-Grand-Mère/Saint-Georges	13	33	191	167	673	675	218	228	1,095	1,103

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
	Ottawa-Gatineau CMA (Qué. part)	++	1.7 c	0.5 b	2.1 b	++	2.2 b	++	2.9 b	++
Montréal CMA	2.1 b	3.2 d	1.7 a	2.3 a	1.7 a	2.1 a	2.1 c	3.2 d	1.7 a	2.2 a
Québec CMA	1.0 a	1.1 a	1.1 a	1.5 a	1.4 a	2.0 c	2.2 c	1.0 a	1.2 a	1.3 a
Saguenay CMA	++	++	2.6 c	++	++	++	++	**	0.9 d	1.3 a
Sherbrooke CMA	2.0 b	0.9 d	1.8 b	0.8 a	2.1 c	1.9 c	3.2 d	0.6 b	2.1 c	1.0 a
Trois-Rivières CMA	7.1 b	1.5 d	3.2 b	1.7 c	2.1 b	++	1.9 b	++	1.7 b	1.1 a
Québec CMAs	2.0 a	2.9 c	1.6 a	2.1 a	1.6 a	2.0 a	2.0 b	2.6 b	1.6 a	2.0 a
Québec CA 50,000-99,999	1.8 c	1.3 d	1.7 c	1.3 a	1.1 a	0.9 a	1.4 a	1.6 c	1.4 a	1.0 a
Québec CA 10,000-49,999	0.7 a	2.5 b	0.7 a	1.9 a	0.7 a	1.6 a	0.9 a	2.1 a	0.7 a	1.7 a
Québec 10,000+	2.0 a	2.8 c	1.6 a	2.1 a	1.5 a	1.9 a	2.0 b	2.5 b	1.5 a	1.9 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17								
	Amos V	4.9 d	**	++	2.7 c	++	2.0 c	2.5 c	1.6 c	2.2 c
Rouyn-Noranda CA	++	1.4 d	2.0 c	3.7 c	0.9 a	2.4 b	1.3 a	3.7 d	1.2 a	2.4 a
Val D'Or CA	**	**	3.0 b	++	1.2 a	2.8 b	1.6 c	1.1 a	1.5 b	1.9 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17								
	Drummondville CA	++	1.0 d	++	2.8 c	1.2 a	++	1.0 d	2.9 b	1.8 c
Zone 1-Drummondville	++	1.0 d	++	2.8 c	1.2 a	++	1.0 d	3.1 c	1.8 c	0.9 d
Zone 2-Peripheral Sectors	**	**	**	**	++	++	++	++	++	++
Victoriaville CA	++	4.9 d	**	3.5 d	1.2 a	1.4 a	1.3 d	3.0 c	1.0 a	2.4 b

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17								
	Montmagny V	1.1 a	++	1.5 a	3.0 c	3.0 c	1.3 a	2.2 c	**	2.6 b
St. Georges CA	2.9 b	++	1.0 d	++	0.4 b	2.0 b	2.2 c	3.0 d	0.6 a	1.7 b
Sainte-Marie CA	3.1 d	1.7 c	5.3 c	++	++	**	++	**	0.9 a	5.4 d
Thetford Mines CA	-1.2 a	3.3 b	0.7 a	2.6 a	1.5 a	2.2 a	2.3 b	1.5 a	1.2 a	2.2 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17								
	Baie-Comeau CA	++	++	0.7 ^b	1.3 ^a	++	1.0 ^a	++	++	++
Zone 1 - Mingan Sector	++	**	0.7 ^b	1.6 ^c	++	++	1.1 ^d	1.1 ^a	++	++
Zone 2 - Marquette Sector	-5.0 ^d	++	++	++	++	1.5 ^a	++	++	++	++
Sept Îles CA	-1.9 ^c	-5.4 ^c	-2.0 ^c	++	-1.2 ^a	2.5 ^c	++	++	-1.2 ^a	1.5 ^d

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.5_6 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17								
	Gaspé V	0.9 ^d	0.6 ^a	1.8 ^c	2.5 ^b	1.1 ^a	++	1.7 ^b	0.7 ^a	1.6 ^b
Les Îles-de-la-Madeleine MÉ	**	**	1.0 ^a	++	2.1 ^c	1.6 ^c	0.4 ^a	++	1.2 ^a	1.2 ^d
Matane CA	++	1.2 ^a	++	1.7 ^c	1.1 ^a	0.5 ^b	0.6 ^a	2.8 ^a	0.5 ^a	1.7 ^a
Rimouski CA	2.1 ^c	++	2.6 ^c	++	++	**	++	++	1.5 ^a	1.2 ^d
Rivière-du-Loup CA	-2.4 ^c	**	1.8 ^c	1.3 ^a	0.4 ^b	1.1 ^a	++	2.0 ^c	0.6 ^a	1.1 ^a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.5_7 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17								
	Alma CA	2.9 ^c	1.2 ^a	0.9 ^d	1.5 ^a	1.2 ^a	1.4 ^a	1.2 ^d	1.5 ^a	1.0 ^a
Zone 1 - Alma South	++	1.4 ^a	1.2 ^a	2.0 ^c	1.6 ^c	1.1 ^a	2.5 ^c	1.1 ^d	1.3 ^a	1.2 ^a
Zone 2 - Alma North	**	**	++	++	0.9 ^a	1.9 ^b	++	**	0.6 ^b	2.0 ^b
Dolbeau-Mistassini CA	**	3.6 ^c	1.2 ^a	2.2 ^b	0.8 ^a	1.2 ^a	++	++	1.0 ^a	1.3 ^a
Zone 1 - Dolbeau	**	4.5 ^a	++	2.6 ^c	++	1.5 ^a	++	++	1.0 ^a	1.3 ^a
Zone 2 - Mistassini	**	**	2.6 ^b	1.7 ^c	2.4 ^c	++	++	++	1.1 ^d	1.1 ^a
Roberval V	**	**	3.0 ^c	++	2.2 ^b	1.9 ^c	**	4.8 ^d	2.3 ^b	1.7 ^c
Saint-Félicien V	**	++	++	2.4 ^c	1.2 ^a	1.3 ^d	2.8 ^c	++	1.1 ^a	1.7 ^c

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17								
	Joliette CA	3.3 ^c	2.3 ^c	++	3.8 ^c	++	1.3 ^a	++	2.1 ^c	++
Joliette	3.5 ^c	3.0 ^d	1.4 ^a	2.5 ^b	0.7 ^b	++	++	++	1.0 ^a	1.5 ^c
St-Charles-Borromée/N.-D.-des-Pr	**	++	-2.8 ^c	5.2 ^c	++	2.0 ^c	**	5.3 ^d	++	3.2 ^d
Lachute CA	++	**	++	3.9 ^d	1.7 ^c	4.0 ^c	1.2 ^d	++	0.6 ^b	3.2 ^c
Mont-Laurier V	++	**	1.0 ^d	1.6 ^c	0.7 ^b	1.2 ^a	2.5 ^c	-0.9 ^d	1.3 ^a	1.3 ^a
Prévost V	**	**	**	++	++	++	**	++	-3.2 ^d	++
Rawdon MÉ	**	**	++	3.8 ^d	++	**	++	**	++	2.4 ^c
Saint-Agathe-des-Monts V	**	**	++	++	++	0.9 ^d	++	++	++	1.2 ^d
Sainte-Adèle V	**	**	1.1 ^d	++	1.5 ^d	++	++	1.9 ^c	1.2 ^a	++
Sainte-Sophie MÉ	**	**	**	**	**	3.6 ^d	**	**	1.2 ^d	**

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17								
	Cowansville CA	**	++	++	++	++	1.8 c	**	++	1.2 a
Granby CA	**	++	2.6 c	1.5 c	1.2 a	0.8 d	1.8 b	0.6 b	1.5 a	1.0 a
Marieville V	**	++	2.9 c	++	++	1.6 c	++	++	1.0 d	1.3 a
Saint-Hyacinthe CA	**	++	**	**	++	**	2.0 c	1.5 d	++	1.3 a
Salaberry-de-Valleyfield CA	++	**	++	++	++	++	++	2.2 c	++	1.0 d
Sorel-Tracy CA	++	1.8 c	1.0 d	1.7 c	0.7 a	1.0 a	1.1 a	4.1 b	0.7 a	1.5 a
Zone 1 - Sorel	3.9 d	0.9 a	++	1.5 d	++	1.5 b	++	++	0.5 b	1.4 a
Zone 2 - Peripheral Sectors	-1.3 a	2.1 c	0.7 b	1.8 c	1.3 a	++	1.1 d	5.0 b	0.9 a	1.6 c

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

I.1.5_10 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17								
	La Tuque City	**	++	3.0 c	3.1 d	3.1 d	3.1 d	**	++	1.6 c
Shawinigan CA	++	++	++	++	1.7 c	++	1.2 d	++	1.2 a	++
Zone 1-Downtown	++	++	++	++	++	**	++	++	++	++
Zone 2-Northeastern Sector	**	**	++	++	++	++	++	++	++	++
Zone 3-Shawinigan-Sud	**	++	++	++	++	1.2 d	++	++	++	1.4 a
Zone 4-Grand-Mère/Saint-Georges	**	**	++	++	4.0 d	++	**	++	3.0 c	++

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.6_1 Private Apartment Turnover Rates (%)
by Zone and Bedroom Type
Québec - CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17								
Ottawa-Gatineau CMA (Qué. part)	**	**	21.2 d	21.5 d -	22.0 a	21.8 d -	**	**	21.3 a	22.4 a -
Montréal CMA	23.0 a	25.1 a -	18.7 a	17.6 a -	15.5 a	16.4 a -	17.1 d	14.6 c -	17.4 a	17.3 a -
Québec CMA	27.1 a	23.9 a ↓	24.0 a	24.2 a -	20.4 a	20.5 a -	18.9 a	19.5 a -	21.6 a	21.6 a -
Saguenay CMA	**	**	27.0 d	21.9 d ↓	16.9 d	20.9 d ↑	21.1 d	19.2 d -	20.6 a	21.1 a -
Sherbrooke CMA	24.6 d	31.8 a ↑	21.3 d	27.5 a ↑	20.6 a	24.6 a ↑	24.2 a	24.5 a -	21.7 a	25.7 a ↑
Trois-Rivières CMA	21.0 d	28.8 d ↑	22.9 a	25.3 a -	18.5 a	20.5 a -	17.6 d	24.3 d ↑	19.5 a	23.0 a ↑
Québec CMAs	23.4 a	25.4 a -	19.6 a	19.0 a -	16.7 a	17.7 a ↑	17.9 d	16.5 a -	18.3 a	18.5 a -
Québec CA 50,000-99,999	18.6 d	**	19.4 a	21.4 a -	17.5 a	17.8 a -	18.8 a	18.6 d -	18.3 a	19.0 a -
Québec CA 10,000-49,999	22.6 a	25.2 a ↑	20.4 a	19.9 a -	17.1 a	17.8 a -	16.9 a	18.4 a ↑	18.1 a	18.8 a ↑
Québec 10,000+	23.3 a	25.3 a ↑	19.6 a	19.2 a -	16.8 a	17.7 a ↑	17.9 a	16.7 a -	18.3 a	18.6 a -

I.1.6_2 Private Apartment Turnover Rates (%)
by Zone and Bedroom Type
Québec - Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Amos V	0.0 d	**	0.0 c	11.9 c ↑	0.0 b	10.1 c ↑	0.0 c	8.6 b ↑	0.0 b	10.4 a ↑
Rouyn-Noranda CA	28.5 d	**	28.8 a	28.4 a -	24.4 a	23.0 a -	24.7 a	16.9 d ↓	25.8 a	24.7 a -
Val D'Or CA	**	**	27.1 d	22.3 d ↓	18.2 a	18.7 a -	21.5 d	22.0 d -	23.0 a	22.5 a -

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.6_3 Private Apartment Turnover Rates (%)
by Zone and Bedroom Type
Québec - Centre-du-Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Drummondville CA	**	**	**	20.6 d	19.0 d	18.7 d -	16.7 d	**	17.9 d	19.6 d -
Zone 1-Drummondville	**	**	**	20.4 d	19.0 d	18.7 d -	16.0 d	**	17.7 d	19.4 d -
Zone 2-Peripheral Sectors	**	**	**	**	**	**	**	**	**	**
Victoriaville CA	**	27.5 d	21.6 d	25.8 a ↑	21.3 d	19.5 a -	22.8 d	22.1 d -	22.1 a	21.9 a -

1.1.6_4 Private Apartment Turnover Rates (%)
by Zone and Bedroom Type
Québec - Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montmagny V	**	49.0 a	19.4 d	24.0 a ↑	17.9 d	18.8 a -	**	10.4 d	17.5 a	20.9 a ↑
St. Georges CA	12.5 d	22.5 d ↑	23.6 d	**	14.4 a	18.1 a ↑	**	14.5 d	16.6 a	18.6 a ↑
Sainte-Marie CA	**	**	20.1 a	11.7 d ↓	15.9 a	14.7 a -	16.8 a	17.2 d -	17.5 a	14.8 a ↓
Thetford Mines CA	29.8 d	21.4 a ↓	26.7 a	28.3 a ↑	21.4 a	24.1 a ↑	19.3 a	23.7 a ↑	23.0 a	25.1 a ↑

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.6_5 Private Apartment Turnover Rates (%)
by Zone and Bedroom Type
Québec - Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Baie-Comeau CA	**	20.2 d	23.5 d	22.2 d -	17.7 d	19.0 a -	14.7 c	16.5 d -	19.8 a	19.7 a -
Zone 1 - Mingan Sector	**	24.9 d	29.0 d	26.3 a -	12.8 d	18.3 d ↑	12.6 c	17.3 d ↑	20.0 d	21.4 a -
Zone 2 - Marquette Sector	**	5.8 d	**	**	21.9 d	19.6 d -	**	**	19.4 d	17.7 a -
Sept Îles CA	**	**	**	17.4 d	19.7 d	17.1 d -	12.6 d	7.9 c ↓	19.7 d	14.9 c ↓

I.1.6_6 Private Apartment Turnover Rates (%)
by Zone and Bedroom Type
Québec - Gaspésie-Bas-Saint-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Gaspé V	**	**	**	25.1 a	**	21.3 a	**	14.1 a	19.8 d	21.8 a -
Les Îles-de-la-Madeleine MÉ	**	**	**	6.8 c	**	**	**	**	**	7.1 c
Matane CA	**	12.7 c	13.8 c	10.5 a ↓	10.4 c	9.2 a -	5.7 d	6.8 a -	11.2 c	9.6 a ↓
Rimouski CA	12.7 d	**	16.1 d	28.2 d ↑	21.3 d	21.3 d -	**	**	19.4 d	23.7 d ↑
Rivière-du-Loup CA	**	**	23.0 d	23.6 d -	19.6 a	18.4 a -	16.3 d	12.8 c ↓	19.9 a	18.7 a -

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.6_7 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Québec - Lac-Saint-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Alma CA	**	**	26.3 d	**	15.7 a	18.5 a ↑	19.6 d	21.5 d -	18.2 a	19.2 a -
Zone 1 - Alma South	**	**	**	**	18.1 a	22.3 a ↑	21.3 d	21.2 d -	21.5 a	21.6 a -
Zone 2 - Alma North	**	**	**	**	13.0 c	13.9 c -	**	**	14.2 c	16.2 d -
Dolbeau-Mistassini CA	**	71.6 a	**	17.0 d	21.0 d	23.7 a ↑	**	20.8 d	20.2 a	23.3 a ↑
Zone 1 - Dolbeau	61.4 a	81.9 a ↑	**	16.1 d	23.0 d	23.1 a -	**	24.6 d	21.3 d	23.8 a -
Zone 2 - Mistassini	**	**	**	18.9 d	16.8 d	25.0 a ↑	**	13.6 a	17.8 d	22.2 a ↑
Roberval V	**	**	**	21.5 d	18.6 a	20.1 d -	**	11.8 d	18.7 a	19.5 a -
Saint-Félicien V	38.9 a	**	27.5 d	17.3 d ↓	20.6 a	21.6 a -	26.3 d	**	23.7 a	20.6 a ↓

I.1.6_8 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Québec - Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Joliette CA	**	**	11.2 d	12.8 d -	11.5 c	11.9 c -	**	**	10.7 c	13.1 c ↑
Joliette	**	**	12.5 d	**	11.8 d	12.6 d -	5.3 d	**	10.6 c	14.1 c ↑
St-Charles-Borromée/N.-D.-des-Pr	**	**	**	**	11.3 d	11.1 d -	**	**	10.9 d	11.9 d -
Lachute CA	**	13.3 c	**	13.1 c	14.1 c	18.9 d ↑	21.4 d	20.6 d -	17.1 d	17.5 a -
Mont-Laurier V	**	**	**	25.3 d	6.0 b	17.0 a ↑	2.6 c	**	5.4 b	22.0 a ↑
Prévost V	**	**	**	**	**	**	**	**	**	**
Rawdon MÉ	**	**	**	**	9.7 c	**	**	**	10.3 d	17.9 d ↑
Saint-Agathe-des-Monts V	0.0 c	**	10.7 d	12.9 d -	14.7 c	**	**	**	12.7 c	14.5 c -
Sainte-Adèle V	**	**	11.6 d	12.5 d -	16.9 d	13.8 c ↓	8.8 c	10.0 c -	13.4 c	12.6 c -
Sainte-Sophie MÉ	**	**	**	32.3 a	**	**	**	**	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.6_9 Private Apartment Turnover Rates (%)
by Zone and Bedroom Type
Québec - Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Cowansville CA	**	**	24.3 d	19.6 d -	18.3 d	18.4 d -	22.5 d	21.7 d -	20.9 d	19.4 a -
Granby CA	**	**	19.1 d	**	15.6 d	14.9 c -	23.7 d	**	17.9 a	16.3 d -
Marieville V	**	21.1 d	21.7 d	19.9 d -	26.8 d	25.5 d -	14.3 d	12.3 d -	23.3 a	22.0 a -
Saint-Hyacinthe CA	**	**	24.5 d	**	18.4 d	17.6 d -	**	**	20.3 a	17.6 a ↓
Salaberry-de-Valleyfield CA	**	**	**	**	**	**	**	**	19.7 d	22.6 d -
Sorel-Tracy CA	**	**	25.3 a	20.1 d ↓	15.5 a	16.3 a -	18.6 d	19.9 d -	18.1 a	17.8 a -
Zone 1 - Sorel	**	**	21.6 d	**	16.7 d	16.1 d -	**	**	17.8 a	16.0 a -
Zone 2 - Peripheral Sectors	**	**	29.8 d	**	13.5 c	16.6 d -	19.4 d	**	18.4 a	20.2 d -

1.1.6_10 Private Apartment Turnover Rates (%)
by Zone and Bedroom Type
Québec - Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
La Tuque City	**	**	26.6 d	**	15.8 d	21.3 d ↑	**	**	19.3 d	18.4 d -
Shawinigan CA	**	**	20.2 d	24.3 d -	13.3 c	18.1 d ↑	15.0 c	14.2 c -	15.2 d	18.1 a ↑
Zone 1-Downtown	**	**	**	**	**	**	12.8 d	**	17.5 d	18.0 d -
Zone 2-Northeastern Sector	**	**	**	**	13.5 d	17.8 d -	**	**	17.5 d	18.3 d -
Zone 3-Shawinigan-Sud	**	**	**	23.6 d	**	13.8 d	**	**	8.3 c	17.4 d ↑
Zone 4-Grand-Mère/Saint-Georges	**	**	**	**	13.3 d	**	**	**	**	18.6 d

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Québec - October 2017

Condo Sub Area	Rental Condominium Apartments			Apartments in the RMS ¹		
	Oct-16	Oct-17		Oct-16	Oct-17	
Montréal CMA	3.1 c	1.8 b	↓	3.9 a	2.8 a	↓
Ottawa-Gatineau CMA (Que. Part)	5.1 b	2.4 b	↓	6.3 b	3.8 b	↓
Québec CMA	4.8 c	3.9 b	-	4.9 a	4.5 a	↓

¹Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Québec - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Montréal CMA	958 c	597 a Δ	989 a	698 a Δ	1,180 a	782 a Δ	1,542 b	965 a Δ
Ottawa-Gatineau CMA (Que. Part)	**	565 a	827 b	656 a Δ	1,061 a	782 a Δ	1,159 b	868 a Δ
Québec CMA	832 c	549 a Δ	892 a	699 a Δ	1,052 a	820 a Δ	1,222 a	978 a Δ

¹Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Québec - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montréal CMA	1,121 d	958 c -	944 a	989 a -	1,158 a	1,180 a -	1,366 b	1,542 b ↑	1,174 a	1,181 a -
Ottawa-Gatineau CMA (Que. Part)	**	**	1,002 d	827 b -	1,008 b	1,061 a -	898 a	1,159 b ↑	1,013 b	1,045 a -
Québec CMA	753 c	832 c -	927 b	892 a -	1,033 a	1,052 a -	1,211 b	1,222 a -	1,030 a	1,048 a -

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Québec - October 2017

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montréal CMA	180,914	189,514	28,453 a	32,178 a	15.7 a	17.0 a ↑	3.1 c	1.8 b ↓
Ottawa-Gatineau CMA (Que. Part)	10,832	10,825	3,350 a	3,570 a	30.9 a	33.0 a -	5.1 b	2.4 b ↓
Québec CMA	33,473	34,128	3,830 a	4,578 a	11.4 a	13.4 a ↑	4.8 c	3.9 b -

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

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 privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled 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.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market. The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be \bar{x} and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

- a — Excellent
- b — Very good
- c — Good
- d — Fair (Use with Caution)
- ** — Poor — Suppressed
- ++ — Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category
- n/a — Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

- a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
- b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
- c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
- d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
- ** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

- ↑ indicates the year-over-year change is a statistically significant increase.
- ↓ indicates the year-over-year change is a statistically significant decrease.
- indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
- △ indicates that the change is statistically significant

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.

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.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

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 50,000 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.

October 2016 data is based on Statistics Canada's 2011 Census area definitions. October 2017 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members 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.

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