

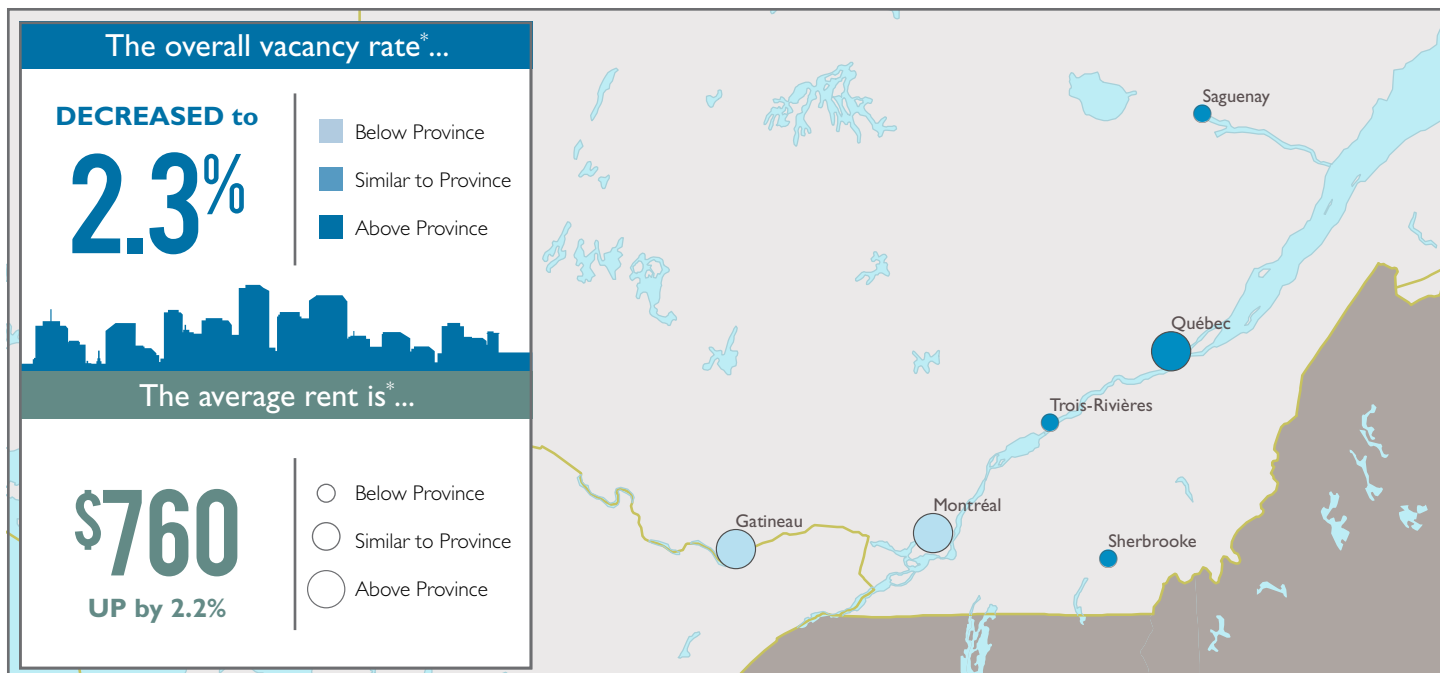
# RENTAL MARKET REPORT

## Quebec Highlights<sup>1</sup>



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
3.5%	2.5%	2.2%	1.5%
<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>	<b>Vacancy Rate</b>
\$607 Avg. Rent	\$686 Avg. Rent	\$775 Avg. Rent	\$928 Avg. Rent

“As was the case last year, demand for rental apartments more than compensated supply, which was on the rise in many regions of the province.”

**Kevin Hughes**  
Regional Economist (Eastern Canada)

\*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.

<sup>1</sup> 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, 2.3% of Quebec's rental stock (estimated at more than 850,000 units) was vacant in October 2018. This amounts to a one-percentage-point decrease from last year's rate. As was the case last year, the rise of rental construction in many areas of the province was more than compensated by demand.

### Regional Perspective: Tightening in Several of the Province's Markets

More than half of the province's 44 urban centres (10,000 inhabitants and over), recorded a decrease in their vacancy rates. In the other centres, the rate remained stable. All of the Census Metropolitan Areas (CMA) (100,000 inhabitants and over) recorded a drop in the rate.

When comparing the rates of all six CMAs, the Saguenay area stands out again with a vacancy rate of 5.1%. The other areas are under the 4% mark. In Census Agglomerations (10,000 to 99,999 inhabitants), the October survey shows that the rate had also decreased overall (see table 1.1.1). It is noted that larger apartment units showed a relatively stronger rental performance. 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 \$761. Among CMAs, the rate was at its highest in the Québec CMA (\$814) and its lowest in Trois-Rivières (\$576). The estimated change in the average rent was 2.3% at the provincial level. It varied between 1.2% and 2.9% across CMAs. The generally higher rate reflects the tightening in several markets. However, its the relative modest increase (0.4 point) can 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 third 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

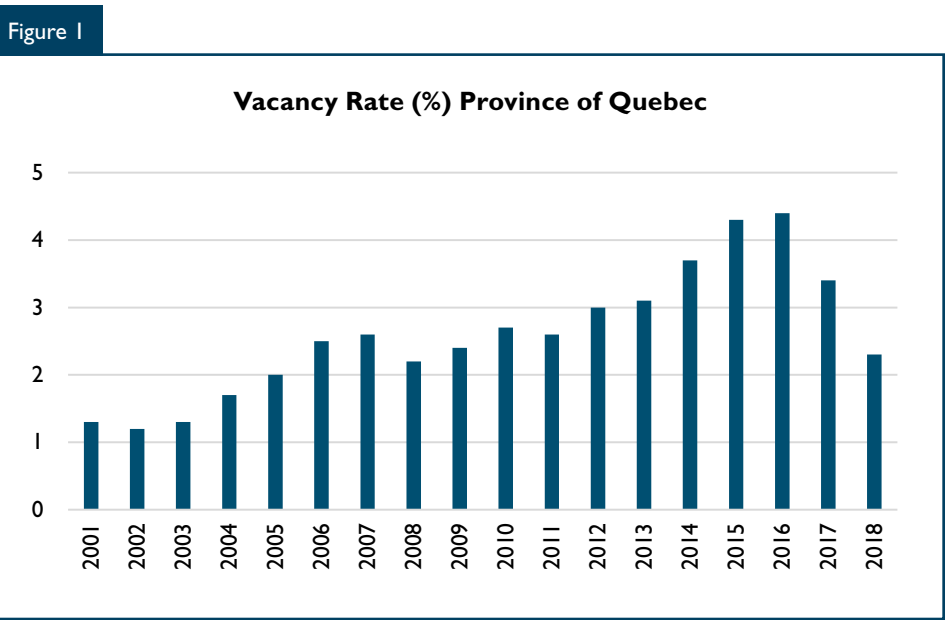
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(estimated at 18.6%) did not change for a third year. This stability is reflected at the CMA level, with the exception of the Sherbrooke area, where the rate dropped by approximately 3 points.

As for CMAs, the rate went from 17.4% in Montréal, to 23% in Sherbrooke. Again this year, analysis of the results by apartment size shows that the turnover rate is significantly higher in the case of bachelor units (23.4%). Studies focused on rental turnover rates show that it they are influenced by many factors, including market conditions, building features, and renter profiles. CMHC is currently analysing the results, which will appear in an upcoming publication.



Source: CMHC

## The Labour Market and Immigration Stimulated Demand

Again, this year, the robustness of the labour market and of immigration will have led to a level of renter household formation that surpassed the rise in supply. According to Statistics Canada labour force survey, employment grew by 1.4% between November 2017 and October 2018. This is, however, moderation from the preceding 12-month period (2.2%).

As for migration, the results of Statistics Canada population survey which are relevant for the present

study (between the third quarter of 2017 to the second quarter of 2018) show, notably, an increase of approximately 35% of net international migration. Analysis of this result shows that a rise of non-permanent residents, which grew from 16,000 to 44,000.

Still in the domain of demography, the acceleration in the growth of the number of households for which the head is aged 75 years and over also contributed to fuel rental demand. According to empirical observations and discussions with industry, this age is often a milestone at which changes in dwelling type often occurs.

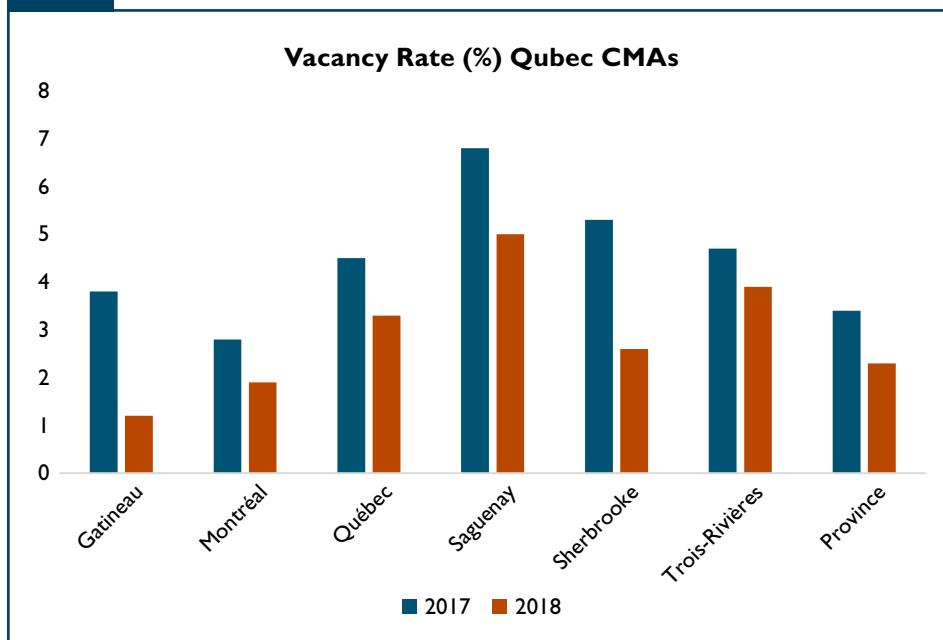
## The Secondary Market Tightened as Well

According to the survey, the secondary market (that of rented condominium units) also tightened, notably in the Québec and Gatineau CMAs. In the Montréal CMA, the situation remains stable in this regard. That said, the vacancy rate in Montréal and Gatineau are under the 2% mark and that of Québec is presently 2.5%.

We believe that the factors that fuelled demand on the traditional market (in particular employment and immigration) also had an impact on the secondary market. With regard to supply, the Gatineau CMA was the only centre to record a rise of the share of rented condominiums (36.4% from 33% in 2017). In Montréal (17.5%) and in Québec (14%), the share remained unchanged. This stability is likely related to the tightening of the resale markets in these centres, which has reduced the necessity to rent unsold units.

As for rents, they remained relatively stable since the October 2017. According to the survey, rents for a two-bedroom condominium apartment in Montréal (\$1,208), Québec (\$1,071) and Gatineau (\$1,014) did not reflect statistically significant increases. The rent difference between the secondary and traditional market is partly explained by the fact that the condominium stock is generally newer, higher-end, and offer a wider range of amenities than traditional rental apartments. According to the survey, the rent spreads vary a great deal across unit size (see table 4.1.2).

Figure 2



Source: CMHC

**Table 1 Vacancy Rates (%) of Rental Condominium apartments and Private Apartments in the RMS\* Québec - October 2017-2018**

Condo Sub Area	Rental Condominium Apartments		Appartements in the RMS*	
	Oct. 17	Oct. 18	Oct. 17	Oct. 18
Montréal CMA	1.8	1.9	2.8	1.9
Ottawa-Gatineau (CMA)(QC)	2.4	1.8	3.8	1.2
Québec CMA	3.9	2.5	4.5	3.3

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



## 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Ottawa-Gatineau CMA (Qué. part)	**	**	4.0 c	1.0 a ↓	4.0 c	1.2 a ↓	2.4 c	1.0 a -	3.8 b	1.2 a ↓
Montréal CMA	3.7 b	3.1 c -	3.3 b	2.1 b ↓	2.5 a	1.9 a ↓	2.4 b	0.8 a ↓	2.8 a	1.9 a ↓
Québec CMA	6.1 c	3.4 c ↓	4.4 a	3.3 b ↓	4.5 a	3.2 a ↓	3.9 b	3.2 c -	4.5 a	3.3 a ↓
Saguenay CMA	**	**	7.1 c	5.1 c -	5.7 c	5.4 c -	8.7 c	3.6 d ↓	6.8 b	5.0 c ↓
Sherbrooke CMA	8.2 b	5.4 c ↓	5.5 b	2.5 a ↓	5.0 a	2.3 a ↓	4.6 b	2.6 b ↓	5.3 a	2.6 a ↓
Trois-Rivières CMA	13.9 d	9.6 c -	5.3 b	4.5 c -	3.3 b	3.2 c -	5.4 c	3.8 c ↓	4.7 b	3.9 b ↓
<b>Québec CMAs</b>	<b>4.2 b</b>	<b>3.2 b ↓</b>	<b>3.6 b</b>	<b>2.4 a ↓</b>	<b>3.0 a</b>	<b>2.1 a ↓</b>	<b>2.9 a</b>	<b>1.4 a ↓</b>	<b>3.3 a</b>	<b>2.2 a ↓</b>
<b>Québec CA 50,000-99,999</b>	<b>6.7 c</b>	<b>5.8 c -</b>	<b>4.5 b</b>	<b>3.2 c ↓</b>	<b>2.8 a</b>	<b>2.1 b ↓</b>	<b>3.9 c</b>	<b>2.3 b ↓</b>	<b>3.6 b</b>	<b>2.6 a ↓</b>
<b>Québec CA 10,000-49,999</b>	<b>10.7 a</b>	<b>8.3 b ↓</b>	<b>5.2 a</b>	<b>4.4 a ↓</b>	<b>3.7 a</b>	<b>2.5 a ↓</b>	<b>3.7 a</b>	<b>2.7 a ↓</b>	<b>4.4 a</b>	<b>3.2 a ↓</b>
<b>Québec 10,000+</b>	<b>4.6 a</b>	<b>3.5 b ↓</b>	<b>3.7 a</b>	<b>2.5 a ↓</b>	<b>3.1 a</b>	<b>2.2 a ↓</b>	<b>3.1 b</b>	<b>1.5 a ↓</b>	<b>3.4 a</b>	<b>2.3 a ↓</b>

1.1.1_2 Private Apartment Vacancy Rates (%)										
by Bedroom Type										
Québec – Abitibi-Témiscamingue										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Amos V	0.0 d	**	2.6 c	**	4.1 b	2.3 c ↓	2.6 c	4.6 d -	3.3 b	2.8 c -
Rouyn-Noranda CA	9.3 c	2.4 c ↓	3.0 b	1.5 a ↓	2.5 a	0.9 a ↓	1.3 a	1.0 a -	3.2 b	1.2 a ↓
Saint-Raymond V	-	**	-	1.9 c	-	0.0 c	-	0.0 b	-	0.8 a
Saint-Sauveur V	-	**	-	**	-	0.0 d	-	**	-	0.0 d
Val D'Or CA	5.3 d	3.3 d -	1.8 c	2.3 c -	2.0 c	0.4 a ↓	0.2 b	0.9 a ↑	1.7 b	1.2 a ↓

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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Drummondville CA	2.7 c	3.0 d -	2.9 b	3.1 d -	1.8 c	1.7 c -	2.4 c	0.4 b ↓	2.3 b	1.7 b -
Zone 1-Drummondville	2.7 c	3.0 d -	2.8 b	3.1 d -	1.6 c	1.7 c -	2.4 c	0.4 b ↓	2.2 b	1.8 b -
Zone 2-Peripheral Sectors	**	**	**	**	**	**	**	0.7 b	4.8 d	0.5 b ↓
Victoriaville CA	11.0 d	5.4 d ↓	6.0 c	4.7 c -	2.5 b	1.7 c -	1.9 c	1.3 d -	3.7 b	2.5 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Montmagny V	11.9 a	6.8 c ↓	6.8 b	0.0 b ↓	3.4 c	2.5 b -	4.1 d	0.0 b ↓	4.6 b	2.0 b ↓
St. Georges CA	2.9 c	2.5 c -	3.3 d	5.3 c ↑	1.6 b	0.9 a ↓	5.6 d	4.1 d -	2.3 a	2.1 a -
Sainte-Marie CA	**	**	0.6 b	3.4 d ↑	1.3 a	0.6 a ↓	0.7 a	1.9 b ↑	1.5 a	1.7 b -
Thetford Mines CA	36.9 a	38.2 a -	10.4 a	10.8 a -	7.3 a	4.5 a ↓	5.3 b	4.1 c -	9.4 a	7.9 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Baie-Comeau CA	9.4 b	12.4 d -	7.4 b	4.9 c ↓	11.1 c	8.4 b ↓	10.3 d	4.3 d ↓	9.6 a	6.8 b ↓
Zone 1 - Mingan Sector	12.4 d	8.8 c -	6.0 b	6.3 c -	8.4 b	5.1 c ↓	7.5 c	**	7.8 b	5.4 b ↓
Zone 2 - Marquette Sector	0.0 a	24.0 a ↑	9.0 c	3.4 d ↓	13.8 c	12.4 d -	**	**	11.8 c	8.5 b ↓
Sept Îles CA	**	**	8.4 c	7.2 b -	6.8 c	5.5 b -	8.9 c	8.8 c -	9.9 b	9.0 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Gaspé V	4.9 d	0.0 c ↓	2.1 a	1.2 a ↓	1.9 b	0.9 a ↓	0.0 b	2.4 b ↑	1.7 a	1.2 a ↓
Les Îles-de-la-Madeleine MÉ	**	**	0.8 a	1.1 a -	0.6 b	**	**	0.0 a	0.6 b	1.4 a -
Matane CA	7.0 b	7.1 c -	7.0 b	3.4 c ↓	5.2 b	3.6 b ↓	6.9 a	1.8 b ↓	6.2 a	3.6 b ↓
Rimouski CA	**	**	5.2 d	3.7 d -	1.3 a	3.0 d ↑	**	4.4 d	4.0 d	3.7 c -
Rivière-du-Loup CA	7.8 c	**	4.1 c	3.2 d -	2.4 a	1.0 a ↓	4.1 c	3.1 d -	3.2 b	1.8 a ↓

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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Alma CA	**	5.6 b	8.2 c	7.7 c -	3.6 b	2.6 a ↓	2.5 b	1.4 a ↓	4.1 b	3.1 b ↓
Zone 1 - Alma South	**	0.0 c	**	2.6 c	3.3 b	2.1 a ↓	1.7 c	1.4 a -	3.7 b	2.0 a ↓
Zone 2 - Alma North	**	**	7.9 c	13.5 c ↑	4.1 b	3.1 c -	3.4 d	1.4 a ↓	4.5 b	4.5 b -
Dolbeau-Mistassini CA	13.9 a	**	6.0 b	6.2 c -	4.2 b	5.2 c -	7.4 c	10.9 d ↑	5.3 a	6.4 b -
Zone 1 - Dolbeau	9.0 a	**	4.5 c	7.5 c ↑	4.2 b	4.8 c -	**	10.8 d	5.1 b	6.4 c -
Zone 2 - Mistassini	**	**	9.5 b	3.1 d ↓	4.2 b	6.3 c ↑	3.5 a	**	5.5 b	6.4 c -
Roberval V	**	**	9.6 c	**	5.5 b	5.8 c -	4.4 d	2.7 c -	6.2 b	5.6 b -
Saint-Félicien V	0.0 c	0.0 c -	1.0 d	3.0 d ↑	6.8 b	5.0 c ↓	4.6 d	1.3 d ↓	5.0 b	3.8 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Joliette CA	**	2.6 c	6.6 c	3.5 c ↓	3.0 b	1.1 a ↓	5.2 d	1.3 d ↓	4.1 b	1.7 b ↓
Joliette	5.7 d	3.2 d -	9.3 c	4.6 c ↓	4.3 c	1.9 c ↓	6.7 c	2.0 c ↓	5.9 b	2.6 b ↓
St-Charles-Borromée/N.-D.-des-Pr	**	0.0 d	2.7 c	**	1.7 c	0.5 a ↓	**	0.0 c	2.1 c	0.6 b ↓
Lachute CA	**	**	6.6 b	**	5.8 b	2.3 c ↓	3.0 c	**	5.7 b	3.5 c ↓
Mont-Laurier V	6.8 c	**	4.3 c	5.4 d -	0.9 a	1.5 c -	3.4 d	2.9 c -	2.8 a	3.2 c -
Prévost V	**	**	0.0 d	0.0 d -	**	5.8 d	**	0.0 d	**	3.0 c
Rawdon MÉ	**	**	**	0.0 d	**	0.5 b	**	**	**	1.2 d
Saint-Agathe-des-Monts V	**	0.0 c	**	**	2.8 c	2.7 c -	**	**	4.0 d	3.9 d -
Sainte-Adèle V	**	**	**	2.9 c	4.8 c	3.6 c -	3.0 c	3.8 d -	5.2 c	3.6 c ↓
Sainte-Sophie MÉ	**	**	**	**	**	0.0 d	**	**	5.8 d	0.0 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Cowansville CA	**	**	4.7 c	2.7 c ↓	3.6 b	4.5 b -	4.1 c	3.6 c -	4.2 b	4.1 b -
Granby CA	**	**	2.3 c	2.3 c -	1.4 a	1.0 a -	0.8 d	**	1.5 a	1.4 a -
Marieville V	12.8 d	11.2 c -	8.8 c	5.0 c ↓	1.0 a	0.3 b ↓	2.5 c	**	3.6 c	2.2 b ↓
Saint-Hyacinthe CA	**	**	4.7 c	1.7 c ↓	2.9 c	0.6 b ↓	**	**	3.8 c	1.4 a ↓
Salaberry-de-Valleyfield CA	**	**	**	5.2 d	3.4 d	2.4 c -	**	**	2.7 c	3.4 d -
Sorel-Tracy CA	15.4 d	**	11.1 c	6.0 c ↓	6.8 b	4.9 b ↓	5.9 d	5.6 c -	7.7 a	5.3 a ↓
Zone 1 - Sorel	**	**	13.2 d	8.5 c ↓	7.6 b	5.2 b ↓	**	8.8 c	8.5 b	6.1 a ↓
Zone 2 - Peripheral Sectors	11.3 d	**	8.5 c	3.3 d ↓	5.4 c	4.4 c -	**	4.2 d	6.5 b	4.2 c ↓

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
La Tuque City	**	0.0 d	**	**	5.0 d	4.8 d -	**	0.9 a	7.0 c	4.7 d -
Shawinigan CA	**	**	10.1 c	6.9 c ↓	8.0 b	5.9 c ↓	7.1 c	5.4 c -	8.4 b	6.2 b ↓
Zone 1-Downtown	**	**	**	**	**	5.6 d	**	5.6 d	9.4 c	6.6 c -
Zone 2-Northeastern Sector	**	**	**	4.9 d	12.5 d	**	**	**	11.3 c	7.9 c ↓
Zone 3-Shawinigan-Sud	**	0.0 d	9.0 c	**	2.4 c	2.3 c -	**	**	4.9 c	4.1 d -
Zone 4-Grand-Mère/Saint-Georges	**	**	**	**	4.6 d	3.9 d -	**	**	5.7 c	5.0 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Ottawa-Gatineau CMA (Qué. part)	565 a	561 a	656 a	696 a	782 a	794 a	868 a	891 a	755 a	770 a
Montréal CMA	597 a	641 a	698 a	720 a	782 a	809 a	965 a	1,007 a	766 a	796 a
Québec CMA	549 a	567 a	699 a	720 a	820 a	839 a	978 a	998 a	793 a	813 a
Saguenay CMA	403 b	433 b	472 a	474 a	605 a	608 a	661 a	672 a	575 a	581 a
Sherbrooke CMA	428 a	441 a	508 a	514 a	631 a	639 a	774 a	758 a	618 a	621 a
Trois-Rivières CMA	402 a	406 a	477 a	476 a	594 a	601 a	646 a	654 a	568 a	575 a
<b>Québec CMAs</b>	<b>583 a</b>	<b>621 a</b>	<b>682 a</b>	<b>703 a</b>	<b>771 a</b>	<b>794 a</b>	<b>932 a</b>	<b>965 a</b>	<b>753 a</b>	<b>779 a</b>
<b>Québec CA 50,000-99,999</b>	<b>433 a</b>	<b>441 a</b>	<b>518 a</b>	<b>522 a</b>	<b>616 a</b>	<b>631 a</b>	<b>683 a</b>	<b>695 a</b>	<b>600 a</b>	<b>611 a</b>
<b>Québec CA 10,000-49,999</b>	<b>418 a</b>	<b>422 a</b>	<b>482 a</b>	<b>491 a</b>	<b>602 a</b>	<b>620 a</b>	<b>655 a</b>	<b>667 a</b>	<b>574 a</b>	<b>589 a</b>
<b>Québec 10,000+</b>	<b>571 a</b>	<b>607 a</b>	<b>667 a</b>	<b>686 a</b>	<b>751 a</b>	<b>775 a</b>	<b>898 a</b>	<b>928 a</b>	<b>735 a</b>	<b>760 a</b>

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

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Amos V	426 b	428 b	487 a	507 a	618 a	636 a	709 a	737 b	606 a	623 a
Rouyn-Noranda CA	428 a	444 a	494 a	508 a	629 a	646 a	694 a	727 a	587 a	609 a
Saint-Raymond V	-	384 b	-	430 a	-	508 a	-	568 a	-	479 a
Saint-Sauveur V	-	**	-	**	-	**	-	**	-	655 c
Val D'Or CA	461 b	471 b	500 a	518 a	631 a	652 a	700 a	719 a	605 a	626 a

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

**I.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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Drummondville CA	379 <sup>a</sup>	404 <sup>a</sup>	502 <sup>a</sup>	510 <sup>a</sup>	592 <sup>a</sup>	620 <sup>a</sup>	684 <sup>a</sup>	690 <sup>a</sup>	584 <sup>a</sup>	602 <sup>a</sup>
Zone 1-Drummondville	379 <sup>a</sup>	404 <sup>a</sup>	503 <sup>a</sup>	510 <sup>a</sup>	595 <sup>a</sup>	624 <sup>a</sup>	679 <sup>a</sup>	684 <sup>a</sup>	582 <sup>a</sup>	599 <sup>a</sup>
Zone 2-Peripheral Sectors	**	**	**	**	458 <sup>b</sup>	446 <sup>b</sup>	738 <sup>b</sup>	753 <sup>b</sup>	651 <sup>b</sup>	677 <sup>b</sup>
Victoriaville CA	363 <sup>a</sup>	364 <sup>a</sup>	448 <sup>a</sup>	456 <sup>a</sup>	541 <sup>a</sup>	570 <sup>a</sup>	631 <sup>a</sup>	635 <sup>a</sup>	532 <sup>a</sup>	551 <sup>a</sup>

**I.1.2\_4 Private Apartment Average Rents (\$)**  
**by Bedroom Type**  
**Québec – Chaudière-Appalaches**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Montmagny V	384 <sup>a</sup>	377 <sup>a</sup>	463 <sup>a</sup>	473 <sup>a</sup>	598 <sup>a</sup>	579 <sup>a</sup>	558 <sup>a</sup>	601 <sup>a</sup>	556 <sup>a</sup>	546 <sup>a</sup>
St. Georges CA	354 <sup>a</sup>	372 <sup>a</sup>	416 <sup>a</sup>	435 <sup>a</sup>	532 <sup>a</sup>	544 <sup>a</sup>	538 <sup>a</sup>	560 <sup>a</sup>	506 <sup>a</sup>	515 <sup>a</sup>
Sainte-Marie CA	355 <sup>a</sup>	355 <sup>a</sup>	439 <sup>a</sup>	441 <sup>a</sup>	585 <sup>a</sup>	591 <sup>a</sup>	638 <sup>a</sup>	655 <sup>a</sup>	560 <sup>a</sup>	567 <sup>a</sup>
Thetford Mines CA	403 <sup>a</sup>	402 <sup>a</sup>	396 <sup>a</sup>	405 <sup>a</sup>	502 <sup>a</sup>	503 <sup>a</sup>	521 <sup>a</sup>	533 <sup>a</sup>	471 <sup>a</sup>	477 <sup>a</sup>

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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Baie-Comeau CA	401 a	403 a	506 a	514 a	615 a	620 a	661 a	680 a	576 a	584 a
Zone 1 - Mingan Sector	404 a	402 a	526 a	529 a	648 a	655 a	694 a	710 a	597 a	608 a
Zone 2 - Marquette Sector	390 a	403 a	482 a	498 a	580 a	574 a	622 a	653 a	550 a	556 a
Sept Îles CA	476 a	477 a	559 a	574 a	696 a	696 a	757 a	768 a	646 a	654 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Gaspé V	409 a	420 a	491 a	494 a	601 a	625 a	622 a	629 a	562 a	576 a
Les Îles-de-la-Madeleine MÉ	**	**	557 a	551 a	634 a	631 a	822 b	782 a	603 a	604 a
Matane CA	401 a	405 a	468 a	469 a	566 a	569 a	614 a	611 a	523 a	525 a
Rimouski CA	477 a	475 a	537 a	545 a	681 a	683 a	735 b	750 a	635 a	637 a
Rivière-du-Loup CA	369 a	372 a	455 a	450 a	606 a	620 a	634 a	645 a	570 a	583 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Alma CA	388 a	381 a	406 a	411 a	521 a	523 a	551 a	547 a	508 a	509 a
Zone 1 - Alma South	379 a	367 a	411 a	414 a	553 a	547 a	561 a	561 a	533 a	528 a
Zone 2 - Alma North	**	**	402 a	409 a	481 a	491 a	536 a	531 a	477 a	485 a
Dolbeau-Mistassini CA	329 a	304 c	371 a	367 a	457 a	464 a	495 a	497 a	443 a	451 a
Zone 1 - Dolbeau	337 a	311 c	379 a	377 a	479 a	487 a	525 a	524 a	462 a	471 a
Zone 2 - Mistassini	**	**	350 a	347 b	410 a	412 a	436 a	435 a	402 a	403 a
Roberval V	**	**	391 a	397 a	496 a	496 a	596 a	574 a	488 a	486 a
Saint-Félicien V	371 b	387 b	417 a	424 a	522 a	543 a	551 a	586 a	500 a	522 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Joliette CA	458 b	468 a	528 a	541 a	666 a	690 a	715 a	720 a	640 a	658 a
Joliette	481 b	484 a	513 a	518 a	631 a	638 a	729 a	729 a	619 a	619 a
St-Charles-Borromée/N.-D.-des-Pr	393 c	401 d	548 a	584 a	697 a	730 a	681 b	704 b	664 a	701 a
Lachute CA	437 a	461 b	493 a	517 a	630 a	653 a	663 a	676 a	594 a	619 a
Mont-Laurier V	388 a	403 a	446 a	456 a	551 a	562 a	590 a	607 a	509 a	523 a
Prévost V	**	**	532 a	545 c	805 a	800 b	877 b	877 b	751 a	785 b
Rawdon MÉ	479 b	446 c	471 a	467 a	612 a	628 a	648 b	680 b	570 a	607 a
Saint-Agathe-des-Monts V	422 a	410 b	499 a	509 a	650 a	684 a	699 a	728 b	596 a	630 a
Sainte-Adèle V	462 a	468 b	581 a	591 b	687 a	714 a	715 a	731 a	651 a	675 a
Sainte-Sophie MÉ	**	**	545 a	**	725 a	774 a	**	**	692 a	764 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Cowansville CA	390 b	400 b	471 a	510 a	613 a	652 a	658 a	666 a	593 a	624 a
Granby CA	425 b	414 b	571 a	552 a	641 a	666 a	770 a	801 a	640 a	658 a
Marieville V	481 a	492 a	525 a	536 a	661 a	680 a	693 a	719 a	626 a	640 a
Saint-Hyacinthe CA	466 b	487 b	545 a	550 a	654 a	661 a	737 a	733 a	638 a	642 a
Salaberry-de-Valleyfield CA	430 b	449 b	500 a	506 a	652 a	680 a	662 a	663 a	602 a	618 a
Sorel-Tracy CA	382 a	372 a	457 a	454 a	567 a	589 a	640 a	639 a	550 a	567 a
Zone 1 - Sorel	358 a	363 a	431 a	439 a	560 a	594 a	642 a	643 a	541 a	570 a
Zone 2 - Peripheral Sectors	395 a	379 b	488 a	469 a	578 a	581 a	639 a	638 a	563 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
La Tuque City	326 b	333 a	382 a	389 a	431 a	432 a	486 a	480 a	423 a	423 a
Shawinigan CA	361 b	340 a	391 a	396 a	480 a	489 a	503 a	515 a	468 a	477 a
Zone 1-Downtown	320 b	335 b	371 b	380 b	422 a	435 a	451 a	472 a	420 a	434 a
Zone 2-Northeastern Sector	355 c	344 b	391 a	398 a	409 a	432 a	479 a	492 a	424 a	443 a
Zone 3-Shawinigan-Sud	**	**	394 a	399 a	594 b	584 b	619 b	621 c	549 b	556 b
Zone 4-Grand-Mère/Saint-Georges	**	345 a	408 a	410 a	527 a	516 a	496 a	506 a	501 a	493 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Ottawa-Gatineau CMA (Qué. part)	874	881	5,294	5,416	12,260	12,885	2,867	2,921	21,295	22,103
Montréal CMA	46,395	46,978	145,561	147,970	315,413	322,148	66,733	67,647	574,102	584,743
Québec CMA	4,987	5,011	23,250	24,256	47,069	48,270	11,529	11,968	86,835	89,505
Saguenay CMA	380	371	2,953	2,985	9,996	10,086	2,086	2,089	15,415	15,531
Sherbrooke CMA	2,293	2,290	7,785	7,816	18,139	18,600	6,566	6,674	34,783	35,380
Trois-Rivières CMA	652	622	4,697	4,753	8,953	9,008	4,095	4,158	18,397	18,541
<b>Québec CMAs</b>	<b>55,581</b>	<b>56,153</b>	<b>189,540</b>	<b>193,196</b>	<b>411,830</b>	<b>420,997</b>	<b>93,876</b>	<b>95,457</b>	<b>750,827</b>	<b>765,803</b>
<b>Québec CA 50,000-99,999</b>	<b>2,032</b>	<b>1,984</b>	<b>8,214</b>	<b>8,227</b>	<b>19,629</b>	<b>20,303</b>	<b>6,978</b>	<b>7,125</b>	<b>36,853</b>	<b>37,639</b>
<b>Québec CA 10,000-49,999</b>	<b>2,542</b>	<b>2,479</b>	<b>10,989</b>	<b>11,383</b>	<b>29,398</b>	<b>30,667</b>	<b>7,893</b>	<b>8,162</b>	<b>50,822</b>	<b>52,691</b>
<b>Québec 10,000+</b>	<b>60,155</b>	<b>60,616</b>	<b>208,743</b>	<b>212,806</b>	<b>460,857</b>	<b>471,967</b>	<b>108,747</b>	<b>110,744</b>	<b>838,502</b>	<b>856,133</b>

### 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Amos V	34	30	219	230	493	505	228	229	974	994
Rouyn-Noranda CA	303	296	698	705	1,497	1,550	403	413	2,901	2,964
Saint-Raymond V	-	11	-	140	-	196	-	47	-	394
Saint-Sauveur V	-	2	-	14	-	177	-	30	-	223
Val D'Or CA	252	209	588	589	1,088	1,092	615	619	2,543	2,509

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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Drummondville CA	591	539	2,042	2,028	4,154	4,461	2,411	2,455	9,198	9,483
Zone 1-Drummondville	587	535	2,011	1,995	3,946	4,231	2,332	2,376	8,876	9,137
Zone 2-Peripheral Sectors	4	4	31	33	208	230	79	79	322	346
Victoriaville CA	275	278	857	871	2,216	2,315	1,120	1,153	4,468	4,617

**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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Montmagny V	32	33	135	134	469	452	58	58	694	677
St. Georges CA	91	96	514	534	1,505	1,627	199	213	2,309	2,470
Sainte-Marie CA	51	39	186	205	669	661	157	166	1,063	1,071
Thetford Mines CA	67	64	343	326	639	635	214	212	1,263	1,237

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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Baie-Comeau CA	75	75	469	488	643	635	250	255	1,437	1,453
Zone 1 - Mingan Sector	59	60	251	262	337	333	131	135	778	790
Zone 2 - Marquette Sector	16	15	218	226	306	302	119	120	659	663
Sept Îles CA	218	189	711	750	1,059	1,067	469	469	2,457	2,475

### 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Gaspé V	26	26	249	245	382	387	140	132	797	790
Les Îles-de-la-Madeleine MÉ	3	3	122	122	206	210	12	13	343	348
Matane CA	139	139	482	475	619	624	191	189	1,431	1,427
Rimouski CA	592	587	1,519	1,543	3,921	4,023	787	799	6,819	6,952
Rivière-du-Loup CA	164	162	523	521	1,758	1,782	368	375	2,813	2,840

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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Alma CA	35	36	277	272	1,236	1,235	366	370	1,914	1,913
Zone 1 - Alma South	21	22	160	160	690	688	191	191	1,062	1,061
Zone 2 - Alma North	14	14	117	112	546	547	175	179	852	852
Dolbeau-Mistassini CA	14	16	107	107	371	380	90	92	582	595
Zone 1 - Dolbeau	11	13	73	73	249	259	61	62	394	407
Zone 2 - Mistassini	3	3	34	34	122	121	29	30	188	188
Roberval V	7	7	111	111	318	316	85	88	521	522
Saint-Félicien V	20	20	108	112	317	333	71	79	516	544

### 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Joliette CA	209	206	1,073	1,074	3,308	3,440	883	892	5,473	5,612
Joliette	184	181	743	745	1,469	1,491	534	538	2,930	2,955
St-Charles-Borromée/N.-D.-des-Pr	25	25	330	329	1,839	1,949	349	354	2,543	2,657
Lachute CA	41	40	231	233	599	613	135	136	1,006	1,022
Mont-Laurier V	87	99	369	377	524	535	133	141	1,113	1,152
Prévost V	10	10	45	44	117	137	53	61	225	252
Rawdon MÉ	11	11	90	82	314	337	55	56	470	486
Saint-Agathe-des-Monts V	51	40	209	215	456	493	103	100	819	848
Sainte-Adèle V	37	33	194	196	419	430	97	95	747	754
Sainte-Sophie MÉ	16	17	12	13	91	126	10	27	129	183

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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Cowansville CA	49	56	415	434	1,043	1,129	447	481	1,954	2,100
Granby CA	351	353	2,000	2,006	4,985	5,081	1,001	1,041	8,337	8,481
Marieville V	40	40	158	163	447	429	115	107	760	739
Saint-Hyacinthe CA	395	397	1,742	1,744	3,628	3,782	1,417	1,441	7,182	7,364
Salaberry-de-Valleyfield CA	93	98	688	741	4,088	4,211	377	377	5,246	5,427
Sorel-Tracy CA	69	73	533	571	2,037	2,116	299	330	2,938	3,090
Zone 1 - Sorel	23	29	281	302	1,310	1,336	94	105	1,708	1,772
Zone 2 - Peripheral Sectors	46	44	252	269	727	780	205	225	1,230	1,318

### 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
La Tuque City	17	18	221	237	330	340	132	143	700	738
Shawinigan CA	103	108	911	906	2,941	2,956	1,362	1,389	5,317	5,359
Zone 1-Downtown	28	28	183	182	388	401	333	337	932	948
Zone 2-Northeastern Sector	28	29	324	326	1,235	1,240	491	508	2,078	2,103
Zone 3-Shawinigan-Sud	14	14	237	236	643	653	310	316	1,204	1,219
Zone 4-Grand-Mère/Saint-Georges	33	37	167	162	675	662	228	228	1,103	1,089

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 Rent<sup>1</sup> by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Ottawa-Gatineau CMA (Qué. part)	1.7 c	2.1 c	2.1 b	3.0 b	2.2 b	3.5 b	2.9 b	2.9 b	2.3 a
Montréal CMA	3.2 d	3.6 a	2.3 a	2.1 a	2.1 a	2.8 a	3.2 d	2.3 b	2.2 a	2.5 a
Québec CMA	1.1 a	1.7 b	1.5 a	1.1 a	2.0 c	1.2 a	1.0 a	1.1 a	1.3 a	1.2 a
Saguenay CMA	++	++	++	1.4 d	++	1.7 c	**	++	1.3 a	1.2 a
Sherbrooke CMA	0.9 d	**	0.8 a	2.7 b	1.9 c	1.6 b	0.6 b	2.0 c	1.0 a	1.9 a
Trois-Rivières CMA	1.5 d	++	1.7 c	-0.7 b	++	++	++	++	1.1 a	++
<b>Québec CMAs</b>	<b>2.9 c</b>	<b>3.3 a</b>	<b>2.1 a</b>	<b>2.0 a</b>	<b>2.0 a</b>	<b>2.5 a</b>	<b>2.6 b</b>	<b>2.0 a</b>	<b>2.0 a</b>	<b>2.3 a</b>
<b>Québec CA 50,000-99,999</b>	<b>1.3 d</b>	<b>**</b>	<b>1.3 a</b>	<b>2.1 b</b>	<b>0.9 a</b>	<b>2.3 c</b>	<b>1.6 c</b>	<b>1.0 d</b>	<b>1.0 a</b>	<b>2.1 b</b>
<b>Québec CA 10,000-49,999</b>	<b>2.5 b</b>	<b>2.0 b</b>	<b>1.9 a</b>	<b>1.8 a</b>	<b>1.6 a</b>	<b>1.8 a</b>	<b>2.1 a</b>	<b>1.2 a</b>	<b>1.7 a</b>	<b>1.6 a</b>
<b>Québec 10,000+</b>	<b>2.8 c</b>	<b>3.2 a</b>	<b>2.1 a</b>	<b>2.0 a</b>	<b>1.9 a</b>	<b>2.4 a</b>	<b>2.5 b</b>	<b>1.9 a</b>	<b>1.9 a</b>	<b>2.2 a</b>

<sup>1</sup>The 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 Rent<sup>1</sup> by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Amos V	**	++	2.7 c	2.3 c	2.0 c	2.6 c	1.6 c	2.7 b	2.4 c
Rouyn-Noranda CA	1.4 d	3.9 d	3.7 c	1.8 c	2.4 b	2.3 b	3.7 d	2.3 c	2.4 a	1.9 b
Saint-Raymond V	-	-	-	-	-	-	-	-	-	-
Saint-Sauveur V	-	-	-	-	-	-	-	-	-	-
Val D'Or CA	**	++	++	4.6 d	2.8 b	3.5 c	1.1 a	2.9 a	1.9 a	3.4 b

<sup>1</sup>The 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 Rent<sup>1</sup> by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Drummondville CA	1.0 d	++	2.8 c	1.6 c	++	++	2.9 b	++	0.9 d
Zone 1-Drummondville	1.0 d	++	2.8 c	1.6 c	++	++	3.1 c	++	0.9 d	1.4 a
Zone 2-Peripheral Sectors	**	**	**	**	++	++	++	3.2 d	++	++
Victoriaville CA	4.9 d	0.9 d	3.5 d	1.0 d	1.4 a	++	3.0 c	++	2.4 b	0.5 b

<sup>1</sup>The 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 Rent<sup>1</sup> by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Montmagny V	++	++	3.0 c	++	1.3 a	0.7 a	**	5.3 d	0.9 d
St. Georges CA	++	++	++	3.8 c	2.0 b	1.7 b	3.0 d	++	1.7 b	1.6 b
Sainte-Marie CA	1.7 c	1.5 c	++	2.2 c	**	1.6 a	**	1.6 a	5.4 d	1.6 b
Thetford Mines CA	3.3 b	1.3 a	2.6 a	1.6 a	2.2 a	1.1 a	1.5 a	++	2.2 a	1.0 a

<sup>1</sup>The 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\_5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Baie-Comeau CA	++	2.7 <sup>b</sup>	1.3 <sup>a</sup>	1.4 <sup>a</sup>	1.0 <sup>a</sup>	0.5 <sup>a</sup>	++	++	++
Zone 1 - Mingan Sector	**	++	1.6 <sup>c</sup>	++	++	0.8 <sup>a</sup>	1.1 <sup>a</sup>	++	++	0.5 <sup>b</sup>
Zone 2 - Marquette Sector	++	5.3 <sup>b</sup>	++	2.8 <sup>c</sup>	1.5 <sup>a</sup>	++	++	++	++	2.2 <sup>c</sup>
Sept Îles CA	-5.4 <sup>c</sup>	3.4 <sup>c</sup>	++	1.9 <sup>b</sup>	2.5 <sup>c</sup>	0.7 <sup>b</sup>	++	1.6 <sup>c</sup>	1.5 <sup>d</sup>	1.0 <sup>a</sup>

<sup>1</sup>The 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\_6 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Gaspé V	0.6 <sup>a</sup>	2.5 <sup>a</sup>	2.5 <sup>b</sup>	1.5 <sup>b</sup>	++	2.7 <sup>a</sup>	0.7 <sup>a</sup>	0.8 <sup>a</sup>	0.9 <sup>a</sup>
Les Îles-de-la-Madeleine MÉ	**	**	++	1.5 <sup>d</sup>	1.6 <sup>c</sup>	**	++	1.0 <sup>d</sup>	1.2 <sup>d</sup>	1.1 <sup>a</sup>
Matane CA	1.2 <sup>a</sup>	1.2 <sup>a</sup>	1.7 <sup>c</sup>	1.4 <sup>a</sup>	0.5 <sup>b</sup>	2.2 <sup>a</sup>	2.8 <sup>a</sup>	0.5 <sup>b</sup>	1.7 <sup>a</sup>	1.4 <sup>a</sup>
Rimouski CA	++	++	++	2.9 <sup>c</sup>	**	1.3 <sup>d</sup>	++	++	1.2 <sup>d</sup>	1.6 <sup>c</sup>
Rivière-du-Loup CA	**	++	1.3 <sup>a</sup>	1.3 <sup>a</sup>	1.1 <sup>a</sup>	1.8 <sup>a</sup>	2.0 <sup>c</sup>	1.1 <sup>a</sup>	1.1 <sup>a</sup>	1.5 <sup>a</sup>

<sup>1</sup>The 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 Rent<sup>1</sup> by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Alma CA	1.2 a	++	1.5 a	1.4 a	1.4 a	2.1 b	1.5 a	++	1.5 b
Zone 1 - Alma South	1.4 a	++	2.0 c	++	1.1 a	1.7 b	1.1 d	++	1.2 a	1.1 a
Zone 2 - Alma North	**	**	++	2.6 c	1.9 b	2.6 b	**	++	2.0 b	1.9 c
Dolbeau-Mistassini CA	3.6 c	++	2.2 b	2.1 c	1.2 a	1.1 a	++	++	1.3 a	0.7 a
Zone 1 - Dolbeau	4.5 a	++	2.6 c	3.1 d	1.5 a	0.7 b	++	0.5 a	1.3 a	0.8 a
Zone 2 - Mistassini	**	**	1.7 c	++	++	1.8 c	++	++	1.1 a	++
Roberval V	**	**	++	3.1 c	1.9 c	++	4.8 d	++	1.7 c	++
Saint-Félicien V	++	++	2.4 c	++	1.3 d	++	++	++	1.7 c	0.8 d

<sup>1</sup>The 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 Rent<sup>1</sup> by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Joliette CA	2.3 c	**	3.8 c	++	1.3 a	1.2 a	2.1 c	**	2.3 b
Joliette	3.0 d	6.2 c	2.5 b	++	++	1.9 c	++	1.3 d	1.5 c	1.9 c
St-Charles-Borromée/N.-D.-des-Pr	++	**	5.2 c	++	2.0 c	++	5.3 d	++	3.2 d	++
Lachute CA	**	++	3.9 d	++	4.0 c	1.1 d	++	4.3 d	3.2 c	2.1 c
Mont-Laurier V	**	++	1.6 c	2.3 b	1.2 a	2.6 b	-0.9 d	3.7 c	1.3 a	2.4 a
Prévost V	**	**	++	**	++	++	++	1.0 a	++	4.0 d
Rawdon MÉ	**	++	3.8 d	++	**	**	**	**	2.4 c	++
Saint-Agathe-des-Monts V	**	++	++	++	0.9 d	**	++	**	1.2 d	**
Sainte-Adèle V	**	++	++	5.7 c	++	4.3 b	1.9 c	++	++	4.2 b
Sainte-Sophie MÉ	**	**	**	**	3.6 d	**	**	**	**	**

<sup>1</sup>The 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 Rent<sup>1</sup> by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Cowansville CA	++	++	++	3.5 d	1.8 c	2.4 c	++	++	++
Granby CA	++	++	1.5 c	1.0 a	0.8 d	1.8 c	0.6 b	++	1.0 a	1.2 a
Marieville V	++	++	++	1.8 c	1.6 c	2.9 b	++	**	1.3 a	2.2 b
Saint-Hyacinthe CA	++	3.1 d	**	**	**	2.5 c	1.5 d	++	1.3 a	4.0 d
Salaberry-de-Valleyfield CA	**	++	++	1.0 d	++	**	2.2 c	++	1.0 d	**
Sorel-Tracy CA	1.8 c	3.5 d	1.7 c	1.9 c	1.0 a	1.0 a	4.1 b	++	1.5 a	1.2 a
Zone 1 - Sorel	0.9 a	**	1.5 d	2.8 c	1.5 b	1.2 a	++	++	1.4 a	1.5 a
Zone 2 - Peripheral Sectors	2.1 c	**	1.8 c	++	++	++	5.0 b	++	1.6 c	0.7 b

<sup>1</sup>The 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 Rent<sup>1</sup> by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	La Tuque City	++	**	3.1 d	1.5 c	3.1 d	++	++	++	2.1 c
Shawinigan CA	++	3.5 d	++	2.3 c	++	2.6 c	++	2.9 c	++	2.9 b
Zone 1-Downtown	++	**	++	++	**	++	++	3.8 d	++	3.7 d
Zone 2-Northeastern Sector	**	1.6 c	++	**	++	5.7 d	++	3.2 d	++	5.2 d
Zone 3-Shawinigan-Sud	++	**	++	++	1.2 d	**	++	++	1.4 a	++
Zone 4-Grand-Mère/Saint-Georges	**	**	++	++	++	++	++	2.1 c	++	++

<sup>1</sup>The 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Ottawa-Gatineau CMA (Qué. part)	**	**	21.5 d	23.1 d -	21.8 d	22.4 d -	**	**	22.4 a	21.5 a -
Montréal CMA	25.1 a	22.3 a ↓	17.6 a	19.8 a ↑	16.4 a	15.4 a -	14.6 c	16.6 d -	17.3 a	17.4 a -
Québec CMA	23.9 a	**	24.2 a	24.1 a -	20.5 a	20.7 a -	19.5 a	20.5 a -	21.6 a	22.1 a -
Saguenay CMA	**	**	21.9 d	23.0 d -	20.9 d	20.5 d -	19.2 d	21.4 d -	21.1 a	21.5 d -
Sherbrooke CMA	31.8 a	29.9 a -	27.5 a	24.8 a ↓	24.6 a	21.8 a ↓	24.5 a	21.8 a -	25.7 a	23.0 a ↓
Trois-Rivières CMA	28.8 d	**	25.3 a	24.0 a -	20.5 a	21.4 a -	24.3 d	23.0 d -	23.0 a	22.8 a -
<b>Québec CMAs</b>	<b>25.4 a</b>	<b>23.4 a -</b>	<b>19.0 a</b>	<b>20.7 a ↑</b>	<b>17.7 a</b>	<b>16.8 a -</b>	<b>16.5 a</b>	<b>17.7 d -</b>	<b>18.5 a</b>	<b>18.6 a -</b>
<b>Québec CA 50,000-99,999</b>	<b>**</b>	<b>25.5 d</b>	<b>21.4 a</b>	<b>20.5 a -</b>	<b>17.8 a</b>	<b>16.8 a -</b>	<b>18.6 d</b>	<b>22.4 d ↑</b>	<b>19.0 a</b>	<b>19.3 a -</b>
<b>Québec CA 10,000-49,999</b>	<b>25.2 a</b>	<b>23.0 a -</b>	<b>19.9 a</b>	<b>20.6 a -</b>	<b>17.8 a</b>	<b>17.2 a -</b>	<b>18.4 a</b>	<b>18.6 a -</b>	<b>18.8 a</b>	<b>18.5 a -</b>
<b>Québec 10,000+</b>	<b>25.3 a</b>	<b>23.4 a -</b>	<b>19.2 a</b>	<b>20.7 a ↑</b>	<b>17.7 a</b>	<b>16.8 a -</b>	<b>16.7 a</b>	<b>18.1 a -</b>	<b>18.6 a</b>	<b>18.6 a -</b>

### 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Amos V	**	**	11.9 c	14.6 d -	10.1 c	**	8.6 b	**	10.4 a	16.3 d ↑
Rouyn-Noranda CA	**	26.8 d	28.4 a	28.2 d -	23.0 a	18.1 a ↓	16.9 d	20.6 d ↑	24.7 a	21.5 a ↓
Saint-Raymond V	-	**	-	18.3 d	-	**	-	**	-	19.6 d
Saint-Sauveur V	-	**	-	**	-	**	-	**	-	**
Val D'Or CA	**	**	22.3 d	20.2 d -	18.7 a	14.9 a ↓	22.0 d	17.9 d ↓	22.5 a	18.1 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Drummondville CA	**	**	20.6 d	**	18.7 d	20.1 d -	**	**	19.6 d	21.0 d -
Zone 1-Drummondville	**	**	20.4 d	**	18.7 d	20.4 d -	**	**	19.4 d	20.8 d -
Zone 2-Peripheral Sectors	**	**	**	**	**	**	**	**	**	**
Victoriaville CA	27.5 d	**	25.8 a	**	19.5 a	21.9 d -	22.1 d	21.1 d -	21.9 a	24.1 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Montmagny V	49.0 a	**	24.0 a	21.4 d -	18.8 a	15.1 d ↓	10.4 d	14.1 d -	20.9 a	18.6 d -
St. Georges CA	22.5 d	33.2 a ↑	**	23.5 d	18.1 a	17.9 a -	14.5 d	**	18.6 a	19.8 a -
Sainte-Marie CA	**	**	11.7 d	21.3 d ↑	14.7 a	16.3 a -	17.2 d	19.5 a -	14.8 a	17.7 a ↑
Thetford Mines CA	21.4 a	22.7 a -	28.3 a	26.7 a ↓	24.1 a	22.3 a ↓	23.7 a	20.4 d ↓	25.1 a	23.2 a ↓

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

**1.1.6\_5 Private Apartment Turnover Rates (%)**  
**by Zone and Bedroom Type**  
**Québec - Côte-Nord**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Baie-Comeau CA	20.2 d	**	22.2 d	20.0 d -	19.0 a	17.3 d -	16.5 d	**	19.7 a	18.6 a -
Zone 1 - Mingan Sector	24.9 d	**	26.3 a	19.9 d ↓	18.3 d	16.0 d -	17.3 d	**	21.4 a	17.4 a ↓
Zone 2 - Marquette Sector	5.8 d	**	**	**	19.6 d	18.8 d -	**	**	17.7 a	20.1 d -
Sept Îles CA	**	**	17.4 d	17.3 d -	17.1 d	16.6 d -	7.9 c	11.7 d ↑	14.9 c	16.1 a -

**1.1.6\_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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Gaspé V	**	48.1 a	25.1 a	27.3 a ↑	21.3 a	17.9 a ↓	14.1 a	16.9 a ↑	21.8 a	21.8 a -
Les Îles-de-la-Madeleine MÉ	**	**	6.8 c	9.6 c ↑	**	**	**	0.0 a	7.1 c	9.0 c -
Matane CA	12.7 c	18.0 d ↑	10.5 a	15.9 a ↑	9.2 a	11.4 a ↑	6.8 a	10.7 a ↑	9.6 a	13.5 a ↑
Rimouski CA	**	**	28.2 d	27.4 d -	21.3 d	20.0 d -	**	**	23.7 d	23.9 d -
Rivière-du-Loup CA	**	**	23.6 d	20.8 d -	18.4 a	16.6 a ↓	12.8 c	16.2 d -	18.7 a	17.8 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Alma CA	**	4.0 c	**	23.6 d	18.5 a	19.3 a -	21.5 d	17.8 d -	19.2 a	19.5 a -
Zone 1 - Alma South	**	0.0 d	**	**	22.3 a	19.6 a ↓	21.2 d	16.5 d ↓	21.6 a	19.5 a -
Zone 2 - Alma North	**	**	**	23.2 d	13.9 c	18.9 d ↑	**	**	16.2 d	19.6 d ↑
Dolbeau-Mistassini CA	71.6 a	**	17.0 d	21.8 d ↑	23.7 a	22.3 a -	20.8 d	27.3 d ↑	23.3 a	24.0 a -
Zone 1 - Dolbeau	81.9 a	**	16.1 d	21.6 d ↑	23.1 a	23.7 a -	24.6 d	30.0 d -	23.8 a	25.5 a -
Zone 2 - Mistassini	**	**	18.9 d	**	25.0 a	19.5 d ↓	13.6 a	**	22.2 a	20.8 d -
Roberval V	**	**	21.5 d	20.1 d -	20.1 d	26.0 d ↑	11.8 d	**	19.5 a	25.1 a ↑
Saint-Félicien V	**	**	17.3 d	**	21.6 a	24.6 d -	**	**	20.6 a	26.2 d ↑

### 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-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Joliette CA	**	**	12.8 d	22.2 d ↑	11.9 c	16.6 d ↑	**	**	13.1 c	17.6 d ↑
Joliette	**	**	**	**	12.6 d	**	**	**	14.1 c	20.2 d ↑
St-Charles-Borromée/N.-D.-des-Pr	**	**	**	**	11.1 d	13.9 c -	**	**	11.9 d	14.5 c -
Lachute CA	13.3 c	**	13.1 c	**	18.9 d	23.1 d ↑	20.6 d	**	17.5 a	21.2 d ↑
Mont-Laurier V	**	**	25.3 d	14.1 d ↓	17.0 a	14.3 c ↓	**	**	22.0 a	15.8 d ↓
Prévost V	**	**	**	**	**	**	**	**	**	**
Rawdon MÉ	**	**	**	**	**	19.7 d	**	**	17.9 d	18.7 d -
Saint-Agathe-des-Monts V	**	0.0 c	12.9 d	**	**	15.6 d	**	**	14.5 c	13.4 c -
Sainte-Adèle V	**	**	12.5 d	**	13.8 c	13.8 c -	10.0 c	**	12.6 c	13.9 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.

**I.1.6\_9 Private Apartment Turnover Rates (%)**  
**by Zone and Bedroom Type**  
**Québec - Montréal**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Cowansville CA	**	**	19.6 d	18.1 d -	18.4 d	14.9 c ↓	21.7 d	18.4 d ↓	19.4 a	16.5 a ↓
Granby CA	**	**	**	**	14.9 c	14.4 c -	**	**	16.3 d	16.3 d -
Marieville V	21.1 d	14.1 c ↓	19.9 d	15.0 d ↓	25.5 d	6.9 b ↓	12.3 d	**	22.0 a	9.4 b ↓
Saint-Hyacinthe CA	**	**	**	**	17.6 d	14.9 c -	**	**	17.6 a	17.5 d -
Salaberry-de-Valleyfield CA	**	**	**	**	**	**	**	**	22.6 d	18.1 d -
Sorel-Tracy CA	**	**	20.1 d	17.3 d -	16.3 a	14.8 a -	19.9 d	17.1 d -	17.8 a	16.4 a -
Zone 1 - Sorel	**	**	**	11.1 d	16.1 d	13.2 a ↓	**	**	16.0 a	12.8 a ↓
Zone 2 - Peripheral Sectors	**	**	**	23.9 d	16.6 d	17.4 d -	**	**	20.2 d	21.3 d -

**I.1.6\_10 Private Apartment Turnover Rates (%)**  
**by Zone and Bedroom Type**  
**Québec - Mauricie**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
La Tuque City	**	0.0 d	**	**	21.3 d	**	**	**	18.4 d	18.0 d -
Shawinigan CA	**	**	24.3 d	19.9 d -	18.1 d	15.7 d -	14.2 c	18.2 d ↑	18.1 a	17.4 a -
Zone 1-Downtown	**	**	**	**	**	**	**	**	18.0 d	14.9 d -
Zone 2-Northeastern Sector	**	**	**	**	17.8 d	20.9 d -	**	21.1 d	18.3 d	21.2 d -
Zone 3-Shawinigan-Sud	**	**	23.6 d	**	13.8 d	**	**	**	17.4 d	13.9 d -
Zone 4-Grand-Mère/Saint-Georges	**	32.6 a	**	**	**	13.6 d	**	**	18.6 d	16.2 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 RMS<sup>1</sup> Vacancy Rates (%) Québec - October 2018

Condo Sub Area	Rental Condominium Apartments			Apartments in the RMS <sup>1</sup>	
	Oct-17	Oct-18		Oct-17	Oct-18
Montréal CMA	1.8 b	1.9 b	-	2.8 a	1.9 a ↓
Ottawa-Gatineau CMA (Que. Part)	2.4 b	1.8 b	-	3.8 b	1.2 a ↓
Québec CMA	3.9 b	2.5 a	↓	4.5 a	3.3 a ↓

<sup>1</sup>Apartments 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 RMS<sup>1</sup> Average Rents (\$) by Bedroom Type Québec - October 2018

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>
Montréal CMA	1,143 d	641 a Δ	1,028 a	720 a Δ	1,208 a	809 a Δ	1,569 b	1,007 a Δ
Ottawa-Gatineau CMA (Que. Part)	**	561 a	848 c	696 a Δ	1,014 a	794 a Δ	1,102 b	891 a Δ
Québec CMA	949 d	567 a Δ	938 b	720 a Δ	1,071 a	839 a Δ	1,231 b	998 a Δ

<sup>1</sup>Apartments 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 2018**

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Montréal CMA	958 c	1,143 d -	989 a	1,028 a -	1,180 a	1,208 a -	1,542 b	1,569 b -	1,181 a	1,235 a ↑
Ottawa-Gatineau CMA (Que. Part)	**	**	827 b	848 c -	1,061 a	1,014 a -	1,159 b	1,102 b -	1,045 a	1,003 a -
Québec CMA	832 c	949 d -	892 a	938 b -	1,052 a	1,071 a -	1,222 a	1,231 b -	1,048 a	1,068 a -

**4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate**  
**Condominium Apartments**  
**Québec - October 2018**

Condo Sub Area	Condominium Universe		Rental Units <sup>1</sup>		Percentage of Units in Rental		Vacancy Rate	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Montréal CMA	189,514	195,159	32,178 a	34,198 a	17.0 a	17.5 a -	1.8 b	1.9 b -
Ottawa-Gatineau CMA (Que. Part)	10,825	10,548	3,570 a	3,842 a	33.0 a	36.4 a ↑	2.4 b	1.8 b -
Québec CMA	34,128	34,247	4,578 a	4,800 a	13.4 a	14.0 a ↑	3.9 b	2.5 a ↓

<sup>1</sup>Columns 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 2017 and October 2018 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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