

VitalSigns. OF GREATER MONTREAL

HOUSING IN GREATER MONTREAL

Research by

Institut
du Québec

In 2016,
more than two-thirds
of low-income residents
of Greater Montreal
were living in housing that was
considered unaffordable.

Source: Statistics Canada, Census 2016

For 21%
of Montrealers
with low incomes,
housing costs represent
more than 80%
of their of their income.

Source: Statistics Canada, Census 2016

In 2016,
36% of renters
in the Greater Montreal area
lived in housing that was
considered unaffordable.

Source: Statistics Canada, Census 2016

In 2016,
24% of Montreal residents
lived in unaffordable housing,
compared to 17% in Laval and
14% on the South Shore.

Source: Statistics Canada, Census 2016



When it comes to affordability,
single-parent families and people living
alone, visible minorities and immigrants,
particularly non-permanent residents,
**face the greatest housing
challenges.**

Source: Statistics Canada, Census 2016

The number of newly completed
and unoccupied units
in Greater Montreal is at its lowest level
in 30 years.

Source: Canada Mortgage and Housing Corporation



The increase in the average rent for studios (+21.7%) and one-bedroom units (+21.3%) was **the fastest over the past five years in Greater Montreal**, affecting people who live alone.

Source: Canada Mortgage and Housing Corporation

Households wishing or needing to move **are unable to find**

housing at the same price and have to pay increasingly higher costs to relocate.

Source: Canada Mortgage and Housing Corporation

Between 2016 and 2021 in Greater Montreal, the average rent for occupied units **increased by \$150, or 19.7%**, and the average rent for unoccupied units **increased by \$226, or 29.2%**.

Source: Canada Mortgage and Housing Corporation

In Greater Montreal, the average rent for two-bedroom unoccupied units increased the most between 2016 and 2021, **by 39.4%**.

Source: Canada Mortgage and Housing Corporation

Between 2016 and 2021, average rents have **increased faster** in the suburbs than on the island of Montreal.

Source: Canada Mortgage and Housing Corporation

In 2021, the average vacancy rate was **3% in Greater Montreal**.

It is even lower for affordable housing and for two- and three-bedroom units.

Source: Canada Mortgage and Housing Corporation



Between 2018 and 2021 across Greater Montreal, the number of households living in a dwelling requiring major repairs **increased by almost 25%**, and the number of households living in too-small housing **increased by more than 15%**.

Source: Statistics Canada, Canadian Housing Survey