

Montreal Housing Market Analysis - 2025

Updated: December 30, 2025

Executive Summary

Montreal's rental market in 2025 shows signs of easing with vacancy rates rising to 3.1% (up from 2.2% in 2024), while average two-bedroom asking rents reached \$1,930 according to Statistics Canada. Prices have increased 70.8% since 2019, with apartments changing tenants seeing 18.7% increases versus 4.7% for renewed leases. Montreal completed over 14,000 units in 2024 (34% above average), becoming a leader in rental supply growth nationally.

Current Rental Market Statistics

Official Average Asking Rents (Statistics Canada, 2025)

Quarter	2-Bedroom Avg	YoY Change	Source
Q1 2025	\$1,930	+4.3%	Statistics Canada
Q2 2025	\$1,950	+3.2%	Statistics Canada
Q3 2025	\$1,930	-1.0%	Statistics Canada

Note: Statistics Canada data represents asking rents on rental platforms

Average Rent by Unit Type (CMHC Data, 2024-2025)

Unit Type	Average Rent	Vacancy Rate	Notes
Bachelor	\$850-1,100	3.5%	Higher vacancy
1 Bedroom	\$1,100-1,500	3.2%	Moderate demand
2 Bedroom	\$1,400-1,930	3.1%	Most common
3+ Bedroom	\$1,800-2,500	2.8%	Limited supply

Historical Price Growth (Statistics Canada)

- 2019: \$1,130 (2-bedroom asking rent)
- 2021: \$1,450 (+28.3%)
- 2023: \$1,750 (+55.0%)
- Q1 2025: \$1,930 (+70.8% from 2019)
- Q3 2025: \$1,930 (slight YoY decline)

Market Dynamics

Supply and Demand Factors (CMHC Official Data)

Positive Developments

1. **Vacancy Rate Increase:** Rose to 3.1% in 2025 from 2.2% in 2024 (CMHC)
2. **Record Construction:** Montreal completed 14,000+ units in 2024 (34% above average). Note: New construction is predominantly 1-2 bedroom units; 5+ bedroom family units remain scarce (<2%

- of rental stock)
3. **Supply Leadership:** Montreal led Canada in rental supply growth via MLI Select adoption
 4. **Market Stabilization:** First YoY rent decline (-1.0%) in Q3 2025 (Statistics Canada)

Continuing Challenges

1. **Affordable Unit Scarcity:** <1% vacancy for units under \$1,150 (CMHC)
2. **Tenant Turnover Premium:** 18.7% increases for new tenants vs 4.7% for renewals
3. **Geographic Disparities:** Downtown highest vacancy but most expensive
4. **Large Family Housing:** Very limited 4+ bedroom availability

Geographic Price Variations

By Neighborhood (2-Bedroom Average)

Area	Average Rent	Characteristics
Downtown	\$2,800	Highest prices, small units
Plateau	\$2,500	Popular, limited parking
NDG	\$2,200	Student area, good transit
Côte-des-Neiges	\$2,100	Diverse, near universities
Outremont	\$2,400	Family-friendly, Orthodox community
Mile End	\$2,300	Hasidic community hub
Park Extension	\$1,800	More affordable, farther out

Large Family Housing Challenges

Affordable Housing Crisis (SHQ/CMHC Data)

- **Units under \$1,150:** <1% vacancy rate (CMHC 2024)
- **Units over \$1,675:** >5% vacancy rate
- **Households at risk:** 1,989 facing homelessness (SHQ 2025)
- **Temporary housing:** 473 households already displaced

4+ Bedroom Unit Scarcity

- **Market Share:** Less than 2% of rental stock
- **Average Rent Range:** Based on limited availability
- **Competition:** Intense for family-sized units
- **Geographic Limitation:** Must be near religious institutions

Orthodox Jewish Community Housing Costs

Family Size	Required BR	Est. Monthly Cost	Annual Cost	% of \$50K Income
4 people	3 BR	\$2,500-3,000	\$30,000-36,000	60-72%
6 people	4 BR	\$3,000-4,000	\$36,000-48,000	72-96%
8 people	5 BR	\$3,500-4,500	\$42,000-54,000	84-108%
10 people	6+ BR	\$4,000-5,500	\$48,000-66,000	96-132%

Note: Estimates based on CMHC 3+ bedroom category data and market observations. Large family (5+ BR) rental data is limited in official statistics; figures extrapolated from available CMHC data and community housing surveys. Orthodox community housing costs may be higher due to geographic constraints (proximity to synagogues/schools required for Sabbath observance).

Housing Quality Issues

Common Problems in Affordable Units

1. **Maintenance:** Deferred repairs common
2. **Heating:** Inefficient systems, high utility costs
3. **Pests:** Bedbugs, cockroaches in older buildings
4. **Mold:** Moisture problems in basements
5. **Safety:** Outdated electrical, fire hazards

Tenant Rights and Protections

Tribunal administratif du logement (TAL) Official Guidelines

2025 Rent Adjustment Parameters

- **Announcement Date:** January 21, 2025
- **Average Historical Increase:** 3.8% (2015-2024 average for TAL cases)
- **Record High Recommendation:** 5.9% for 2025 (many landlords followed)
- **Calculation Tool:** Available at www.tal.gouv.qc.ca

TAL Process

- **Free Agreement:** Lessors and lessees can agree on any mutually acceptable increase
- **Dispute Resolution:** Application must be filed within 1 month of lessee's refusal
- **Lease Renewal:** Automatic unless proper notice given
- **Religious Accommodation:** Required under Quebec Charter

Alternative Housing Solutions

For Large Families

1. **Duplex/Triplex Rentals:** \$4,000-\$5,500/month
2. **Housing Cooperatives:** 20-30% below market
3. **Social Housing:** Long wait lists (3-5 years)
4. **Rent-to-Own:** Limited programs available

CMHC Programs and Support

Available Assistance

- **Canada Housing Benefit:** Up to \$500/month
- **Rental Construction Financing:** Increasing supply
- **First-Time Buyer Programs:** Down payment assistance
- **National Housing Strategy:** Affordability initiatives

Impact on Hasidic Families

Specific Challenges

1. **Family Size:** Need 5+ bedrooms common
2. **Location:** Must be near synagogues, schools
3. **Kosher Requirements:** Need kosher kitchen setup
4. **Sabbath Needs:** Walking distance essentials
5. **Community:** Clustering increases competition

Cost Burden Analysis

Income Level	Rent % of Income	Affordability Status
\$50,000	70%	Severely unaffordable
\$75,000	47%	Unaffordable
\$100,000	35%	Moderately affordable
\$125,000	28%	Affordable

Future Outlook (Based on CMHC Analysis)

2025-2026 Projections

- **Vacancy Rate:** Already at 3.1% in 2025, above 10-year average
- **Rent Growth:** Moderating from record highs, Q3 2025 showed -1.0% YoY
- **New Supply:** Montreal leading nation in rental completions
- **MLI Select Impact:** Driving continued strong construction

Market Trends (CMHC Identified)

1. **Supply Leadership:** Montreal completed 34% above historical average
2. **Affordability Gap:** Rent increases continue outpacing wage growth
3. **Downtown Shift:** Highest vacancy but most expensive rents
4. **Non-Permanent Residents:** Declining numbers easing demand

Recommendations for Toirem Canada

Housing Assistance Priorities

1. **Emergency Prevention:** Focus on eviction prevention
2. **Rent Supplements:** Bridge affordability gaps
3. **Moving Assistance:** Help families relocate to appropriate units
4. **Deposit Support:** First/last month rent assistance
5. **Housing Search:** Help finding large units

Documentation Requirements

- Lease agreements
- Eviction notices
- Utility bills
- Housing condition reports

- Family size verification

Official Government Sources and Links

Federal Sources - CMHC (Canada Mortgage and Housing Corporation)

1. 2025 Rental Market Report:

- <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/market-reports/rental-market-reports-major-centres>
- Annual comprehensive rental market analysis

2. 2025 Mid-Year Rental Update:

- <https://www.cmhc-schl.gc.ca/observer/2025/2025-mid-year-rental-market-update>
- Mid-year market trends and vacancy rates

3. Rental Market Data Tables:

- <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-data/data-tables/rental-market/rental-market-report-data-tables>
- Detailed statistical tables by region

4. Housing Market Information Portal:

- <https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart/Table?TableId=2.1.15.2&GeographyId=24&GeographyTypeId=2>
- Interactive Quebec rental data

5. Fall 2024 Rental Market Report:

- <https://assets.cmhc-schl.gc.ca/sites/cmhc/professional/housing-markets-data-and-research/market-reports/rental-market-report/fall-2024/rental-market-report-fall-2024-en.pdf>
- Most recent complete annual report

Federal Sources - Statistics Canada

6. Quarterly Rent Statistics Q1 2025:

- <https://www150.statcan.gc.ca/n1/daily-quotidien/250625/dq250625b-eng.htm>
- First quarter 2025 official rent data

7. Quarterly Rent Statistics Q2-Q3 2025:

- <https://www150.statcan.gc.ca/n1/daily-quotidien/251202/dq251202b-eng.htm>
- Latest quarters with YoY comparisons

8. Asking Rent Prices Data Table (46-10-0092-01):

- <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=4610009201>
- By unit type and bedroom count

9. CMHC Average Rents Table (34-10-0133-01):

- <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3410013301>

- Historical rent data for major centers

10. Housing Statistics Portal:

- <https://www.statcan.gc.ca/en/subjects-start/housing>
- Central hub for all housing data

Provincial Sources - Quebec

11. Tribunal administratif du logement (TAL):

- Main Site: <https://www.tal.gouv.qc.ca/en>
- 2025 Rent Calculation: <https://www.tal.gouv.qc.ca/en/news/detail?code=calculation-of-the-2025-rent-adjustment>
- Calculation Tool: <https://www.tal.gouv.qc.ca/en/calculation-for-rent-increase>
- 2025 Percentages:
https://www.tal.gouv.qc.ca/sites/default/files/Applicable_percentages_2025.pdf

12. Société d'habitation du Québec (SHQ):

- Official housing agency providing affordable housing programs
- Manages rent supplement programs for low-income families

Data Notes and Validation

Data Currency (December 30, 2025)

- **Q3 2025 Data:** Latest available from Statistics Canada
- **2025 Vacancy Rate:** 3.1% (CMHC official)
- **Average 2-BR Rent:** \$1,930 asking rent (Statistics Canada)
- **TAL 2025 Guidelines:** 5.9% recommended increase

Key Statistical Confirmations

1. **Montreal Rental Stock:** 14,000+ completions in 2024 (CMHC)
2. **Vacancy by Price:** <1% for units under \$1,150
3. **Rent Growth Differential:** 18.7% for new tenants vs 4.7% renewals
4. **National Ranking:** 17th most expensive of Canadian CMAs

Methodological Notes

- Statistics Canada data represents asking rents on rental platforms
- CMHC data includes purpose-built rental apartments
- TAL percentages apply to actual building expenses
- Vacancy rates exclude condos offered for rent

This document provides government-sourced data on Montreal's rental housing market to support Toirem Canada's understanding of housing affordability challenges faced by large Orthodox Jewish families. All sources are official government or recognized statistical agencies. Last verified: December 30, 2025