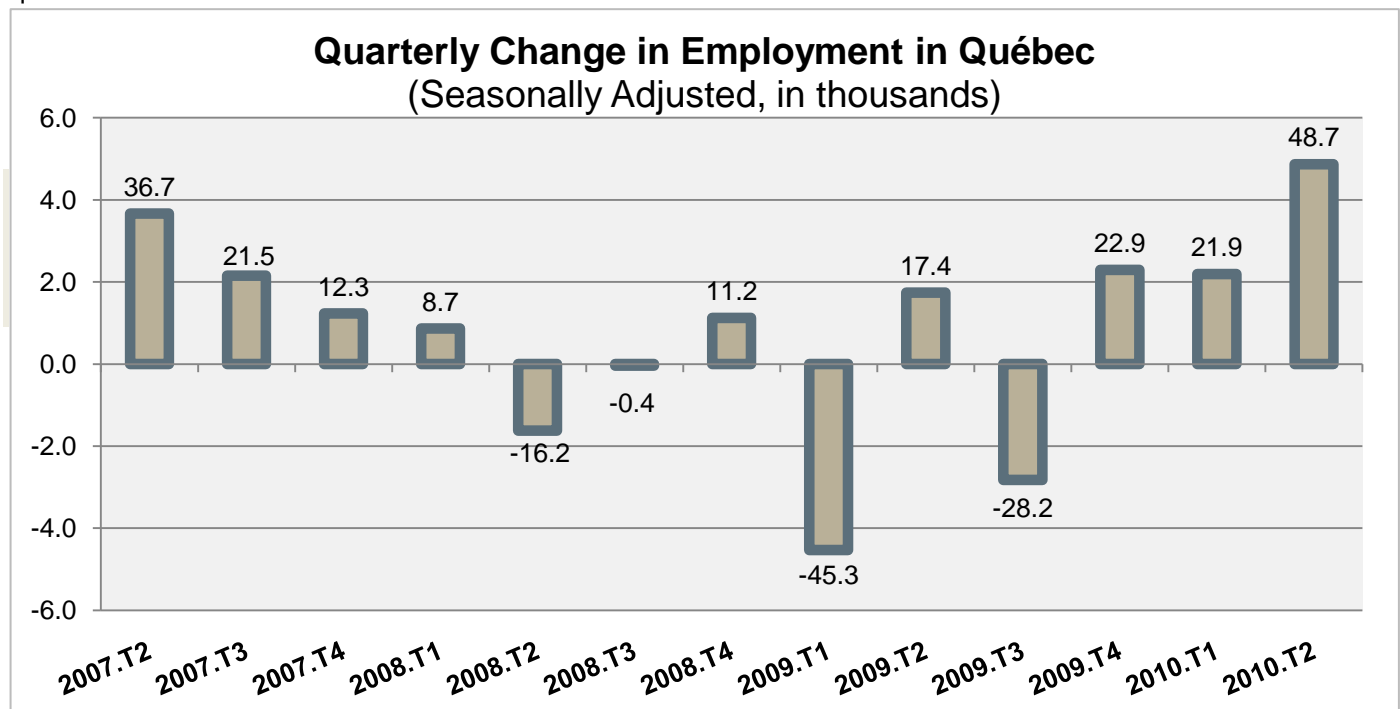


## Employment Levels in Québec's CMAs in the Second Quarter of 2010

According to Statistics Canada, the average employment level (seasonally adjusted) increased sharply in the province of Québec in the second quarter of 2010, as 48,700 jobs were created compared to the previous quarter. This represents the third consecutive quarterly increase. This increase in employment in Québec was accompanied by a decrease in the unemployment rate, which fell 0.1 percentage points to reach an average of 7.9% in the second quarter of 2010.



Source: Statistics Canada

Among Québec's six Census Metropolitan Areas (CMAs), Gatineau was the only one to register a decrease in employment level in the second quarter of 2010 compared to the previous quarter, with a loss of 4,400 jobs. All of the other regions posted increases: Montréal had 28,000 additional jobs; Québec City had 5,500 additional jobs; Sherbrooke had 3,700 additional jobs; Trois-Rivières had 3,000 additional jobs; and, finally, Saguenay had 100 additional jobs.

Also during the second quarter of 2010, three of the province's six CMAs posted a decrease in their unemployment rate compared to the previous quarter: Sherbrooke's unemployment rate fell 0.2 points to reach 8%; Montréal's unemployment rate fell 0.5 points to reach 8.5%; and Trois-Rivières' unemployment rate, which had the largest decrease at 1.8 points, reached 8.3%. Gatineau, with an unemployment rate of 6.5%, and Québec City, which still has the lowest unemployment rate in the province at 5.6%, were the only two metropolitan areas that had an unemployment rate that was lower than the provincial average, despite increases in their unemployment rates of 0.5 and 1.3 points in the second quarter. Finally, the Saguenay Metropolitan Area registered an unemployment rate of 8.1% in the second quarter of 2010, an increase of 0.3 points.

Metropolitan Areas	QUARTERLY EMPLOYMENT, IN THOUSANDS (SEASONALLY ADJUSTED)					QUARTERLY UNEMPLOYMENT RATE (SEASONALLY ADJUSTED)				
	Second Quarter 2010	Quarterly change	Annual change	Second Quarter 2010	Quarterly change	Annual change	Second Quarter 2010	Quarterly change	Annual change	
Province of Québec	3,921.2	48.7 ↑	65.3 ↑	7.9%	-0.1 ↓	-0.8 ↓				
Montréal	1,954.5	28.0 ↑	73.4 ↑	8.5 %	-0.5 ↓	-1.0 ↓				
Gatineau	167.5	-4.4 ↓	1.9 ↑	6.5 %	0.5 ↑	1.0 ↑				
Québec	397.7	5.5 ↑	4.0 ↑	5.6 %	1.3 ↑	0.8 ↑				
Saguenay	69.9	0.1 ↑	1.3 ↑	8.1 %	0.3 ↑	-1.3 ↓				
Sherbrooke	84.3	3.7 ↑	2.4 ↑	8.0 %	-0.2 ↓	-0.8 ↓				
Trois-Rivières	66.5	3.0 ↑	-0.1 ↓	8.3 %	-1.8 ↓	0.0 ↔				

Source: Statistics Canada

## Details About Employment and the Unemployment Rate

Employment and the unemployment rate are the two main indicators of labour market conditions. The employment level is measured monthly in the Labour Force Survey (LFS), published by Statistics Canada. The unemployment rate, also published in the LFS, measures the proportion of unemployed persons compared to the active population :

$$\text{Unemployment Rate} = \frac{\text{Number of unemployed persons}}{\text{Active population}} \times 100$$

with

Active population = People who are working + people who are unemployed

and

Unemployed Person = An individual aged 15 and over who is unemployed,  
but who is prepared to work and is seeking work

The evolution of the unemployment rate therefore depends on the relative variation in the number of jobs and the number of unemployed persons. Thus, even if there's a decline in employment, the unemployment rate can also decrease if the number of unemployed persons decreases proportionately faster than the number of employed persons. Conversely, if there's an increase in employment, the unemployment rate can also increase if the number of unemployed persons increases proportionately faster than the number of employed persons.

The series on employment and the unemployment rate provided by Statistics Canada began in 1986. Data for Canada and Québec are published monthly. Data for the six Census Metropolitan Areas (CMAs) and the 17 administrative regions<sup>1</sup> (ARs), (seasonally adjusted for the CMAs and not adjusted for the ARs) are also published monthly, but as three-month moving averages. Statistics Canada publishes data on an annual basis for the following cities: Sept-Îles, Baie-Comeau, Rimouski, Shawinigan, Drummondville, Granby, Saint-Jean-sur-Richelieu and Rouyn-Noranda/Val-d'Or.

### The Labour Market and the Resale Market in Québec

Labour market conditions have a direct impact on the real estate market. However, these effects are often delayed so they are felt in the medium and long term. Only a sustainable trend (upward or downward) in employment level and in the unemployment rate has an influence on real estate market activity. It is therefore preferable to rely on the long-term trend that these two indicators follow.

<sup>1</sup> Statistics Canada jointly publishes data for the Côte-Nord region and the Nord-du-Québec region.