HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2010

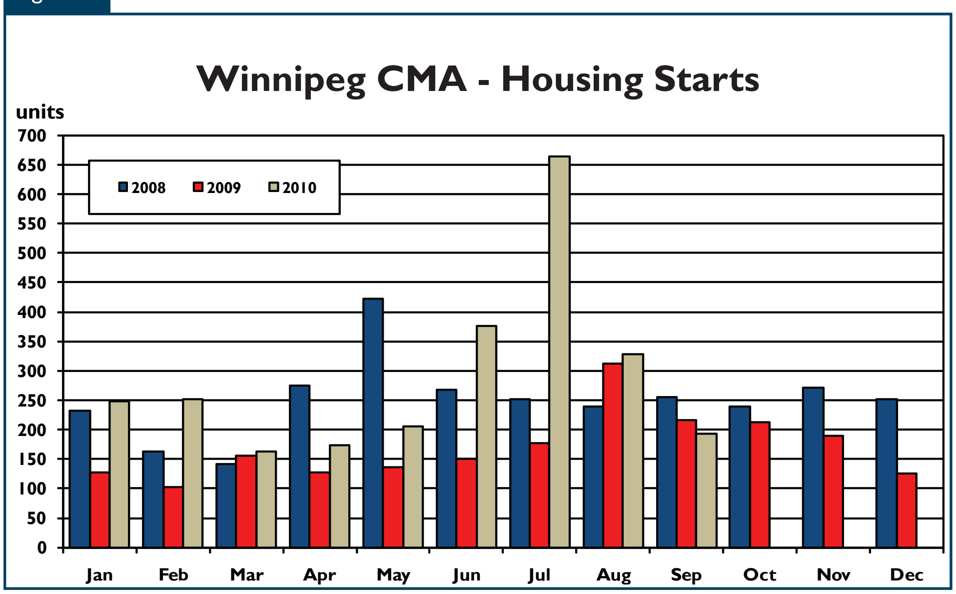
New Home Market

Housing starts keep a strong pace in third quarter

New home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 193 units in September, down from 216 in September 2009. A decline in multi-family starts was responsible for the weaker numbers. To the end of September 2010, total starts for the year reached 2,604 units, a substantial improvement over the 1,504 units started over the first three quarters of 2009.

The Winnipeg CMA recorded 169 single-detached starts in September compared to 114 in September 2009, a 48 per cent increase over the previous year. Single starts continue to show strength and have returned to

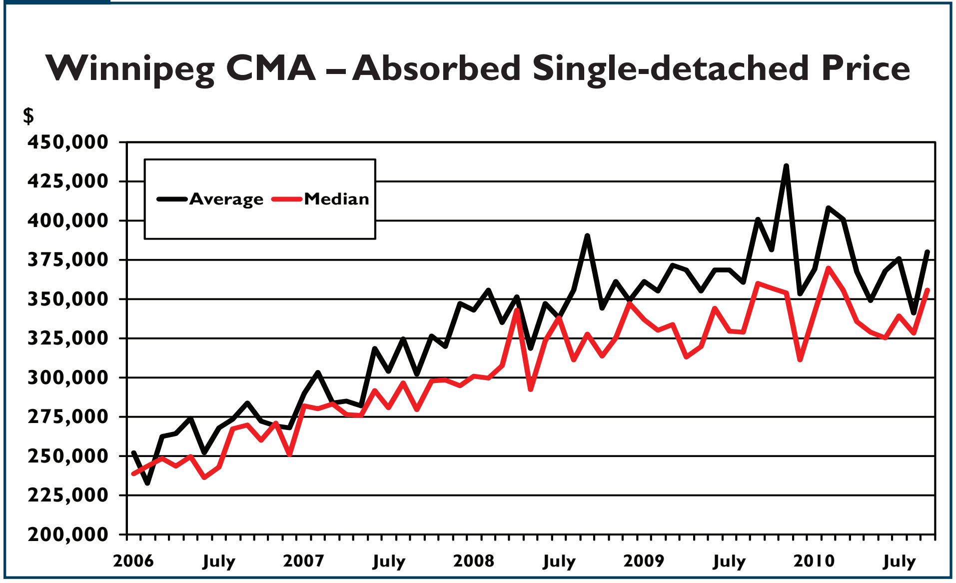
Figure 1



Source: CMHC

Table of Contents

Figure 2



Source: CMHC

the level of construction experienced prior to 2009. Through the first nine months of the year, single-detached starts reached 1,479 units, 40 per cent more than were started over the same period one year earlier and almost equal to the 1,471 started in the first nine months of 2008.

There were 280 single-family homes completed in September 2010, three times the number completed in September of 2009. After three quarters of activity, completions are running 9.5 per cent ahead of where they were at this time last year. At 297 homes, absorptions for the month of September were also three times greater than they were in the same month last year. With absorptions surpassing completions in September, the number of single-detached units in inventory declined month-over-month for the first time since March. The inventory of single-family homes complete and unabsorbed at the end of September stood at 204 units, three per cent higher than in September 2009.

The median price of absorbed single-detached homes in September was $355,500, down 1.3 per cent from one year ago. The year-to-date median price in the Winnipeg CMA was $339,467, an increase of 2.9 per cent over the 2009.

The multi-family sector, which includes semi-detached units, rows, and apartments, slowed again in September. A total of 24 multi-family starts were recorded in September, down from 102 a year earlier. A total of 1,125 multiple-family units were started in the first nine months of this year, two and one half times the 451 started a year earlier. The majority of these units are for rental tenure where 705 units have been started year-to-date, more than double the 327 rental units started over the same period last year. Condominium starts year-to-date total 414 units, compared to 127 units in the first nine months of 2009.

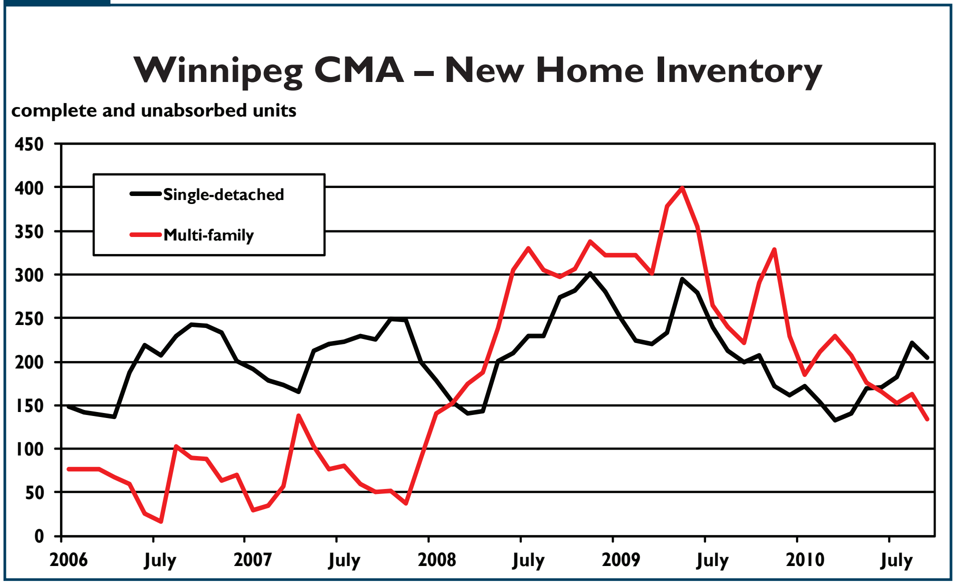
Given the recent increase in multi-family starts, the number of units under construction continues to be elevated. At 1,166 units in September, the number of multis under construction was 36 per cent higher than the previous year. While the number of units under construction remains elevated, inventory, the second component of supply, has declined. At the end of September there were 134 complete and unabsorbed multi-family units in inventory, 47 per cent fewer than there were in 2009. When looking at the breakdown by tenure, condominium units dominate the inventory with 136 units in September 2010, up 20 per cent from September 2009. Conversely, there were only three complete and unabsorbed rental units available at the end of September this year, down from 139 one year ago.

Resale Market

Sales weakened in third quarter

After strong gains in the beginning of 2010, sales of existing homes have slowed in the latter part of this year. The spring of 2010 was particularly active as buyers hurried to purchase homes prior to the implementation of changes regarding the qualifying conditions for a mortgage and projected increases in the borrowing rate. In recent months, however, sales have slowed as third quarter sales totalled 3,170 units, a decrease of 7.6 per cent over the third quarter of 2009. Sales are currently at 9,281 units year-to-date, only slightly ahead

Figure 3



Source: CMHC

of the 9,224 units sold over the same period last year.

In the third quarter of 2010, the number of new listings averaged 1,434 units per month, a slight increase of 0.6 per cent over the average for the third quarter of 2009. Year-to-date new listings are up almost three percent over 2009. Active listings have also increased. There was an average of 1,411 homes available for sale at the end of each month in the third quarter, up 11 per cent over the average in the third quarter of 2009. As a result, the sales-to-active listings ratio moderated slightly, averaging 74 per cent in the third quarter or 2010 compared to 80 per cent from July to September 2009. Year-over-year price growth continues to be relatively robust, as the September average price was $222,599, an increase of 6.2 per cent over September 2009. Despite this increase, the September's average was considerably lower than it was in May when the average price peaked at $237,697. Year-to-date, the average price now stands at $228,093, an increase of 10 per cent over the previous year.

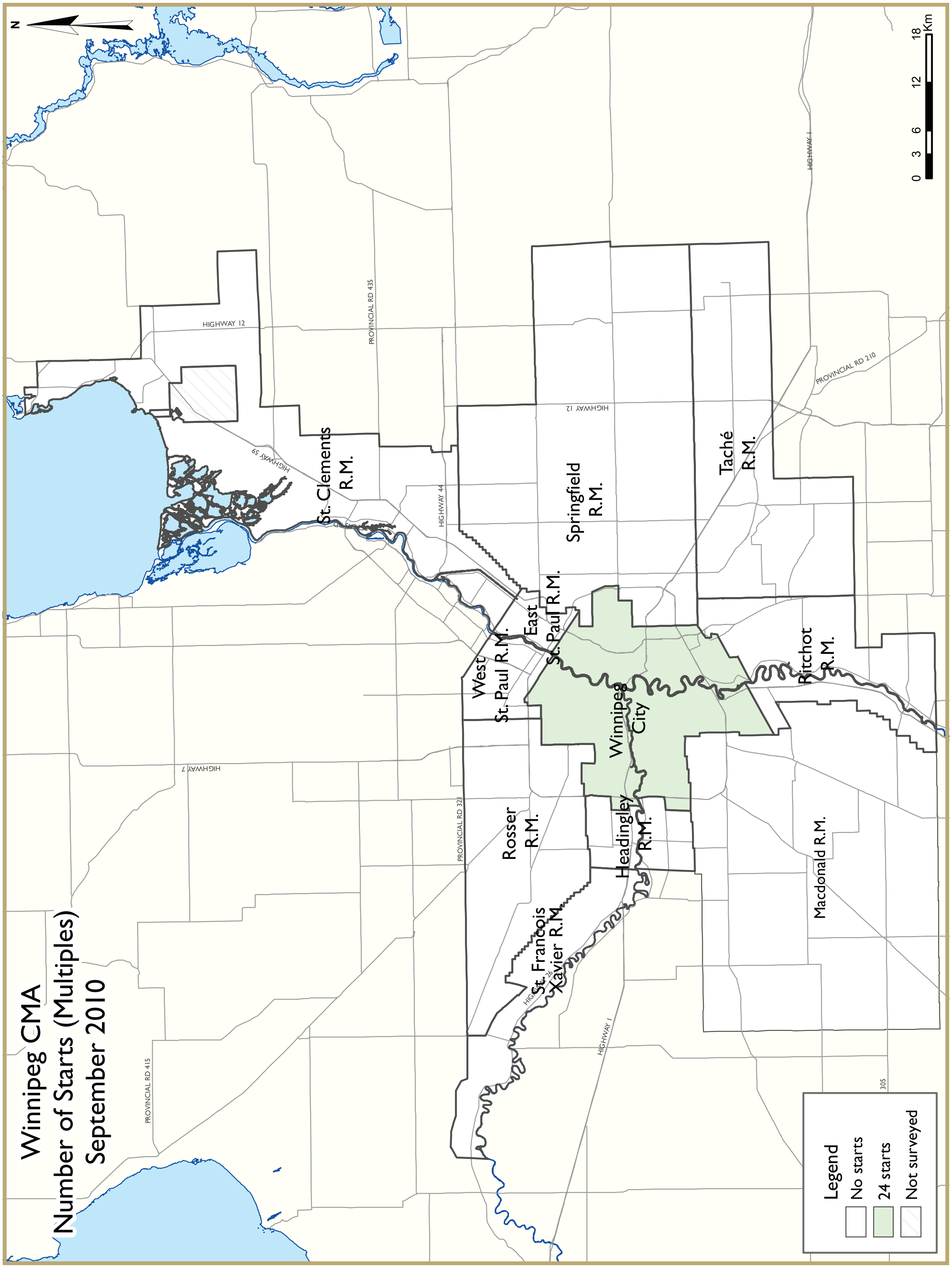
Economy

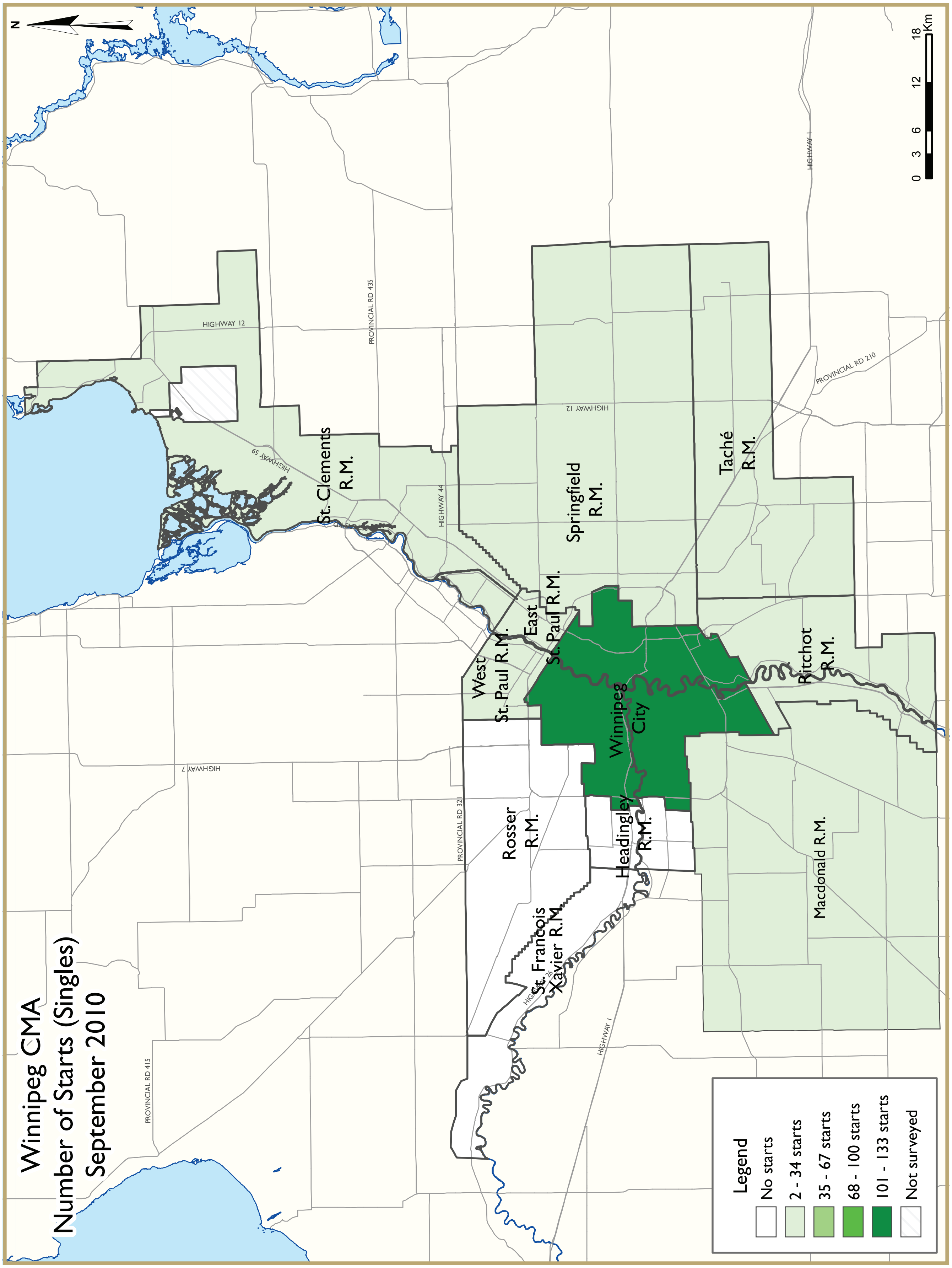
Job creation dominated by part-time employment

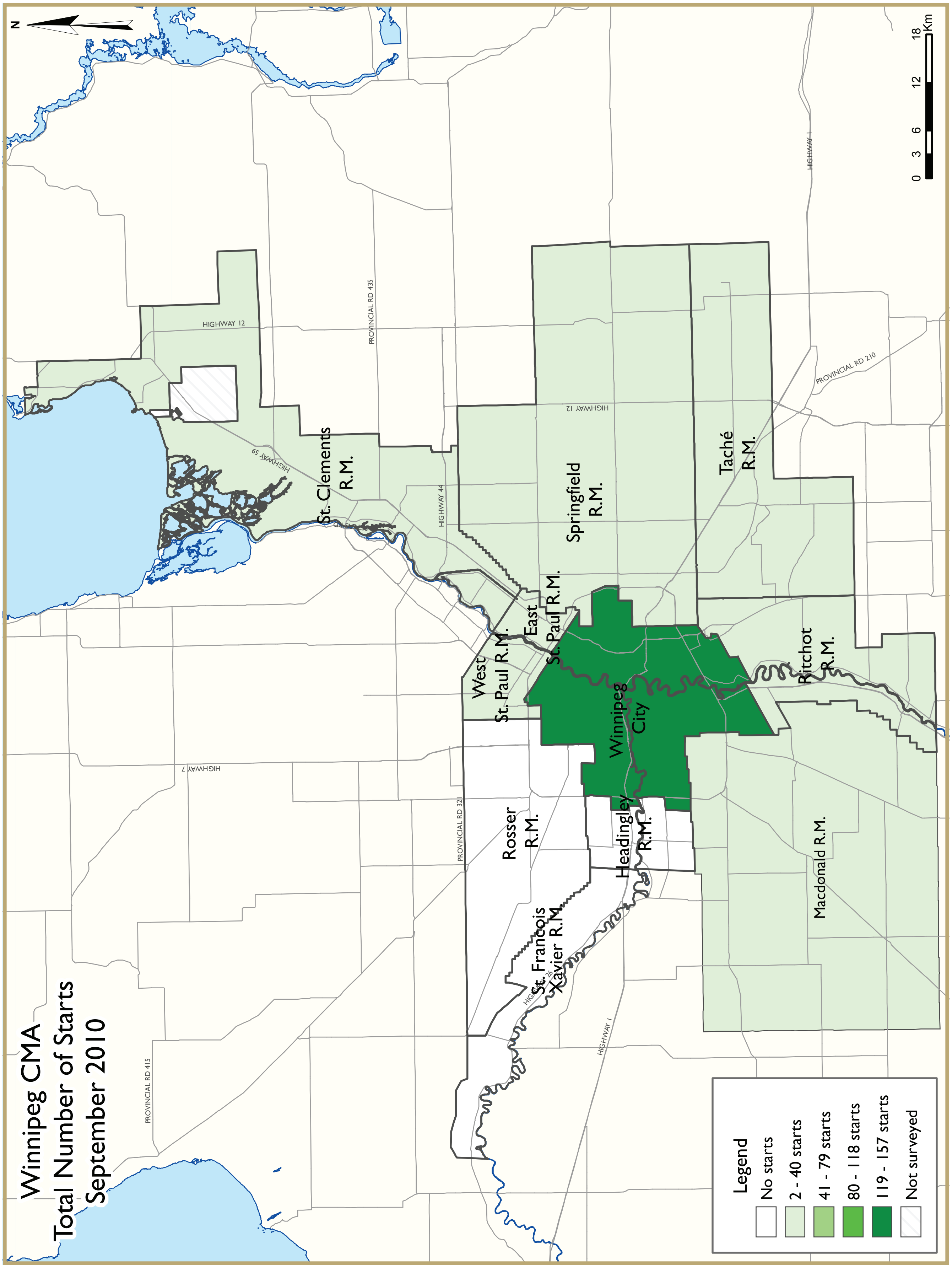
Following the weak performance last year, job creation in the Winnipeg CMA continues to post improvements in 2010. After a slow recovery at the beginning of the year, gains in employment year-to-date have now reached over 6,000 new jobs, an increase of 1.5 per cent over 2009. However, all of these gains have been in part-time employment where there was an increase of 13 per cent, or an average of nearly 9,400 more workers employed compared to the previous year. Losses in full-time employment have slowed in the last quarter, however. Year-to-date, there were an average of 3,300 fewer full-time workers, a drop of one per cent over the same period last year. Given the pace of part-time job creation thus far, new jobs were created mainly in the services sector where average gains year-over-year were 8.3 per cent while losses were felt in construction and manufacturing.

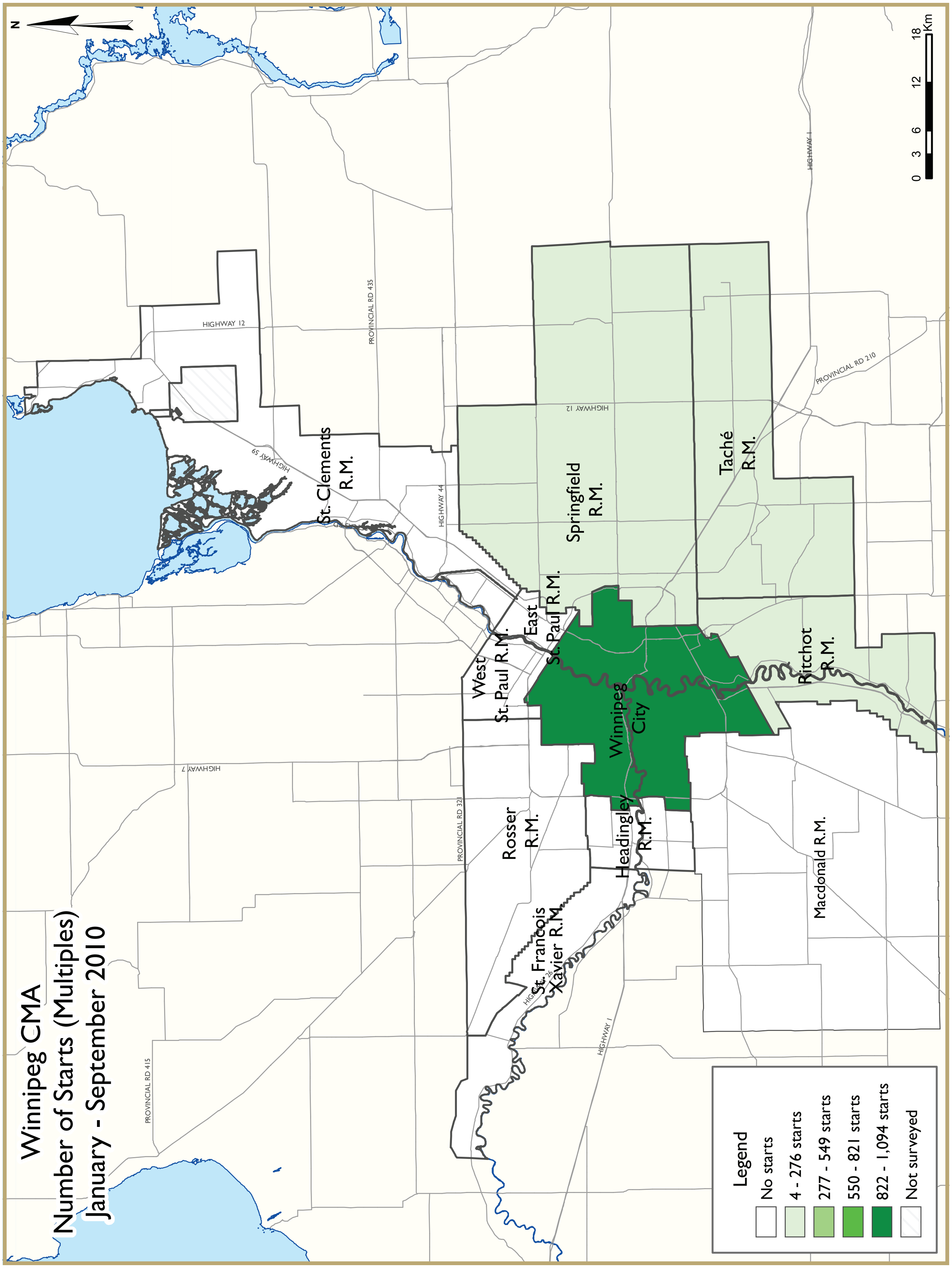
Despite the employment gains to date, the unemployment rate has edged upward. At the end of September 2010, the year-to-date average rate was 5.9 per cent compared to 5.3 per cent one year earlier. Much of this was due to an increase in the labour force which was up almost two per cent over the previous year. With losses in full-time employment, average weekly earnings have only posted modest gains in the first three quarters of the year, rising one per cent on average over the same period in 2009.

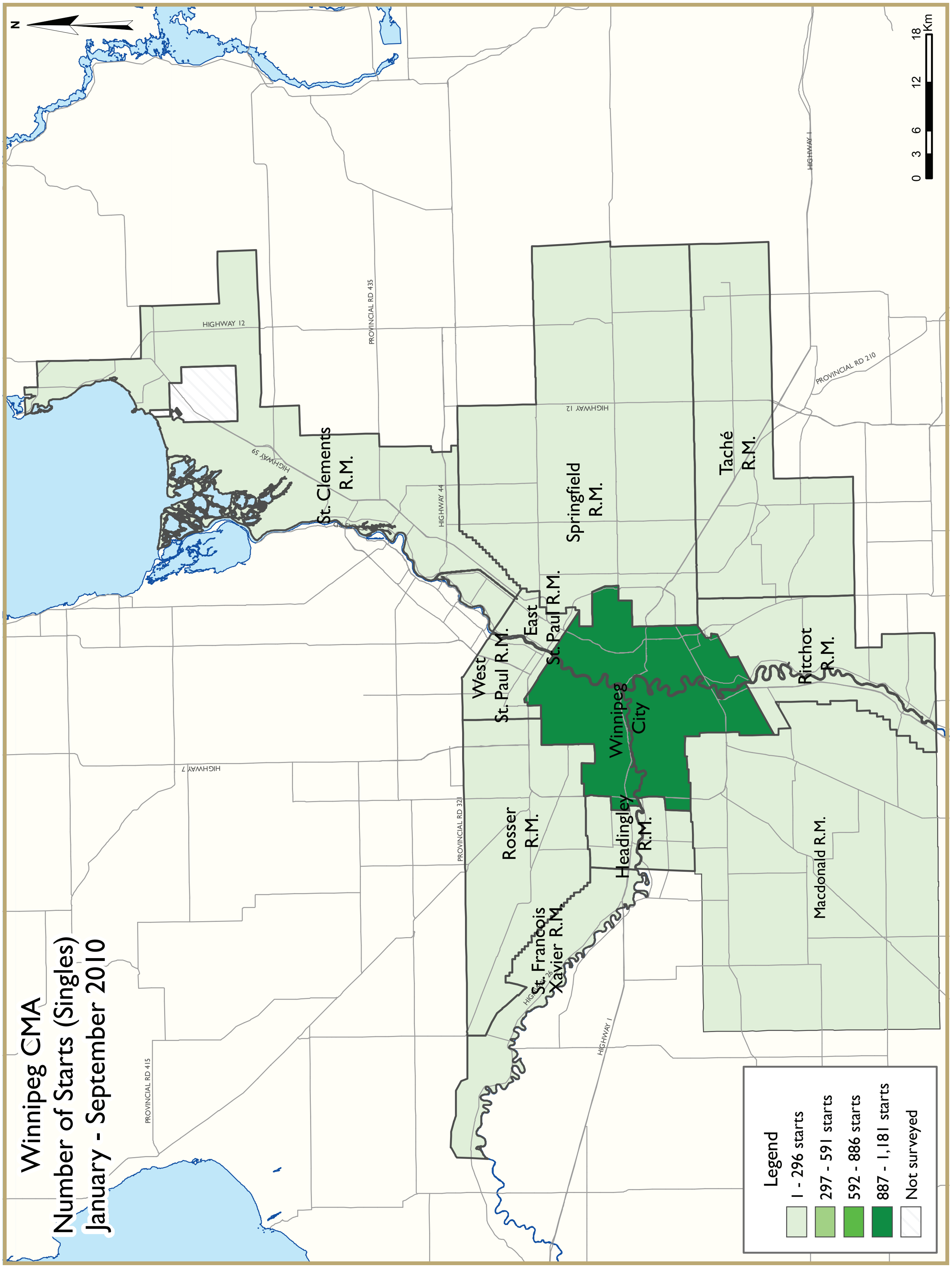
While the employment and earnings gains have been modest thus far in 2010, population growth continues to be an important driver of housing demand in the Winnipeg CMA. At the end of the second quarter of 2010, Manitoba's population had expanded 1.3 per cent over the previous year, the largest rate of population gain in 39 years. Population growth has been fuelled mainly by international migration, where the Winnipeg CMA generally captures approximately 75 per cent of all immigrants. Net migration to Manitoba from April to June totalled 3,543 people, eight per cent lower than the record set one year earlier. Provincially, the 4,391 international and non-permanent residents in the second quarter was the best performance on record. To the end of June, net migration to Manitoba totalled 6,112 people, five per cent higher than the previous year and on pace for a record performance.

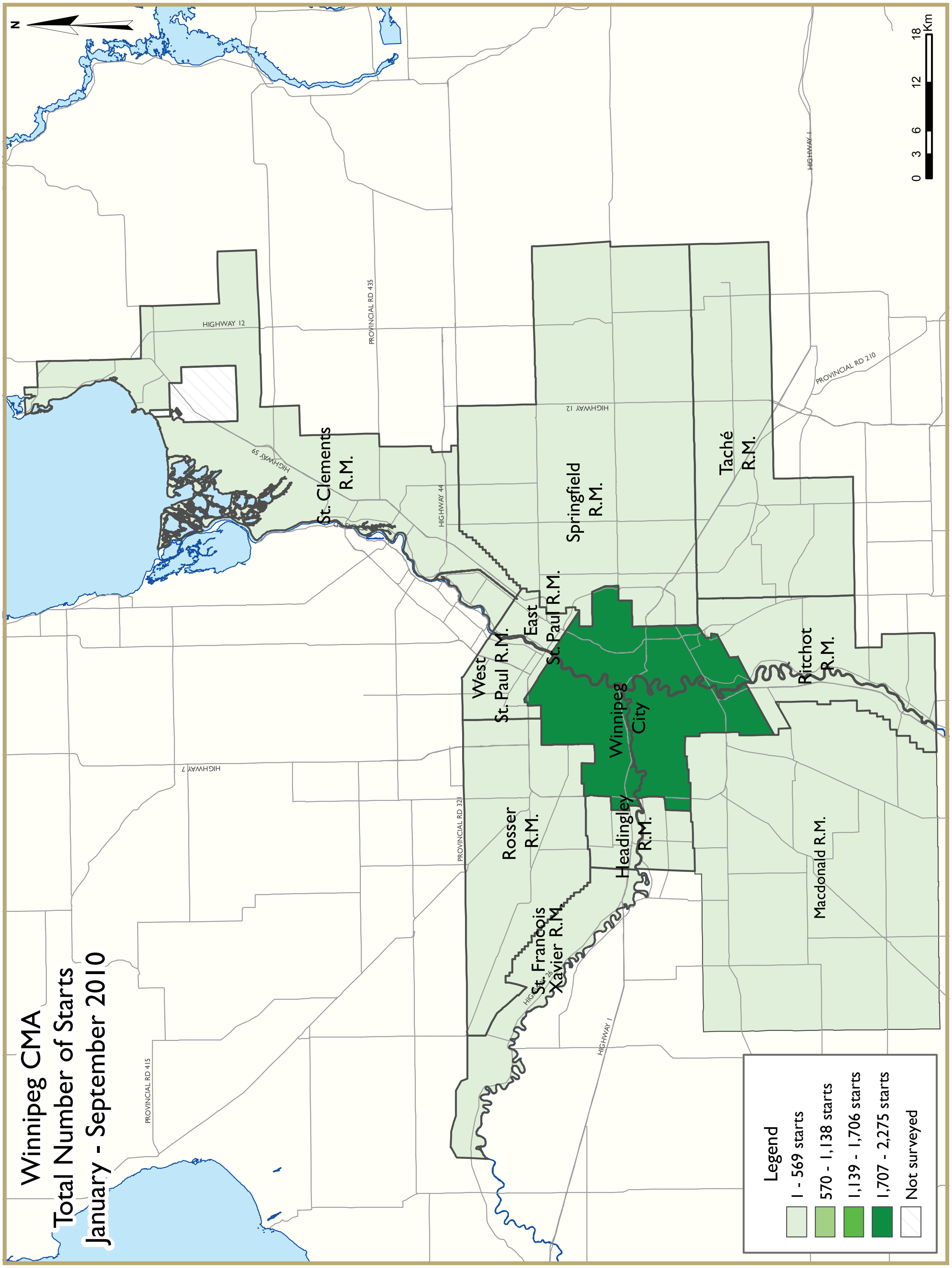

Winnipeg CMA
Number of Starts (Multiples)
September 2010
Legend
No starts
24 starts
Not surveyed
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 323
PROVINCIAL RD 415
PROVINCIAL RD 210
305
N
0 3 6 12 18 Km


Winnipeg CMA
Number of Starts (Singles)
September 2010
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
0 3 6 12 18 Km
N
Legend
No starts
2 - 34 starts
35 - 67 starts
68 - 100 starts
101 - 133 starts
Not surveyed


Winnipeg CMA
Total Number of Starts
September 2010
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
N
0 3 6 12 18 Km
Legend
No starts
2 - 40 starts
41 - 79 starts
80 - 118 starts
119 - 157 starts
Not surveyed


Winnipeg CMA
Number of Starts (Multiples)
January - September 2010
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
PROVINCIAL RD 435
HIGHWAY 59
HIGHWAY 44
PROVINCIAL RD 210
HIGHWAY 1
HIGHWAY 7
PROVINCIAL RD 323
PROVINCIAL RD 415
Legend
No starts
4 - 276 starts
277 - 549 starts
550 - 821 starts
822 - 1,094 starts
Not surveyed


Winnipeg CMA
Number of Starts (Singles)
January - September 2010
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
Legend
1 - 296 starts
297 - 591 starts
592 - 886 starts
887 - 1,181 starts
Not surveyed


Winnipeg CMA
Total Number of Starts
January - September 2010
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
Legend
1 - 569 starts
570 - 1,138 starts
1,139 - 1,706 starts
1,707 - 2,275 starts
Not surveyed
0 3 6 12 18 Km
N

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2010	163	0	0	6	0	24	0	0	193
September 2009	108	0	0	6	12	0	0	90	216
% Change	50.9	n/a	n/a	0.0	-100.0	n/a	n/a	-100.0	-10.6
Year-to-date 2010	1,463	22	0	16	124	274	3	702	2,604
Year-to-date 2009	1,034	16	0	19	81	27	4	323	1,504
% Change	41.5	37.5	n/a	-15.8	53.1	**	-25.0	117.3	73.1
UNDER CONSTRUCTION									
September 2010	907	22	0	12	121	283	10	730	2,085
September 2009	707	10	0	14	78	428	0	339	1,576
% Change	28.3	120.0	n/a	-14.3	55.1	-33.9	n/a	115.3	32.3
COMPLETIONS									
September 2010	279	0	0	1	16	56	5	90	447
September 2009	84	4	0	0	8	119	0	78	293
% Change	**	-100.0	n/a	n/a	100.0	-52.9	n/a	15.4	52.6
Year-to-date 2010	1,282	10	0	10	55	215	11	214	1,797
Year-to-date 2009	1,167	18	0	13	92	291	4	245	1,854
% Change	9.9	-44.4	n/a	-23.1	-40.2	-26.1	175.0	-12.7	-3.1
COMPLETED & NOT ABSORBED									
September 2010	198	1	0	6	19	111	1	2	338
September 2009	191	5	4	8	20	85	0	139	452
% Change	3.7	-80.0	-100.0	-25.0	-5.0	30.6	n/a	-98.6	-25.2
ABSORBED									
September 2010	293	3	0	4	6	60	10	27	403
September 2009	95	4	0	3	7	128	0	57	294
% Change	**	-25.0	n/a	33.3	-14.3	-53.1	n/a	-52.6	37.1
Year-to-date 2010	1,232	13	4	15	52	250	10	181	1,757
Year-to-date 2009	1,242	13	0	18	84	336	0	280	1,997
% Change	-0.8	0.0	n/a	-16.7	-38.1	-25.6	n/a	-35.4	-12.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
September 2010	129	0	0	4	0	24	0	0	157
September 2009	76	0	0	0	12	0	0	90	178
East St. Paul R.M.									
September 2010	4	0	0	0	0	0	0	0	4
September 2009	2	0	0	0	0	0	0	0	2
Headingley R.M.									
September 2010	2	0	0	3	0	0	0	0	5
September 2009	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
September 2010	7	0	0	0	0	0	0	0	7
September 2009	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
September 2010	3	0	0	0	0	0	0	0	3
September 2009	1	0	0	0	0	0	0	0	1
Rosser R.M.									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2010	6	0	0	0	0	0	0	0	6
September 2009	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
September 2010	1	0	0	0	0	0	0	0	1
September 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
September 2010	5	0	0	2	0	0	0	0	7
September 2009	6	0	0	3	0	0	0	0	9
Tache R.M.									
September 2010	7	0	0	0	0	0	0	0	7
September 2009	11	0	0	0	0	0	0	0	11
West St. Paul R.M.									
September 2010	2	0	0	0	0	0	0	0	2
September 2009	5	0	0	0	0	0	0	0	5
Winnipeg CMA									
September 2010	163	0	0	6	0	24	0	0	193
September 2009	108	0	0	6	12	0	0	90	216

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
September 2010	676	14	0	4	121	283	0	730	1,828
September 2009	507	18	0	1	78	420	0	339	1,363
East St. Paul R.M.									
September 2010	22	0	0	2	0	0	0	0	24
September 2009	13	0	0	0	0	0	0	0	13
Headingley R.M.									
September 2010	8	0	0	1	0	0	0	0	9
September 2009	10	0	0	3	0	0	0	0	13
MacDonald R.M.									
September 2010	31	0	0	0	0	0	0	0	31
September 2009	12	0	0	0	0	0	0	0	12
Ritchot R.M.									
September 2010	13	4	0	0	0	0	0	0	17
September 2009	6	0	0	0	0	0	0	0	6
Rosser R.M.									
September 2010	3	0	0	0	0	0	0	0	3
September 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2010	38	0	0	0	0	0	0	0	38
September 2009	44	0	0	0	0	0	0	0	44
St. Francois Xavier R.M.									
September 2010	2	0	0	0	0	0	0	0	2
September 2009	6	0	0	0	0	0	0	0	6
Springfield R.M.									
September 2010	50	4	0	5	0	0	0	0	59
September 2009	46	0	0	10	0	0	0	0	56
Tache R.M.									
September 2010	43	0	0	0	0	0	10	0	53
September 2009	38	0	0	0	0	0	0	0	38
West St. Paul R.M.									
September 2010	21	0	0	0	0	0	0	0	21
September 2009	25	0	0	0	0	0	0	0	25
Winnipeg CMA									
September 2010	907	22	0	12	121	283	10	730	2,085
September 2009	707	18	0	14	78	420	0	339	1,576

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
September 2010	205	0	0	1	8	56	5	90	365
September 2009	70	4	0	0	8	119	0	78	279
East St. Paul R.M.									
September 2010	1	0	0	0	0	0	0	0	1
September 2009	0	0	0	0	0	0	0	0	0
Headingley R.M.									
September 2010	2	0	0	0	0	0	0	0	2
September 2009	3	0	0	0	0	0	0	0	3
Macdonald R.M.									
September 2010	8	0	0	0	0	0	0	0	8
September 2009	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
September 2010	8	0	0	0	0	0	0	0	8
September 2009	2	0	0	0	0	0	0	0	2
Rosser R.M.									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2010	19	0	0	0	0	0	0	0	19
September 2009	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
September 2010	1	0	0	0	0	0	0	0	1
September 2009	2	0	0	0	0	0	0	0	2
Springfield R.M.									
September 2010	15	0	0	0	0	0	0	0	15
September 2009	1	0	0	0	0	0	0	0	1
Tache R.M.									
September 2010	16	0	0	0	8	0	0	0	24
September 2009	1	0	0	0	0	0	0	0	1
West St. Paul R.M.									
September 2010	4	0	0	0	0	0	0	0	4
September 2009	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
September 2010	279	0	0	1	16	56	5	90	447
September 2009	84	4	0	0	8	119	0	78	293

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket September 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
September 2010	171	0	0	0	10	107	1	2	291
September 2009	166	5	0	1	19	79	0	139	409
East St. Paul R.M.									
September 2010	1	0	0	5	0	0	0	0	6
September 2009	4	0	0	3	0	0	0	0	7
Headingley R.M.									
September 2010	2	0	0	1	0	0	0	0	3
September 2009	3	0	0	1	0	0	0	0	4
MacDonald R.M.									
September 2010	6	0	0	0	0	0	0	0	6
September 2009	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
September 2010	2	0	0	0	0	0	0	0	2
September 2009	2	0	0	0	0	0	0	0	2
Rosser R.M.									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2010	3	0	0	0	0	4	0	0	7
September 2009	1	0	0	0	0	6	0	0	7
St. Francois Xavier R.M.									
September 2010	1	0	0	0	0	0	0	0	1
September 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
September 2010	6	1	0	0	0	0	0	0	7
September 2009	5	0	0	3	0	0	0	0	8
Tache R.M.									
September 2010	3	0	0	0	9	0	0	0	12
September 2009	5	0	4	0	1	0	0	0	10
West St. Paul R.M.									
September 2010	3	0	0	0	0	0	0	0	3
September 2009	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
September 2010	198	1	0	6	19	111	1	2	338
September 2009	191	5	4	8	20	85	0	139	452

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket September 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
September 2010	229	2	0	2	6	60	4	27	330
September 2009	76	4	0	0	7	128	0	57	272
East St. Paul R.M.									
September 2010	1	0	0	0	0	0	0	0	1
September 2009	0	0	0	2	0	0	0	0	2
Headingley R.M.									
September 2010	1	0	0	1	0	0	0	0	2
September 2009	4	0	0	0	0	0	0	0	4
MacDonald R.M.									
September 2010	7	0	0	0	0	0	0	0	7
September 2009	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
September 2010	6	0	0	0	0	0	0	0	6
September 2009	3	0	0	0	0	0	0	0	3
Rosser R.M.									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2010	18	0	0	0	0	0	0	0	18
September 2009	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
September 2010	1	0	0	0	0	0	0	0	1
September 2009	2	0	0	0	0	0	0	0	2
Springfield R.M.									
September 2010	11	1	0	1	0	0	0	0	13
September 2009	3	0	0	1	0	0	0	0	4
Tache R.M.									
September 2010	13	0	0	0	0	0	6	0	19
September 2009	0	0	0	0	0	0	0	0	0
West St. Paul R.M.									
September 2010	6	0	0	0	0	0	0	0	6
September 2009	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
September 2010	293	3	0	4	6	60	10	27	403
September 2009	95	4	0	3	7	128	0	57	294

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	100.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821
% Change	25.3	-50.0	n/a	-28.6	-44.2	**	-100.0	155.7	23.6
2001	1,196	8	0	42	52	15	6	70	1,473
% Change	3.1	**	-100.0	-16.0	67.7	n/a	n/a	6.1	11.8
2000	1,160	2	8	50	31	0	0	66	1,317

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type September 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	% Change
Winnipeg City	133	76	0	2	0	10	24	90	157	178	-11.8
East St. Paul R.M.	4	2	0	0	0	0	0	0	4	2	100.0
Headingley R.M.	0	5	0	0	0	0	0	0	0	5	-100.0
MacDonald R.M.	7	1	0	0	0	0	0	0	7	1	**
Ritchot R.M.	3	1	0	0	0	0	0	0	3	1	200.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	3	0	0	0	0	0	0	6	3	100.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	7	9	0	0	0	0	0	0	7	9	-22.2
Tache R.M.	7	11	0	0	0	0	0	0	7	11	-36.4
West St. Paul R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
Winnipeg CMA	169	114	0	2	0	10	24	90	193	216	-10.6

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Winnipeg City	1,181	803	18	28	100	69	976	350	2,275	1,250	82.0
East St. Paul R.M.	28	16	0	0	0	0	0	0	28	16	75.0
Headingley R.M.	12	17	0	0	0	0	0	0	12	17	-29.4
MacDonald R.M.	46	22	0	0	0	0	0	0	46	22	109.1
Ritchot R.M.	24	9	4	0	0	0	0	0	28	9	**
Rosser R.M.	3	0	0	0	0	0	0	0	3	0	n/a
St. Clements R.M.	42	41	0	0	0	0	0	0	42	41	2.4
St. Francois Xavier R.M.	1	7	0	0	0	0	0	0	1	7	-85.7
Springfield R.M.	65	61	6	0	0	0	0	0	71	61	16.4
Tache R.M.	51	53	0	0	21	4	0	0	72	57	26.3
West St. Paul R.M.	26	24	0	0	0	0	0	0	26	24	8.3
Winnipeg CMA	1,479	1,053	28	28	121	73	976	350	2,604	1,504	73.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Winnipeg City	0	10	0	0	24	0	0	90
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	10	0	0	24	0	0	90

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	100	69	0	0	274	27	702	323
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	18	0	3	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	118	69	3	4	274	27	702	323

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Winnipeg City	129	76	28	12	0	90	157	178
East St. Paul R.M.	4	2	0	0	0	0	4	2
Headingley R.M.	0	2	0	3	0	0	0	5
MacDonald R.M.	7	1	0	0	0	0	7	1
Ritchot R.M.	3	1	0	0	0	0	3	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	3	0	0	0	0	6	3
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	5	6	2	3	0	0	7	9
Tache R.M.	7	11	0	0	0	0	7	11
West St. Paul R.M.	2	5	0	0	0	0	2	5
Winnipeg CMA	163	108	30	18	0	90	193	216

Table 2.5: Starts by Submarket and by Intended Market January - September 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	1,187	817	386	110	702	323	2,275	1,250
East St. Paul R.M.	25	16	3	0	0	0	28	16
Headingley R.M.	10	13	2	4	0	0	12	17
MacDonald R.M.	46	21	0	1	0	0	46	22
Ritchot R.M.	28	9	0	0	0	0	28	9
Rosser R.M.	3	0	0	0	0	0	3	0
St. Clements R.M.	42	41	0	0	0	0	42	41
St. Francois Xavier R.M.	1	7	0	0	0	0	1	7
Springfield R.M.	66	49	5	12	0	0	71	61
Tache R.M.	51	53	18	0	3	4	72	57
West St. Paul R.M.	26	24	0	0	0	0	26	24
Winnipeg CMA	1,485	1,050	414	127	705	327	2,604	1,504

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	% Change
Winnipeg City	206	70	0	4	13	8	146	197	365	279	30.8
East St. Paul R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Headingley R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
MacDonald R.M.	8	0	0	0	0	0	0	0	8	0	n/a
Ritchot R.M.	8	2	0	0	0	0	0	0	8	2	++
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	19	2	0	0	0	0	0	0	19	2	++
St. Francois Xavier R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
Springfield R.M.	15	1	0	0	0	0	0	0	15	1	++
Tache R.M.	16	1	0	0	8	0	0	0	24	1	++
West St. Paul R.M.	4	3	0	0	0	0	0	0	4	3	33.3
Winnipeg CMA	280	84	0	4	21	8	146	197	447	293	52.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Winnipeg City	1,051	876	14	20	42	88	429	530	1,536	1,514	1.5
East St. Paul R.M.	16	21	0	0	0	0	0	0	16	21	-23.8
Headingley R.M.	14	32	0	0	0	0	0	0	14	32	-56.3
MacDonald R.M.	34	24	0	0	0	0	0	0	34	24	41.7
Ritchot R.M.	17	25	2	0	0	0	0	0	19	25	-24.0
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	38	42	0	0	0	0	0	30	38	72	-47.2
St. Francois Xavier R.M.	3	6	0	0	0	0	0	0	3	6	-50.0
Springfield R.M.	57	71	4	0	0	0	0	0	61	71	-14.1
Tache R.M.	40	59	0	2	14	4	0	0	54	65	-16.9
West St. Paul R.M.	22	22	0	0	0	0	0	0	22	22	0.0
Winnipeg CMA	1,292	1,180	20	22	56	92	429	560	1,797	1,854	-3.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market September 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Winnipeg City	8	8	5	0	56	119	90	78
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	8	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	16	8	5	0	56	119	90	78

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	37	88	5	0	215	261	214	245
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	30	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	8	0	6	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	45	88	11	4	215	291	214	245

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market September 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Winnipeg City	205	74	65	127	95	78	365	279
East St. Paul R.M.	1	0	0	0	0	0	1	0
Headingley R.M.	2	3	0	0	0	0	2	3
MacDonald R.M.	8	0	0	0	0	0	8	0
Ritchot R.M.	8	2	0	0	0	0	8	2
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	19	2	0	0	0	0	19	2
St. Francois Xavier R.M.	1	2	0	0	0	0	1	2
Springfield R.M.	15	1	0	0	0	0	15	1
Tache R.M.	16	1	8	0	0	0	24	1
West St. Paul R.M.	4	3	0	0	0	0	4	3
Winnipeg CMA	279	88	73	127	95	78	447	293

Table 3.5: Completions by Submarket and by Intended Market January - September 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	1,052	890	265	355	219	245	1,536	1,514
East St. Paul R.M.	14	21	2	0	0	0	16	21
Headingley R.M.	11	26	3	6	0	0	14	32
MacDonald R.M.	34	23	0	1	0	0	34	24
Ritchot R.M.	19	25	0	0	0	0	19	25
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	38	42	0	30	0	0	38	72
St. Francois Xavier R.M.	3	6	0	0	0	0	3	6
Springfield R.M.	59	67	2	4	0	0	61	71
Tache R.M.	40	61	8	0	6	4	54	65
West St. Paul R.M.	22	22	0	0	0	0	22	22
Winnipeg CMA	1,292	1,185	280	396	225	249	1,797	1,854

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
September 2010	24	10.9	46	20.9	64	29.1	30	13.6	56	25.5	220	357,350	382,822
September 2009	14	18.7	19	25.3	17	22.7	11	14.7	14	18.7	75	340,746	389,390
Year-to-date 2010	151	15.5	260	26.7	276	28.3	99	10.2	188	19.3	974	337,312	365,319
Year-to-date 2009	212	23.4	255	28.1	152	16.8	125	13.8	162	17.9	906	320,055	355,558
East St. Paul R.M.													
September 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	28.6	10	71.4	14	511,364	552,303
Year-to-date 2009	0	0.0	1	2.6	2	5.1	8	20.5	28	71.8	39	548,437	586,650
Headingley R.M.													
September 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	3	27.3	1	9.1	7	63.6	11	450,000	500,545
Year-to-date 2009	0	0.0	1	3.0	17	51.5	2	6.1	13	39.4	33	350,000	403,448
MacDonald R.M.													
September 2010	0	0.0	4	66.7	1	16.7	0	0.0	1	16.7	6	--	--
September 2009	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Year-to-date 2010	2	6.7	16	53.3	2	6.7	4	13.3	6	20.0	30	316,000	346,343
Year-to-date 2009	6	19.4	7	22.6	9	29.0	6	19.4	3	9.7	31	340,000	360,439
Ritchot R.M.													
September 2010	1	25.0	2	50.0	0	0.0	1	25.0	0	0.0	4	--	--
September 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	5	45.5	3	27.3	2	18.2	1	9.1	0	0.0	11	289,000	286,100
Year-to-date 2009	5	20.0	13	52.0	1	4.0	2	8.0	4	16.0	25	299,900	373,554
Rosser R.M.													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
St. Clements R.M.													
September 2010	1	12.5	2	25.0	1	12.5	4	50.0	0	0.0	8	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	2	11.8	4	23.5	2	11.8	9	52.9	0	0.0	17	380,000	343,459
Year-to-date 2009	9	24.3	9	24.3	6	16.2	6	16.2	7	18.9	37	330,000	343,551
St. Francois Xavier R.M.													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 2010													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
September 2010	0	0.0	2	33.3	3	50.0	1	16.7	0	0.0	6	--	--
September 2009	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2010	0	0.0	14	37.8	6	16.2	11	29.7	6	16.2	37	335,500	373,561
Year-to-date 2009	7	10.0	15	21.4	17	24.3	16	22.9	15	21.4	70	359,383	376,746
Tache R.M.													
September 2010	1	16.7	1	16.7	1	16.7	2	33.3	1	16.7	6	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	5	21.7	4	17.4	5	21.7	4	17.4	5	21.7	23	335,200	360,106
Year-to-date 2009	10	17.9	21	37.5	13	23.2	8	14.3	4	7.1	56	318,693	330,610
West St. Paul R.M.													
September 2010	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	3	20.0	3	20.0	9	60.0	15	442,000	457,544
Year-to-date 2009	2	7.7	4	15.4	6	23.1	9	34.6	5	19.2	26	397,450	386,735
Winnipeg CMA													
September 2010	27	10.5	57	22.3	72	28.1	38	14.8	62	24.2	256	355,500	380,037
September 2009	14	16.1	23	26.4	17	19.5	14	16.1	19	21.8	87	360,000	401,064
Year-to-date 2010	165	14.6	301	26.6	300	26.5	136	12.0	231	20.4	1,133	339,467	370,361
Year-to-date 2009	252	20.5	329	26.8	223	18.2	182	14.8	241	19.6	1,227	330,000	366,105

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2010						
Submarket	Sept 2010	Sept 2009	% Change	YTD 2010	YTD 2009	% Change
Winnipeg City	392,822	399,390	-1.7	365,319	355,558	2.7
East St. Paul R.M.	--	--	n/a	552,203	586,650	-5.9
Headingley R.M.	--	--	n/a	588,945	483,448	21.8
MacDonald R.M.	--	--	n/a	366,343	368,439	-0.6
Ritchot R.M.	--	--	n/a	286,189	323,954	-11.7
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	343,459	343,551	0.0
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	373,961	376,746	-0.7
Tache R.M.	--	--	n/a	368,186	330,610	11.4
West St. Paul R.M.	--	--	n/a	457,944	386,735	18.4
Winnipeg CMA	380,037	401,064	-5.2	370,261	366,185	1.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
September 2010

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	501	-3.7	1,013	956	1,427	71.0	183,873	5.1	197,947
	February	621	-13.0	896	1,048	1,408	63.6	194,580	5.9	199,371
	March	869	-5.3	874	1,393	1,312	66.6	211,409	3.9	200,977
	April	1,087	-12.8	914	1,567	1,260	72.5	212,541	1.3	198,931
	May	1,301	-11.7	947	1,851	1,298	73.0	208,806	-1.0	199,093
	June	1,416	-4.6	926	1,893	1,270	72.9	212,542	3.0	203,157
	July	1,300	-3.3	900	1,497	1,230	70.7	206,135	5.2	209,927
	August	1,080	-1.8	965	1,391	1,243	77.6	207,389	8.6	210,928
	September	1,049	2.0	962	1,388	1,224	78.6	209,593	9.6	216,602
	October	924	-1.0	956	1,104	1,190	80.3	210,618	10.6	214,093
	November	793	27.9	1,036	925	1,309	79.1	202,129	10.9	212,286
	December	508	20.3	1,052	465	1,308	80.4	209,963	14.9	212,667
2010	January	457	-8.8	975	848	1,305	74.7	213,134	15.9	227,865
	February	671	8.1	981	1,051	1,371	71.6	215,230	10.6	222,869
	March	1,030	18.5	988	1,558	1,432	69.0	227,167	7.5	225,214
	April	1,242	14.3	1,033	1,958	1,524	67.8	236,574	11.3	223,502
	May	1,342	3.2	966	1,970	1,316	73.4	237,696	13.8	224,618
	June	1,369	-3.3	972	1,670	1,285	76.5	233,568	9.9	228,617
	July	1,127	-13.3	906	1,438	1,278	70.9	225,191	9.2	227,020
	August	955	-11.6	832	1,391	1,276	65.2	222,597	7.3	227,617
	September	1,088	3.7	987	1,472	1,312	75.2	222,599	6.2	228,095
	October									
	November									
	December									
	Q3 2009	3,429	-1.2		4,276			207,587	7.6	
	Q3 2010	3,170	-7.6		4,301			223,520	7.7	
	YTD 2009	9,224	-6.2		12,984			207,300	4.1	
	YTD 2010	9,281	0.6		13,356			228,093	10.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
September 2010

		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	181.4	112.3	390	4.5	70.8	719
	February	627	5.00	5.79	181.4	113.0	390	4.7	70.9	724
	March	613	4.50	5.55	181.4	112.9	396	4.9	70.7	735
	April	596	3.90	5.25	181.4	113.5	395	5.0	70.5	738
	May	596	3.90	5.25	182.0	114.2	394	4.9	70.2	745
	June	631	3.75	5.85	182.7	114.9	395	5.1	70.2	744
	July	631	3.75	5.85	182.9	114.8	395	5.3	70.3	741
	August	631	3.75	5.85	183.1	114.3	396	6.0	70.9	734
	September	610	3.70	5.49	183.3	114.3	397	5.9	70.9	732
	October	630	3.80	5.84	183.3	114.2	397	6.0	70.9	736
	November	616	3.60	5.59	183.5	114.5	396	5.4	70.3	737
	December	610	3.60	5.49	184.1	114.0	395	5.6	70.2	737
2010	January	610	3.60	5.49	185.3	114.1	396	5.5	70.1	732
	February	604	3.60	5.39	188.8	114.4	396	5.6	70.1	733
	March	631	3.60	5.85	189.6	114.5	397	5.5	70.1	731
	April	655	3.80	6.25	190.3	114.6	398	5.4	70.2	731
	May	639	3.70	5.99	190.7	114.8	400	5.7	70.7	734
	June	633	3.60	5.89	191.6	114.6	402	5.8	71.0	744
	July	627	3.50	5.79	192.1	114.5	403	6.1	71.3	754
	August	604	3.30	5.39	192.8	114.6	405	6.0	71.4	759
	September	604	3.30	5.39		114.9	406	5.9	71.4	763
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

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 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on 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.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.