HOUSING MARKET INFORMATION

HOUSING NOW
Peterborough CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2010

New Home Market

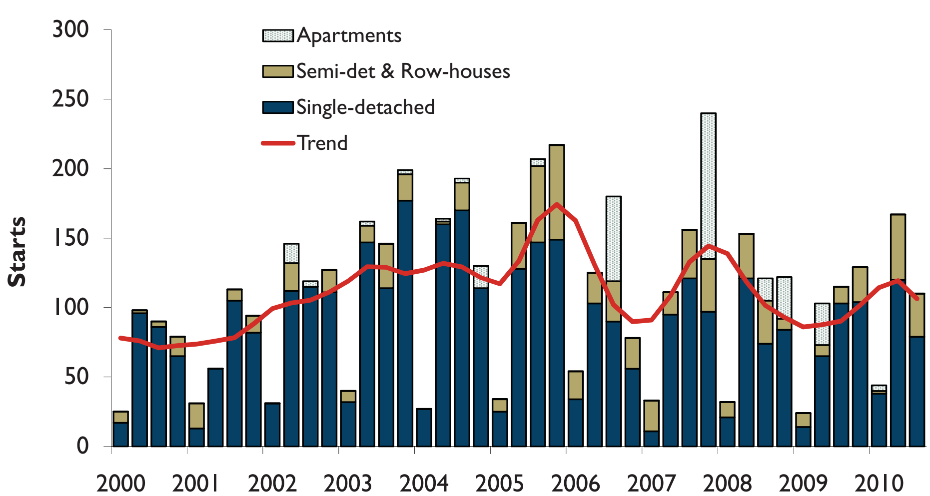
New construction easing

New residential construction in the Peterborough Census Metropolitan Area (CMA) fell during the third quarter, pulled down by a significant decline in single-detached home starts. Townhouse starts were almost as high as they had been in the second quarter. The "pull-forward" effect partially explains the decline since demand that would have sustained starts this quarter had already been satisfied earlier. However, the very gradual recovery in employment also limited housing demand.

Peterborough City dominates residential construction in the CMA, accounting for more than 70 per cent of total starts. All of the townhouses were built in Peterborough City, while in the rest of the CMA, which includes Smith-Ennismore-lakefield, Caven

Figure 1

Fewer Housing Starts



Source: CMHC

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Monaghan, Douro-Dummer and Otonabee-South Monaghan, single-detached homes were the only type of construction.

The rebound in demand for new homes in the past year has pushed the inventory of completed and unsold homes down. Completions have exceeded starts in the past two quarters, bringing down the number of units under construction. For the first time since early 2007, there were no apartments under construction during the third quarter.

After dropping early in the year, both the median and the average new home price increased during the third quarter. Since new home prices are recorded at completion but reflect market conditions at the time of the sale which is usually prior to the start of a dwelling, the easing of new prices in early 2010 likely reflects the cooler market conditions in late 2008 and early 2009. The average price rose more than the median price, indicating that more high-end homes were pulling up the average price.

Resale Market

Resale market cooling off

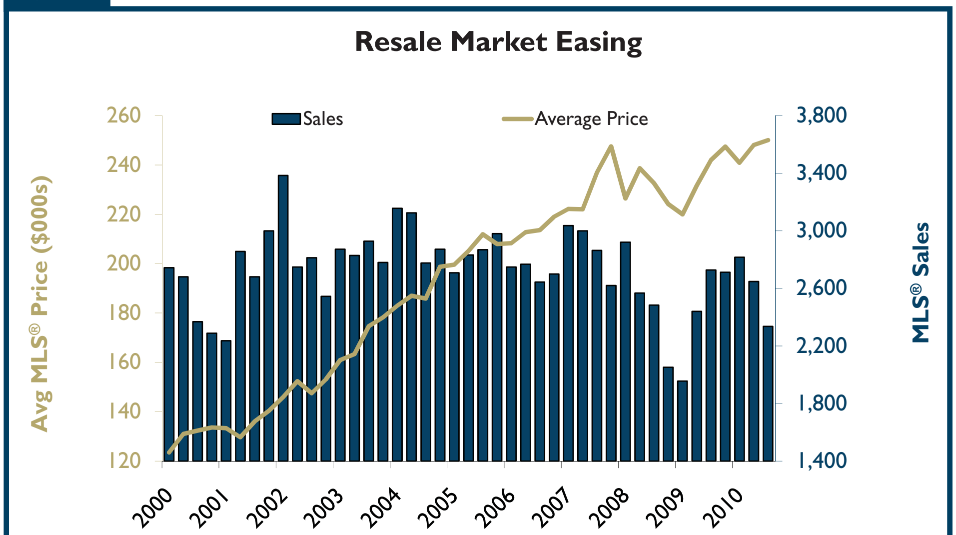
The resale home market continued to cool down in the third quarter with sales dropping substantially. With the exception of the recent downturn, sales were lower than they had been in nearly a decade.

As in the new home market, the pull-forward effect influenced the pattern of sales. To avoid an expected increase in mortgage rates and the tightening of mortgage qualification requirements, potential buyers purchased early in the year. This raised sales in the first quarter and reduced them in the third. Confusion about the impact of the harmonised sales tax (HST), introduced July 1, likely exacerbated the pull-forward effect. Weak employment recovery with many of the jobs created being part-time meant the pool of qualified buyers was not growing.

The significant pickup in demand in the first half of the year encouraged many homeowners to list their homes for sale. The pick-up was accompanied by relatively strong price growth as well, which also encouraged listings. However, in the third quarter, listings fell almost as much as sales. With the market composed mainly of repeat buyers, listings are closely linked to sales. Since the listings decline was not as strong as the sales decline, the Sales-to-New-Listings ratio (SNLR), a barometer of future price behaviour, moved down modestly. The SLNR reached a peak a year ago and by the third quarter of 2010 was clearly indicating the market had reached a balanced stage.

A balanced market suggests that prices will grow at a moderate pace approximately equal to inflation but, in the third quarter, prices were still increasing at an annualized rate over three per cent. This was, however, substantially slower than in the previous quarter. Part of the price increase in the third quarter was compositional. Fewer first-time homebuyers were in the market in the third quarter, and this reduced the share in total sales of homes sold for less than $250,000. At the same time, sales of homes worth more than $350,000 gained in share. This shift contributed to the increase in the average resale price.

Figure 2



Source: CREA (MLS®)

Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally adjusted.

Population growth is a challenge, and immigration is an opportunity

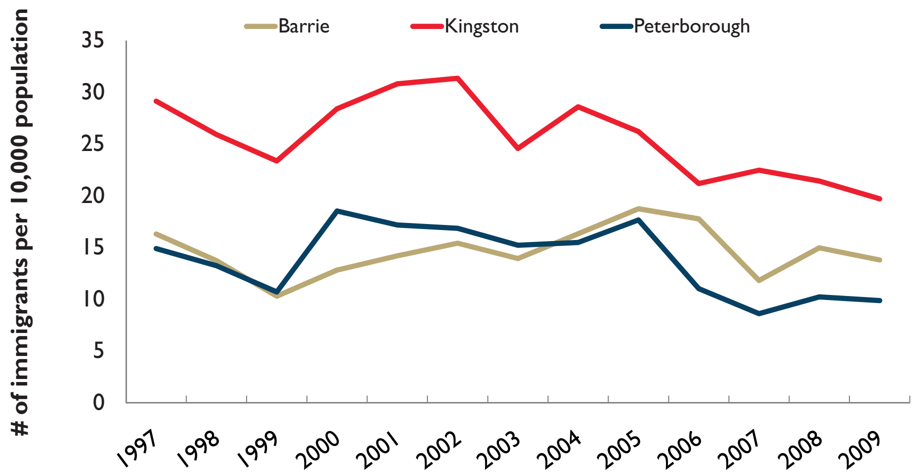
Peterborough has been successful in attracting people from other regions inside the province. Most of these migrants are middle-aged and moved to the area for retirement or semi-retirement. However, although their number has increased, the number of new residents coming from other provinces or countries has diminished and population growth is flattening. Leaders in Peterborough are considering immigration as a way to enhance population growth.

Compared to similar urban centers, such as Kingston and Barrie, Peterborough is still behind in the number of immigrants who choose to settle there.

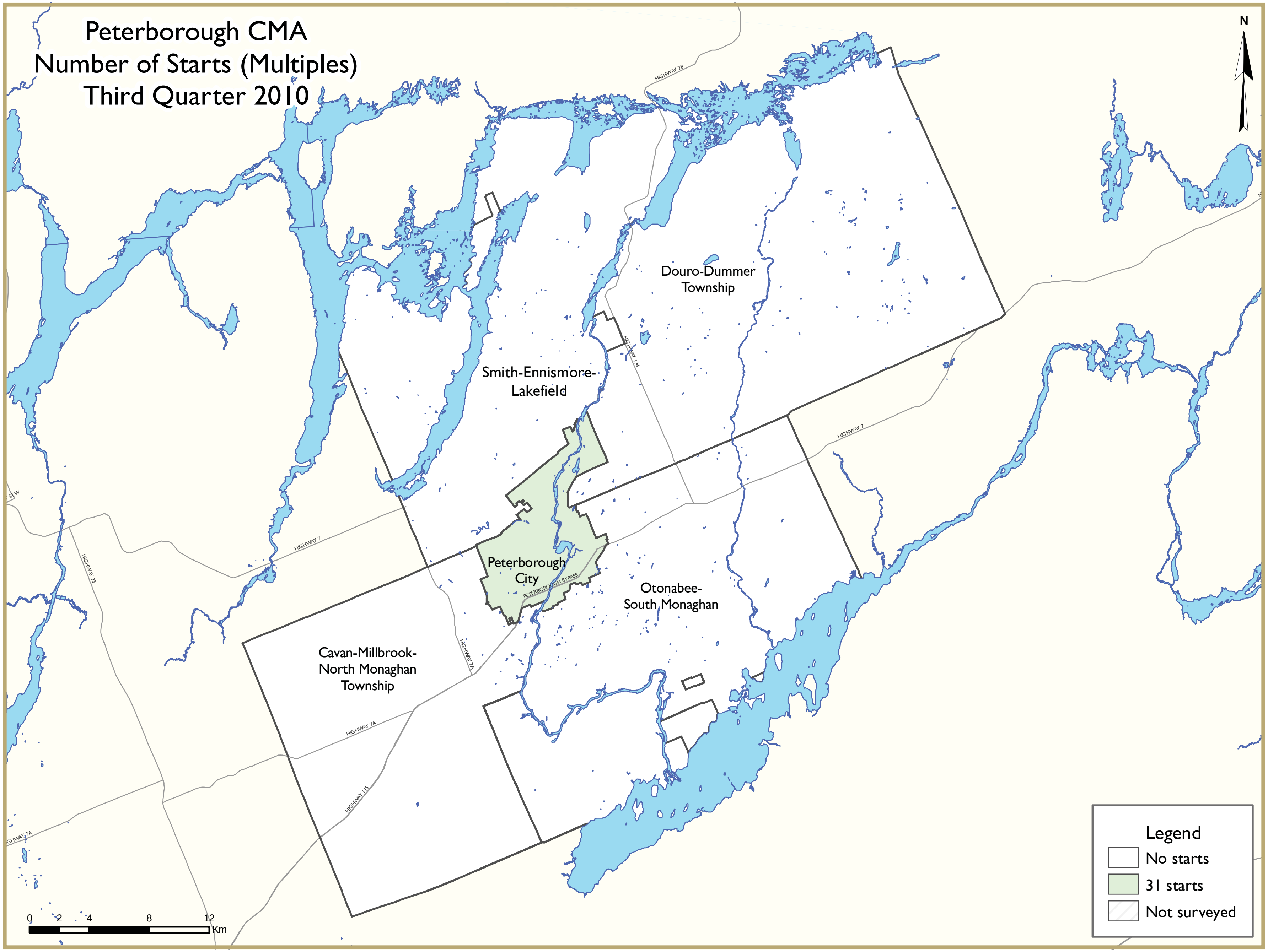
Peterborough was cited as one of the top ten places to live in Canada earlier this year. Marketing the area as a welcoming place for new Canadians who want to build a better life may be an answer to the challenge of raising Peterborough's population growth.

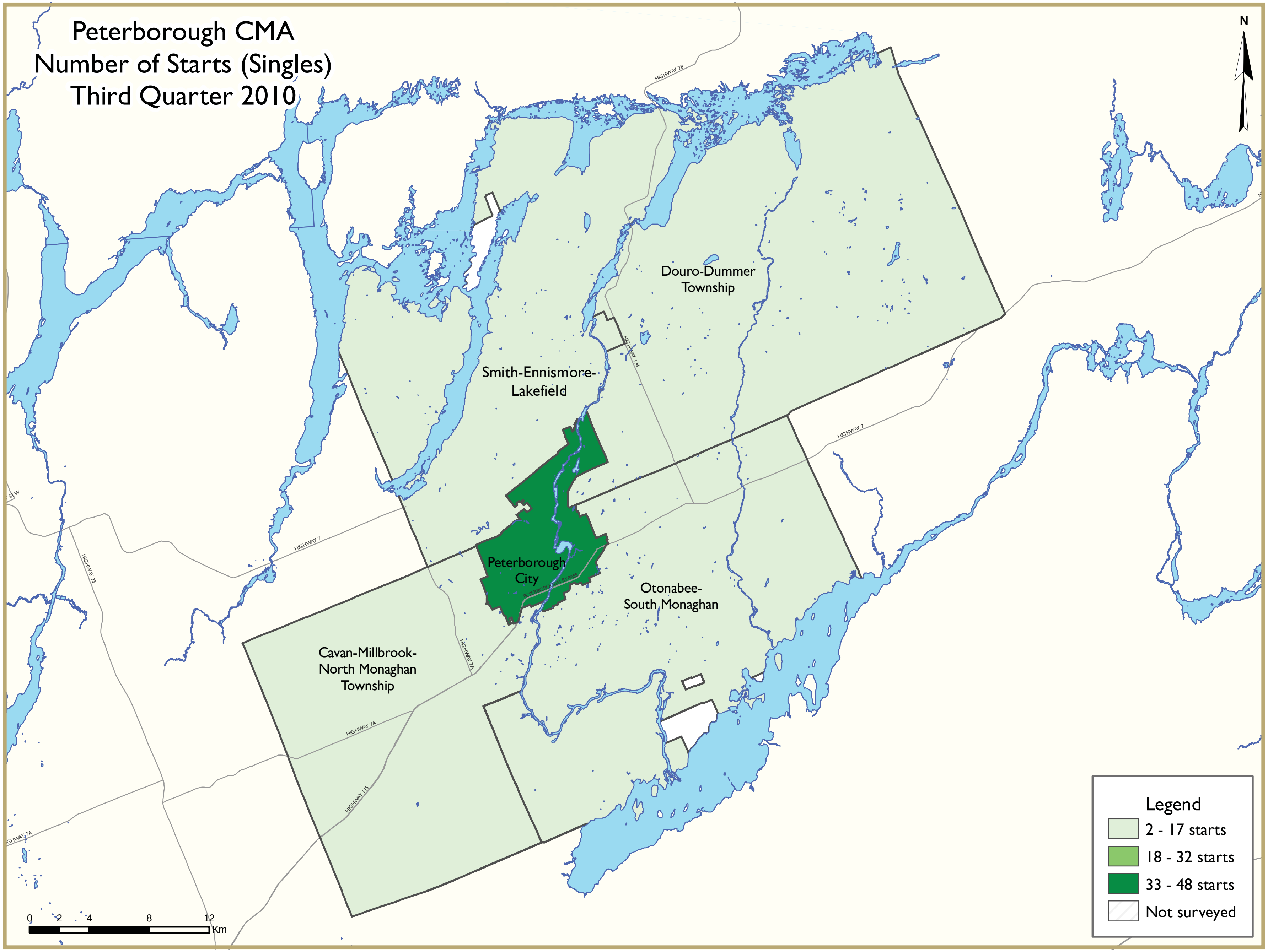
Figure 3

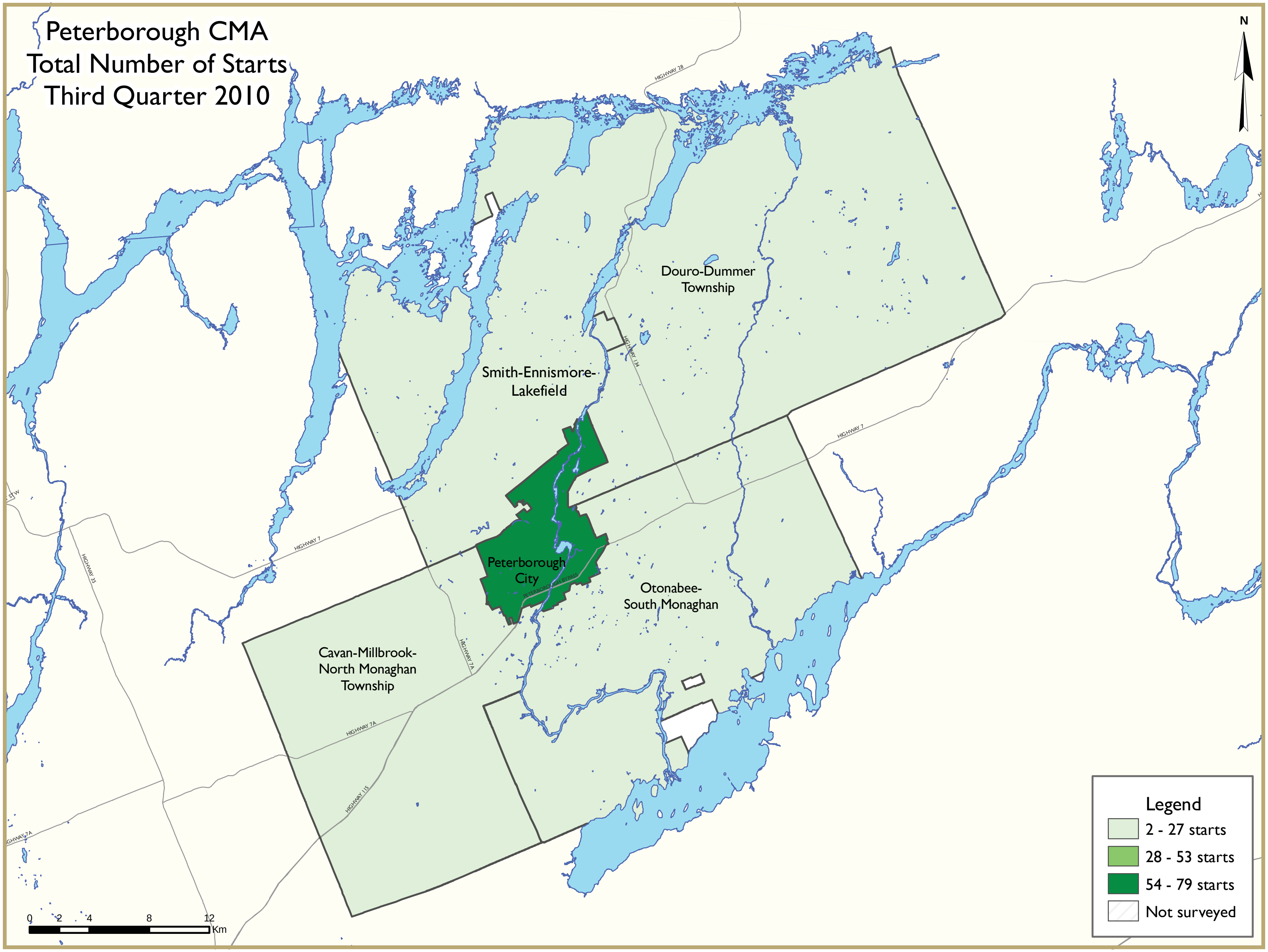
Peterborough and Immigrants: Room for Growth

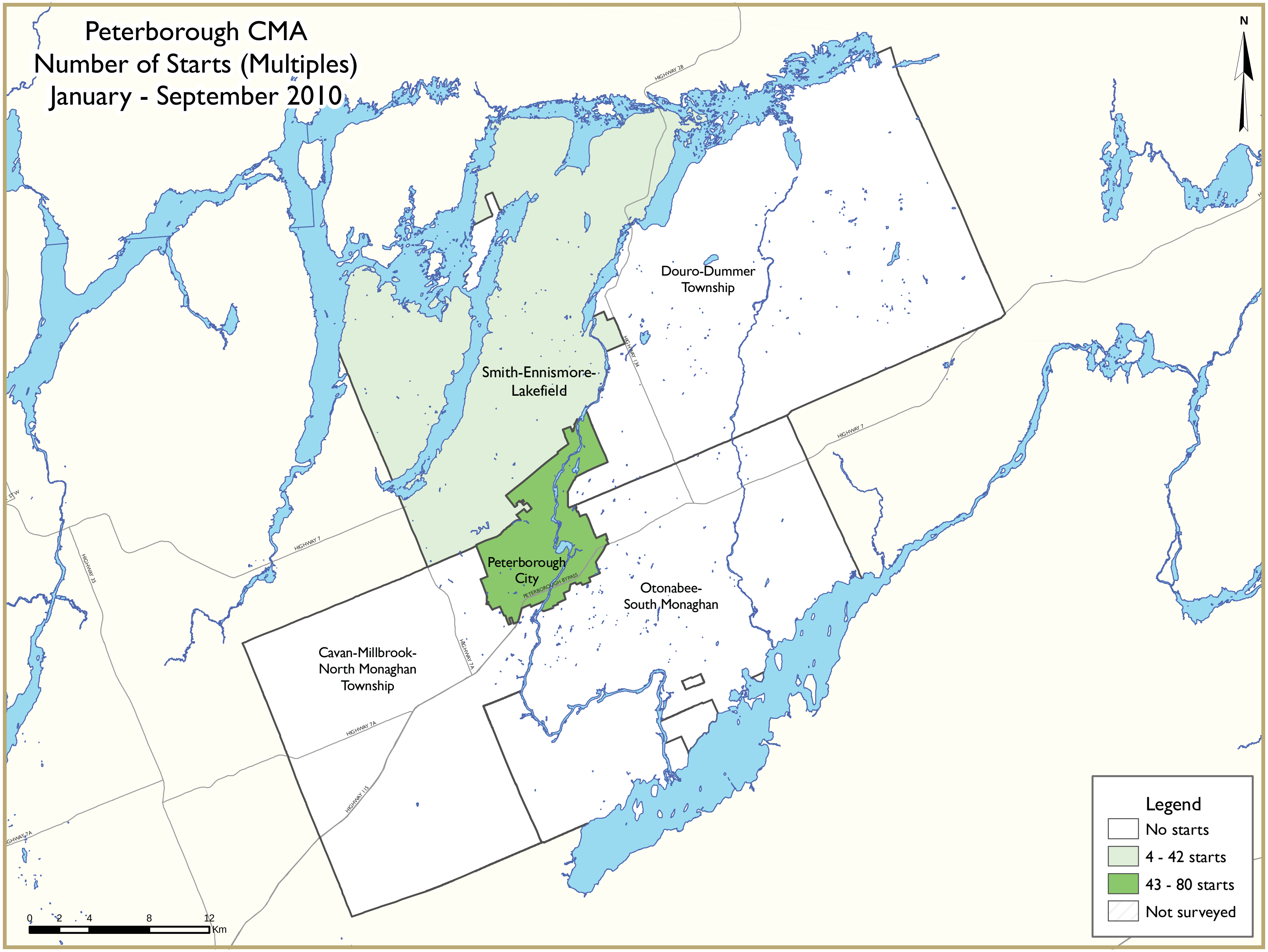


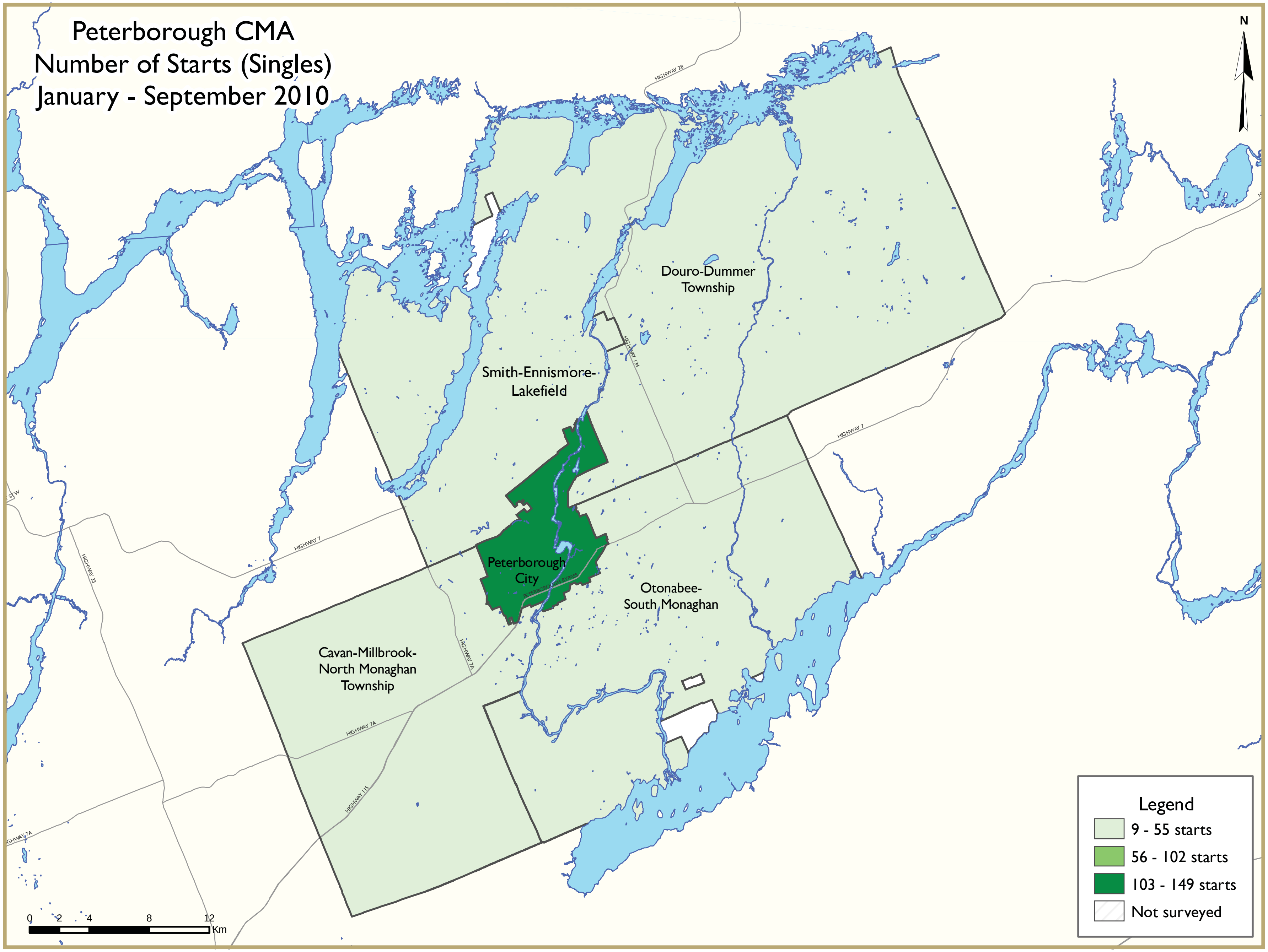
Source: Statistics Canada


Peterborough CMA
Number of Starts (Multiples)
Third Quarter 2010
N
Douro-Dummer
Township
Smith-Ennismore-
Lakefield
Peterborough
City
Otonabee-
South Monaghan
Cavan-Millbrook-
North Monaghan
Township
Legend
No starts
31 starts
Not surveyed
0 2 4 8 12
Km

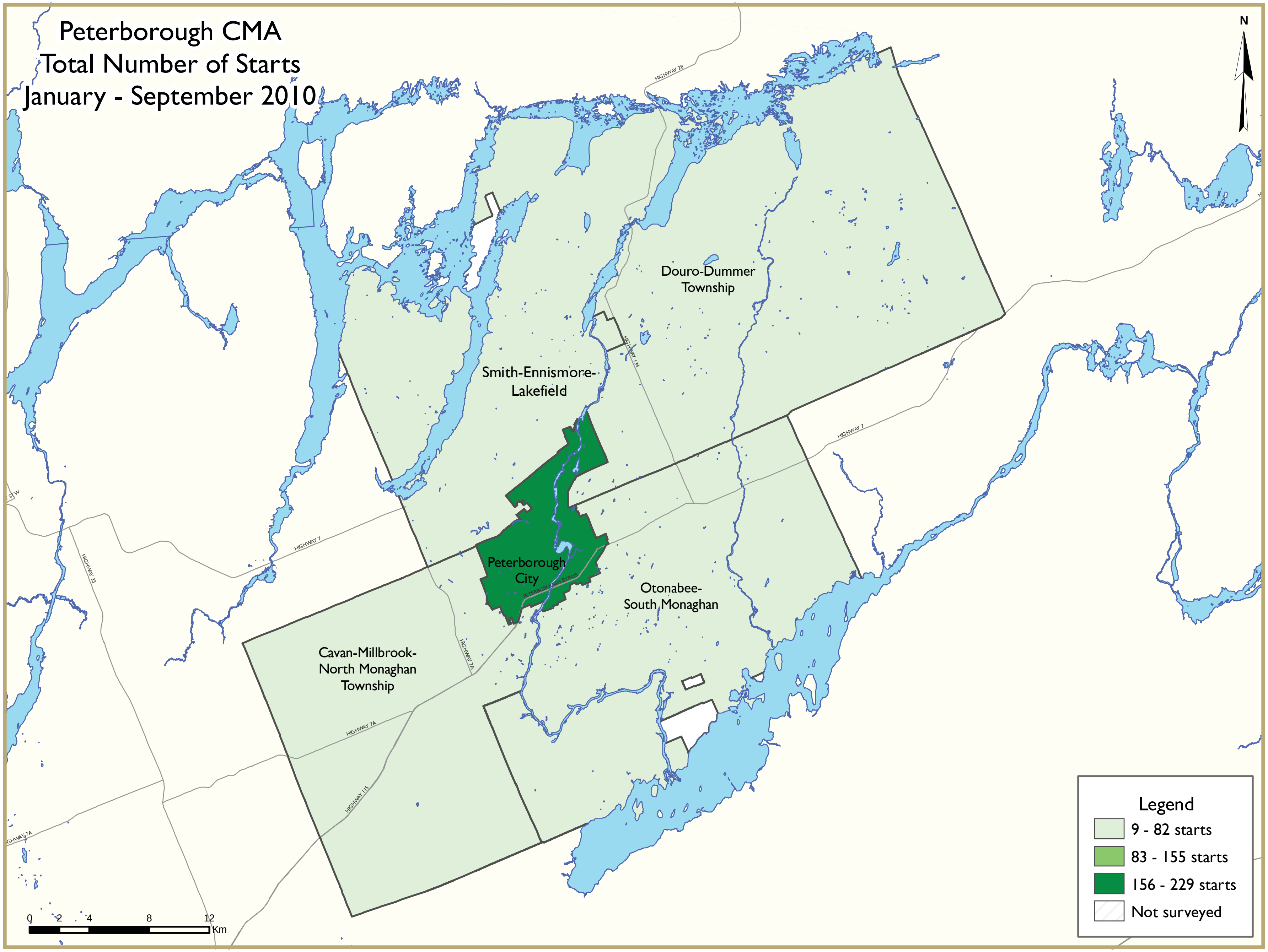

Peterborough CMA
Number of Starts (Singles)
Third Quarter 2010
N
Douro-Dummer
Township
Smith-Ennismore-
Lakefield
Peterborough
City
Otonabee-
South Monaghan
Cavan-Millbrook-
North Monaghan
Township
0 2 4 8 12
Km
Legend
2 - 17 starts
18 - 32 starts
33 - 48 starts
Not surveyed


Peterborough CMA
Total Number of Starts
Third Quarter 2010
N
Douro-Dummer Township
Smith-Ennismore-Lakefield
Peterborough City
Otonabee-South Monaghan
Cavan-Millbrook-North Monaghan Township
HIGHWAY 7
HIGHWAY 7A
HIGHWAY 115
HIGHWAY 28
0 2 4 8 12 Km
Legend
2 - 27 starts
28 - 53 starts
54 - 79 starts
Not surveyed


Peterborough CMA
Number of Starts (Multiples)
January - September 2010
N
Douro-Dummer Township
Smith-Ennismore-Lakefield
Peterborough City
Otonabee-South Monaghan
Cavan-Millbrook-North Monaghan Township
HIGHWAY 7
HIGHWAY 28
HIGHWAY 7A
HIGHWAY 115
HIGHWAY 35
PETERBOROUGH BYPASS
0 2 4 8 12 Km
Legend
No starts
4 - 42 starts
43 - 80 starts
Not surveyed



Peterborough CMA
Number of Starts (Singles)
January - September 2010
Douro-Dummer Township
Smith-Ennismore-Lakefield
Peterborough City
Otonabee-South Monaghan
Cavan-Millbrook-North Monaghan Township
Legend
9 - 55 starts
56 - 102 starts
103 - 149 starts
Not surveyed
0 2 4 8 12 Km
N


Peterborough CMA
Total Number of Starts
January - September 2010
N
Douro-Dummer
Township
Smith-Ennismore-
Lakefield
Peterborough
City
Otonabee-
South Monaghan
Cavan-Millbrook-
North Monaghan
Township
HIGHWAY 28
HIGHWAY 7
HIGHWAY 7A
HIGHWAY 115
HIGHWAY 35
Legend
9 - 82 starts
83 - 155 starts
156 - 229 starts
Not surveyed
0
2
4
8
12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

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4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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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
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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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 Peterborough CMA Third Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2010	79	0	15	0	16	0	0	0	110
Q3 2009	103	0	8	0	4	0	0	0	115
% Change	-23.3	n/a	87.5	n/a	**	n/a	n/a	n/a	-4.3
Year-to-date 2010	237	0	23	0	57	0	0	4	321
Year-to-date 2009	182	0	12	0	8	0	10	30	242
% Change	30.2	n/a	91.7	n/a	**	n/a	-100.0	-86.7	32.6
UNDER CONSTRUCTION									
Q3 2010	172	0	52	0	73	0	0	0	297
Q3 2009	175	0	39	1	58	105	10	30	418
% Change	-1.7	n/a	33.3	-100.0	25.9	-100.0	-100.0	-100.0	-28.9
COMPLETIONS									
Q3 2010	94	0	16	0	16	0	0	4	130
Q3 2009	62	0	14	0	0	0	0	0	76
% Change	51.6	n/a	14.3	n/a	n/a	n/a	n/a	n/a	71.1
Year-to-date 2010	254	0	16	0	26	105	0	34	435
Year-to-date 2009	189	0	32	0	3	0	13	75	312
% Change	34.4	n/a	-50.0	n/a	**	n/a	-100.0	-54.7	39.4
COMPLETED & NOT ABSORBED									
Q3 2010	1	0	0	0	2	6	0	6	15
Q3 2009	4	0	0	0	2	0	1	20	27
% Change	-75.0	n/a	n/a	n/a	0.0	n/a	-100.0	-70.0	-44.4
ABSORBED									
Q3 2010	97	0	16	0	18	0	7	3	141
Q3 2009	64	0	14	0	0	0	2	0	80
% Change	51.6	n/a	14.3	n/a	n/a	n/a	**	n/a	76.3
Year-to-date 2010	258	0	16	0	31	99	7	14	425
Year-to-date 2009	192	0	33	0	3	0	9	39	276
% Change	34.4	n/a	-51.5	n/a	**	n/a	-22.2	-64.1	54.0

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Peterborough City									
Q3 2010	48	0	15	0	16	0	0	0	79
Q3 2009	76	0	8	0	4	0	0	0	88
Cavan Monaghan TP									
Q3 2010	2	0	0	0	0	0	0	0	2
Q3 2009	3	0	0	0	0	0	0	0	3
Douro-Dummer TP									
Q3 2010	15	0	0	0	0	0	0	0	15
Q3 2009	5	0	0	0	0	0	0	0	5
Otonabee-South Monaghan TP									
Q3 2010	3	0	0	0	0	0	0	0	3
Q3 2009	8	0	0	0	0	0	0	0	8
Smith-Ennismore-Lakefield TP									
Q3 2010	11	0	0	0	0	0	0	0	11
Q3 2009	11	0	0	0	0	0	0	0	11
Peterborough CMA									
Q3 2010	79	0	15	0	16	0	0	0	110
Q3 2009	103	0	8	0	4	0	0	0	115
UNDER CONSTRUCTION									
Peterborough City									
Q3 2010	100	0	34	0	73	0	0	0	207
Q3 2009	117	0	16	1	58	105	10	30	337
Cavan Monaghan TP									
Q3 2010	12	0	18	0	0	0	0	0	30
Q3 2009	10	0	23	0	0	0	0	0	33
Douro-Dummer TP									
Q3 2010	30	0	0	0	0	0	0	0	30
Q3 2009	18	0	0	0	0	0	0	0	18
Otonabee-South Monaghan TP									
Q3 2010	9	0	0	0	0	0	0	0	9
Q3 2009	10	0	0	0	0	0	0	0	10
Smith-Ennismore-Lakefield TP									
Q3 2010	21	0	0	0	0	0	0	0	21
Q3 2009	20	0	0	0	0	0	0	0	20
Peterborough CMA									
Q3 2010	172	0	52	0	73	0	0	0	297
Q3 2009	175	0	39	1	58	105	10	30	418

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Peterborough City									
Q3 2010	73	0	11	0	16	0	0	0	100
Q3 2009	48	0	8	0	0	0	0	0	56
Cavan Monaghan TP									
Q3 2010	5	0	5	0	0	0	0	0	10
Q3 2009	0	0	6	0	0	0	0	0	6
Douro-Dummer TP									
Q3 2010	11	0	0	0	0	0	0	0	11
Q3 2009	2	0	0	0	0	0	0	0	2
Otonabee-South Monaghan TP									
Q3 2010	0	0	0	0	0	0	0	0	0
Q3 2009	2	0	0	0	0	0	0	0	2
Smith-Ennismore-Lakefield TP									
Q3 2010	5	0	0	0	0	0	0	4	9
Q3 2009	10	0	0	0	0	0	0	0	10
Peterborough CMA									
Q3 2010	94	0	16	0	16	0	0	4	130
Q3 2009	62	0	14	0	0	0	0	0	76
COMPLETED & NOT ABSORBED									
Peterborough City									
Q3 2010	1	0	0	0	2	6	0	6	15
Q3 2009	2	0	0	0	2	0	1	20	25
Cavan Monaghan TP									
Q3 2010	0	0	0	0	0	0	0	0	0
Q3 2009	0	0	0	0	0	0	0	0	0
Douro-Dummer TP									
Q3 2010	0	0	0	0	0	0	0	0	0
Q3 2009	0	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP									
Q3 2010	0	0	0	0	0	0	0	0	0
Q3 2009	1	0	0	0	0	0	0	0	1
Smith-Ennismore-Lakefield TP									
Q3 2010	0	0	0	0	0	0	0	0	0
Q3 2009	1	0	0	0	0	0	0	0	1
Peterborough CMA									
Q3 2010	1	0	0	0	2	6	0	6	15
Q3 2009	4	0	0	0	2	0	1	20	27

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Peterborough City									
Q3 2010	75	0	11	0	18	0	7	3	114
Q3 2009	50	0	8	0	0	0	2	0	60
Cavan Monaghan TP									
Q3 2010	5	0	5	0	0	0	0	0	10
Q3 2009	0	0	6	0	0	0	0	0	6
Douro-Dummer TP									
Q3 2010	11	0	0	0	0	0	0	0	11
Q3 2009	2	0	0	0	0	0	0	0	2
Otonabee-South Monaghan TP									
Q3 2010	1	0	0	0	0	0	0	0	1
Q3 2009	2	0	0	0	0	0	0	0	2
Smith-Ennismore-Lakefield TP									
Q3 2010	5	0	0	0	0	0	0	0	5
Q3 2009	10	0	0	0	0	0	0	0	10
Peterborough CMA									
Q3 2010	97	0	16	0	18	0	7	3	141
Q3 2009	64	0	14	0	0	0	2	0	80

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

Table 1.2: History of Housing Starts Peterborough 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	286	0	27	0	18	0	10	30	371
% Change	-4.3	n/a	-15.6	-100.0	-60.9	n/a	150.0	-34.8	-13.3
2008	299	0	32	1	46	0	4	46	428
% Change	-7.7	-100.0	-31.9	n/a	-25.8	-100.0	n/a	n/a	-20.7
2007	324	2	47	0	62	105	0	0	540
% Change	14.5	n/a	-16.1	n/a	59.0	n/a	n/a	-100.0	23.6
2006	283	0	56	0	39	0	0	59	437
% Change	-37.0	n/a	51.4	n/a	25.8	n/a	-100.0	**	-29.4
2005	449	0	37	0	31	0	98	4	619
% Change	-4.7	n/a	n/a	n/a	55.0	n/a	**	-81.0	20.4
2004	471	0	0	0	20	0	2	21	514
% Change	0.6	n/a	-100.0	n/a	-16.7	n/a	-80.0	**	-6.0
2003	468	0	39	0	24	0	10	3	547
% Change	26.8	n/a	8.3	n/a	n/a	n/a	n/a	-83.3	29.3
2002	369	0	36	0	0	0	0	18	423
% Change	44.7	-100.0	n/a	n/a	-100.0	n/a	-100.0	n/a	43.9
2001	255	2	0	0	36	0	1	0	294
% Change	-3.4	-66.7	n/a	n/a	63.6	n/a	n/a	n/a	0.7
2000	264	6	0	0	22	0	0	0	292

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	% Change
Peterborough City	48	76	0	0	31	12	0	0	79	88	-10.2
Cavan Monaghan TP	2	3	0	0	0	0	0	0	2	3	-33.3
Douro-Dummer TP	15	5	0	0	0	0	0	0	15	5	200.0
Otonabee-South Monaghan TP	3	8	0	0	0	0	0	0	3	8	-62.5
Smith-Ennismore-Lakefield TP	11	11	0	0	0	0	0	0	11	11	0.0
Peterborough CMA	79	103	0	0	31	12	0	0	110	115	-4.3

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
Peterborough City	149	133	14	0	66	30	0	30	229	193	18.7
Cavan Monaghan TP	15	7	0	0	0	0	0	0	15	7	114.3
Douro-Dummer TP	27	12	0	0	0	0	0	0	27	12	125.0
Otonabee-South Monaghan TP	9	9	0	0	0	0	0	0	9	9	0.0
Smith-Ennismore-Lakefield TP	37	21	0	0	0	0	4	0	41	21	95.2
Peterborough CMA	237	182	14	0	66	30	4	30	321	242	32.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Peterborough City	31	12	0	0	0	0	0	0
Cavan Monaghan TP	0	0	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	0	0	0	0	0	0	0	0
Peterborough CMA	31	12	0	0	0	0	0	0

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
Peterborough City	66	20	0	10	0	0	0	30
Cavan Monaghan TP	0	0	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	0	0	0	0	0	0	4	0
Peterborough CMA	66	20	0	10	0	0	4	30

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Peterborough City	63	84	16	4	0	0	79	88
Cavan Monaghan TP	2	3	0	0	0	0	2	3
Douro-Dummer TP	15	5	0	0	0	0	15	5
Otonabee-South Monaghan TP	3	8	0	0	0	0	3	8
Smith-Ennismore-Lakefield TP	11	11	0	0	0	0	11	11
Peterborough CMA	94	111	16	4	0	0	110	115

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
Peterborough City	172	145	57	8	0	40	229	193
Cavan Monaghan TP	15	7	0	0	0	0	15	7
Douro-Dummer TP	27	12	0	0	0	0	27	12
Otonabee-South Monaghan TP	9	9	0	0	0	0	9	9
Smith-Ennismore-Lakefield TP	37	21	0	0	4	0	41	21
Peterborough CMA	260	194	57	8	4	40	321	242

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2010											
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	% Change
Peterborough City	73	48	2	0	25	8	0	0	100	56	78.6
Cavan Monaghan TP	5	0	0	0	5	6	0	0	10	6	66.7
Douro-Dummer TP	11	2	0	0	0	0	0	0	11	2	**
Otonabee-South Monaghan TP	0	2	0	0	0	0	0	0	0	2	-100.0
Smith-Ennismore-Lakefield TP	5	10	0	0	0	0	4	0	9	10	-10.0
Peterborough CMA	94	62	2	0	30	14	4	0	130	76	71.1

Submarket	Single		Semi		Row		Apt. & Other		Total		
Table 3.1: Completions by Submarket and by Dwelling Type January - September 2010											
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Peterborough City	190	119	2	0	35	42	135	75	362	236	53.4
Cavan Monaghan TP	11	8	0	0	5	6	0	0	16	14	14.3
Douro-Dummer TP	18	23	0	0	0	0	0	0	18	23	-21.7
Otonabee-South Monaghan TP	7	13	0	0	0	0	0	0	7	13	-46.2
Smith-Ennismore-Lakefield TP	28	26	0	0	0	0	4	0	32	26	23.1
Peterborough CMA	254	189	2	0	40	48	139	75	435	312	39.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Peterborough City	25	8	0	0	0	0	0	0
Cavan Monaghan TP	5	6	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	0	0	0	0	0	0	4	0
Peterborough CMA	30	14	0	0	0	0	4	0

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
Peterborough City	35	29	0	13	105	0	30	75
Cavan Monaghan TP	5	6	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	0	0	0	0	0	0	4	0
Peterborough CMA	40	35	0	13	105	0	34	75

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Peterborough City	84	56	16	0	0	0	100	56
Cavan Monaghan TP	10	6	0	0	0	0	10	6
Douro-Dummer TP	11	2	0	0	0	0	11	2
Otonabee-South Monaghan TP	0	2	0	0	0	0	0	2
Smith-Ennismore-Lakefield TP	5	10	0	0	4	0	9	10
Peterborough CMA	110	76	16	0	4	0	130	76

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
Peterborough City	201	145	131	3	30	88	362	236
Cavan Monaghan TP	16	14	0	0	0	0	16	14
Douro-Dummer TP	18	23	0	0	0	0	18	23
Otonabee-South Monaghan TP	7	13	0	0	0	0	7	13
Smith-Ennismore-Lakefield TP	28	26	0	0	4	0	32	26
Peterborough CMA	270	221	131	3	34	88	435	312

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough City													
Q3 2010	0	0.0	31	41.3	22	29.3	20	26.7	2	2.7	75	269,900	290,085
Q3 2009	0	0.0	17	34.0	16	32.0	15	30.0	2	4.0	50	289,900	302,737
Year-to-date 2010	0	0.0	73	38.0	78	40.6	39	20.3	2	1.0	192	269,900	281,537
Year-to-date 2009	0	0.0	27	21.8	50	40.3	38	30.6	9	7.3	124	289,900	307,876
Cavan Monaghan TP													
Q3 2010	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	--	--
Q3 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	1	9.1	2	18.2	4	36.4	4	36.4	11	389,000	432,455
Year-to-date 2009	0	0.0	0	0.0	0	0.0	5	62.5	3	37.5	8	--	--
Douro-Dummer TP													
Q3 2010	0	0.0	0	0.0	2	18.2	3	27.3	6	54.5	11	429,000	429,900
Q3 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	1	5.6	3	16.7	6	33.3	8	44.4	18	389,000	415,549
Year-to-date 2009	0	0.0	3	13.0	6	26.1	2	8.7	12	52.2	23	400,000	481,909
Otonabee-South Monaghan TP													
Q3 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Q3 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	8	--	--
Year-to-date 2009	1	8.3	2	16.7	2	16.7	4	33.3	3	25.0	12	354,500	360,325
Smith-Ennismore-Lakefield TP													
Q3 2010	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	--	--
Q3 2009	0	0.0	0	0.0	0	0.0	6	60.0	4	40.0	10	350,000	414,990
Year-to-date 2010	0	0.0	1	3.4	6	20.7	13	44.8	9	31.0	29	349,000	390,069
Year-to-date 2009	3	12.0	0	0.0	1	4.0	11	44.0	10	40.0	25	380,000	387,328
Peterborough CMA													
Q3 2010	0	0.0	32	33.0	25	25.8	28	28.9	12	12.4	97	289,900	329,858
Q3 2009	0	0.0	18	28.1	17	26.6	22	34.4	7	10.9	64	299,400	333,371
Year-to-date 2010	0	0.0	76	29.5	89	34.5	66	25.6	27	10.5	258	282,495	313,674
Year-to-date 2009	4	2.1	32	16.7	59	30.7	60	31.3	37	19.3	192	303,400	351,696

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Third Quarter 2010

Submarket	Q3 2010	Q3 2009	% Change	YTD 2010	YTD 2009	% Change
Peterborough City	290,085	302,737	-4.2	281,537	307,876	-8.6
Cavan Monaghan TP	--	--	n/a	432,455	--	n/a
Douro-Dummer TP	429,900	--	n/a	415,549	481,909	-13.8
Otonabee-South Monaghan TP	--	--	n/a	--	360,325	n/a
Smith-Ennismore-Lakefield TP	--	414,990	n/a	390,069	387,328	0.7
Peterborough CMA	329,858	333,371	-1.1	313,674	351,696	-10.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Peterborough Third Quarter 2010										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	81	-48.1	150	311	370	40.5	209,173	-5.8	208,785
	February	127	-27.0	167	320	366	45.6	203,520	-5.5	219,020
	March	169	-18.8	172	490	392	43.9	218,540	-1.5	230,714
	April	215	-19.5	189	461	380	49.7	231,821	-0.6	231,272
	May	276	-3.8	206	497	355	58.0	236,975	-4.8	230,103
	June	269	-0.7	215	479	375	57.3	238,157	-1.5	233,257
	July	304	16.9	235	425	360	65.3	242,353	4.3	237,942
	August	255	7.6	215	394	368	58.4	234,212	4.7	238,838
	September	257	5.8	232	451	395	58.7	258,793	5.1	249,004
	October	224	3.2	226	348	389	58.1	245,839	11.5	254,167
	November	169	43.2	218	259	405	53.8	252,052	15.4	248,157
	December	112	64.7	234	143	423	55.3	223,634	11.8	240,343
2010	January	120	48.1	222	335	400	55.5	223,283	6.7	229,537
	February	197	55.1	250	389	444	56.3	232,013	14.0	247,073
	March	215	27.2	232	641	492	47.2	235,705	7.9	245,118
	April	308	43.3	245	637	510	48.0	247,289	6.7	247,541
	May	289	4.7	214	590	433	49.4	262,004	10.6	250,348
	June	255	-5.2	203	487	399	50.9	253,049	6.3	246,490
	July	259	-14.8	197	452	406	48.5	262,070	8.1	255,640
	August	212	-16.9	185	417	409	45.2	250,407	6.9	252,896
	September	229	-10.9	202	399	377	53.6	250,786	-3.1	242,125
	October									
	November									
	December									
	Q3 2009	816	10.3		1,270			244,987	4.6	
	Q3 2010	700	-14.2		1,268			254,846	4.0	
	YTD 2009	1,953	-7.1		3,828			234,994	0.7	
	YTD 2010	2,084	6.7		4,347			248,551	5.8	

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

[1]Source: CREA

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

Table 6: Economic Indicators
Third Quarter 2010

		Interest Rates			NHPI, Total, (Ontario) 1997=100	CPI, 2002 =100 (Ontario)	Peterborough 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	146.6	112.4	54.8	5.5	63.0	772
	February	627	5.00	5.79	146.6	113.1	54.1	6.1	62.5	787
	March	613	4.50	5.55	146.2	113.7	53.9	7.0	62.7	803
	April	596	3.90	5.25	145.5	113.2	53.9	7.2	63.0	781
	May	596	3.90	5.25	145.1	114.0	53.8	8.3	63.2	787
	June	631	3.75	5.85	145.1	114.2	54.2	7.0	63.2	788
	July	631	3.75	5.85	145.3	113.7	54.0	6.5	62.6	757
	August	631	3.75	5.85	145.4	113.7	55.0	5.9	63.7	741
	September	610	3.70	5.49	146.1	113.8	52.5	8.0	61.8	727
	October	630	3.80	5.84	146.5	113.9	51.5	9.3	61.3	745
	November	616	3.60	5.59	147.2	114.6	49.7	10.8	59.8	736
	December	610	3.60	5.49	148.0	114.1	52.1	9.4	61.9	727
2010	January	610	3.60	5.49	148.7	114.5	52.2	9.1	62.0	737
	February	604	3.60	5.39	148.2	115.1	51.8	8.7	61.5	725
	March	631	3.60	5.85	148.5	115.3	51.5	9.2	61.6	731
	April	655	3.80	6.25	148.8	115.7	51.5	9.2	61.7	741
	May	639	3.70	5.99	149.5	116.2	52.0	9.7	61.9	756
	June	633	3.60	5.89	149.9	116.0	50.6	10.1	60.9	756
	July	627	3.50	5.79	149.8	117.0	49.9	11.6	60.7	742
	August	604	3.30	5.39	150.1	117.0	50.3	10.0	60.6	751
	September	604	3.30	5.39		117.1	50.5	10.1	60.5	775
	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.

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