HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2010

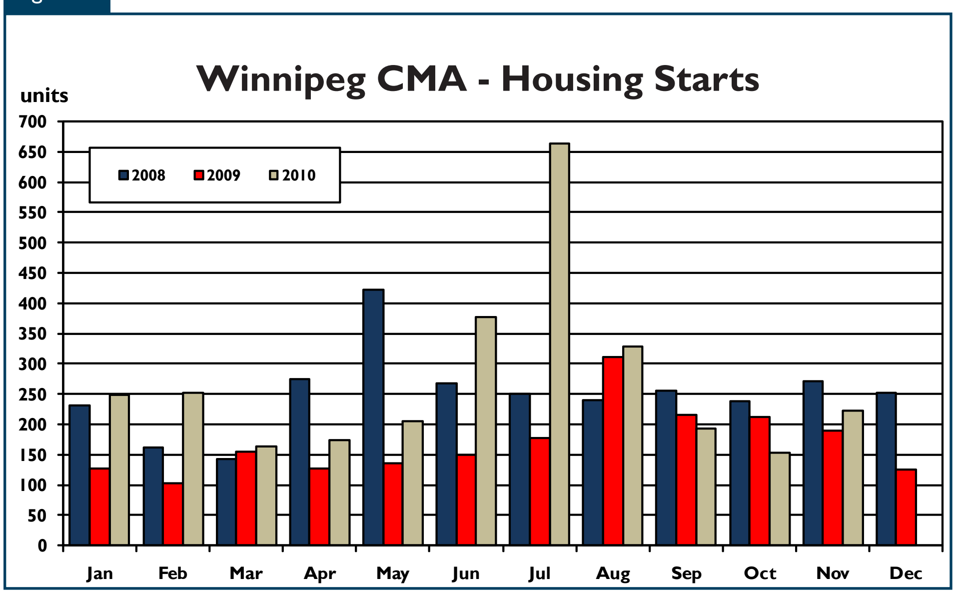
New Home Market

Winnipeg housing starts higher in November

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 223 units in November, up from 190 in November 2009. An increase in multi-family starts was primarily responsible for the higher numbers. To the end of November 2010, total starts for the year reached 2,981 units, a substantial improvement over the 1,907 units started during the first 11 months of 2009.

The Winnipeg CMA recorded 149 single-detached starts in November compared to 174 in November 2009, a 14 per cent decrease from the previous year. Despite the reduction, the 149 single-family homes started in November 2010 were within the five-year average. Through the first 11 months of the year, single-detached

Figure 1



Source: CMHC

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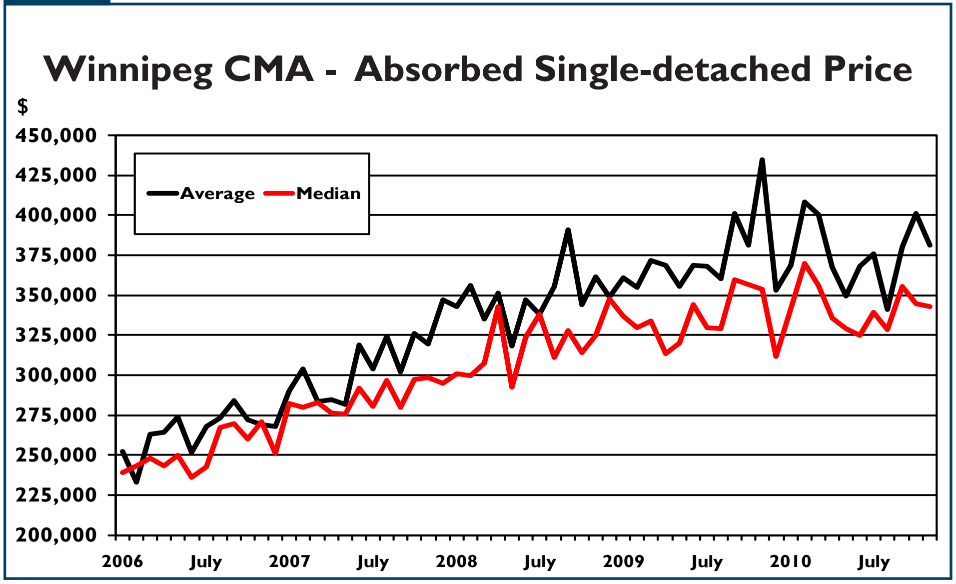


Source: CMHC

starts reached 1,778 units, 29 per cent more than were started over the same period one year earlier and only a few units below the 1,781 started in the first 11 months of 2008. Of the municipalities comprising the CMA outside of Winnipeg, the area with the highest amount of year-to-date activity was Springfield with 91 single-family starts, an increase of 12 per cent over the previous year. Within Winnipeg city limits, where starts represent 78 per cent of CMA activity to-date, year-over-year singles were up 30 per cent.

Across the CMA, single-detached completions in November numbered 186 units, up 63 per cent from the 114 units completed in November of last year. In the same year-over-year comparison, there was also an increase of 19 per cent in the number of absorptions of single-detached homes. The inventory of completed and unoccupied single-detached homes stood at 198 units in November, representing an increase of 15 per cent from November 2009 and in line with the five year average inventory of around 200 units.

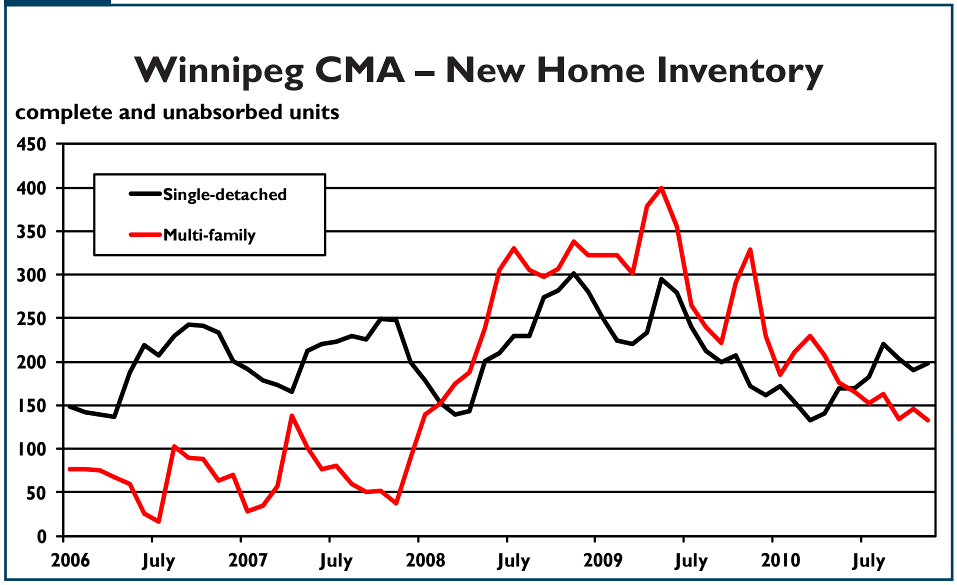
The average price of a new single-detached home absorbed in November in the Winnipeg CMA was $381,312, down 2.7 per cent from the average value reported in November 2009. The year-to-date average price was $374,307, up 1.1 per cent from one year ago. Year-to-date, the price range with the greatest market share at 28 per cent was between $325,000 and $375,000. It is also the only price range that has seen a growth in market share in 2010 as there are 33 per cent more units absorbed in this range than there were in 2009.

The multi-family sector, which includes semi-detached units, rows, and apartments, picked up in November. There were 74 multi-family starts in November, substantially more than the 16 recorded one year earlier. A total of 1,203 multiple-family units were started in the first 11 months of the year, more than double the 526 recorded a year earlier. While rental construction has dominated multi-family activity in 2010, condominium construction year-to-date was almost four times the number of units started last year.

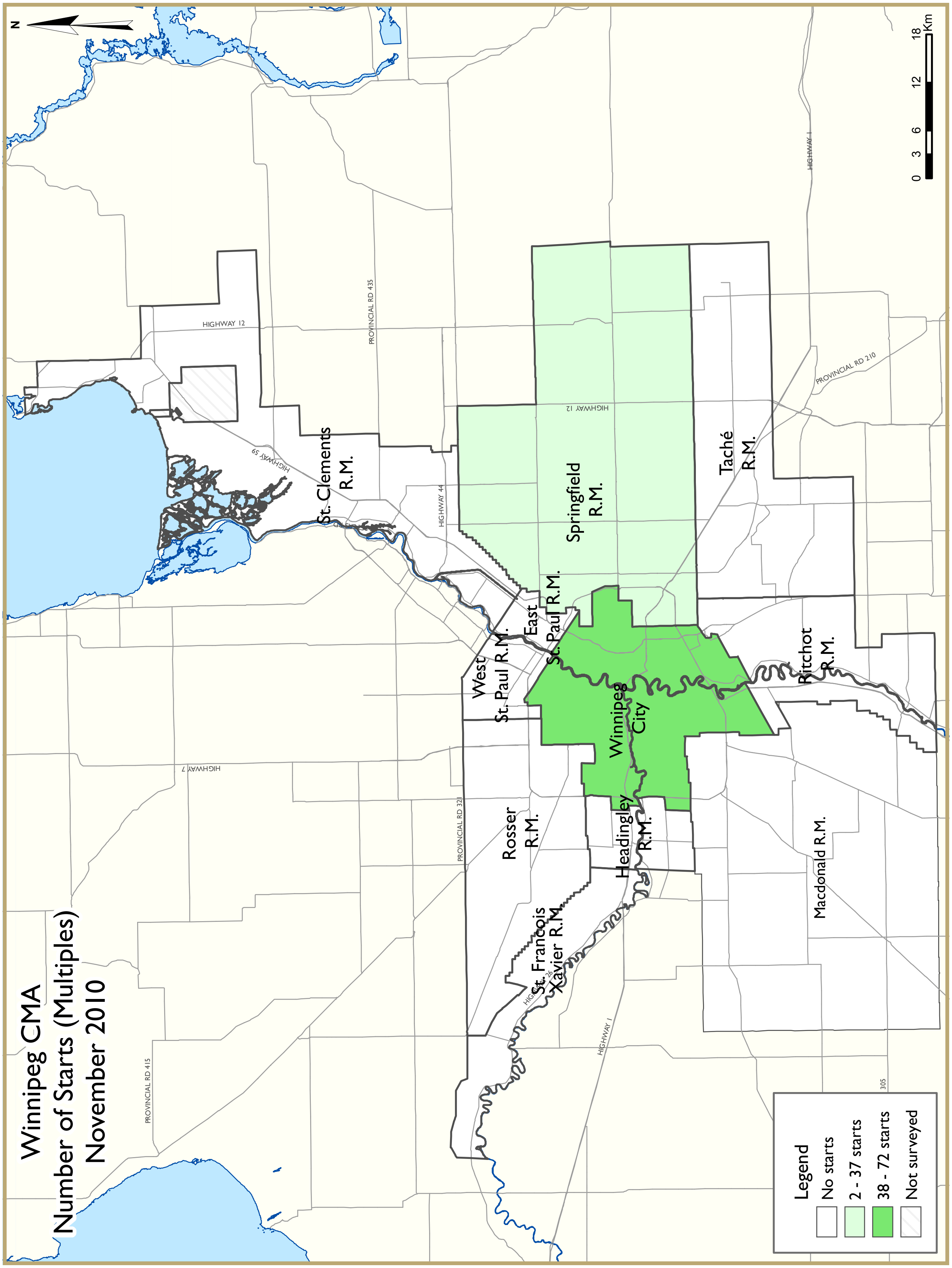
The total supply of multi-family units, including those under construction or completed but not occupied, stood at

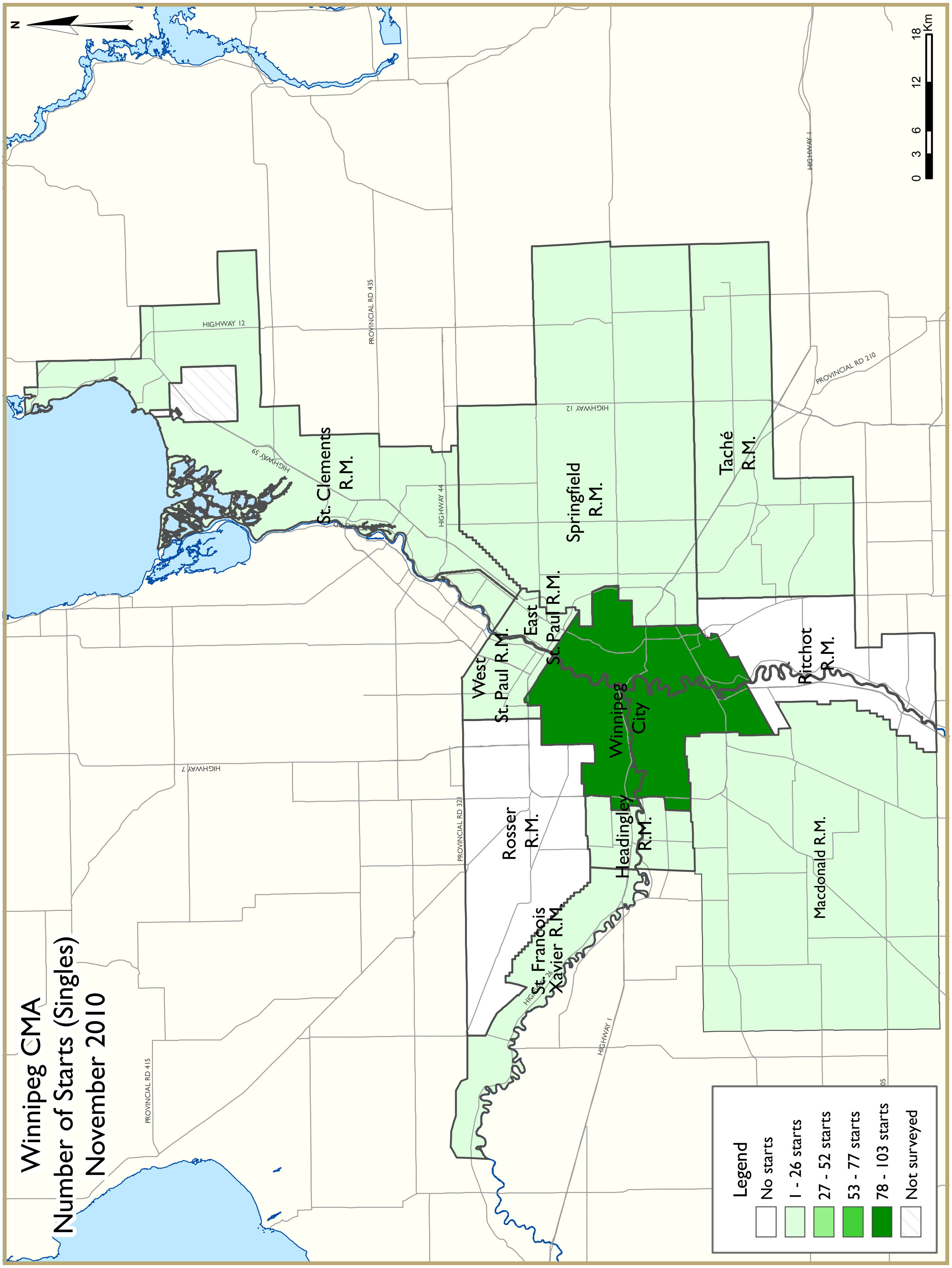
1,301 units in November, an increase of 37 per cent over November 2009. The total number of multi-family units completed and not absorbed in November was 133 units, down 60 per cent from November of 2009 and slightly below the five year average of 160 units. There were 132 multi-family units in inventory within the ownership market at the end of November, down 21 per cent year-over-year. Also within the multi-family ownership market there were only 20 absorptions in November 2010 compared to 145 in November 2009. Year-to-date absorptions in this market were down 38 percent.

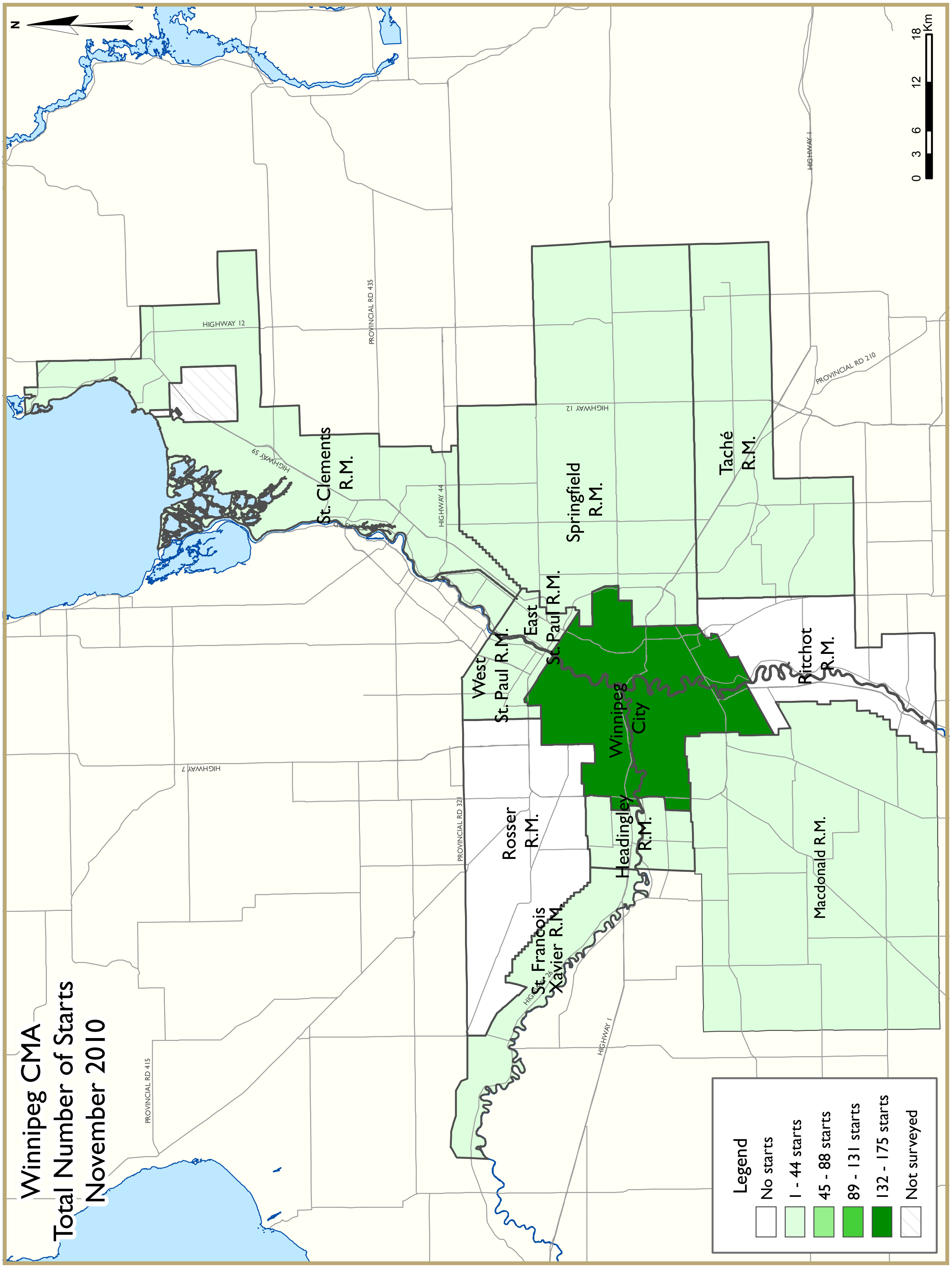
Figure 3

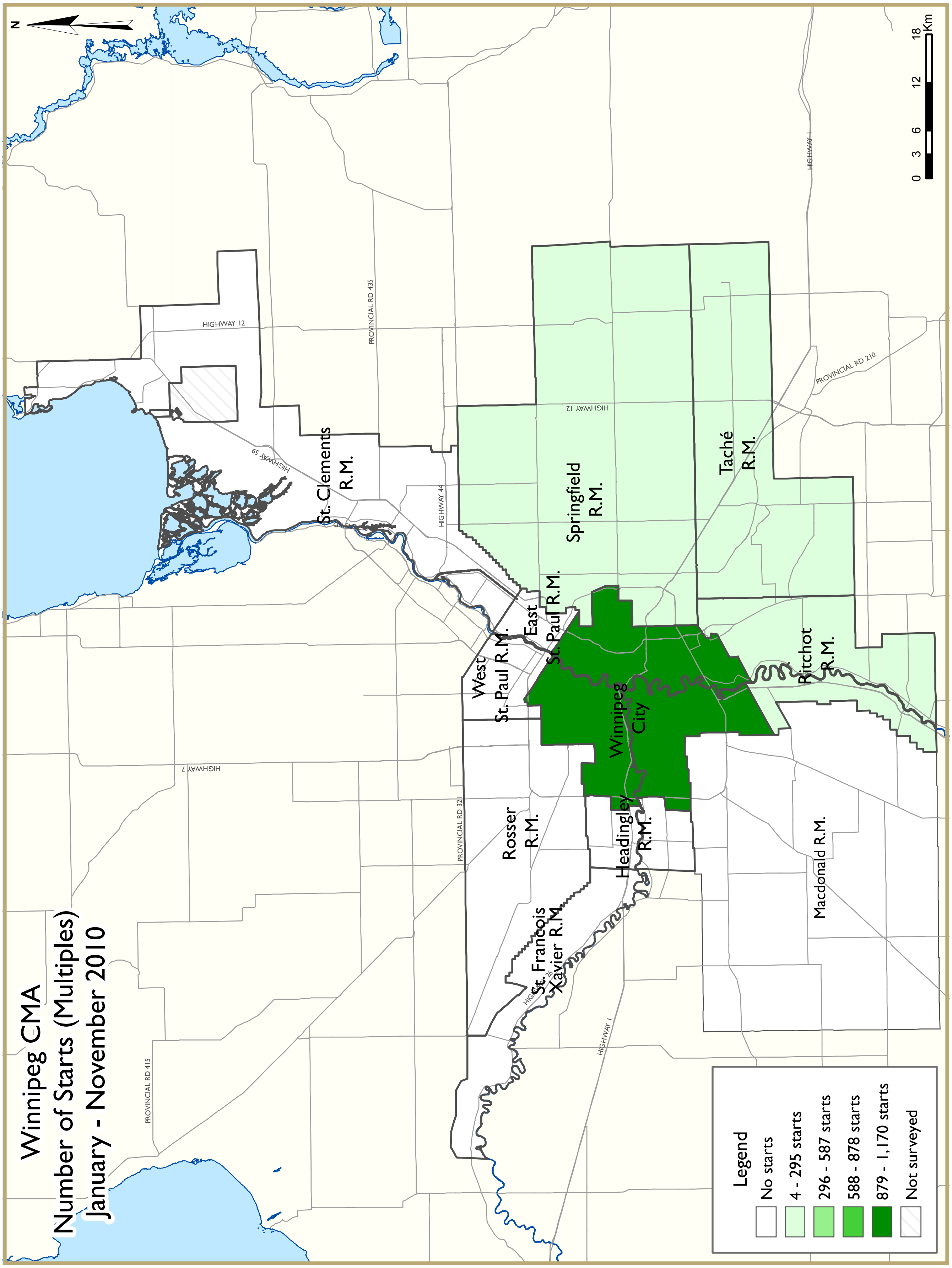


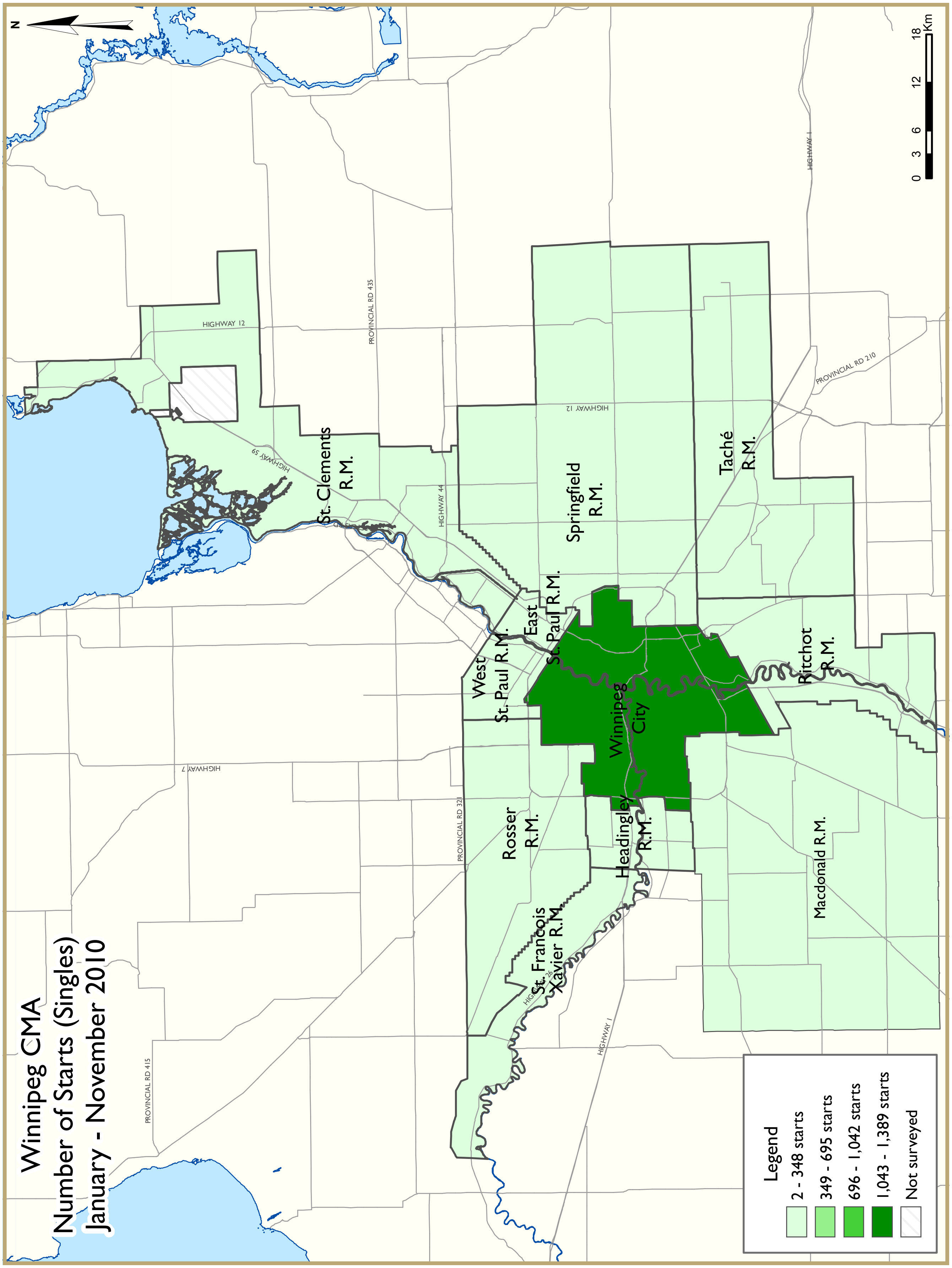
Source: CMHC

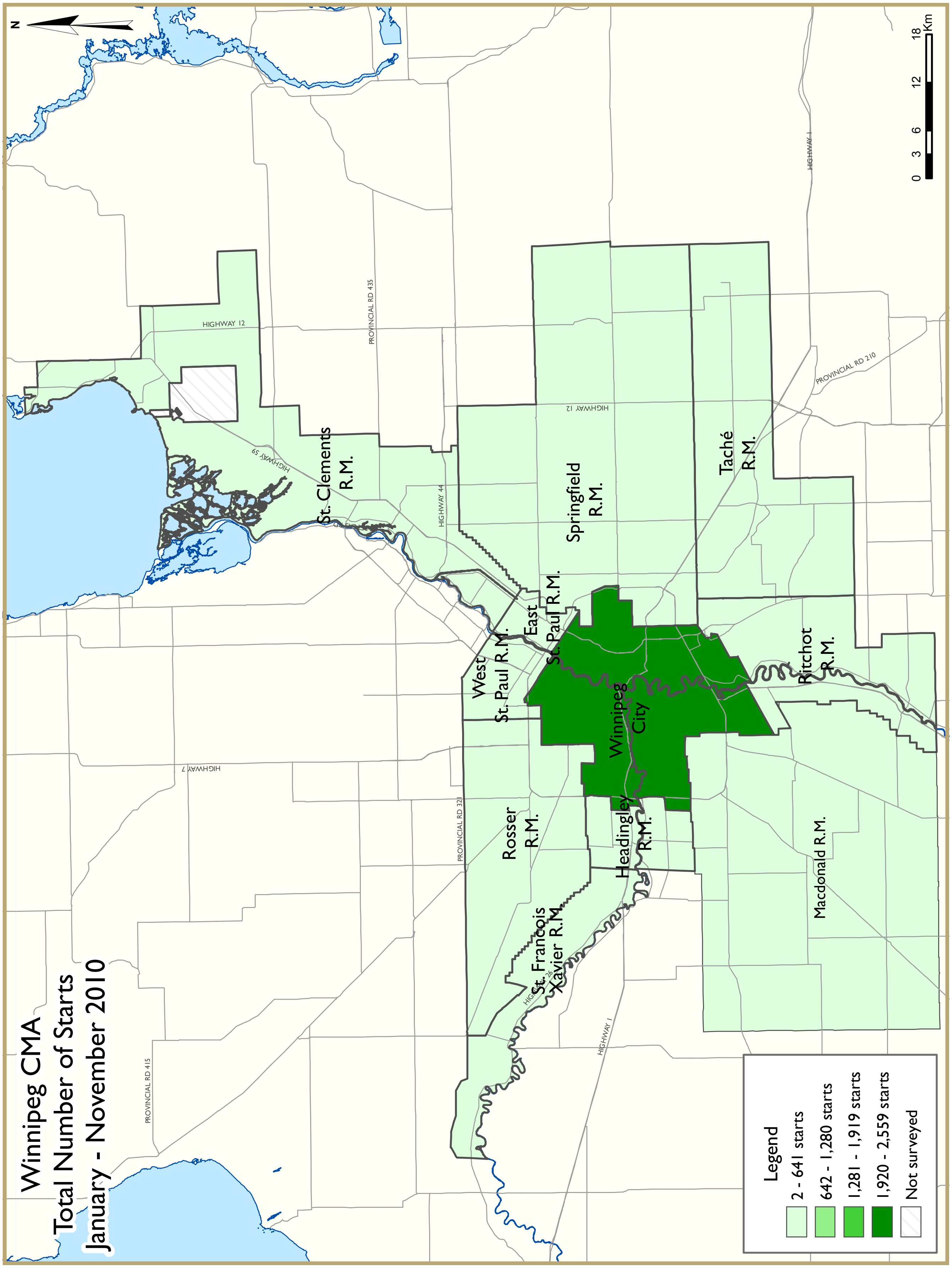

Winnipeg CMA
Number of Starts (Multiples)
November 2010
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
305
0 3 6 12 18 Km
Legend
No starts
2 - 37 starts
38 - 72 starts
Not surveyed


Winnipeg CMA
Number of Starts (Singles)
November 2010
Legend
No starts
1 - 26 starts
27 - 52 starts
53 - 77 starts
78 - 103 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 210
PROVINCIAL RD 323
PROVINCIAL RD 415
N
0 3 6 12 18 Km


Winnipeg CMA
Total Number of Starts
November 2010
N
0 3 6 12 18 Km
Legend
No starts
1 - 44 starts
45 - 88 starts
89 - 131 starts
132 - 175 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 210
PROVINCIAL RD 323
PROVINCIAL RD 415


Winnipeg CMA
Number of Starts (Multiples)
January - November 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
No starts
4 - 295 starts
296 - 587 starts
588 - 878 starts
879 - 1,170 starts
Not surveyed
0 3 6 12 18 Km
N


Winnipeg CMA
Number of Starts (Singles)
January - November 2010
N
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
Legend
2 - 348 starts
349 - 695 starts
696 - 1,042 starts
1,043 - 1,389 starts
Not surveyed


Winnipeg CMA
Total Number of Starts
January - November 2010
Legend
2 - 641 starts
642 - 1,280 starts
1,281 - 1,919 starts
1,920 - 2,559 starts
Not surveyed
St. Clements R.M.
Springfield R.M.
Taché R.M.
Ritchot R.M.
Macdonald R.M.
Winnipeg City
Headingley R.M.
St. Francois Xavier R.M.
Rosser R.M.
West St. Paul R.M.
East St. Paul 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

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
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2010	145	0	0	4	10	60	0	4	223
November 2009	174	6	0	0	7	0	3	0	190
% Change	-16.7	-100.0	n/a	n/a	42.9	n/a	-100.0	n/a	17.4
Year-to-date 2010	1,753	24	0	25	136	334	3	706	2,981
Year-to-date 2009	1,362	24	0	19	92	27	7	376	1,907
% Change	28.7	0.0	n/a	31.6	47.8	**	-57.1	87.8	56.3
UNDER CONSTRUCTION									
November 2010	872	10	0	18	83	335	10	730	2,058
November 2009	692	12	0	10	67	224	3	317	1,325
% Change	26.0	-16.7	n/a	80.0	23.9	49.6	**	130.3	55.3
COMPLETIONS									
November 2010	183	6	0	3	8	0	0	0	200
November 2009	114	4	0	0	16	160	0	12	306
% Change	60.5	50.0	n/a	n/a	-50.0	-100.0	n/a	-100.0	-34.6
Year-to-date 2010	1,607	24	0	13	105	223	11	218	2,201
Year-to-date 2009	1,509	24	0	17	114	495	4	320	2,507
% Change	6.5	0.0	n/a	-23.5	-7.9	-54.9	175.0	-31.9	-12.2
COMPLETED & NOT ABSORBED									
November 2010	191	4	0	7	28	100	0	1	331
November 2009	166	4	4	6	14	146	0	161	501
% Change	15.1	0.0	-100.0	16.7	100.0	-31.5	n/a	-99.4	-33.9
ABSORBED									
November 2010	174	0	0	2	11	9	0	1	197
November 2009	145	2	0	3	18	125	0	9	302
% Change	20.0	-100.0	n/a	-33.3	-38.9	-92.8	n/a	-88.9	-34.8
Year-to-date 2010	1,561	16	4	17	93	269	11	182	2,153
Year-to-date 2009	1,605	20	0	24	112	479	0	333	2,597
% Change	-2.7	-20.0	n/a	-29.2	-17.0	-43.8	n/a	-45.3	-17.1

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

Table 1.1: Housing Activity Summary by Submarket November 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									
November 2010	102	0	0	1	8	60	0	4	175
November 2009	137	4	0	0	7	0	0	0	148
East St. Paul R.M.									
November 2010	2	0	0	0	0	0	0	0	2
November 2009	0	0	0	0	0	0	0	0	0
Headingley R.M.									
November 2010	3	0	0	0	0	0	0	0	3
November 2009	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
November 2010	9	0	0	1	0	0	0	0	10
November 2009	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
November 2010	1	2	0	0	0	0	0	0	3
November 2009	0	0	0	0	0	0	0	0	0
Rosser R.M.									
November 2010	0	0	0	0	0	0	0	0	0
November 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2010	6	0	0	0	0	0	0	0	6
November 2009	7	0	0	0	0	0	0	0	7
St. Francois Xavier R.M.									
November 2010	1	0	0	0	0	0	0	0	1
November 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2010	14	0	0	2	2	0	0	0	18
November 2009	10	0	0	0	0	0	0	0	10
Tache R.M.									
November 2010	4	0	0	0	0	0	0	0	4
November 2009	10	0	0	0	0	0	3	0	13
West St. Paul R.M.									
November 2010	4	0	0	0	0	0	0	0	4
November 2009	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
November 2010	145	0	0	4	10	60	0	4	223
November 2009	174	6	0	0	7	0	3	0	190

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

Table 1.1: Housing Activity Summary by Submarket November 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									
November 2010	630	6	0	5	81	335	0	730	1,787
November 2009	515	10	0	0	67	224	0	317	1,133
East St. Paul R.M.									
November 2010	21	0	0	2	0	0	0	0	23
November 2009	8	0	0	0	0	0	0	0	8
Headingley R.M.									
November 2010	11	0	0	1	0	0	0	0	12
November 2009	9	0	0	3	0	0	0	0	12
MacDonald R.M.									
November 2010	29	0	0	1	0	0	0	0	30
November 2009	14	0	0	0	0	0	0	0	14
Ritchot R.M.									
November 2010	15	2	0	0	0	0	0	0	17
November 2009	6	2	0	0	0	0	0	0	8
Rosser R.M.									
November 2010	2	0	0	0	0	0	0	0	2
November 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2010	40	0	0	0	0	0	0	0	40
November 2009	38	0	0	0	0	0	0	0	38
St. Francois Xavier R.M.									
November 2010	1	0	0	0	0	0	0	0	1
November 2009	4	0	0	0	0	0	0	0	4
Springfield R.M.									
November 2010	56	2	0	9	2	0	0	0	69
November 2009	43	0	0	7	0	0	0	0	50
Tache R.M.									
November 2010	46	0	0	0	0	0	10	0	56
November 2009	35	0	0	0	0	0	3	0	38
West St. Paul R.M.									
November 2010	21	0	0	0	0	0	0	0	21
November 2009	20	0	0	0	0	0	0	0	20
Winnipeg CMA									
November 2010	872	10	0	18	83	335	10	730	2,058
November 2009	692	12	0	10	67	224	3	317	1,325

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

Table 1.1: Housing Activity Summary by Submarket November 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									
November 2010	150	6	0	0	8	0	0	0	164
November 2009	76	4	0	0	16	160	0	12	268
East St. Paul R.M.									
November 2010	3	0	0	1	0	0	0	0	4
November 2009	2	0	0	0	0	0	0	0	2
Headingley R.M.									
November 2010	1	0	0	0	0	0	0	0	1
November 2009	0	0	0	0	0	0	0	0	0
Macdonald R.M.									
November 2010	10	0	0	0	0	0	0	0	10
November 2009	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
November 2010	1	0	0	0	0	0	0	0	1
November 2009	0	0	0	0	0	0	0	0	0
Rosser R.M.									
November 2010	0	0	0	0	0	0	0	0	0
November 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2010	7	0	0	0	0	0	0	0	7
November 2009	9	0	0	0	0	0	0	0	9
St. Francois Xavier R.M.									
November 2010	2	0	0	0	0	0	0	0	2
November 2009	2	0	0	0	0	0	0	0	2
Springfield R.M.									
November 2010	4	0	0	2	0	0	0	0	6
November 2009	12	0	0	0	0	0	0	0	12
Tache R.M.									
November 2010	6	0	0	0	0	0	0	0	6
November 2009	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
November 2010	1	0	0	0	0	0	0	0	1
November 2009	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
November 2010	183	6	0	3	8	0	0	0	200
November 2009	114	4	0	0	16	160	0	12	306

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

Table 1.1: Housing Activity Summary by Submarket
November 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									
November 2010	162	0	0	0	19	96	0	1	278
November 2009	142	4	0	1	13	140	0	161	461
East St. Paul R.M.									
November 2010	3	0	0	4	0	0	0	0	7
November 2009	3	0	0	3	0	0	0	0	6
Headingley R.M.									
November 2010	1	0	0	1	0	0	0	0	2
November 2009	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
November 2010	10	0	0	0	0	0	0	0	10
November 2009	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
November 2010	3	2	0	0	0	0	0	0	5
November 2009	0	0	0	0	0	0	0	0	0
Rosser R.M.									
November 2010	0	0	0	0	0	0	0	0	0
November 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2010	2	0	0	0	0	4	0	0	6
November 2009	2	0	0	0	0	6	0	0	8
St. Francois Xavier R.M.									
November 2010	0	0	0	0	0	0	0	0	0
November 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2010	6	2	0	2	0	0	0	0	10
November 2009	6	0	0	2	0	0	0	0	8
Tache R.M.									
November 2010	1	0	0	0	9	0	0	0	10
November 2009	4	0	4	0	1	0	0	0	9
West St. Paul R.M.									
November 2010	3	0	0	0	0	0	0	0	3
November 2009	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
November 2010	191	4	0	7	28	100	0	1	331
November 2009	166	4	4	6	14	146	0	161	501

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

Table 1.1: Housing Activity Summary by Submarket November 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									
November 2010	143	0	0	0	11	9	0	1	164
November 2009	102	2	0	0	18	125	0	9	256
East St. Paul R.M.									
November 2010	2	0	0	2	0	0	0	0	4
November 2009	5	0	0	0	0	0	0	0	5
Headingley R.M.									
November 2010	0	0	0	0	0	0	0	0	0
November 2009	3	0	0	0	0	0	0	0	3
MacDonald R.M.									
November 2010	6	0	0	0	0	0	0	0	6
November 2009	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
November 2010	0	0	0	0	0	0	0	0	0
November 2009	1	0	0	0	0	0	0	0	1
Rosser R.M.									
November 2010	0	0	0	0	0	0	0	0	0
November 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2010	8	0	0	0	0	0	0	0	8
November 2009	8	0	0	0	0	0	0	0	8
St. Francois Xavier R.M.									
November 2010	2	0	0	0	0	0	0	0	2
November 2009	2	0	0	0	0	0	0	0	2
Springfield R.M.									
November 2010	5	0	0	0	0	0	0	0	5
November 2009	13	0	0	3	0	0	0	0	16
Tache R.M.									
November 2010	6	0	0	0	0	0	0	0	6
November 2009	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
November 2010	2	0	0	0	0	0	0	0	2
November 2009	4	0	0	0	0	0	0	0	4
Winnipeg CMA									
November 2010	174	0	0	2	11	9	0	1	197
November 2009	145	2	0	3	18	125	0	9	302

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	180.0	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
November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	% Change
Winnipeg City	103	137	4	4	4	7	64	0	175	148	18.2
East St. Paul R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Headingley R.M.	3	0	0	0	0	0	0	0	3	0	n/a
MacDonald R.M.	10	6	0	0	0	0	0	0	10	6	66.7
Ritchot R.M.	0	1	0	2	0	0	0	0	0	3	-100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	7	0	0	0	0	0	0	6	7	-14.3
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	16	10	2	0	0	0	0	0	18	10	80.0
Tache R.M.	4	10	0	0	0	3	0	0	4	13	-69.2
West St. Paul R.M.	4	3	0	0	0	0	0	0	4	3	33.3
Winnipeg CMA	149	174	6	6	4	10	64	0	223	190	17.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 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	1,389	1,072	26	34	104	80	1,040	403	2,559	1,589	61.0
East St. Paul R.M.	35	17	0	0	0	0	0	0	35	17	105.9
Headingley R.M.	17	18	0	0	0	0	0	0	17	18	-5.6
MacDonald R.M.	60	30	0	0	0	0	0	0	60	30	100.0
Ritchot R.M.	28	11	4	2	0	0	0	0	32	13	146.2
Rosser R.M.	3	0	0	0	0	0	0	0	3	0	n/a
St. Clements R.M.	55	51	0	0	0	0	0	0	55	51	7.8
St. Francois Xavier R.M.	2	8	0	0	0	0	0	0	2	8	-75.0
Springfield R.M.	91	81	8	0	0	0	0	0	99	81	22.2
Tache R.M.	63	66	0	0	21	7	0	0	84	73	15.1
West St. Paul R.M.	35	27	0	0	0	0	0	0	35	27	29.6
Winnipeg CMA	1,778	1,381	38	36	125	87	1,040	403	2,981	1,907	56.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Winnipeg City	4	7	0	0	60	0	4	0
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	3	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	4	7	0	3	60	0	4	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 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	104	80	0	0	334	27	706	376
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	7	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	122	80	3	7	334	27	706	376

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market November 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Winnipeg City	102	141	69	7	4	0	175	148
East St. Paul R.M.	2	0	0	0	0	0	2	0
Headingley R.M.	3	0	0	0	0	0	3	0
MacDonald R.M.	9	6	1	0	0	0	10	6
Ritchot R.M.	0	3	0	0	0	0	0	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	7	0	0	0	0	6	7
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	14	10	4	0	0	0	18	10
Tache R.M.	4	10	0	0	0	3	4	13
West St. Paul R.M.	4	3	0	0	0	0	4	3
Winnipeg CMA	145	180	74	7	4	3	223	190

Table 2.5: Starts by Submarket and by Intended Market January - November 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	1,396	1,092	457	121	706	376	2,559	1,589
East St. Paul R.M.	31	17	4	0	0	0	35	17
Headingley R.M.	15	14	2	4	0	0	17	18
MacDonald R.M.	59	29	1	1	0	0	60	30
Ritchot R.M.	32	13	0	0	0	0	32	13
Rosser R.M.	3	0	0	0	0	0	3	0
St. Clements R.M.	55	51	0	0	0	0	55	51
St. Francois Xavier R.M.	2	8	0	0	0	0	2	8
Springfield R.M.	86	69	13	12	0	0	99	81
Tache R.M.	63	66	18	0	3	7	84	73
West St. Paul R.M.	35	27	0	0	0	0	35	27
Winnipeg CMA	1,777	1,386	495	138	709	383	2,981	1,907

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type November 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	% Change
Winnipeg City	150	76	6	8	8	12	0	172	164	268	-38.8
East St. Paul R.M.	4	2	0	0	0	0	0	0	4	2	100.0
Headingley R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
MacDonald R.M.	10	4	0	0	0	0	0	0	10	4	150.0
Ritchot R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	7	9	0	0	0	0	0	0	7	9	-22.2
St. Francois Xavier R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Springfield R.M.	6	12	0	0	0	0	0	0	6	12	-50.0
Tache R.M.	6	4	0	0	0	0	0	0	6	4	50.0
West St. Paul R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
Winnipeg CMA	186	114	6	8	8	12	0	172	200	306	-34.6

Table 3.1: Completions by Submarket and by Dwelling Type January - November 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	1,304	1,138	26	32	90	104	441	809	1,861	2,083	-10.7
East St. Paul R.M.	24	27	0	0	0	0	0	0	24	27	-11.1
Headingley R.M.	16	34	0	0	0	0	0	0	16	34	-52.9
MacDonald R.M.	49	30	0	0	0	0	0	0	49	30	63.3
Ritchot R.M.	19	27	4	0	0	0	0	0	23	27	-14.8
Rosser R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Clements R.M.	49	58	0	0	0	0	0	30	49	88	-44.3
St. Francois Xavier R.M.	5	9	0	0	0	0	0	0	5	9	-44.4
Springfield R.M.	73	97	6	0	0	0	0	0	79	97	-18.6
Tache R.M.	49	74	0	2	14	4	0	0	63	80	-21.3
West St. Paul R.M.	31	30	0	0	0	0	0	0	31	30	3.3
Winnipeg CMA	1,620	1,526	36	34	104	108	441	839	2,201	2,507	-12.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Winnipeg City	8	12	0	0	0	160	0	12
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	8	12	0	0	0	160	0	12

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 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	85	104	5	0	223	465	218	320
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	93	104	11	4	223	495	218	320

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market November 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Winnipeg City	156	80	8	176	0	12	164	268
East St. Paul R.M.	3	2	1	0	0	0	4	2
Headingley R.M.	0	1	0	0	0	0	0	1
MacDonald R.M.	10	4	0	0	0	0	10	4
Ritchot R.M.	0	1	0	0	0	0	0	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	7	9	0	0	0	0	7	9
St. Francois Xavier R.M.	2	2	0	0	0	0	2	2
Springfield R.M.	4	12	2	0	0	0	6	12
Tache R.M.	6	4	0	0	0	0	6	4
West St. Paul R.M.	1	3	0	0	0	0	1	3
Winnipeg CMA	189	118	11	176	0	12	200	306

Table 3.5: Completions by Submarket and by Intended Market January - November 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	1,315	1,158	323	581	223	320	1,861	2,083
East St. Paul R.M.	21	27	3	0	0	0	24	27
Headingley R.M.	13	28	3	6	0	0	16	34
MacDonald R.M.	49	29	0	1	0	0	49	30
Ritchot R.M.	23	27	0	0	0	0	23	27
Rosser R.M.	1	2	0	0	0	0	1	2
St. Clements R.M.	49	58	0	30	0	0	49	88
St. Francois Xavier R.M.	5	9	0	0	0	0	5	9
Springfield R.M.	75	89	4	8	0	0	79	97
Tache R.M.	49	76	8	0	6	4	63	80
West St. Paul R.M.	31	30	0	0	0	0	31	30
Winnipeg CMA	1,631	1,533	341	626	229	324	2,201	2,507

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range November 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													
November 2010	6	4.5	39	29.3	47	35.3	17	12.8	24	18.0	133	339,800	377,781
November 2009	13	14.0	19	20.4	24	25.8	17	18.3	20	21.5	93	357,000	379,467
Year-to-date 2010	171	14.1	319	26.3	363	29.9	127	10.5	235	19.3	1,215	337,500	369,312
Year-to-date 2009	251	21.5	301	25.7	219	18.7	173	14.8	225	19.2	1,169	333,191	361,586
East St. Paul R.M.													
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
November 2009	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	22.2	14	77.8	18	530,850	568,784
Year-to-date 2009	0	0.0	1	2.2	2	4.4	9	20.0	33	73.3	45	540,782	581,727
Headingley R.M.													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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	21.4	1	7.1	10	71.4	14	575,000	617,529
Year-to-date 2009	0	0.0	1	2.6	18	47.4	2	5.3	17	44.7	38	373,000	514,916
MacDonald R.M.													
November 2010	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
November 2009	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
Year-to-date 2010	3	7.7	21	53.8	4	10.3	4	10.3	7	17.9	39	316,000	363,472
Year-to-date 2009	6	17.1	8	22.9	10	28.6	7	20.0	4	11.4	35	360,000	371,017
Ritchot R.M.													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	5	45.5	3	27.3	2	18.2	1	9.1	0	0.0	11	289,000	286,180
Year-to-date 2009	5	17.9	15	53.6	2	7.1	2	7.1	4	14.3	28	299,450	322,202
Rosser R.M.													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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.													
November 2010	2	50.0	0	0.0	1	25.0	1	25.0	0	0.0	4	--	--
November 2009	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	--	--
Year-to-date 2010	4	18.2	5	22.7	3	13.6	10	45.5	0	0.0	22	350,000	331,718
Year-to-date 2009	10	23.8	10	23.8	8	19.0	6	14.3	8	19.0	42	340,000	349,771
St. Francois Xavier R.M.													
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2009	0	0.0	3	75.0	0	0.0	0	0.0	1	25.0	4	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 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.													
November 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
November 2009	0	0.0	8	66.7	2	16.7	1	8.3	1	8.3	12	313,925	333,066
Year-to-date 2010	0	0.0	16	34.8	11	23.9	13	28.3	6	13.0	46	337,740	367,667
Year-to-date 2009	9	10.0	27	30.0	21	23.3	17	18.9	16	17.8	90	349,030	363,209
Tache R.M.													
November 2010	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	--	--
November 2009	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2010	5	17.2	6	20.7	7	24.1	5	17.2	6	20.7	29	342,000	366,038
Year-to-date 2009	14	20.6	24	35.3	14	20.6	9	13.2	7	10.3	68	313,831	335,312
West St. Paul R.M.													
November 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
November 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	5	29.4	3	17.6	9	52.9	17	442,000	445,833
Year-to-date 2009	2	6.7	5	16.7	7	23.3	10	33.3	6	20.0	30	397,450	386,170
Winnipeg CMA													
November 2010	8	5.3	43	28.7	51	34.0	20	13.3	28	18.7	150	342,700	381,312
November 2009	14	11.2	30	24.0	31	24.8	20	16.0	30	24.0	125	353,700	392,074
Year-to-date 2010	188	13.3	370	26.2	399	28.2	169	12.0	288	20.4	1,414	339,950	374,307
Year-to-date 2009	298	19.2	395	25.5	301	19.4	235	15.2	321	20.7	1,550	337,571	370,212

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2010						
Submarket	Nov 2010	Nov 2009	% Change	YTD 2010	YTD 2009	% Change
Winnipeg City	377,781	379,467	-0.4	369,312	361,586	2.1
East St. Paul R.M.	--	--	n/a	568,784	581,727	-2.2
Headingley R.M.	--	--	n/a	617,529	514,916	19.9
MacDonald R.M.	--	--	n/a	363,472	371,017	-2.0
Ritchot R.M.	--	--	n/a	286,180	322,202	-11.2
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	331,718	349,771	-5.2
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	333,066	n/a	367,667	363,209	1.2
Tache R.M.	--	--	n/a	366,038	335,312	9.2
West St. Paul R.M.	--	--	n/a	445,833	386,170	15.4
Winnipeg CMA	381,312	392,074	-2.7	374,307	370,212	1.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg November 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	194,588	5.9	199,371
	March	869	-5.3	874	1,393	1,312	66.6	211,409	3.9	209,977
	April	1,087	-12.8	914	1,567	1,260	72.5	212,541	1.3	199,931
	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	968	1,497	1,230	78.7	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	214,893
	November	793	27.9	1,036	925	1,309	79.1	202,129	10.9	212,286
	December	568	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	227,005
	February	671	8.1	981	1,051	1,371	71.6	215,230	10.6	222,060
	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	223,582
	May	1,342	3.2	966	1,970	1,316	73.4	237,696	13.8	224,618
	June	1,369	-3.3	922	1,670	1,205	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	986	1,472	1,314	75.0	222,599	6.2	230,129
	October	901	-2.5	990	1,149	1,309	75.6	229,467	8.9	234,558
	November	777	-2.0	964	954	1,334	72.3	226,886	12.2	238,490
	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	10,941	-3.9		15,013			207,206	4.9	
	YTD 2010	10,959	0.2		15,459			228,120	10.1	

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
November 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	398	4.5	70.8	719
	February	627	5.00	5.79	181.4	113.0	398	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	192.9	114.9	406	5.9	71.4	763
	October	598	3.20	5.29	192.9	115.6	407	5.7	71.3	768
	November	607	3.35	5.44			405	5.4	70.7	770
	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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