HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: January 2011

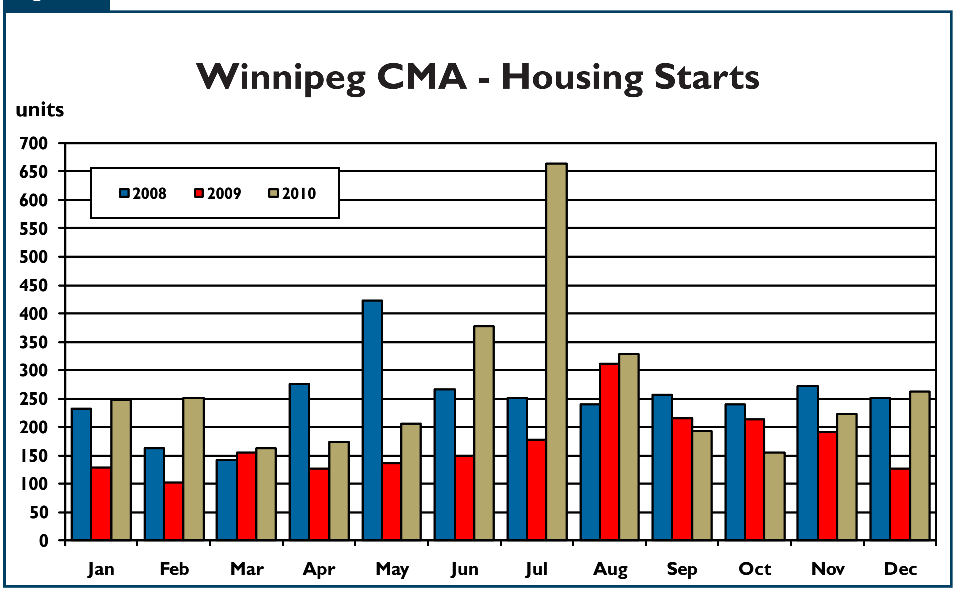
New Home Market

Winnipeg housing starts end year on a high note

New home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 263 units in December, up from 126 in December 2009. Increases in both single and multi-family starts were responsible for the higher numbers. Total starts for 2010 reached 3,244 units, a substantial improvement over the 2,033 units started in 2009.

The Winnipeg CMA recorded 143 single-detached starts in December 2010 compared to 124 in December 2009, a 15 per cent increase. To the end of 2010, single-detached starts reached 1,921 units, 28 per cent more than were started in 2009, and almost identical to the 1,930 started in 2008. Meanwhile, single-family starts

Figure 1



Source: CMHC

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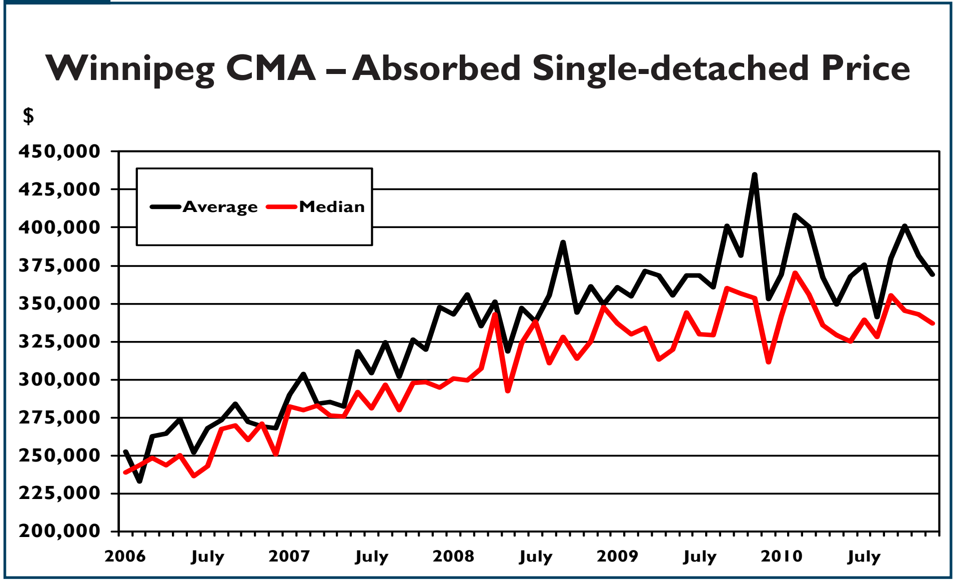


Source: CMHC

in urban centres across the province also saw an increase in activity in 2010 with all centres, except Thompson, recording more starts than in 2009. Demand for new homes across the province strengthened in 2010 and this elevated pace of construction should continue into 2011 as the factors driving demand, such as population and job growth, will remain positive.

There were 170 single-family homes completed in December 2010, 81 per cent more than the number completed in December of 2009. In all, 1,790 single-family homes were completed in 2010, 10.5 per cent more than in the previous year. At 175 units, single-family absorptions for the month of December were more than double the number absorbed in December of 2009. This strong showing brought the total number of singles absorbed in 2010 to 1,753, slightly more than the 1,729 that were absorbed in the previous year. With completions being up, the inventory of completed and unoccupied single-family homes climbed to 192 units at the end of December, 19 per cent higher than where it stood at the end of 2009.

The median price of absorbed single-detached homes in 2010 was $342,160, up 1.5 per cent from one year ago. The average absorbed price in 2010 increased two per cent to $376,625 a modest increase compared to the 7.7 per cent increase posted in 2009. Price gains were moderated by buyers shifting to the mid-range of the market as the price category that saw the greatest increase in market share was the $325,000 to $375,000 range.

The multi-family sector, which includes semi-detached units, rows, and apartments, finished the year with another strong month. There were 120 multi-family starts in December 2010, substantially more than the two starts recorded one year earlier. A total of 1,323 multiple-family units were started in 2010, two and one half times the 528 recorded in 2009. More significantly, over 60 per cent of total multi-family starts in 2010 were for the rental market, which will provide much needed supply for renters who are facing a vacancy rate that has dipped below one per cent.

The total supply of multi-family units, including those under construction and completed but not occupied, stood at 1,391 units in December, an increase of 77 per cent over December 2009. The total number of multi-family units completed and not absorbed in December was 120 units, almost half what it was in December of 2009 and below the five year average of 160 units. Almost this entire inventory is intended for the ownership market as only one completed rental unit remained unoccupied at the end of December.

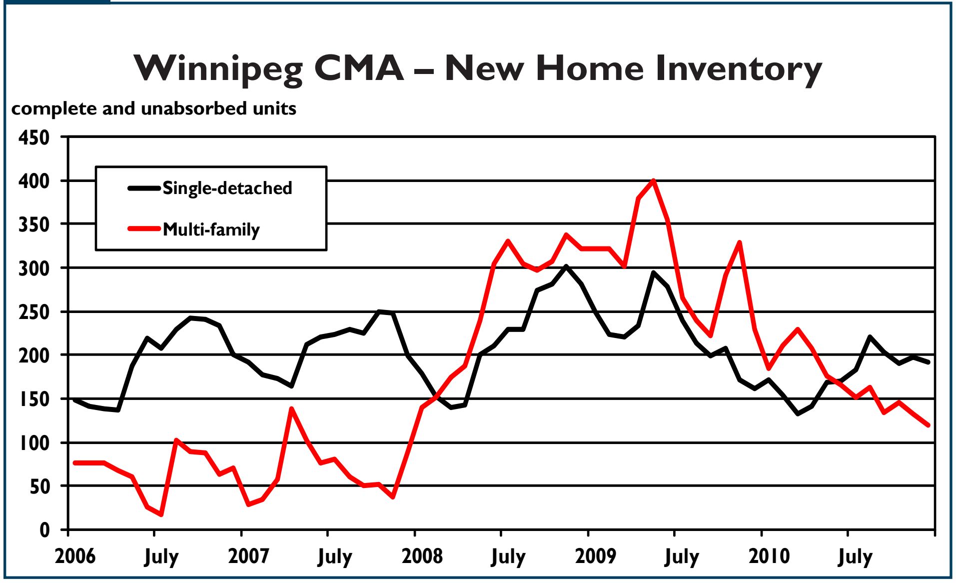
Resale Market

Sales strengthened in the fourth quarter

The Winnipeg resale market finished the year with a strong showing in December. Sales in the final month of the year, at 613 units, were eight per cent greater than in the final month of 2009. After experiencing weaker sales performance in the third quarter of the year, a modest improvement in fourth quarter activity helped to boost the total number of sales to 11,572 by the end of the year, an increase of half a percentage point over the results of 2009. This marked the first year since 2007 to register an increase in sales activity.

New listings averaged 1,331 units per month during 2010, an increase of 3.2 per cent over the average for 2009. The total number of new listings in 2010 was 15,975. Average quarterly active listings increased in the last three months of 2010 to 1,087 homes, an increase of 20 per cent over the last quarter of 2009. However this was not enough to compensate for a

Figure 3



Source: CMHC

low level of listings at the beginning of the year. As a result, the monthly average number of active listings was 1,209 in 2010, a decrease of almost three per cent from the previous year. As a result, the sales-to-active listings ratio (SALR) increased slightly, averaging 79 per cent in 2010 compared to 78 per cent in 2009. With the SALR relatively elevated, price growth continued to be robust in 2010. Following a 6.4 per cent year-over-year advance in 2009, the average resale price posted a double digit increase of 10.3 per cent in 2010 to reach a record of $228,706.

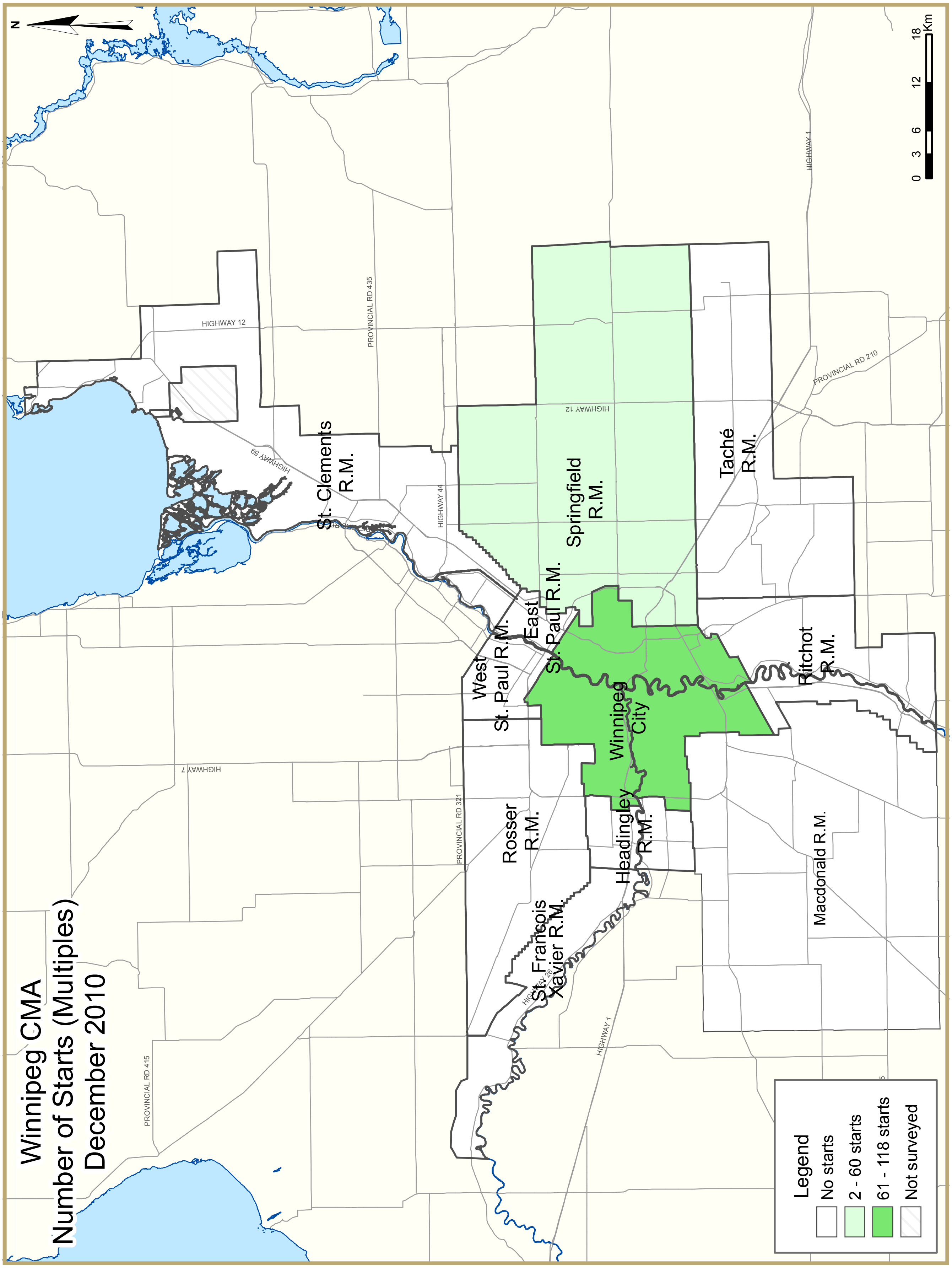
Economy

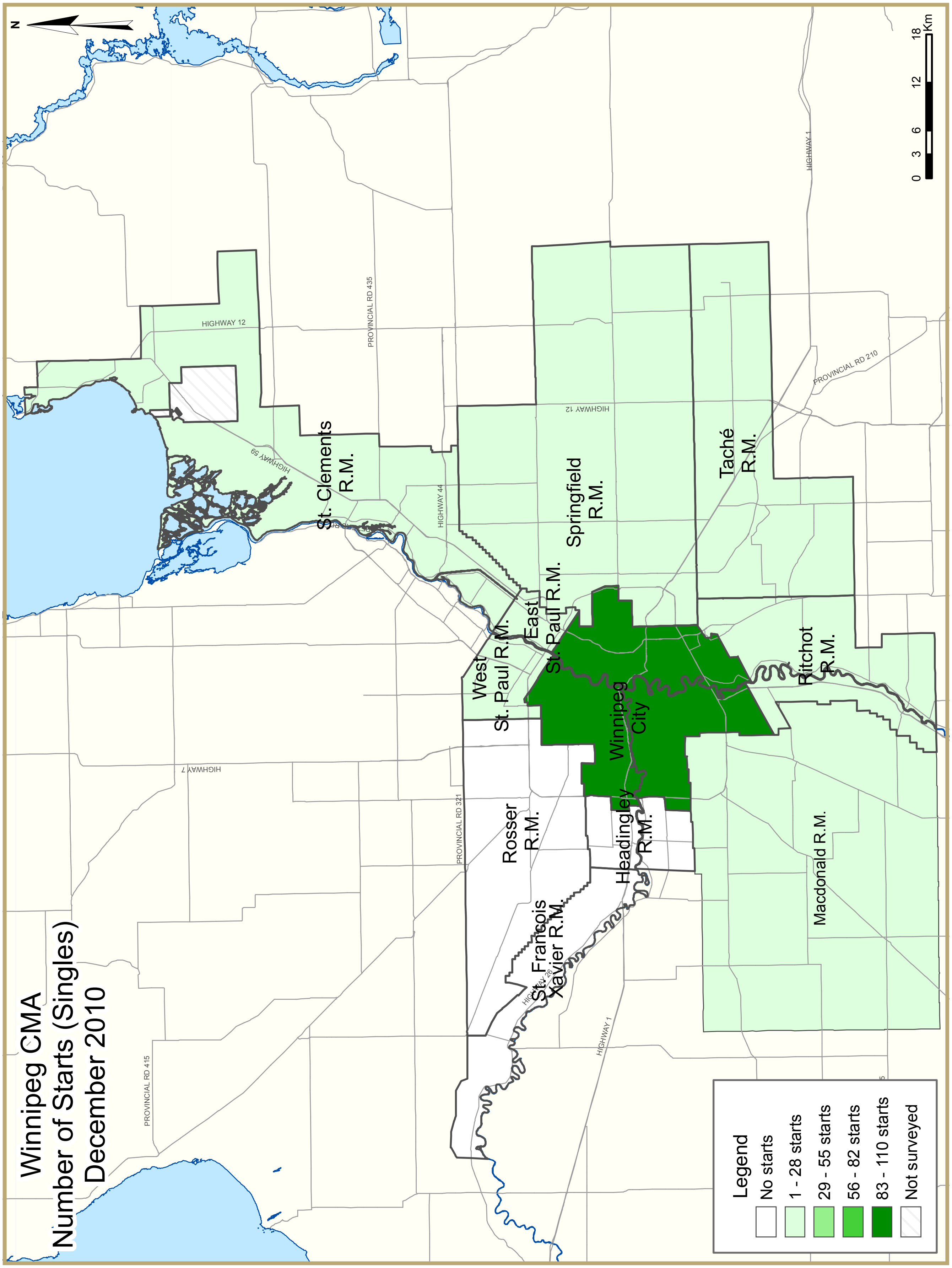
International immigration strong contributor to population growth

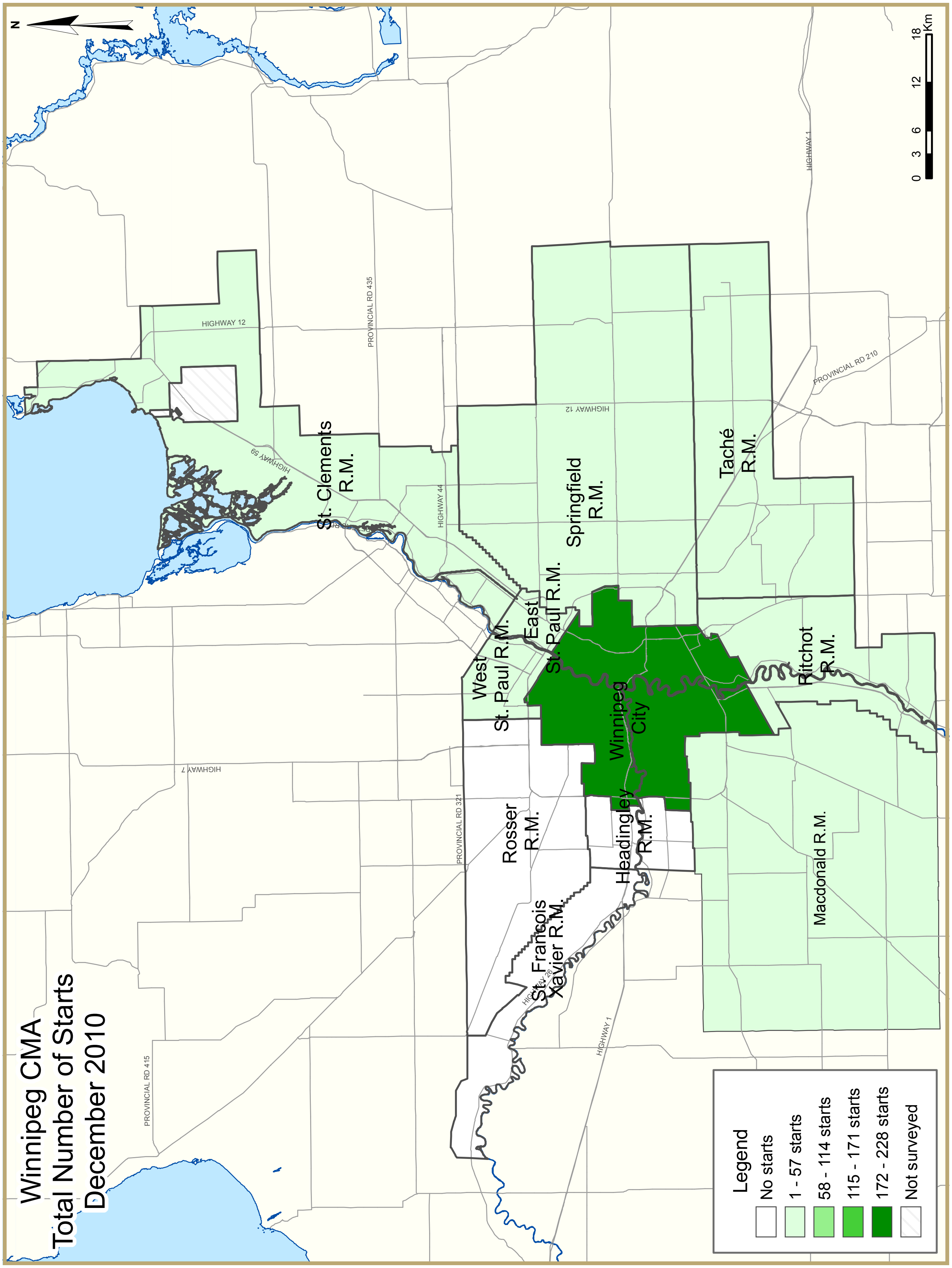
Manitoba's population has been climbing recently, due in large part to the success of the Provincial Nominee Program which continues to attract record numbers of international migrants. Net international migration was up 18 per cent year-over-year after three quarters of 2010 and at the end of the third quarter, Manitoba's population had expanded 1.3 per cent over the previous year. This represents the largest rate of population gain for the province in almost 40 years. The Winnipeg CMA generally captures approximately 75 per cent of all immigrants which has in turn impacted the housing market. While many immigrants look to the rental market upon arrival, the Provincial Nominee Program has been operating for several years now. Accordingly, the earlier waves of immigrants are now turning to both the resale and new homeownership markets to meet their housing needs.

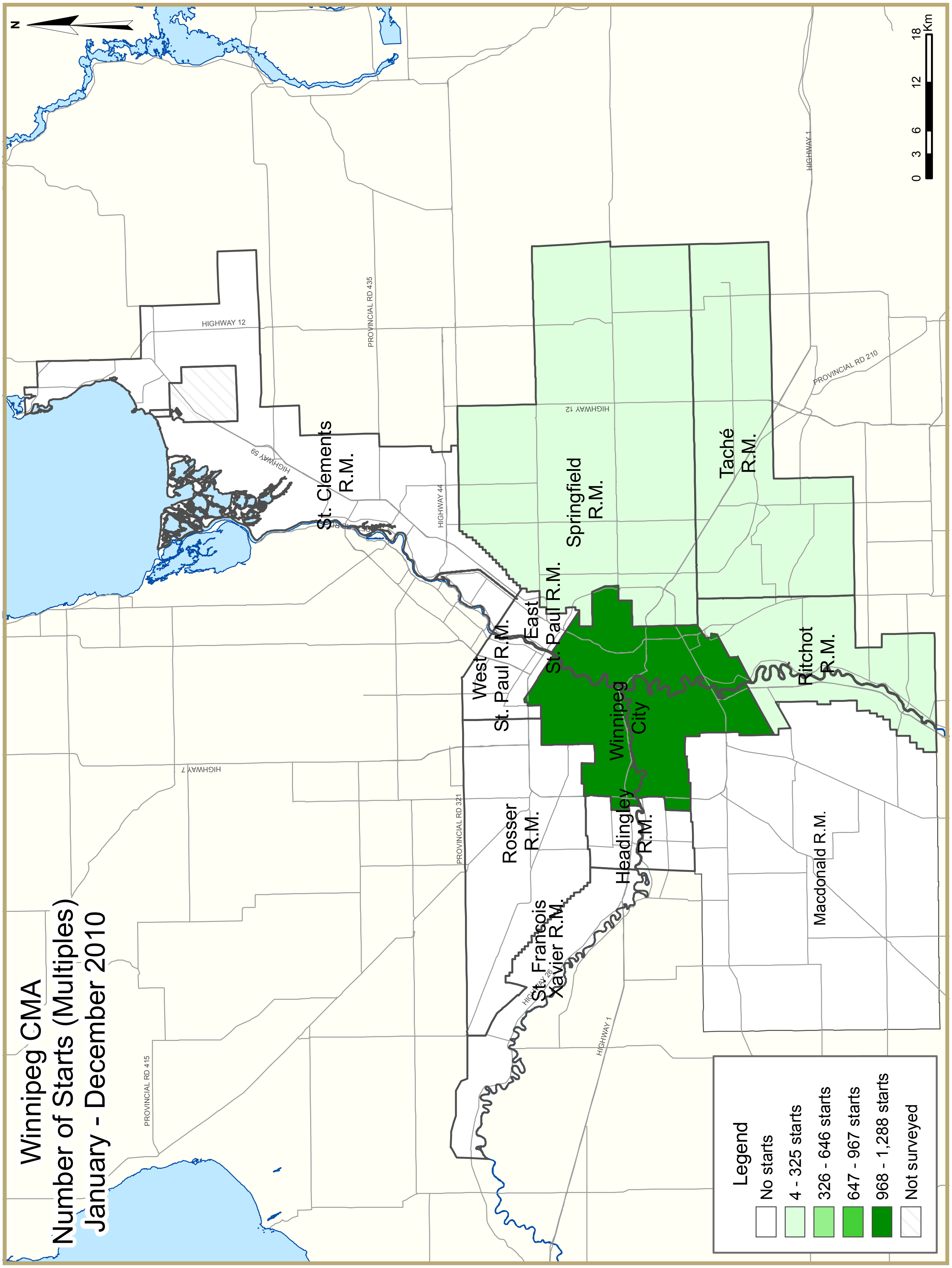
Following the weak performance in 2009, job creation in the Winnipeg CMA continued to post improvements in 2010. After a slow recovery at the beginning of the year, gains in average employment reached 6,700 new jobs, an increase of 1.7 per cent over the prior year. Almost all of these gains have been in part-time employment where there was an increase of nine per cent, or an average of nearly 6,600 more workers employed compared to the same period in the prior year. Losses in full-time employment slowed over the course of 2010 and remained steady in the fourth quarter when there was a slight increase in the number of full-time employees over previous year. Over the course of 2010, job growth was concentrated mainly in the Services sector where average gains year-over-year were 6.6 per cent, while losses occurred in the Finance, Insurance and Real Estate and Public Administration sectors.

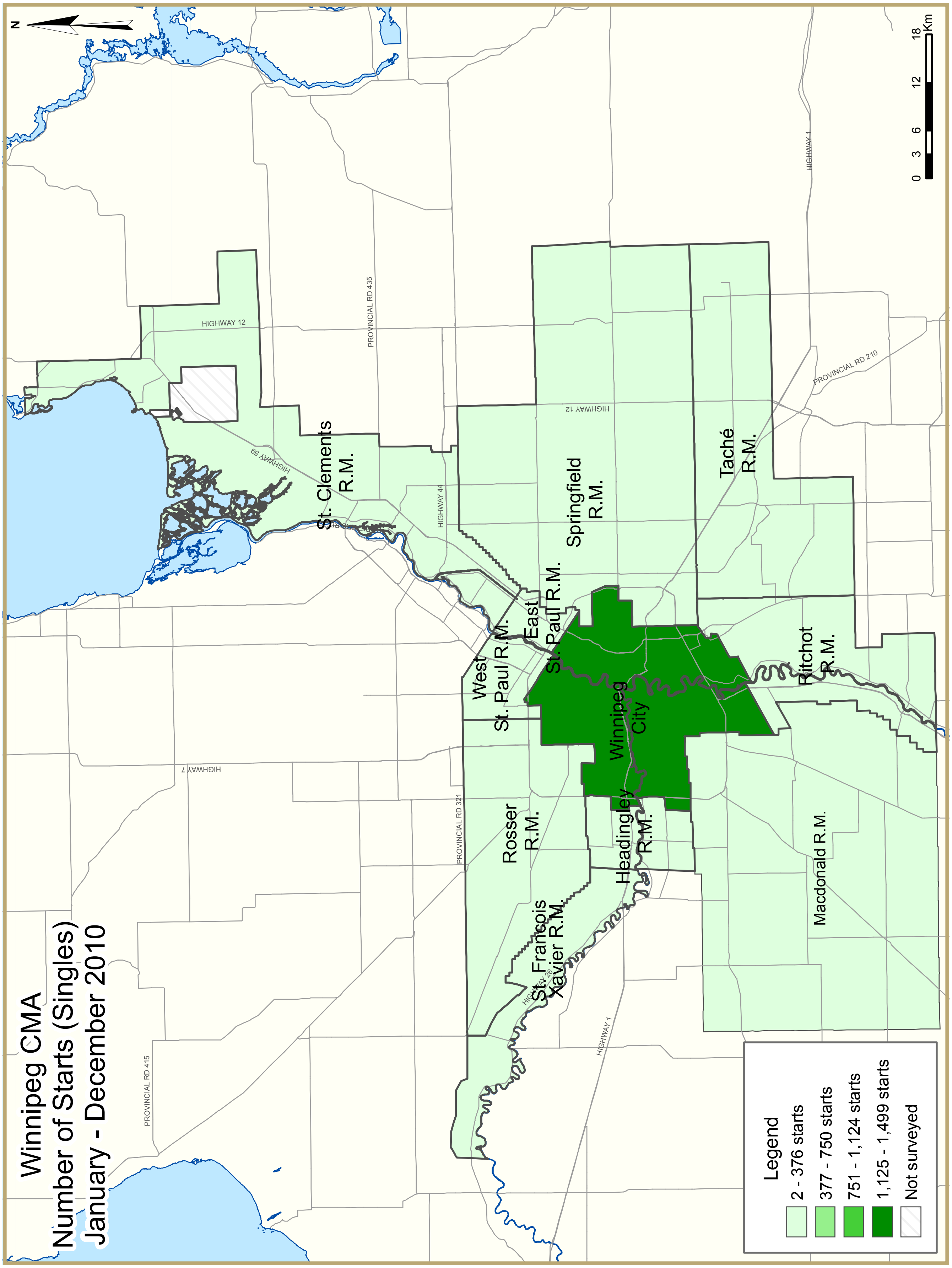
Job gains failed to keep pace with the increasing labour force in 2010, thus the unemployment rate edged upward. The labour force increased on average by 2.0 per cent in 2010, whereas the number of persons employed increased by 1.7 per cent. As a result, the average unemployment rate in 2010 averaged to 5.7 per cent, up from 5.3 per cent one year earlier. The unemployment rate was highest among youth aged 15 to 24, where it averaged 11.7 per cent in 2010 compared to 10.8 per cent in 2009. Gains in average weekly earnings in 2010 were modest, rising only 2.1 per cent over 2009 but ahead of the 1.1 per cent rate of inflation.

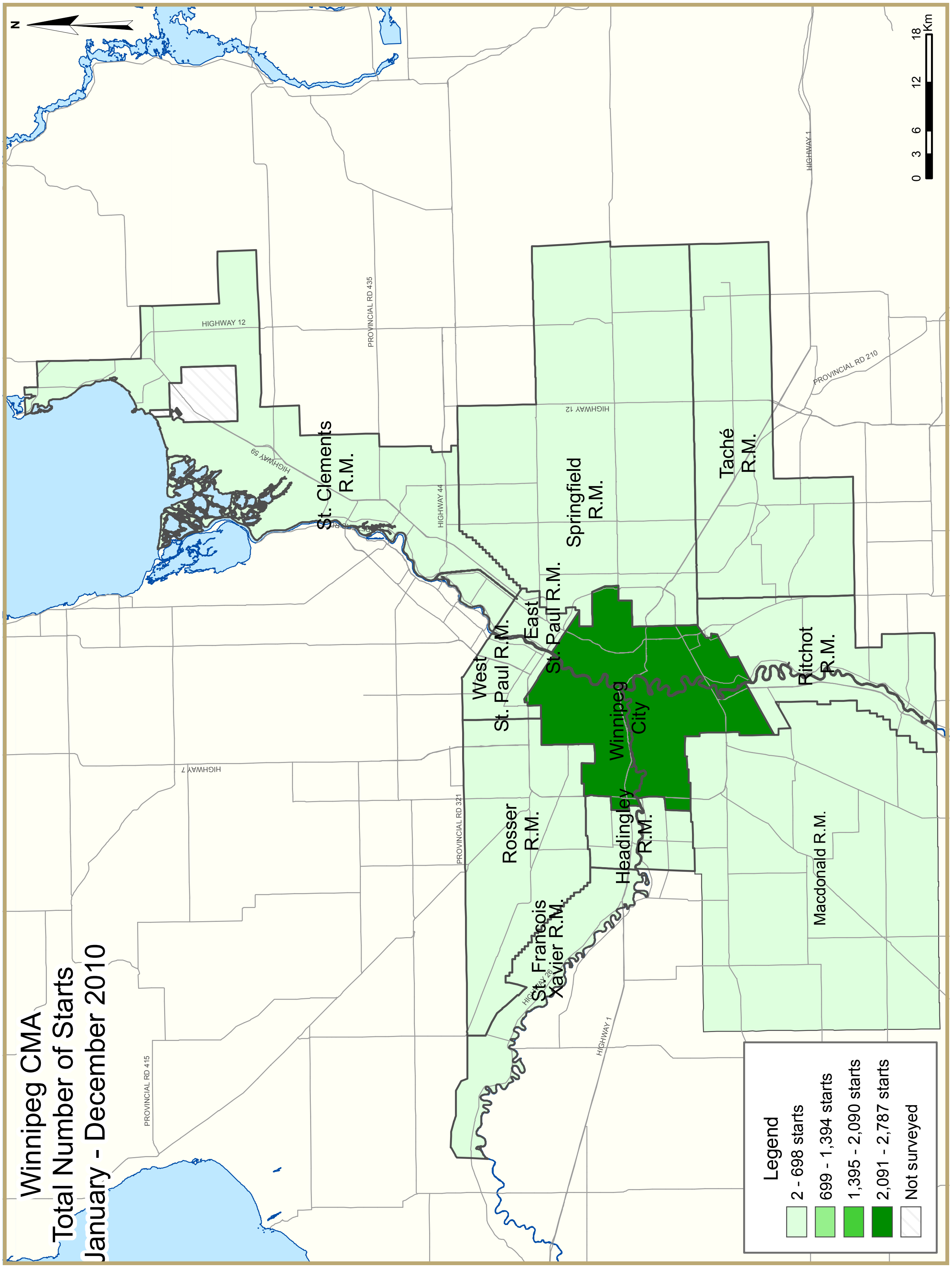

Winnipeg CMA
Number of Starts (Multiples)
December 2010
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
PROVINCIAL RD 435
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
PROVINCIAL RD 321
PROVINCIAL RD 415
HIGHWAY 1
PROVINCIAL RD 210
0 3 6 12 18 Km
Legend
No starts
2 - 60 starts
61 - 118 starts
Not surveyed


Winnipeg CMA
Number of Starts (Singles)
December 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 321
PROVINCIAL RD 415
Legend
No starts
1 - 28 starts
29 - 55 starts
56 - 82 starts
83 - 110 starts
Not surveyed


Winnipeg CMA
Total Number of Starts
December 2010
Legend
No starts
1 - 57 starts
58 - 114 starts
115 - 171 starts
172 - 228 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
HIGHWAY 26
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210
N
0 3 6 12 18 Km


Winnipeg CMA
Number of Starts (Multiples)
January - December 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 321
PROVINCIAL RD 415
Legend
No starts
4 - 325 starts
326 - 646 starts
647 - 967 starts
968 - 1,288 starts
Not surveyed


Winnipeg CMA
Number of Starts (Singles)
January - December 2010
Legend
2 - 376 starts
377 - 750 starts
751 - 1,124 starts
1,125 - 1,499 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 321
PROVINCIAL RD 415
PROVINCIAL RD 210
N
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
January - December 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 321
PROVINCIAL RD 415
0 3 6 12 18 Km
Legend
2 - 698 starts
699 - 1,394 starts
1,395 - 2,090 starts
2,091 - 2,787 starts
Not surveyed

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 December 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2010	140	4	0	3	15	3	0	98	263
December 2009	122	2	0	2	0	0	0	0	126
% Change	14.8	100.0	n/a	50.0	n/a	n/a	n/a	n/a	108.7
Year-to-date 2010	1,893	28	0	28	151	337	3	804	3,244
Year-to-date 2009	1,484	26	0	21	92	27	7	376	2,033
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
UNDER CONSTRUCTION									
December 2010	847	8	0	16	91	338	10	824	2,134
December 2009	726	12	0	6	63	224	3	254	1,288
% Change	16.7	-33.3	n/a	166.7	44.4	50.9	**	**	65.7
COMPLETIONS									
December 2010	165	6	0	5	7	0	0	4	187
December 2009	88	2	0	6	4	0	0	63	163
% Change	87.5	200.0	n/a	-16.7	75.0	n/a	n/a	-93.7	14.7
Year-to-date 2010	1,772	30	0	18	112	223	11	222	2,388
Year-to-date 2009	1,597	26	0	23	118	495	4	383	2,670
% Change	11.0	15.4	n/a	-21.7	-5.1	-54.9	175.0	-42.0	-10.6
COMPLETED & NOT ABSORBED									
December 2010	186	3	0	6	16	100	0	1	312
December 2009	151	4	4	11	16	88	0	117	391
% Change	23.2	-25.0	-100.0	-45.5	0.0	13.6	n/a	-99.1	-20.2
ABSORBED									
December 2010	169	5	0	6	19	0	0	0	199
December 2009	99	2	0	1	2	58	0	107	269
% Change	70.7	150.0	n/a	**	**	-100.0	n/a	-100.0	-26.0
Year-to-date 2010	1,730	21	4	23	112	269	11	182	2,352
Year-to-date 2009	1,704	22	0	25	114	537	0	440	2,866
% Change	1.5	-4.5	n/a	-8.0	-1.8	-49.9	n/a	-58.6	-17.9

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

Table 1.1: Housing Activity Summary by Submarket December 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									
December 2010	109	2	0	1	15	3	0	98	228
December 2009	98	0	0	1	0	0	0	0	99
East St. Paul R.M.									
December 2010	1	0	0	2	0	0	0	0	3
December 2009	3	0	0	1	0	0	0	0	4
Headingley R.M.									
December 2010	3	0	0	0	0	0	0	0	3
December 2009	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
December 2010	1	0	0	0	0	0	0	0	1
December 2009	7	0	0	0	0	0	0	0	7
Ritchot R.M.									
December 2010	3	0	0	0	0	0	0	0	3
December 2009	1	0	0	0	0	0	0	0	1
Rosser R.M.									
December 2010	0	0	0	0	0	0	0	0	0
December 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
December 2010	6	0	0	0	0	0	0	0	6
December 2009	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
December 2010	1	0	0	0	0	0	0	0	1
December 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
December 2010	15	2	0	0	0	0	0	0	17
December 2009	7	2	0	0	0	0	0	0	9
Tache R.M.									
December 2010	4	0	0	0	0	0	0	0	4
December 2009	1	0	0	0	0	0	0	0	1
West St. Paul R.M.									
December 2010	1	0	0	0	0	0	0	0	1
December 2009	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
December 2010	140	4	0	3	15	3	0	98	263
December 2009	122	2	0	2	0	0	0	0	126

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

Table 1.1: Housing Activity Summary by Submarket December 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									
December 2010	627	4	0	4	89	338	0	824	1,886
December 2009	549	8	0	1	63	224	0	254	1,099
East St. Paul R.M.									
December 2010	17	0	0	3	0	0	0	0	20
December 2009	11	0	0	1	0	0	0	0	12
Headingley R.M.									
December 2010	6	0	0	0	0	0	0	0	6
December 2009	9	0	0	2	0	0	0	0	11
MacDonald R.M.									
December 2010	19	0	0	1	0	0	0	0	20
December 2009	19	0	0	0	0	0	0	0	19
Ritchot R.M.									
December 2010	14	2	0	0	0	0	0	0	16
December 2009	6	2	0	0	0	0	0	0	8
Rosser R.M.									
December 2010	2	0	0	0	0	0	0	0	2
December 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
December 2010	40	0	0	0	0	0	0	0	40
December 2009	34	0	0	0	0	0	0	0	34
St. Francois Xavier R.M.									
December 2010	1	0	0	0	0	0	0	0	1
December 2009	4	0	0	0	0	0	0	0	4
Springfield R.M.									
December 2010	58	2	0	8	2	0	0	0	70
December 2009	45	2	0	2	0	0	0	0	49
Tache R.M.									
December 2010	45	0	0	0	0	0	10	0	55
December 2009	32	0	0	0	0	0	3	0	35
West St. Paul R.M.									
December 2010	18	0	0	0	0	0	0	0	18
December 2009	17	0	0	0	0	0	0	0	17
Winnipeg CMA									
December 2010	847	8	0	16	91	338	10	824	2,134
December 2009	726	12	0	6	63	224	3	254	1,288

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

Table 1.1: Housing Activity Summary by Submarket
December 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									
December 2010	112	4	0	2	7	0	0	4	129
December 2009	64	2	0	0	4	0	0	63	133
East St. Paul R.M.									
December 2010	5	0	0	1	0	0	0	0	6
December 2009	0	0	0	0	0	0	0	0	0
Headingley R.M.									
December 2010	5	0	0	1	0	0	0	0	6
December 2009	3	0	0	1	0	0	0	0	4
Macdonald R.M.									
December 2010	11	0	0	0	0	0	0	0	11
December 2009	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
December 2010	4	0	0	0	0	0	0	0	4
December 2009	1	0	0	0	0	0	0	0	1
Rosser R.M.									
December 2010	0	0	0	0	0	0	0	0	0
December 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
December 2010	6	0	0	0	0	0	0	0	6
December 2009	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
December 2010	1	0	0	0	0	0	0	0	1
December 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
December 2010	13	2	0	1	0	0	0	0	16
December 2009	5	0	0	5	0	0	0	0	10
Tache R.M.									
December 2010	5	0	0	0	0	0	0	0	5
December 2009	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
December 2010	4	0	0	0	0	0	0	0	4
December 2009	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
December 2010	165	6	0	5	7	0	0	4	187
December 2009	88	2	0	6	4	0	0	63	163

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

Table 1.1: Housing Activity Summary by Submarket December 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									
December 2010	151	2	0	0	15	96	0	1	265
December 2009	131	4	0	1	15	83	0	117	351
East St. Paul R.M.									
December 2010	3	0	0	4	0	0	0	0	7
December 2009	3	0	0	3	0	0	0	0	6
Headingley R.M.									
December 2010	2	0	0	1	0	0	0	0	3
December 2009	2	0	0	1	0	0	0	0	3
MacDonald R.M.									
December 2010	11	0	0	0	0	0	0	0	11
December 2009	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
December 2010	2	0	0	0	0	0	0	0	2
December 2009	0	0	0	0	0	0	0	0	0
Rosser R.M.									
December 2010	0	0	0	0	0	0	0	0	0
December 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
December 2010	2	0	0	0	0	4	0	0	6
December 2009	2	0	0	0	0	5	0	0	7
St. Francois Xavier R.M.									
December 2010	1	0	0	0	0	0	0	0	1
December 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
December 2010	8	1	0	1	0	0	0	0	10
December 2009	2	0	0	6	0	0	0	0	8
Tache R.M.									
December 2010	3	0	0	0	1	0	0	0	4
December 2009	1	0	4	0	1	0	0	0	6
West St. Paul R.M.									
December 2010	4	0	0	0	0	0	0	0	4
December 2009	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
December 2010	186	3	0	6	16	100	0	1	312
December 2009	151	4	4	11	16	88	0	117	391

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

Table 1.1: Housing Activity Summary by Submarket December 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									
December 2010	122	0	0	2	11	0	0	0	135
December 2009	71	2	0	0	2	57	0	107	239
East St. Paul R.M.									
December 2010	5	0	0	1	0	0	0	0	6
December 2009	0	0	0	0	0	0	0	0	0
Headingley R.M.									
December 2010	4	0	0	1	0	0	0	0	5
December 2009	2	0	0	0	0	0	0	0	2
MacDonald R.M.									
December 2010	10	0	0	0	0	0	0	0	10
December 2009	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
December 2010	5	2	0	0	0	0	0	0	7
December 2009	1	0	0	0	0	0	0	0	1
Rosser R.M.									
December 2010	0	0	0	0	0	0	0	0	0
December 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
December 2010	6	0	0	0	0	0	0	0	6
December 2009	5	0	0	0	0	1	0	0	6
St. Francois Xavier R.M.									
December 2010	0	0	0	0	0	0	0	0	0
December 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
December 2010	11	3	0	2	0	0	0	0	16
December 2009	9	0	0	1	0	0	0	0	10
Tache R.M.									
December 2010	3	0	0	0	8	0	0	0	11
December 2009	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
December 2010	3	0	0	0	0	0	0	0	3
December 2009	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
December 2010	169	5	0	6	19	0	0	0	199
December 2009	99	2	0	1	2	58	0	107	269

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

Table 1.2: History of Housing Starts of Winnipeg CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type December 2010												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	% Change
Winnipeg City	110	99	2	0	15	0	101	0	228	99	130.3
East St. Paul R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
Headingley R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
MacDonald R.M.	1	7	0	0	0	0	0	0	1	7	-85.7
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	1	0	0	0	0	0	0	6	1	**
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	15	7	2	2	0	0	0	0	17	9	88.9
Tache R.M.	4	1	0	0	0	0	0	0	4	1	**
West St. Paul R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Winnipeg CMA	143	124	4	2	15	0	101	0	263	126	108.7

Table 2.1: Starts by Submarket and by Dwelling Type January - December 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	1,499	1,171	28	34	119	80	1,141	403	2,787	1,688	65.1
East St. Paul R.M.	38	21	0	0	0	0	0	0	38	21	81.0
Headingley R.M.	17	21	0	0	0	0	0	0	17	21	-19.0
MacDonald R.M.	61	37	0	0	0	0	0	0	61	37	64.9
Ritchot R.M.	31	12	4	2	0	0	0	0	35	14	150.0
Rosser R.M.	3	0	0	0	0	0	0	0	3	0	n/a
St. Clements R.M.	61	52	0	0	0	0	0	0	61	52	17.3
St. Francois Xavier R.M.	2	9	0	0	0	0	0	0	2	9	-77.8
Springfield R.M.	106	88	10	2	0	0	0	0	116	90	28.9
Tache R.M.	67	67	0	0	21	7	0	0	88	74	18.9
West St. Paul R.M.	36	27	0	0	0	0	0	0	36	27	33.3
Winnipeg CMA	1,921	1,505	42	38	140	87	1,141	403	3,244	2,033	59.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market December 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Winnipeg City	15	0	0	0	3	0	98	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	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	15	0	0	0	3	0	98	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - December 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	119	80	0	0	337	27	804	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	137	80	3	7	337	27	804	376

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Winnipeg City	111	98	19	1	98	0	228	99
East St. Paul R.M.	1	3	2	1	0	0	3	4
Headingley R.M.	0	3	0	0	0	0	0	3
MacDonald R.M.	1	7	0	0	0	0	1	7
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	1	0	0	0	0	6	1
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	17	9	0	0	0	0	17	9
Tache R.M.	4	1	0	0	0	0	4	1
West St. Paul R.M.	1	0	0	0	0	0	1	0
Winnipeg CMA	144	124	21	2	98	0	263	126

Table 2.5: Starts by Submarket and by Intended Market January - December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	1,507	1,190	476	122	804	376	2,787	1,688
East St. Paul R.M.	32	20	6	1	0	0	38	21
Headingley R.M.	15	17	2	4	0	0	17	21
MacDonald R.M.	60	36	1	1	0	0	61	37
Ritchot R.M.	35	14	0	0	0	0	35	14
Rosser R.M.	3	0	0	0	0	0	3	0
St. Clements R.M.	61	52	0	0	0	0	61	52
St. Francois Xavier R.M.	2	9	0	0	0	0	2	9
Springfield R.M.	103	78	13	12	0	0	116	90
Tache R.M.	67	67	18	0	3	7	88	74
West St. Paul R.M.	36	27	0	0	0	0	36	27
Winnipeg CMA	1,921	1,510	516	140	807	383	3,244	2,033

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type December 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	% Change
Winnipeg City	114	64	4	6	7	0	4	63	129	133	-3.0
East St. Paul R.M.	6	0	0	0	0	0	0	0	6	0	n/a
Headingley R.M.	6	4	0	0	0	0	0	0	6	4	50.0
MacDonald R.M.	11	2	0	0	0	0	0	0	11	2	**
Ritchot R.M.	4	1	0	0	0	0	0	0	4	1	**
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	5	0	0	0	0	0	0	6	5	20.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	14	10	2	0	0	0	0	0	16	10	60.0
Tache R.M.	5	4	0	0	0	0	0	0	5	4	25.0
West St. Paul R.M.	4	3	0	0	0	0	0	0	4	3	33.3
Winnipeg CMA	170	94	6	6	7	0	4	63	187	163	14.7

Table 3.1: Completions by Submarket and by Dwelling Type January - December 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	1,418	1,202	30	38	97	104	445	872	1,990	2,216	-10.2
East St. Paul R.M.	30	27	0	0	0	0	0	0	30	27	11.1
Headingley R.M.	22	38	0	0	0	0	0	0	22	38	-42.1
MacDonald R.M.	60	32	0	0	0	0	0	0	60	32	87.5
Ritchot R.M.	23	28	4	0	0	0	0	0	27	28	-3.6
Rosser R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Clements R.M.	55	63	0	0	0	0	0	30	55	93	-40.9
St. Francois Xavier R.M.	5	10	0	0	0	0	0	0	5	10	-50.0
Springfield R.M.	87	107	8	0	0	0	0	0	95	107	-11.2
Tache R.M.	54	78	0	2	14	4	0	0	68	84	-19.0
West St. Paul R.M.	35	33	0	0	0	0	0	0	35	33	6.1
Winnipeg CMA	1,790	1,620	42	40	111	108	445	902	2,388	2,670	-10.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market December 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Winnipeg City	7	0	0	0	0	0	4	63
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	7	0	0	0	0	0	4	63

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 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	92	104	5	0	223	465	222	383
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	100	104	11	4	223	495	222	383

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Winnipeg City	116	66	9	4	4	63	129	133
East St. Paul R.M.	5	0	1	0	0	0	6	0
Headingley R.M.	5	3	1	1	0	0	6	4
MacDonald R.M.	11	2	0	0	0	0	11	2
Ritchot R.M.	4	1	0	0	0	0	4	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	5	0	0	0	0	6	5
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	15	5	1	5	0	0	16	10
Tache R.M.	5	4	0	0	0	0	5	4
West St. Paul R.M.	4	3	0	0	0	0	4	3
Winnipeg CMA	171	90	12	10	4	63	187	163

Table 3.5: Completions by Submarket and by Intended Market January - December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	1,431	1,224	332	585	227	383	1,990	2,216
East St. Paul R.M.	26	27	4	0	0	0	30	27
Headingley R.M.	18	31	4	7	0	0	22	38
MacDonald R.M.	60	31	0	1	0	0	60	32
Ritchot R.M.	27	28	0	0	0	0	27	28
Rosser R.M.	1	2	0	0	0	0	1	2
St. Clements R.M.	55	63	0	30	0	0	55	93
St. Francois Xavier R.M.	5	10	0	0	0	0	5	10
Springfield R.M.	90	94	5	13	0	0	95	107
Tache R.M.	54	80	8	0	6	4	68	84
West St. Paul R.M.	35	33	0	0	0	0	35	33
Winnipeg CMA	1,802	1,623	353	636	233	387	2,388	2,670

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range December 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													
December 2010	9	8.2	33	30.0	25	22.7	13	11.8	30	27.3	110	350,320	399,622
December 2009	27	39.7	12	17.6	13	19.1	1	1.5	15	22.1	68	297,636	353,256
Year-to-date 2010	180	13.6	352	26.6	388	29.3	140	10.6	265	20.0	1,325	339,072	371,828
Year-to-date 2009	278	22.5	313	25.3	232	18.8	174	14.1	240	19.4	1,237	330,000	361,128
East St. Paul R.M.													
December 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
December 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	0	0.0	5	22.7	17	77.3	22	560,180	567,070
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.													
December 2010	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
December 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	4	23.5	1	5.9	12	70.6	17	500,000	600,112
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.													
December 2010	1	10.0	6	60.0	1	10.0	1	10.0	1	10.0	10	302,728	327,197
December 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	4	8.2	27	55.1	5	10.2	5	10.2	8	16.3	49	312,756	356,069
Year-to-date 2009	6	16.7	8	22.2	10	27.8	8	22.2	4	11.1	36	360,000	371,211
Ritchot R.M.													
December 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	7	53.8	3	23.1	2	15.4	1	7.7	0	0.0	13	229,999	274,109
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.													
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 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.													
December 2010	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
December 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	4	16.0	5	20.0	3	12.0	12	48.0	1	4.0	25	380,000	342,708
Year-to-date 2009	11	25.0	11	25.0	8	18.2	6	13.6	8	18.2	44	315,000	345,686
St. Francois Xavier R.M.													
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 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	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 December 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.													
December 2010	0	0.0	2	20.0	2	20.0	4	40.0	2	20.0	10	382,090	386,265
December 2009	0	0.0	3	42.9	0	0.0	2	28.6	2	28.6	7	--	--
Year-to-date 2010	0	0.0	18	32.1	13	23.2	17	30.4	8	14.3	56	345,975	370,988
Year-to-date 2009	9	9.3	30	30.9	21	21.6	19	19.6	18	18.6	97	349,800	364,569
Tache R.M.													
December 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
December 2009	2	40.0	0	0.0	2	40.0	1	20.0	0	0.0	5	--	--
Year-to-date 2010	5	16.1	6	19.4	7	22.6	6	19.4	7	22.6	31	349,900	373,461
Year-to-date 2009	16	21.9	24	32.9	16	21.9	10	13.7	7	9.6	73	316,736	334,404
West St. Paul R.M.													
December 2010	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
December 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	7	36.8	3	15.8	9	47.4	19	408,000	437,324
Year-to-date 2009	2	6.3	5	15.6	7	21.9	12	37.5	6	18.8	32	400,000	387,253
Winnipeg CMA													
December 2010	12	8.2	41	28.1	31	21.2	22	15.1	40	27.4	146	355,500	399,072
December 2009	30	35.3	16	18.8	15	17.6	7	8.2	17	20.0	85	311,546	353,069
Year-to-date 2010	200	12.8	411	26.3	430	27.6	191	12.2	328	21.0	1,560	342,160	376,625
Year-to-date 2009	328	20.1	411	25.1	316	19.3	242	14.8	338	20.7	1,635	336,960	369,320

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2010						
Submarket	Dec 2010	Dec 2009	% Change	YTD 2010	YTD 2009	% Change
Winnipeg City	399,622	353,256	13.1	371,828	361,128	3.0
East St. Paul R.M.	--	--	n/a	567,070	581,727	-2.5
Headingley R.M.	--	--	n/a	600,112	514,916	16.5
MacDonald R.M.	327,197	--	n/a	356,069	371,211	-4.1
Ritchot R.M.	--	--	n/a	274,109	322,202	-14.9
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	342,708	345,686	-0.9
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	386,265	--	n/a	370,988	364,569	1.8
Tache R.M.	--	--	n/a	373,461	334,404	11.7
West St. Paul R.M.	--	--	n/a	437,324	387,253	12.9
Winnipeg CMA	399,072	353,069	13.0	376,625	369,320	2.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg December 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	1,010	956	1,422	71.0	183,873	5.1	195,939
	February	621	-13.0	898	1,048	1,375	65.3	194,588	5.9	201,076
	March	869	-5.3	875	1,393	1,279	68.4	211,409	3.9	210,503
	April	1,087	-12.8	898	1,567	1,214	74.0	212,541	1.3	199,842
	May	1,301	-11.7	949	1,851	1,291	73.5	208,806	-1.0	200,235
	June	1,416	-4.6	948	1,893	1,293	73.3	212,542	3.0	203,761
	July	1,300	-3.3	980	1,497	1,246	78.7	206,135	5.2	210,399
	August	1,080	-1.8	988	1,391	1,273	77.6	207,389	8.6	211,119
	September	1,049	2.0	958	1,388	1,248	76.8	209,593	9.6	217,479
	October	924	-1.0	955	1,104	1,209	79.0	210,618	10.6	215,125
	November	793	27.9	1,044	925	1,325	78.8	202,129	10.9	211,033
	December	568	20.3	1,005	465	1,304	77.1	209,963	14.9	211,058
2010	January	457	-8.8	964	848	1,287	74.9	213,134	15.9	225,078
	February	671	8.1	968	1,051	1,348	71.8	215,230	10.6	220,947
	March	1,030	18.5	981	1,558	1,360	72.1	227,167	7.5	220,769
	April	1,242	14.3	1,005	1,958	1,503	66.9	236,574	11.3	225,932
	May	1,342	3.2	959	1,970	1,318	72.8	237,696	13.8	224,320
	June	1,369	-3.3	919	1,670	1,217	75.5	233,568	9.9	228,113
	July	1,127	-13.3	917	1,438	1,284	71.4	225,191	9.2	226,092
	August	955	-11.6	839	1,391	1,278	65.6	222,597	7.3	225,085
	September	1,088	3.7	989	1,472	1,317	75.1	222,599	6.2	229,580
	October	901	-2.5	996	1,149	1,330	74.9	229,467	8.9	234,303
	November	777	-2.0	978	954	1,342	72.9	226,886	12.2	237,220
	December	613	7.9	1,057	516	1,393	75.9	239,182	13.9	244,795
	Q4 2009	2,285	12.8		2,494			207,508	11.5	
	Q4 2010	2,291	0.3		2,619			231,191	11.4	
	YTD 2009	11,509	-2.9		15,478			207,342	5.3	
	YTD 2010	11,572	0.5		15,975			228,706	10.3	

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 December 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	192.9	115.8	405	5.4	70.7	770
	December	592	3.35	5.19		115.3	404	5.4	70.3	772

"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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