

# HOUSING NOW

## Winnipeg CMA



CANADA MORTGAGE AND HOUSING CORPORATION

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### New Home Market

#### Winnipeg housing starts increase in October

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 479 units in October, more than triple the 154 started in October 2010. The increase occurred in both the single-detached and multi-family sector. After ten months of construction, total starts

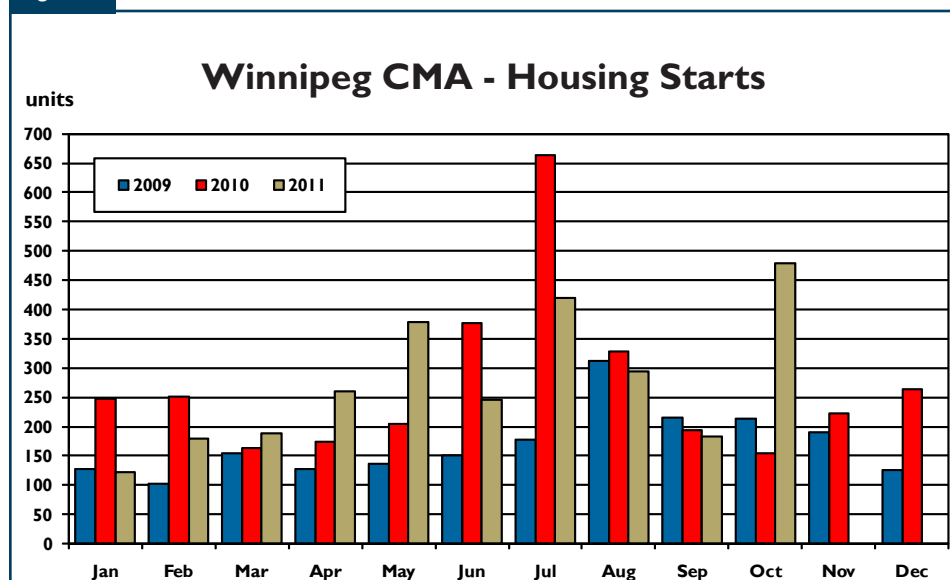
for 2011 numbered 2,751 units, down seven units from 2,758 units recorded during the same period of 2010.

The Winnipeg CMA recorded 178 single-detached starts in October, 19 per cent more than the 150 units started in October 2010. This brings year-to-date single-detached starts to 1,656 units, 1.7 per cent more than the number homes started during the same period one year earlier. More significantly, this represented the highest January to October total for

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Figure 1

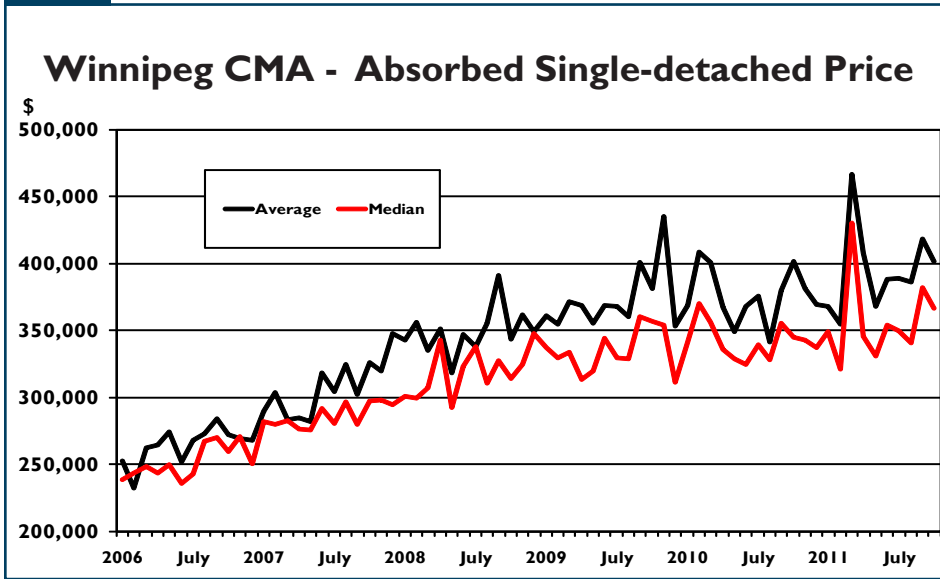


Source: CMHC

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Figure 2



Source: CMHC

single-detached starts since 1990. This also brought the number of single-detached homes under construction up to 976 at the end of October, 5.3 per cent more than in October of 2010.

Completions were also up in October as the finishing touches were put on 242 single-detached homes, 70 per cent more than the 142 units completed in October 2010. The number of completions year-to-date now totals 1,542 units, 7.5 per cent more than the number completed during the first ten months of 2010. Absorptions also posted an increase in October, going from 155 units in

October 2010 to 206 units in October 2011, for an increase of 33 per cent. After ten months of activity, the number of single-detached absorptions numbered 1,541 units, 10 per cent more than during the corresponding period last year. With absorptions keeping pace with completions so far this year, the inventory of completed and unoccupied single-detached homes at the end of October numbered 192 units, almost identical to the 190 units in inventory one year earlier. When adding inventory to the number of units under construction, the total supply at the end of October stood at 1,168 units, 4.6 per cent more than at

the end of October 2010. At the current six-month average rate of absorption, this represents six months of supply.

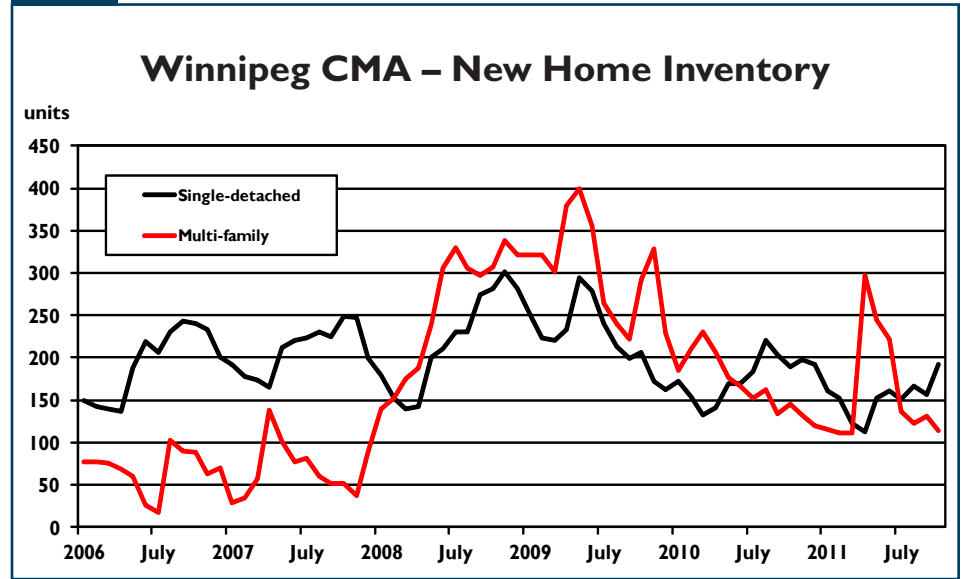
The average price of a new single-detached home absorbed in the Winnipeg CMA in October was \$401,883, only slightly higher than the average price posted in October of 2010. The median price on the other hand, at \$366,600, was 6.3 per cent higher under the same comparison. The year-to-date average price was \$392,066, an increase of five per cent from the prior year.

The multi-family sector, which includes semi-detached units, rows, and apartments, saw 301 units break ground in October, substantially more than the four units started one year earlier. This upturn in activity brings the number of multiple-family units started year-to-date to 1,095, three per cent fewer than the 1,129 started one year earlier. Low vacancy rates in the rental market continued to spur new construction as more than two thirds of the multi-family starts in October were for this market.

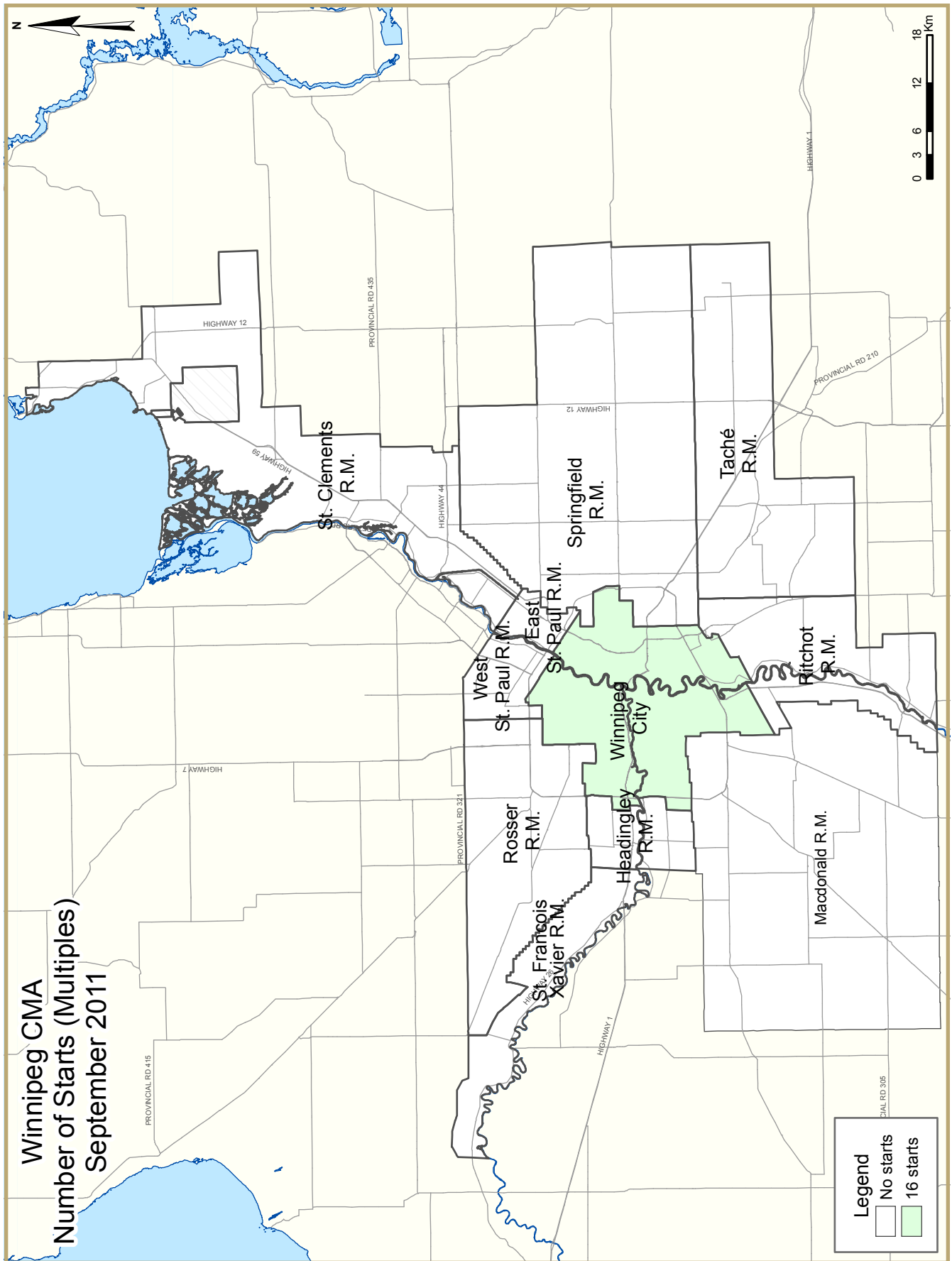
Meanwhile, there were 139 multi-family units completed during the month of October, more than double the 62 units completed in October 2010. This brings the number of units finishing construction during the first

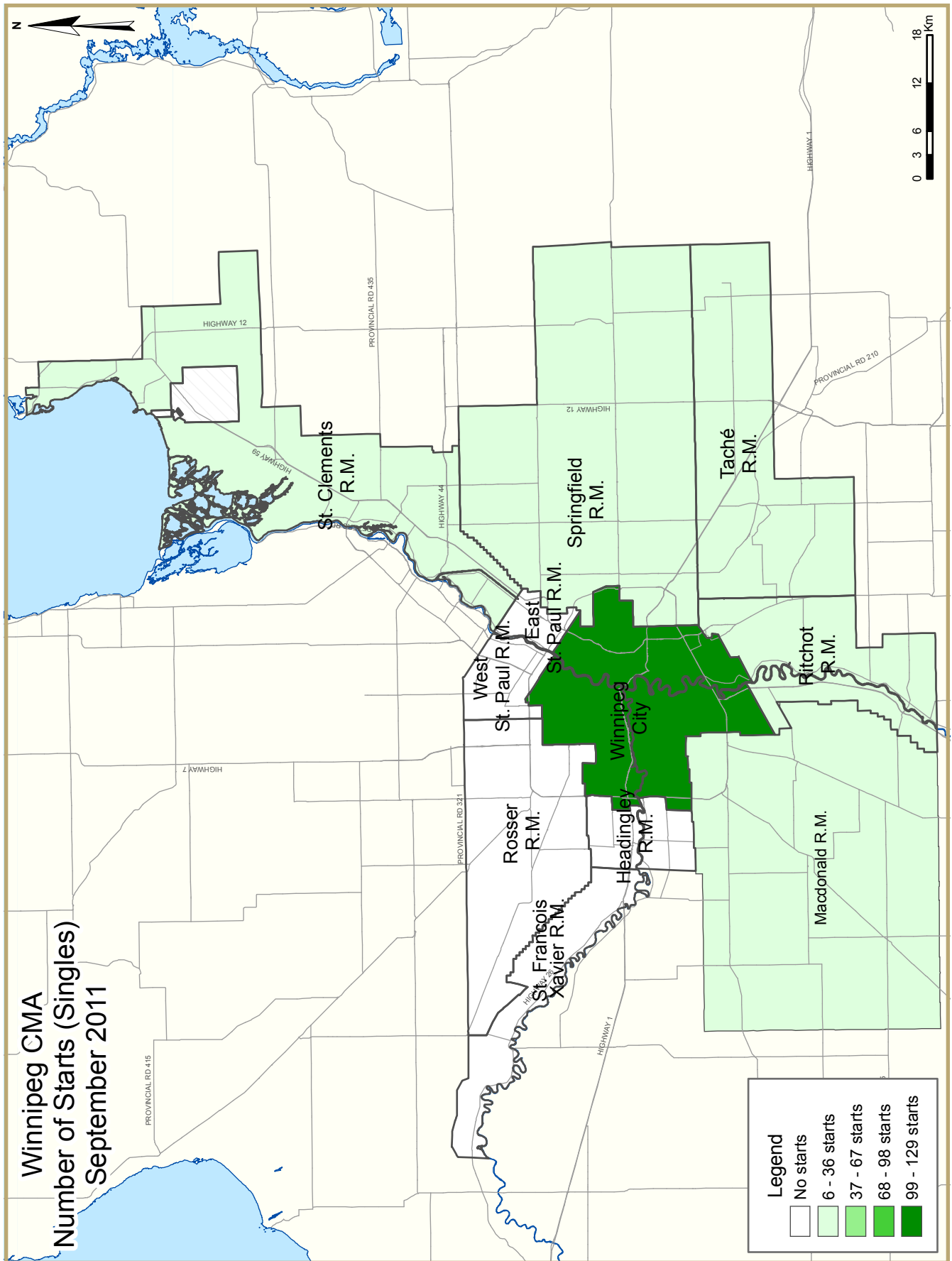
ten months of this year to 870, an increase of 53 per cent over the 567 completed during the corresponding period of 2010. Absorptions of multi-family units also increased in October 2011 to 75 units, an increase of 70 per cent over the number absorbed in October 2010. The number of absorptions year-to-date in October was 791 units, 43 per cent more than the 554 units absorbed in the first ten months of 2010. The inventory of multi-family units completed and not absorbed at the end of October stood at 114 units, 22 per cent lower than in October 2010. Total supply, however, which includes units under construction, stood at 1,601 units at the end of October, 28 per cent higher than the previous year.

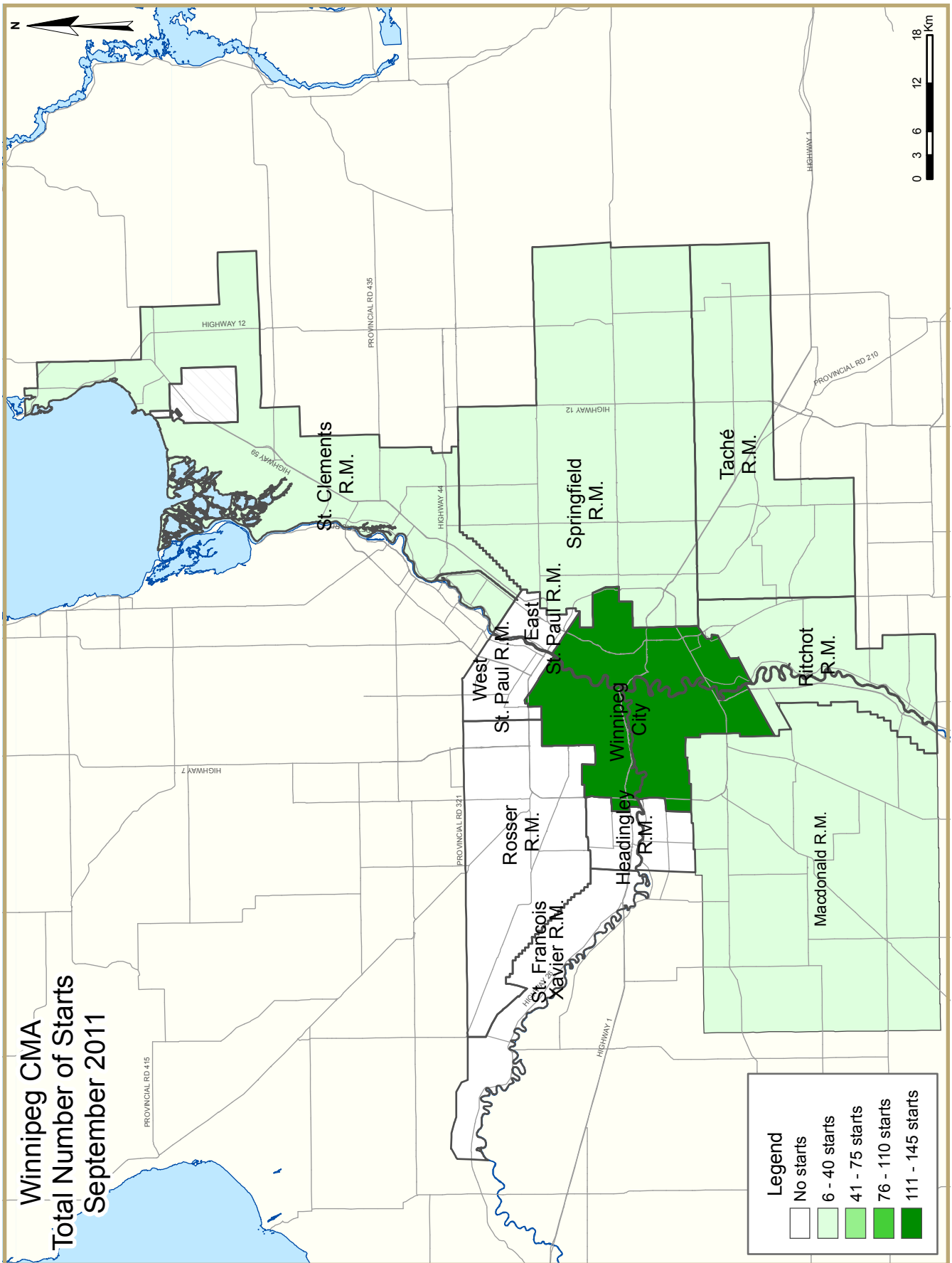
Figure 3

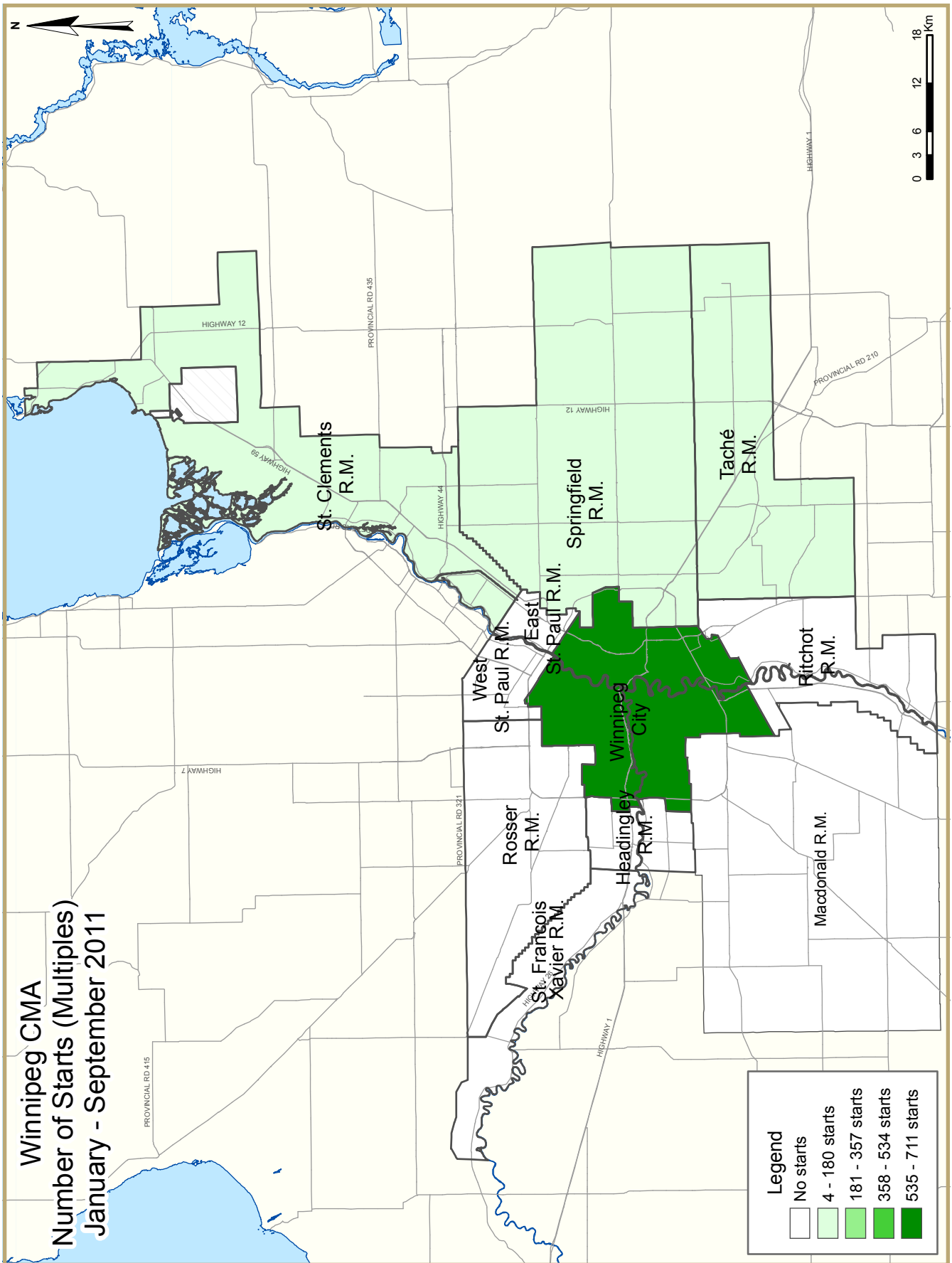


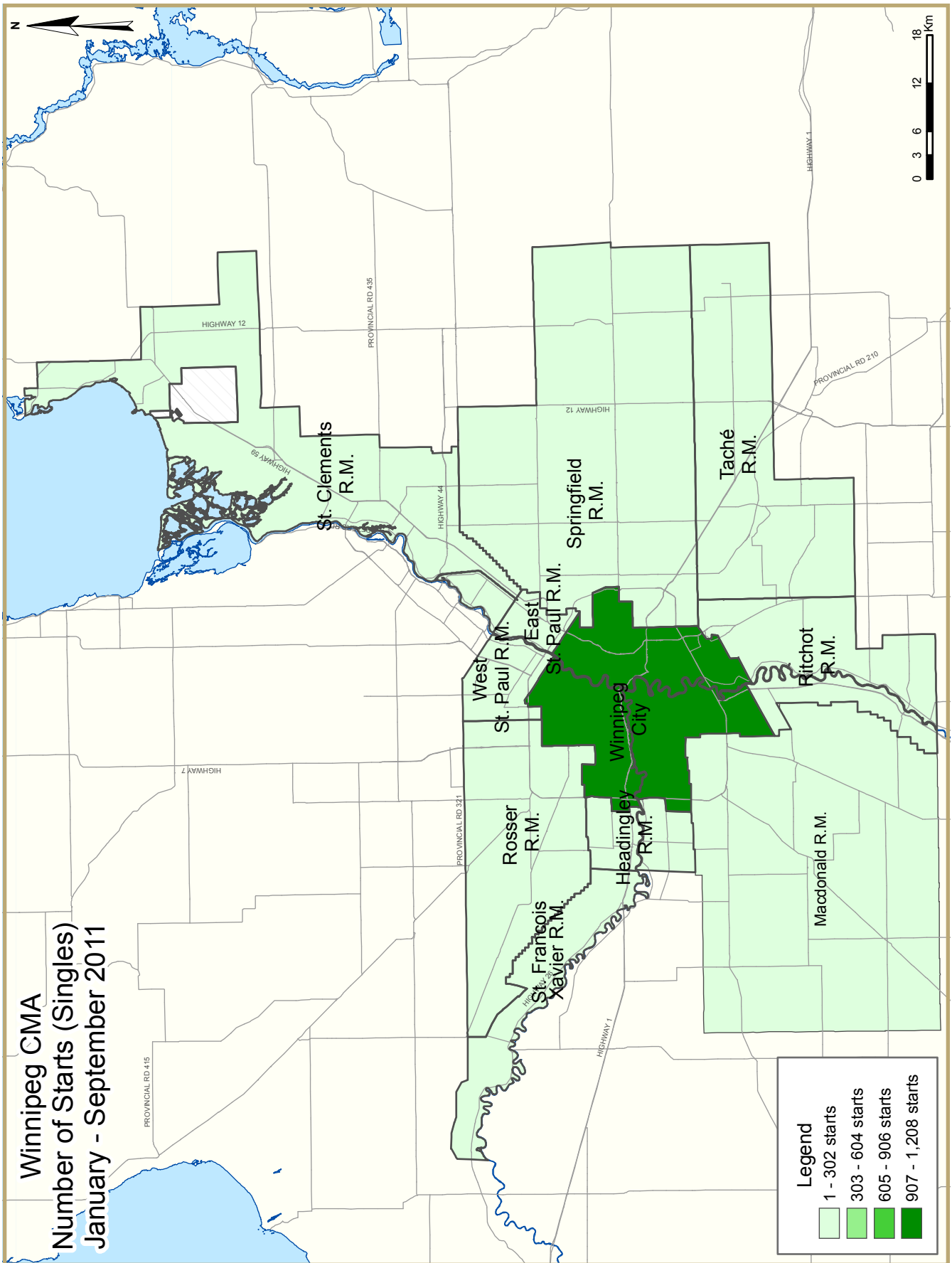
Source: CMHC



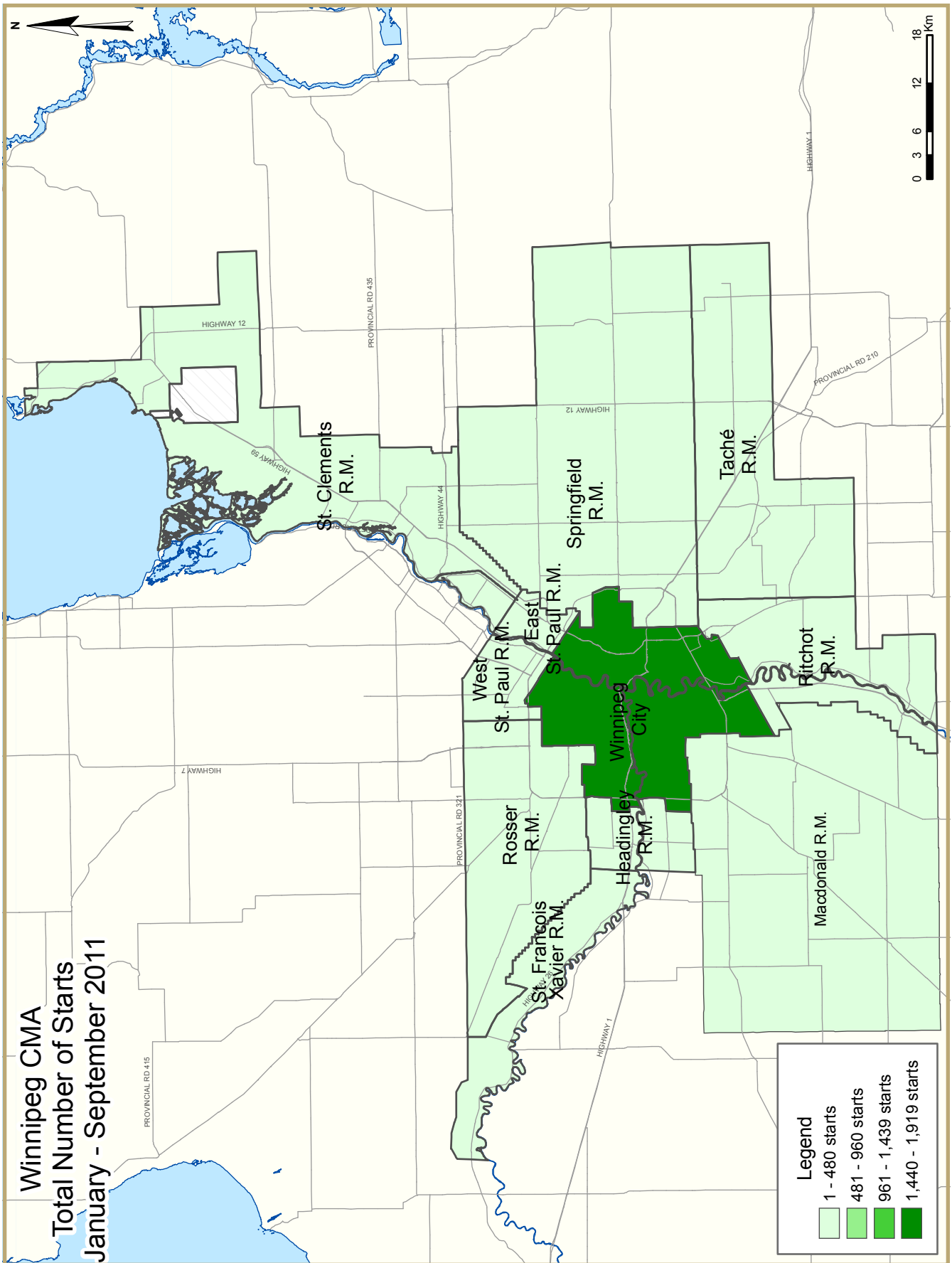












## HOUSING NOW REPORT TABLES

### 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  
October 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
October 2011	177	0	0	1	6	87	0	208	479
October 2010	145	2	0	5	2	0	0	0	154
% Change	22.1	-100.0	n/a	-80.0	200.0	n/a	n/a	n/a	**
Year-to-date 2011	1,631	32	4	25	88	257	143	571	2,751
Year-to-date 2010	1,608	24	0	21	126	274	3	702	2,758
% Change	1.4	33.3	n/a	19.0	-30.2	-6.2	**	-18.7	-0.3
<b>UNDER CONSTRUCTION</b>									
October 2011	963	12	0	13	75	418	76	906	2,463
October 2010	910	16	0	17	81	275	10	726	2,035
% Change	5.8	-25.0	n/a	-23.5	-7.4	52.0	**	24.8	21.0
<b>COMPLETIONS</b>									
October 2011	237	6	4	5	12	0	36	81	381
October 2010	142	8	0	0	42	8	0	4	204
% Change	66.9	-25.0	n/a	n/a	-71.4	-100.0	n/a	**	86.8
Year-to-date 2011	1,515	30	4	27	100	173	92	471	2,412
Year-to-date 2010	1,424	18	0	10	97	223	11	218	2,001
% Change	6.4	66.7	n/a	170.0	3.1	-22.4	**	116.1	20.5
<b>COMPLETED &amp; NOT ABSORBED</b>									
October 2011	183	7	0	9	10	47	8	42	306
October 2010	184	4	0	6	31	109	0	2	336
% Change	-0.5	75.0	n/a	50.0	-67.7	-56.9	n/a	**	-8.9
<b>ABSORBED</b>									
October 2011	196	5	4	10	12	1	31	22	281
October 2010	155	3	0	0	30	10	1	0	199
% Change	26.5	66.7	n/a	n/a	-60.0	-90.0	**	n/a	41.2
Year-to-date 2011	1,517	18	4	24	106	226	84	353	2,332
Year-to-date 2010	1,387	16	4	15	82	260	11	181	1,956
% Change	9.4	12.5	0.0	60.0	29.3	-13.1	**	95.0	19.2

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

**Table I.1: Housing Activity Summary by Submarket  
October 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Winnipeg City</b>									
October 2011	132	0	0	0	6	87	0	196	421
October 2010	105	2	0	0	2	0	0	0	109
<b>East St. Paul R.M.</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	4	0	0	1	0	0	0	0	5
<b>Headingley R.M.</b>									
October 2011	8	0	0	0	0	0	0	0	8
October 2010	2	0	0	0	0	0	0	0	2
<b>MacDonald R.M.</b>									
October 2011	4	0	0	0	0	0	0	0	4
October 2010	4	0	0	0	0	0	0	0	4
<b>Ritchot R.M.</b>									
October 2011	5	0	0	0	0	0	0	0	5
October 2010	4	0	0	0	0	0	0	0	4
<b>Rosser R.M.</b>									
October 2011	3	0	0	0	0	0	0	0	3
October 2010	0	0	0	0	0	0	0	0	0
<b>St. Clements R.M.</b>									
October 2011	4	0	0	0	0	0	0	0	4
October 2010	7	0	0	0	0	0	0	0	7
<b>St. Francois Xavier R.M.</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	0	0	0	0	0	0	0	0	0
<b>Springfield R.M.</b>									
October 2011	11	0	0	1	0	0	0	12	24
October 2010	6	0	0	4	0	0	0	0	10
<b>Tache R.M.</b>									
October 2011	8	0	0	0	0	0	0	0	8
October 2010	8	0	0	0	0	0	0	0	8
<b>West St. Paul R.M.</b>									
October 2011	2	0	0	0	0	0	0	0	2
October 2010	5	0	0	0	0	0	0	0	5
<b>Winnipeg CMA</b>									
October 2011	177	0	0	1	6	87	0	208	479
October 2010	145	2	0	5	2	0	0	0	154

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

**Table 1.1: Housing Activity Summary by Submarket  
October 2011**

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>Winnipeg City</b>									
October 2011	739	12	0	0	75	388	73	894	2,181
October 2010	678	12	0	4	81	275	0	726	1,776
<b>East St. Paul R.M.</b>									
October 2011	6	0	0	1	0	0	0	0	7
October 2010	22	0	0	3	0	0	0	0	25
<b>Headingley R.M.</b>									
October 2011	10	0	0	0	0	0	0	0	10
October 2010	8	0	0	1	0	0	0	0	9
<b>MacDonald R.M.</b>									
October 2011	22	0	0	0	0	0	0	0	22
October 2010	30	0	0	0	0	0	0	0	30
<b>Ritchot R.M.</b>									
October 2011	36	0	0	0	0	0	0	0	36
October 2010	15	2	0	0	0	0	0	0	17
<b>Rosser R.M.</b>									
October 2011	3	0	0	0	0	0	0	0	3
October 2010	2	0	0	0	0	0	0	0	2
<b>St. Clements R.M.</b>									
October 2011	41	0	0	0	0	30	0	0	71
October 2010	41	0	0	0	0	0	0	0	41
<b>St. Francois Xavier R.M.</b>									
October 2011	1	0	0	0	0	0	0	0	1
October 2010	2	0	0	0	0	0	0	0	2
<b>Springfield R.M.</b>									
October 2011	50	0	0	12	0	0	0	12	74
October 2010	46	2	0	9	0	0	0	0	57
<b>Tache R.M.</b>									
October 2011	35	0	0	0	0	0	3	0	38
October 2010	48	0	0	0	0	0	10	0	58
<b>West St. Paul R.M.</b>									
October 2011	20	0	0	0	0	0	0	0	20
October 2010	18	0	0	0	0	0	0	0	18
<b>Winnipeg CMA</b>									
October 2011	963	12	0	13	75	418	76	906	2,463
October 2010	910	16	0	17	81	275	10	726	2,035

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

**Table 1.1: Housing Activity Summary by Submarket  
October 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Winnipeg City</b>									
October 2011	189	6	4	0	12	0	36	81	328
October 2010	103	4	0	0	42	8	0	4	161
<b>East St. Paul R.M.</b>									
October 2011	3	0	0	3	0	0	0	0	6
October 2010	4	0	0	0	0	0	0	0	4
<b>Headingley R.M.</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	2	0	0	0	0	0	0	0	2
<b>Macdonald R.M.</b>									
October 2011	7	0	0	2	0	0	0	0	9
October 2010	5	0	0	0	0	0	0	0	5
<b>Ritchot R.M.</b>									
October 2011	8	0	0	0	0	0	0	0	8
October 2010	2	2	0	0	0	0	0	0	4
<b>Rosser R.M.</b>									
October 2011	1	0	0	0	0	0	0	0	1
October 2010	1	0	0	0	0	0	0	0	1
<b>St. Clements R.M.</b>									
October 2011	9	0	0	0	0	0	0	0	9
October 2010	4	0	0	0	0	0	0	0	4
<b>St. Francois Xavier R.M.</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	0	0	0	0	0	0	0	0	0
<b>Springfield R.M.</b>									
October 2011	11	0	0	0	0	0	0	0	11
October 2010	10	2	0	0	0	0	0	0	12
<b>Tache R.M.</b>									
October 2011	5	0	0	0	0	0	0	0	5
October 2010	3	0	0	0	0	0	0	0	3
<b>West St. Paul R.M.</b>									
October 2011	4	0	0	0	0	0	0	0	4
October 2010	8	0	0	0	0	0	0	0	8
<b>Winnipeg CMA</b>									
October 2011	237	6	4	5	12	0	36	81	381
October 2010	142	8	0	0	42	8	0	4	204

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

**Table 1.1: Housing Activity Summary by Submarket  
October 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Winnipeg City</b>									
October 2011	157	6	0	0	9	44	6	28	250
October 2010	157	0	0	0	22	105	0	2	286
<b>East St. Paul R.M.</b>									
October 2011	2	0	0	6	0	0	0	0	8
October 2010	2	0	0	5	0	0	0	0	7
<b>Headingley R.M.</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	1	0	0	1	0	0	0	0	2
<b>MacDonald R.M.</b>									
October 2011	5	0	0	0	0	0	0	0	5
October 2010	6	0	0	0	0	0	0	0	6
<b>Ritchot R.M.</b>									
October 2011	5	1	0	0	0	0	0	0	6
October 2010	3	2	0	0	0	0	0	0	5
<b>Rosser R.M.</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	0	0	0	0	0	0	0	0	0
<b>St. Clements R.M.</b>									
October 2011	2	0	0	0	0	1	0	0	3
October 2010	3	0	0	0	0	4	0	0	7
<b>St. Francois Xavier R.M.</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	0	0	0	0	0	0	0	0	0
<b>Springfield R.M.</b>									
October 2011	10	0	0	3	0	0	0	0	13
October 2010	7	2	0	0	0	0	0	0	9
<b>Tache R.M.</b>									
October 2011	2	0	0	0	1	2	2	14	21
October 2010	1	0	0	0	9	0	0	0	10
<b>West St. Paul R.M.</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	4	0	0	0	0	0	0	0	4
<b>Winnipeg CMA</b>									
October 2011	183	7	0	9	10	47	8	42	306
October 2010	184	4	0	6	31	109	0	2	336

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

**Table 1.1: Housing Activity Summary by Submarket**  
**October 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Winnipeg City</b>									
October 2011	154	4	4	1	12	1	31	22	229
October 2010	116	2	0	0	30	10	1	0	159
<b>East St. Paul R.M.</b>									
October 2011	2	0	0	2	0	0	0	0	4
October 2010	3	0	0	0	0	0	0	0	3
<b>Headingley R.M.</b>									
October 2011	1	0	0	1	0	0	0	0	2
October 2010	3	0	0	0	0	0	0	0	3
<b>MacDonald R.M.</b>									
October 2011	4	0	0	2	0	0	0	0	6
October 2010	5	0	0	0	0	0	0	0	5
<b>Ritchot R.M.</b>									
October 2011	6	0	0	0	0	0	0	0	6
October 2010	1	0	0	0	0	0	0	0	1
<b>Rosser R.M.</b>									
October 2011	1	0	0	0	0	0	0	0	1
October 2010	1	0	0	0	0	0	0	0	1
<b>St. Clements R.M.</b>									
October 2011	10	0	0	0	0	0	0	0	10
October 2010	4	0	0	0	0	0	0	0	4
<b>St. Francois Xavier R.M.</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	1	0	0	0	0	0	0	0	1
<b>Springfield R.M.</b>									
October 2011	9	1	0	4	0	0	0	0	14
October 2010	9	1	0	0	0	0	0	0	10
<b>Tache R.M.</b>									
October 2011	5	0	0	0	0	0	0	0	5
October 2010	5	0	0	0	0	0	0	0	5
<b>West St. Paul R.M.</b>									
October 2011	4	0	0	0	0	0	0	0	4
October 2010	7	0	0	0	0	0	0	0	7
<b>Winnipeg CMA</b>									
October 2011	196	5	4	10	12	1	31	22	281
October 2010	155	3	0	0	30	10	1	0	199

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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  
October 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	% Change
Winnipeg City	132	105	2	4	4	0	283	0	421	109	**
East St. Paul R.M.	0	5	0	0	0	0	0	0	0	5	-100.0
Headingley R.M.	8	2	0	0	0	0	0	0	8	2	**
MacDonald R.M.	4	4	0	0	0	0	0	0	4	4	0.0
Ritchot R.M.	5	4	0	0	0	0	0	0	5	4	25.0
Rosser R.M.	3	0	0	0	0	0	0	0	3	0	n/a
St. Clements R.M.	4	7	0	0	0	0	0	0	4	7	-42.9
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	12	10	0	0	0	0	12	0	24	10	140.0
Tache R.M.	8	8	0	0	0	0	0	0	8	8	0.0
West St. Paul R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
<b>Winnipeg CMA</b>	<b>178</b>	<b>150</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>295</b>	<b>0</b>	<b>479</b>	<b>154</b>	<b>**</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - October 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Winnipeg City	1,340	1,286	32	22	218	100	750	976	2,340	2,384	-1.8
East St. Paul R.M.	13	33	0	0	0	0	0	0	13	33	-60.6
Headingley R.M.	10	14	0	0	0	0	0	0	10	14	-28.6
MacDonald R.M.	39	50	0	0	0	0	0	0	39	50	-22.0
Ritchot R.M.	53	28	0	4	0	0	0	0	53	32	65.6
Rosser R.M.	4	3	0	0	0	0	0	0	4	3	33.3
St. Clements R.M.	46	49	0	0	0	0	30	0	76	49	55.1
St. Francois Xavier R.M.	2	1	0	0	0	0	0	0	2	1	100.0
Springfield R.M.	90	75	4	6	0	0	12	0	106	81	30.9
Tache R.M.	43	59	0	0	13	21	36	0	92	80	15.0
West St. Paul R.M.	16	31	0	0	0	0	0	0	16	31	-48.4
<b>Winnipeg CMA</b>	<b>1,656</b>	<b>1,629</b>	<b>36</b>	<b>32</b>	<b>231</b>	<b>121</b>	<b>828</b>	<b>976</b>	<b>2,751</b>	<b>2,758</b>	<b>-0.3</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
October 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Winnipeg City	4	0	0	0	87	0	196	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	12	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
<b>Winnipeg CMA</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>87</b>	<b>0</b>	<b>208</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - October 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	88	100	130	0	215	274	535	702
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	30	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	12	0
Tache R.M.	0	18	13	3	12	0	24	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>88</b>	<b>118</b>	<b>143</b>	<b>3</b>	<b>257</b>	<b>274</b>	<b>571</b>	<b>702</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
October 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Winnipeg City	132	107	93	2	196	0	421	109
East St. Paul R.M.	0	4	0	1	0	0	0	5
Headingley R.M.	8	2	0	0	0	0	8	2
MacDonald R.M.	4	4	0	0	0	0	4	4
Ritchot R.M.	5	4	0	0	0	0	5	4
Rosser R.M.	3	0	0	0	0	0	3	0
St. Clements R.M.	4	7	0	0	0	0	4	7
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	11	6	1	4	12	0	24	10
Tache R.M.	8	8	0	0	0	0	8	8
West St. Paul R.M.	2	5	0	0	0	0	2	5
<b>Winnipeg CMA</b>	<b>177</b>	<b>147</b>	<b>94</b>	<b>7</b>	<b>208</b>	<b>0</b>	<b>479</b>	<b>154</b>

**Table 2.5: Starts by Submarket and by Intended Market  
January - October 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	1,370	1,294	305	388	665	702	2,340	2,384
East St. Paul R.M.	6	29	7	4	0	0	13	33
Headingley R.M.	10	12	0	2	0	0	10	14
MacDonald R.M.	36	50	3	0	0	0	39	50
Ritchot R.M.	53	32	0	0	0	0	53	32
Rosser R.M.	4	3	0	0	0	0	4	3
St. Clements R.M.	46	49	30	0	0	0	76	49
St. Francois Xavier R.M.	2	1	0	0	0	0	2	1
Springfield R.M.	81	72	13	9	12	0	106	81
Tache R.M.	43	59	12	18	37	3	92	80
West St. Paul R.M.	16	31	0	0	0	0	16	31
<b>Winnipeg CMA</b>	<b>1,667</b>	<b>1,632</b>	<b>370</b>	<b>421</b>	<b>714</b>	<b>705</b>	<b>2,751</b>	<b>2,758</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type  
October 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	% Change
Winnipeg City	189	103	6	6	52	40	81	12	328	161	103.7
East St. Paul R.M.	6	4	0	0	0	0	0	0	6	4	50.0
Headingley R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
MacDonald R.M.	9	5	0	0	0	0	0	0	9	5	80.0
Ritchot R.M.	8	2	0	2	0	0	0	0	8	4	100.0
Rosser R.M.	1	1	0	0	0	0	0	0	1	1	0.0
St. Clements R.M.	9	4	0	0	0	0	0	0	9	4	125.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	11	10	0	2	0	0	0	0	11	12	-8.3
Tache R.M.	5	3	0	0	0	0	0	0	5	3	66.7
West St. Paul R.M.	4	8	0	0	0	0	0	0	4	8	-50.0
<b>Winnipeg CMA</b>	<b>242</b>	<b>142</b>	<b>6</b>	<b>10</b>	<b>52</b>	<b>40</b>	<b>81</b>	<b>12</b>	<b>381</b>	<b>204</b>	<b>86.8</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - October 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Winnipeg City	1,231	1,154	28	20	168	82	608	441	2,035	1,697	19.9
East St. Paul R.M.	26	20	0	0	0	0	0	0	26	20	30.0
Headingley R.M.	6	16	0	0	0	0	0	0	6	16	-62.5
MacDonald R.M.	37	39	0	0	0	0	0	0	37	39	-5.1
Ritchot R.M.	31	19	2	4	0	0	0	0	33	23	43.5
Rosser R.M.	3	1	0	0	0	0	0	0	3	1	200.0
St. Clements R.M.	45	42	0	0	0	0	0	0	45	42	7.1
St. Francois Xavier R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
Springfield R.M.	94	67	8	6	0	0	0	0	102	73	39.7
Tache R.M.	53	43	0	0	20	14	36	0	109	57	91.2
West St. Paul R.M.	14	30	0	0	0	0	0	0	14	30	-53.3
<b>Winnipeg CMA</b>	<b>1,542</b>	<b>1,434</b>	<b>38</b>	<b>30</b>	<b>188</b>	<b>96</b>	<b>644</b>	<b>441</b>	<b>2,412</b>	<b>2,001</b>	<b>20.5</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
October 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Winnipeg City	16	40	36	0	0	8	81	4
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
Ritchoy 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
<b>Winnipeg CMA</b>	<b>16</b>	<b>40</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>81</b>	<b>4</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - October 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	96	77	72	5	161	223	447	218
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
Ritchoy 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	8	20	6	12	0	24	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>96</b>	<b>85</b>	<b>92</b>	<b>11</b>	<b>173</b>	<b>223</b>	<b>471</b>	<b>218</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market  
October 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Winnipeg City	199	107	12	50	117	4	328	161
East St. Paul R.M.	3	4	3	0	0	0	6	4
Headingley R.M.	0	2	0	0	0	0	0	2
MacDonald R.M.	7	5	2	0	0	0	9	5
Ritchot R.M.	8	4	0	0	0	0	8	4
Rosser R.M.	1	1	0	0	0	0	1	1
St. Clements R.M.	9	4	0	0	0	0	9	4
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	11	12	0	0	0	0	11	12
Tache R.M.	5	3	0	0	0	0	5	3
West St. Paul R.M.	4	8	0	0	0	0	4	8
<b>Winnipeg CMA</b>	<b>247</b>	<b>150</b>	<b>17</b>	<b>50</b>	<b>117</b>	<b>4</b>	<b>381</b>	<b>204</b>

**Table 3.5: Completions by Submarket and by Intended Market  
January - October 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	1,250	1,159	266	315	519	223	2,035	1,697
East St. Paul R.M.	17	18	9	2	0	0	26	20
Headingley R.M.	5	13	1	3	0	0	6	16
MacDonald R.M.	33	39	4	0	0	0	37	39
Ritchot R.M.	33	23	0	0	0	0	33	23
Rosser R.M.	3	1	0	0	0	0	3	1
St. Clements R.M.	45	42	0	0	0	0	45	42
St. Francois Xavier R.M.	2	3	0	0	0	0	2	3
Springfield R.M.	94	71	8	2	0	0	102	73
Tache R.M.	53	43	12	8	44	6	109	57
West St. Paul R.M.	14	30	0	0	0	0	14	30
<b>Winnipeg CMA</b>	<b>1,549</b>	<b>1,442</b>	<b>300</b>	<b>330</b>	<b>563</b>	<b>229</b>	<b>2,412</b>	<b>2,001</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
October 2011**

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 (%)			
<b>Winnipeg City</b>													
October 2011	16	10.7	32	21.5	33	22.1	20	13.4	48	32.2	149	360,757	396,444
October 2010	14	13.0	20	18.5	40	37.0	11	10.2	23	21.3	108	344,950	394,891
Year-to-date 2011	113	9.7	318	27.2	292	25.0	141	12.1	306	26.2	1,170	349,537	388,235
Year-to-date 2010	165	15.2	280	25.9	316	29.2	110	10.2	211	19.5	1,082	337,469	368,270
<b>East St. Paul R.M.</b>													
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	4.5	21	95.5	22	599,950	602,544
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	25.0	12	75.0	16	551,063	575,982
<b>Headingley R.M.</b>													
October 2011	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2011	0	0.0	0	0.0	3	33.3	1	11.1	5	55.6	9	--	--
Year-to-date 2010	0	0.0	0	0.0	3	21.4	1	7.1	10	71.4	14	575,000	617,529
<b>MacDonald R.M.</b>													
October 2011	2	40.0	1	20.0	0	0.0	0	0.0	2	40.0	5	--	--
October 2010	1	25.0	2	50.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2011	9	24.3	7	18.9	7	18.9	1	2.7	13	35.1	37	355,000	373,483
Year-to-date 2010	3	8.8	18	52.9	2	5.9	4	11.8	7	20.6	34	314,378	368,777
<b>Ritchoy R.M.</b>													
October 2011	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	5	27.8	5	27.8	4	22.2	0	0.0	4	22.2	18	316,650	364,817
Year-to-date 2010	5	45.5	3	27.3	2	18.2	1	9.1	0	0.0	11	289,000	286,180
<b>Rosser R.M.</b>													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	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	--	--
<b>St. Clements R.M.</b>													
October 2011	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
October 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	2	15.4	3	23.1	8	61.5	0	0.0	13	389,900	371,800
Year-to-date 2010	2	11.1	5	27.8	2	11.1	9	50.0	0	0.0	18	365,000	339,933
<b>St. Francois Xavier R.M.</b>													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range  
October 2011**

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 (%)			
<b>Springfield R.M.</b>													
October 2011	0	0.0	4	33.3	4	33.3	3	25.0	1	8.3	12	348,625	353,338
October 2010	0	0.0	2	25.0	5	62.5	1	12.5	0	0.0	8	--	--
Year-to-date 2011	0	0.0	11	15.9	22	31.9	23	33.3	13	18.8	69	378,500	379,354
Year-to-date 2010	0	0.0	16	35.6	11	24.4	12	26.7	6	13.3	45	335,580	366,990
<b>Tache R.M.</b>													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2011	3	15.8	6	31.6	3	15.8	5	26.3	2	10.5	19	338,976	340,672
Year-to-date 2010	5	19.2	5	19.2	7	26.9	4	15.4	5	19.2	26	338,640	363,259
<b>West St. Paul R.M.</b>													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	6	66.7	0	0.0	3	33.3	9	--	--
Year-to-date 2010	0	0.0	0	0.0	4	25.0	3	18.8	9	56.3	16	442,000	452,135
<b>Winnipeg CMA</b>													
October 2011	18	10.1	38	21.2	39	21.8	25	14.0	59	33.0	179	366,600	401,883
October 2010	15	11.5	26	19.8	48	36.6	13	9.9	29	22.1	131	345,000	401,279
Year-to-date 2011	130	9.5	349	25.5	340	24.9	181	13.2	367	26.8	1,367	354,576	392,066
Year-to-date 2010	180	14.2	327	25.9	348	27.5	149	11.8	260	20.6	1,264	339,900	373,476

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
October 2011**

Submarket	Oct 2011	Oct 2010	% Change	YTD 2011	YTD 2010	% Change
Winnipeg City	396,444	394,891	0.4	388,235	368,270	5.4
East St. Paul R.M.	--	--	n/a	602,544	575,982	4.6
Headingley R.M.	--	--	n/a	--	617,529	n/a
MacDonald R.M.	--	--	n/a	373,483	368,777	1.3
Ritchot R.M.	--	--	n/a	364,817	286,180	27.5
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	371,800	339,933	9.4
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	353,338	--	n/a	379,354	366,990	3.4
Tache R.M.	--	--	n/a	340,672	363,259	-6.2
West St. Paul R.M.	--	--	n/a	--	452,135	n/a
<b>Winnipeg CMA</b>	<b>401,883</b>	<b>401,279</b>	<b>0.2</b>	<b>392,066</b>	<b>373,476</b>	<b>5.0</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Winnipeg  
October 2011**

		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 (\$)	Average Price (\$)
2010	January	457	-8.8	946	848	1,281	73.8	213,134	15.9	226,753	
	February	671	8.1	965	1,051	1,345	71.7	215,230	10.6	221,411	
	March	1,030	18.5	980	1,558	1,358	72.2	227,167	7.5	220,815	
	April	1,242	14.3	1,004	1,958	1,499	67.0	236,574	11.3	226,116	
	May	1,342	3.2	959	1,970	1,319	72.7	237,696	13.8	224,444	
	June	1,369	-3.3	920	1,670	1,211	76.0	233,568	9.9	228,178	
	July	1,127	-13.3	918	1,438	1,288	71.3	225,191	9.2	226,171	
	August	955	-11.6	841	1,391	1,282	65.6	222,597	7.3	224,813	
	September	1,088	3.7	990	1,472	1,320	75.0	222,599	6.2	229,582	
	October	901	-2.5	998	1,149	1,333	74.9	229,467	8.9	234,125	
	November	777	-2.0	985	954	1,344	73.3	226,886	12.2	236,030	
	December	613	7.9	1,067	516	1,395	76.5	239,182	13.9	243,401	
2011	January	525	14.9	1,072	981	1,428	75.1	229,715	7.8	238,866	
	February	730	8.8	1,050	1,183	1,461	71.9	228,180	6.0	237,301	
	March	1,112	8.0	1,041	1,412	1,298	80.2	241,955	6.5	240,793	
	April	1,091	-12.2	970	1,597	1,315	73.8	240,655	1.7	231,704	
	May	1,366	1.8	950	2,055	1,320	72.0	248,547	4.6	236,391	
	June	1,462	6.8	984	1,736	1,312	75.0	243,976	4.5	238,768	
	July	1,179	4.6	1,012	1,532	1,389	72.9	238,258	5.8	240,437	
	August	1,205	26.2	990	1,616	1,389	71.3	236,307	6.2	241,477	
	September	1,137	4.5	1,036	1,560	1,375	75.3	237,421	6.7	242,203	
	October	1,011	12.2	1,072	1,262	1,381	77.6	244,506	6.6	243,581	
	November										
	December										
	Q3 2010	3,170	-7.6		4,301			223,520	7.7		
	Q3 2011	3,521	11.1		4,708			237,320	6.2		
	YTD 2010	10,182	0.3		14,505			228,214	9.9		
	YTD 2011	10,818	6.2		14,934			240,136	5.2		

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**  
**October 2011**

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	114.7	114.1	402	5.7	70.0	733
	February	604	3.60	5.39	116.9	114.4	402	5.8	70.0	734
	March	631	3.60	5.85	117.4	114.5	403	5.7	70.1	732
	April	655	3.80	6.25	117.8	114.6	405	5.6	70.1	731
	May	639	3.70	5.99	118.1	114.8	407	5.7	70.5	733
	June	633	3.60	5.89	118.6	114.6	409	5.8	70.8	743
	July	627	3.50	5.79	118.9	114.5	410	6.0	71.1	753
	August	604	3.30	5.39	119.3	114.6	411	6.0	71.2	758
	September	604	3.30	5.39	119.4	114.9	412	5.8	71.1	763
	October	598	3.20	5.29	119.4	115.6	413	5.6	71.0	767
	November	607	3.35	5.44	119.4	115.8	411	5.4	70.3	768
	December	592	3.35	5.19	120.7	115.3	410	5.4	70.0	768
2011	January	592	3.35	5.19	121.5	116.3	407	5.4	69.6	770
	February	607	3.50	5.44	122.3	116.7	409	5.6	69.9	773
	March	601	3.50	5.34	122.7	117.6	410	5.7	70.1	771
	April	621	3.70	5.69	122.8	117.9	410	5.7	70.0	773
	May	616	3.70	5.59	122.9	119.1	409	5.6	69.7	774
	June	604	3.50	5.39	123.8	118.3	407	5.6	69.2	780
	July	604	3.50	5.39	124.0	117.9	406	5.7	69.0	779
	August	604	3.50	5.39	124.2	118.0	405	5.8	68.8	780
	September	592	3.50	5.19	126.0	118.8	405	6.0	68.9	778
	October	598	3.50	5.29		119.0	407	5.8	69.1	780
	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 of 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.

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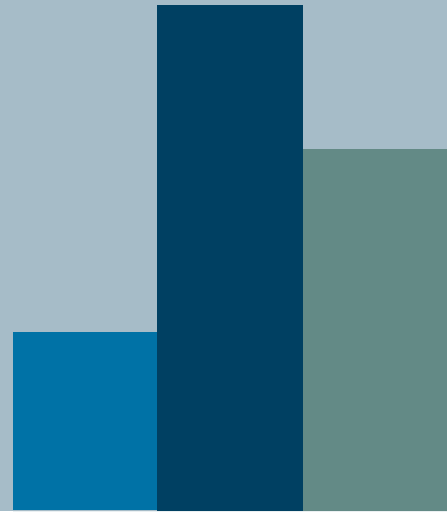
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