

HOUSING NOW

Winnipeg CMA



CANADA MORTGAGE AND HOUSING CORPORATION

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New Home Market

Winnipeg single-detached starts increase in August

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 295 units in August, down 10 per cent from 328 units in August 2010. An increase in single-detached starts could not offset the decrease in the multiple-family sector. After eight months of activity,

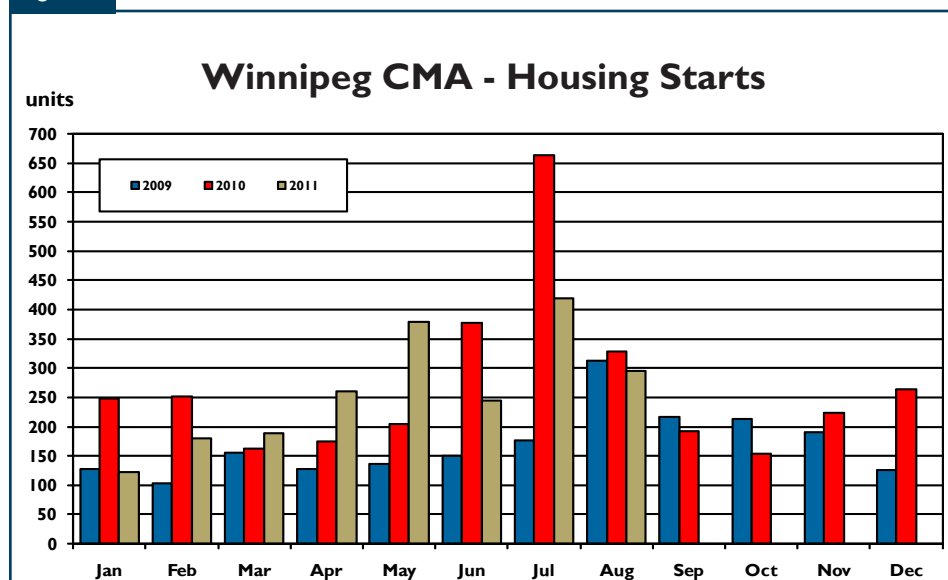
total starts for 2011 numbered 2,089 units, down 13 per cent from 2,411 units recorded during the same period of 2010.

The Winnipeg CMA recorded 231 single-detached starts in August, eight per cent more than the 214 units started in August 2010. This represented the best August performance for single-detached starts since 1989. Year-to-date, single-detached starts numbered 1,311 units in August, one unit more

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Figure 1

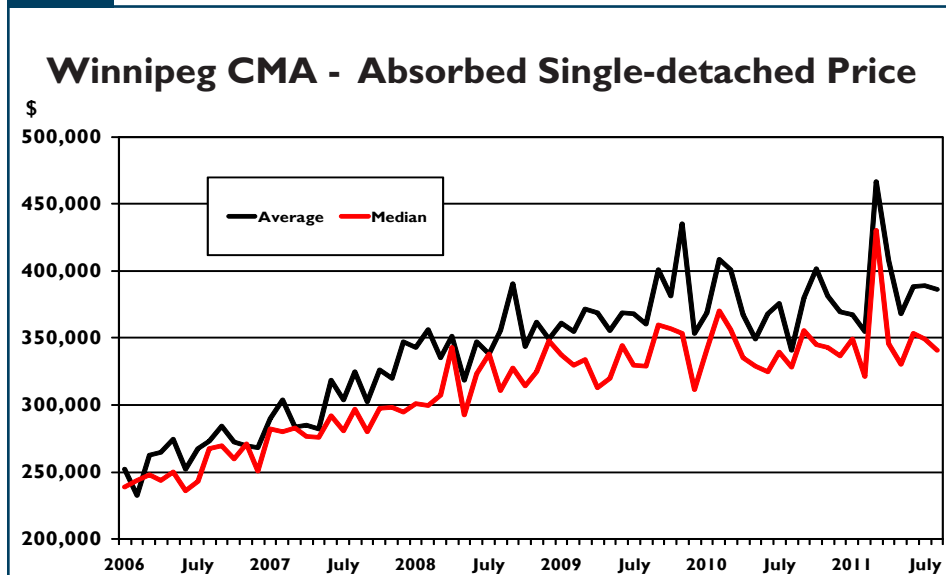


Source: CMHC

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Figure 2



Source: CMHC

than the number of homes that were started during the same period one year earlier. With demand still being driven by employment gains and population growth, single-detached builders are maintaining the elevated pace of construction set in 2010. There were 1,060 single-detached homes under construction at the end of August, 2.9 per cent more than in August of last year.

Completions were also up in August as the finishing touches were put on 210 single-detached homes, 42 per cent more than the 147 units completed in August 2010. As a result, the year-to-date total number of completions was 1,113, up 10 per cent

compared to the first eight months of 2010. There was also an 81 per cent increase in the number of absorptions in August, 195 units compared to 108 in August of last year. This helped bring year-to-date number of single-detached absorptions to 1,139 units, 20 per cent more than during the corresponding period last year. With absorptions out-pacing completions so far this year, the inventory of completed and unoccupied single-detached homes at the end of August numbered 166 units, 25 per cent less than one year earlier. When taking into account the number of units under construction, the total supply at the end of August stood at 1,226 units, two per cent less than at the end of

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

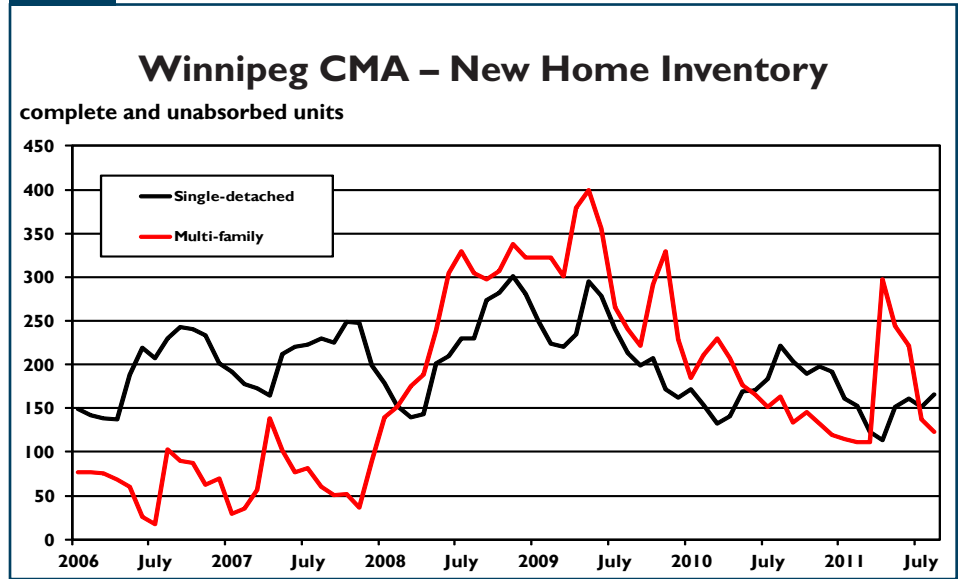
The average price of a new single-detached home absorbed in August in the Winnipeg CMA was \$386,399, 13 per cent higher than in August of 2010. This increase was largely compositional as the market share of homes priced above \$425,000 was 27 per cent in August, substantially higher than the 12 per cent market share this category enjoyed one year earlier. This brings the year-to-date average price to \$386,012, an increase of five per cent from the prior year. Price growth was more modest when looking at median price which was \$340,465, up four per cent from August of 2010.

The multi-family sector, which includes semi-detached units, rows, and apartments, saw 64 units break ground in August, 44 per cent less than the 114 units started one year earlier. A total of 778 multiple-family units have been started year-to-date, 29 per cent fewer than the 1,101 units started a year earlier. Nevertheless, after eight months of activity, this year's total remains above the preceding five-year average of 764 units.

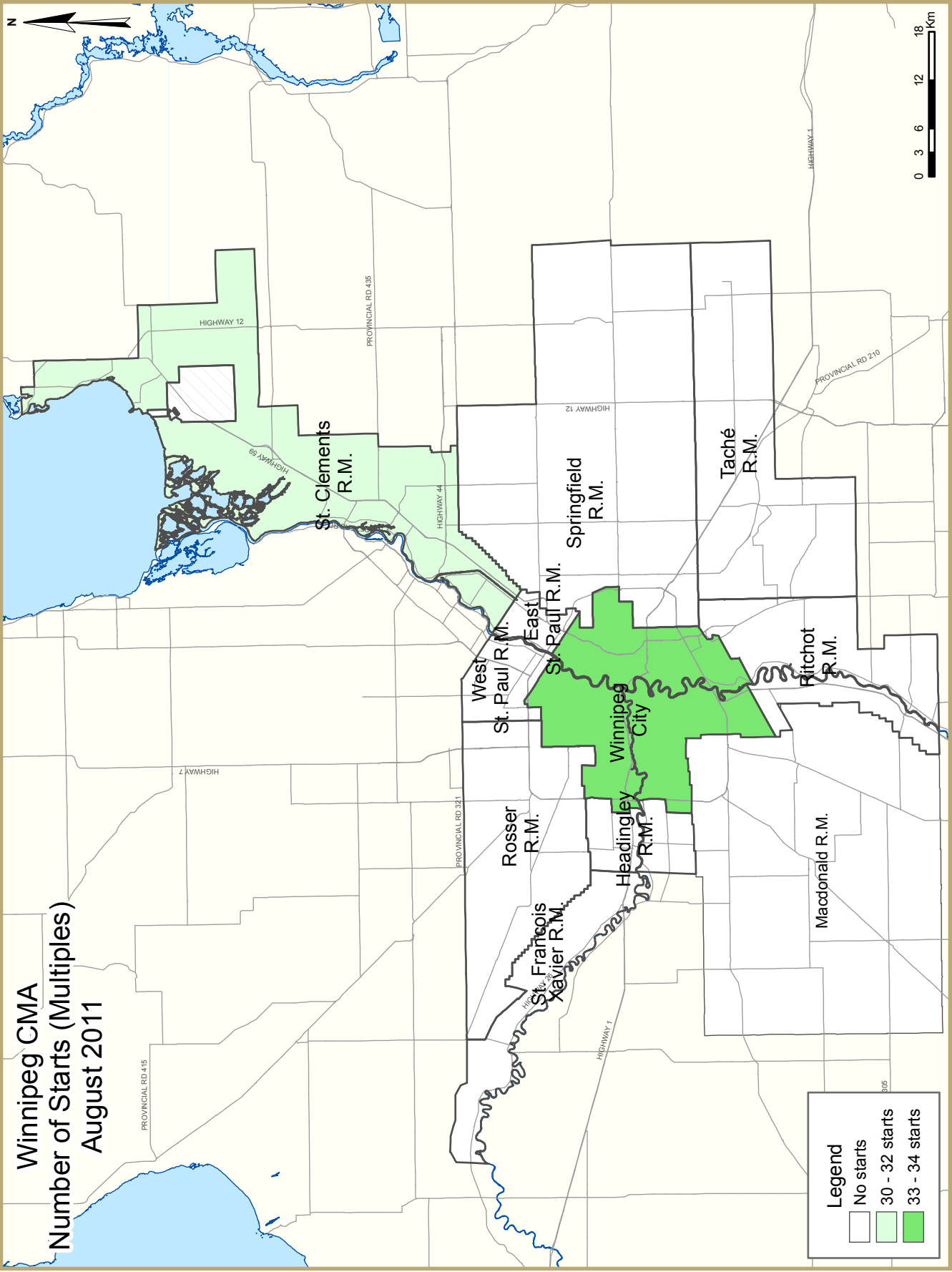
Meanwhile, there were 48 multi-family units completed during the month of August, 17 per cent more than in August 2010. With many of the units

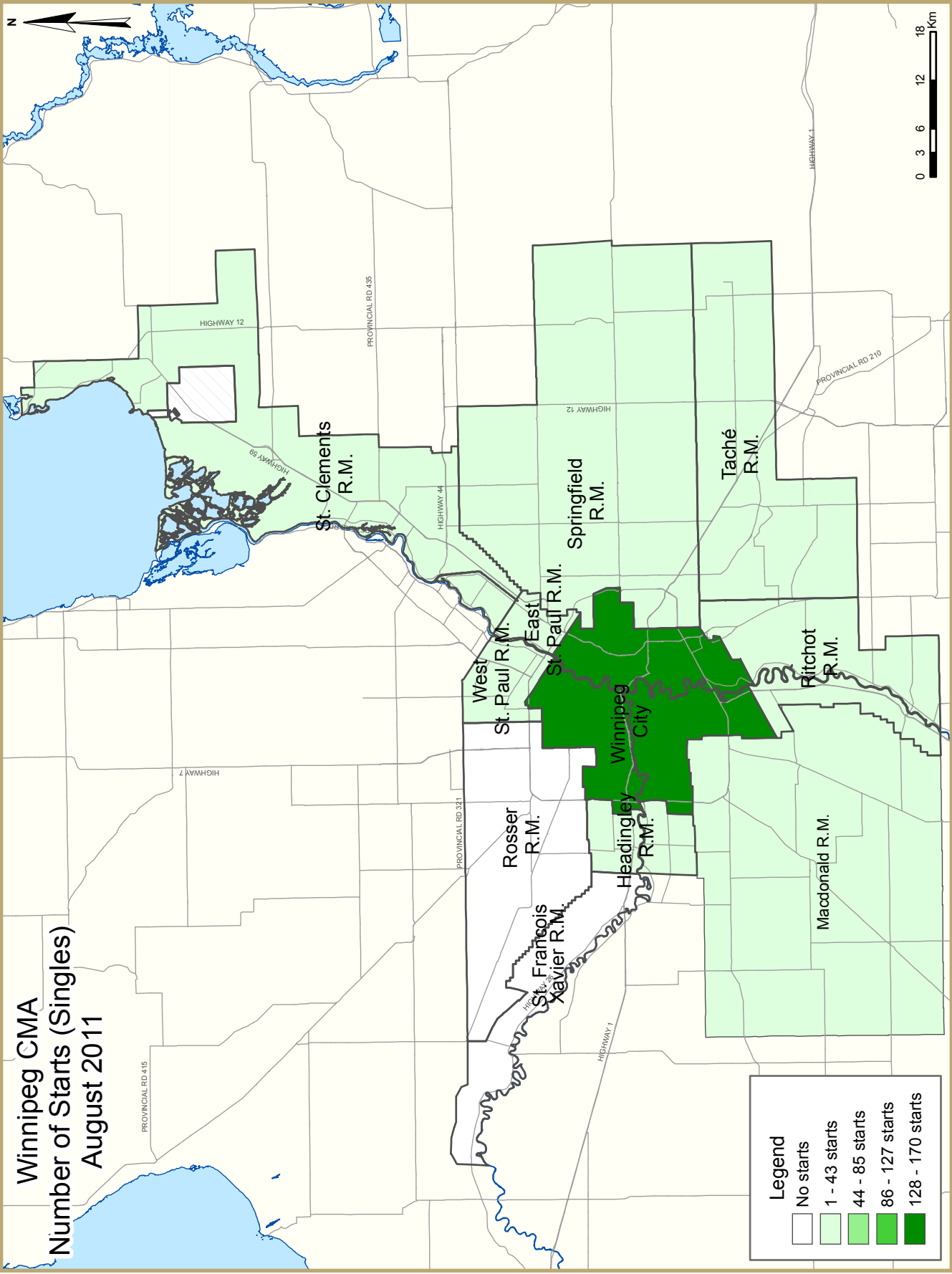
started last year finishing construction during the first eight months of this year, the year-to-date total number of completions, at 586 units, is 73 per cent higher than the corresponding level in 2010. There were 60 multi-family units absorbed in August 2011, twice as many as were absorbed in August 2010. This brings the total number of units absorbed year-to-date to 579 units, 43 per cent more than the number of units absorbed during the corresponding period of last year. As a result, the inventory of multi-family units completed and not absorbed in August declined to 123 units, 25 per cent lower than in August 2010. Total supply however, which includes units under construction, stood at 1,596 units at the end of August, eight per cent higher than the previous year.

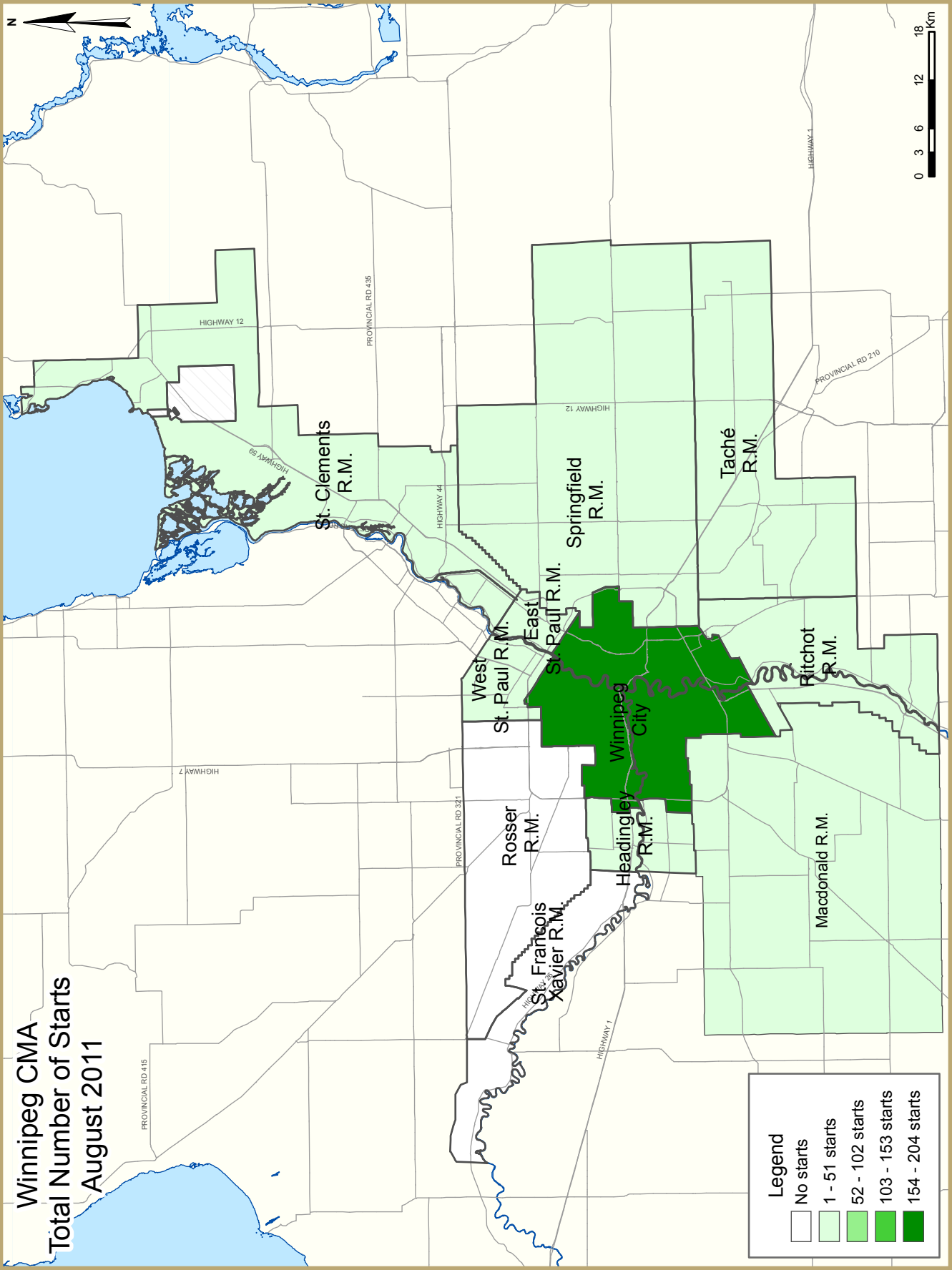
Figure 3

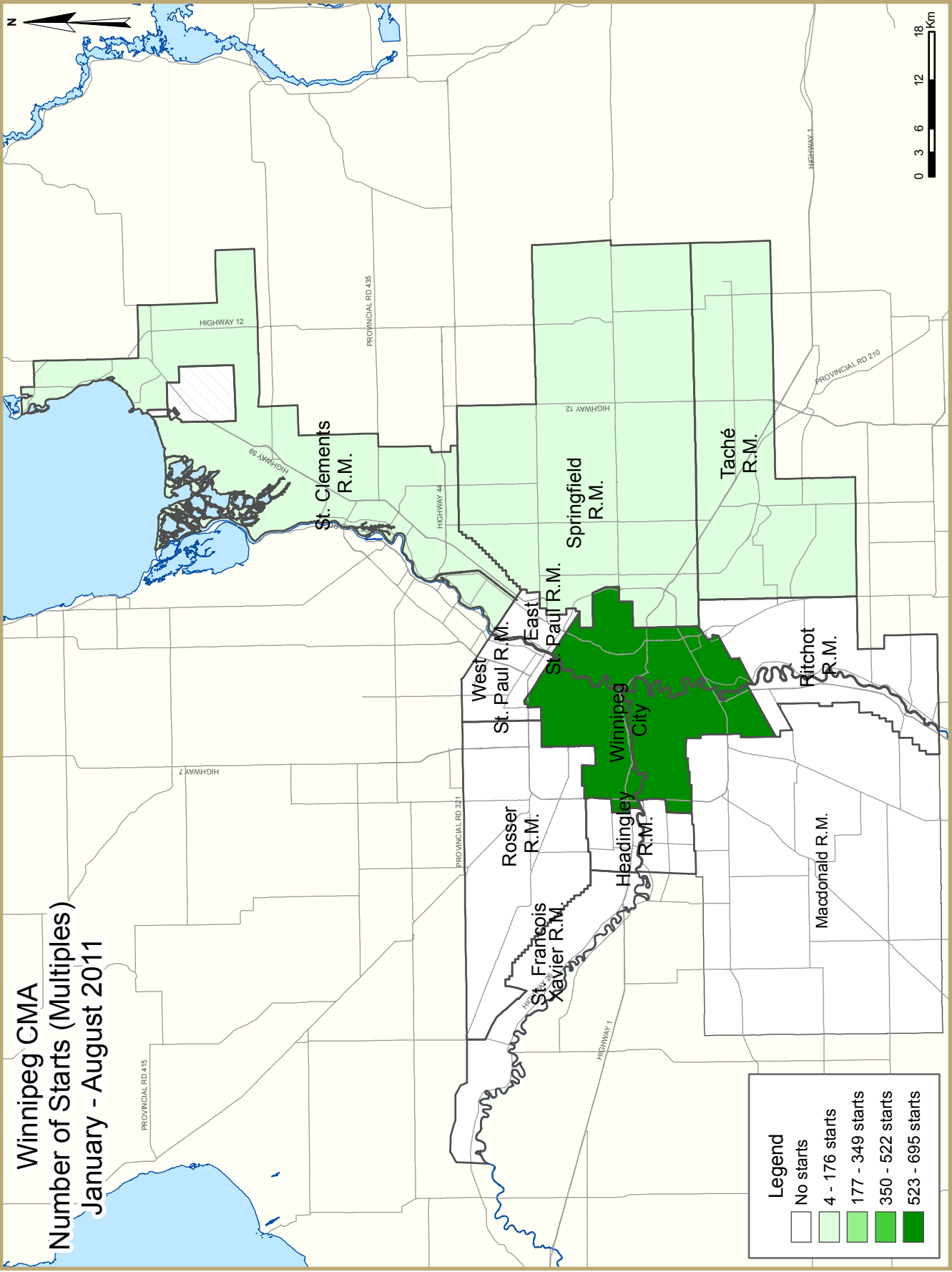


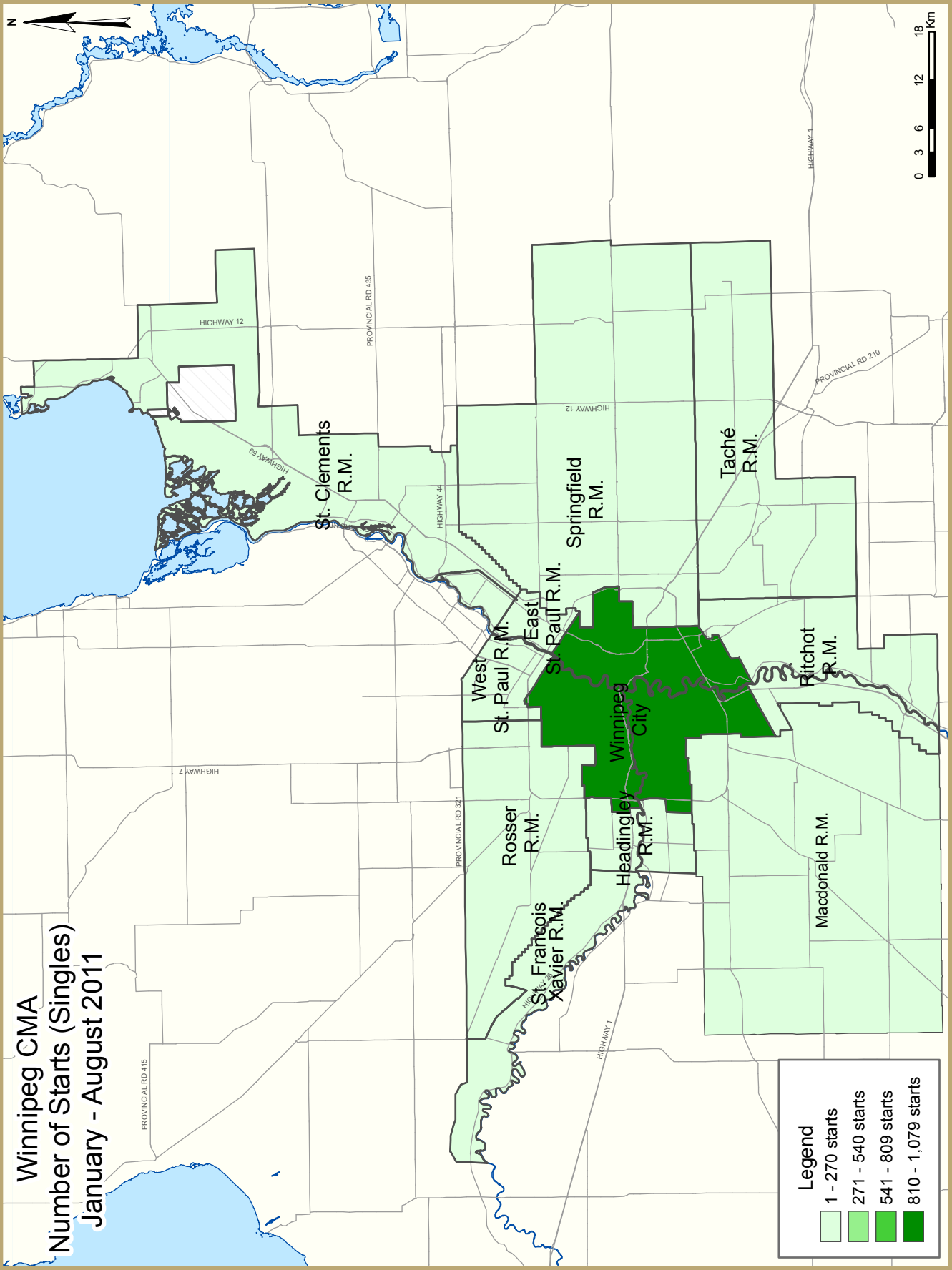
Source: CMHC

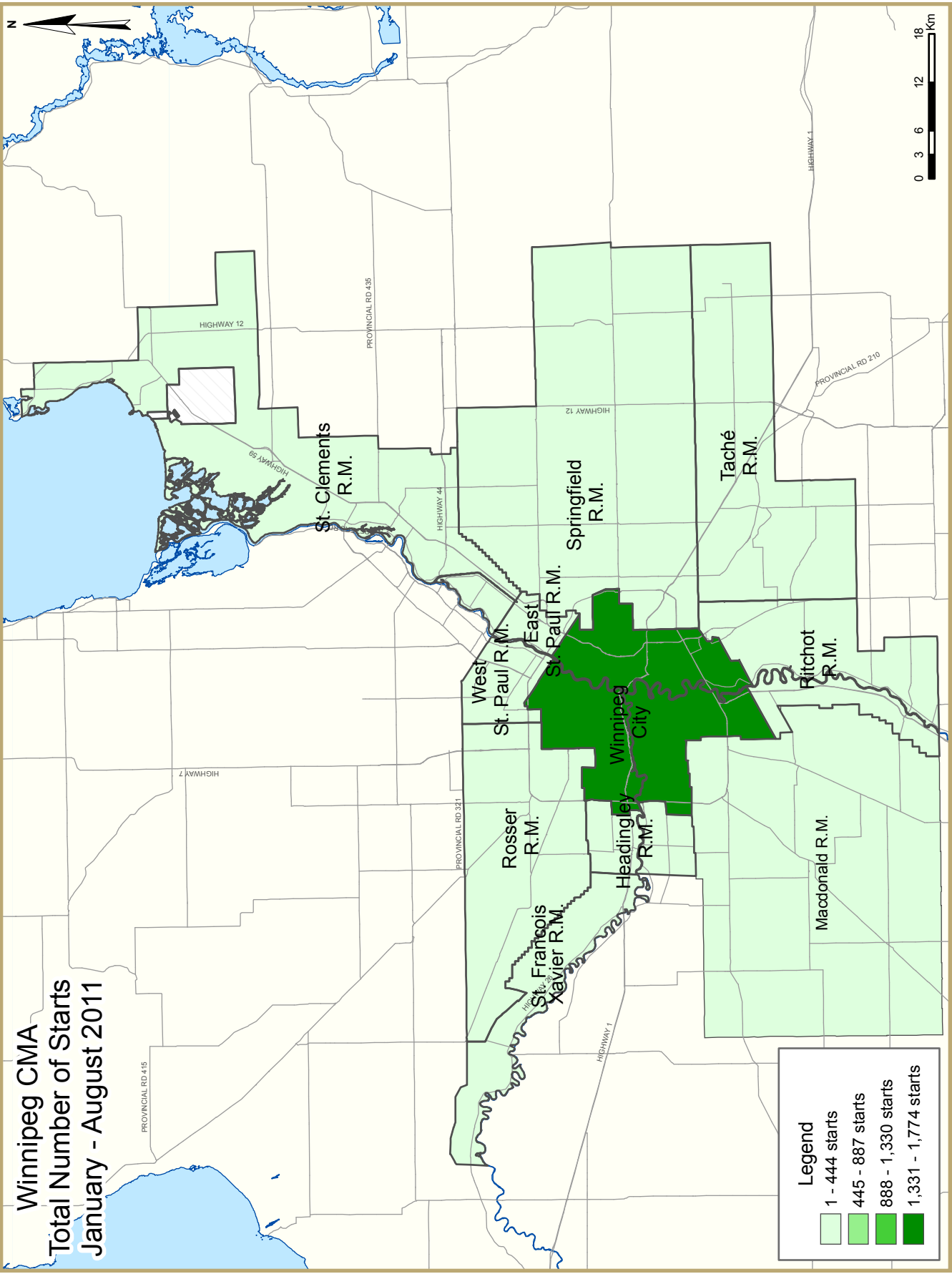












HOUSING NOW REPORT TABLES

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
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 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
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2011	222	0	0	9	14	30	20	0	295
August 2010	211	2	0	3	0	66	0	46	328
% Change	5.2	-100.0	n/a	200.0	n/a	-54.5	n/a	-100.0	-10.1
Year-to-date 2011	1,291	32	4	20	82	170	127	363	2,089
Year-to-date 2010	1,300	22	0	10	124	250	3	702	2,411
% Change	-0.7	45.5	n/a	100.0	-33.9	-32.0	**	-48.3	-13.4
UNDER CONSTRUCTION									
August 2011	1,045	24	4	15	90	413	124	818	2,533
August 2010	1,023	22	0	7	137	315	15	820	2,339
% Change	2.2	9.1	n/a	114.3	-34.3	31.1	**	-0.2	8.3
COMPLETIONS									
August 2011	204	6	0	6	4	10	28	0	258
August 2010	147	0	0	0	9	0	3	29	188
% Change	38.8	n/a	n/a	n/a	-55.6	n/a	**	-100.0	37.2
Year-to-date 2011	1,093	18	0	20	79	95	28	366	1,699
Year-to-date 2010	1,003	10	0	9	39	159	6	124	1,350
% Change	9.0	80.0	n/a	122.2	102.6	-40.3	**	195.2	25.9
COMPLETED & NOT ABSORBED									
August 2011	153	5	0	13	8	49	4	57	289
August 2010	212	4	0	9	9	115	6	29	384
% Change	-27.8	25.0	n/a	44.4	-11.1	-57.4	-33.3	96.6	-24.7
ABSORBED									
August 2011	192	5	0	3	9	9	24	13	255
August 2010	108	2	0	0	7	18	0	3	138
% Change	77.8	150.0	n/a	n/a	28.6	-50.0	n/a	**	84.8
Year-to-date 2011	1,126	12	0	13	87	146	24	310	1,718
Year-to-date 2010	939	10	4	11	46	190	0	154	1,354
% Change	19.9	20.0	-100.0	18.2	89.1	-23.2	n/a	101.3	26.9

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

Table 1.1: Housing Activity Summary by Submarket
August 2011

	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									
August 2011	170	0	0	0	14	0	20	0	204
August 2010	164	2	0	0	0	66	0	46	278
East St. Paul R.M.									
August 2011	2	0	0	0	0	0	0	0	2
August 2010	5	0	0	0	0	0	0	0	5
Headingley R.M.									
August 2011	1	0	0	0	0	0	0	0	1
August 2010	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
August 2011	7	0	0	1	0	0	0	0	8
August 2010	7	0	0	0	0	0	0	0	7
Ritchot R.M.									
August 2011	7	0	0	0	0	0	0	0	7
August 2010	1	0	0	0	0	0	0	0	1
Rosser R.M.									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2011	3	0	0	0	0	30	0	0	33
August 2010	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2011	22	0	0	8	0	0	0	0	30
August 2010	8	0	0	3	0	0	0	0	11
Tache R.M.									
August 2011	4	0	0	0	0	0	0	0	4
August 2010	17	0	0	0	0	0	0	0	17
West St. Paul R.M.									
August 2011	6	0	0	0	0	0	0	0	6
August 2010	4	0	0	0	0	0	0	0	4
Winnipeg CMA									
August 2011	222	0	0	9	14	30	20	0	295
August 2010	211	2	0	3	0	66	0	46	328

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

Table 1.1: Housing Activity Summary by Submarket
August 2011

	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									
August 2011	815	24	4	1	90	371	121	794	2,220
August 2010	752	14	0	1	129	315	5	820	2,036
East St. Paul R.M.									
August 2011	9	0	0	4	0	0	0	0	13
August 2010	19	0	0	2	0	0	0	0	21
Headingley R.M.									
August 2011	3	0	0	0	0	0	0	0	3
August 2010	10	0	0	1	0	0	0	0	11
MacDonald R.M.									
August 2011	23	0	0	1	0	0	0	0	24
August 2010	32	0	0	0	0	0	0	0	32
Ritchot R.M.									
August 2011	35	0	0	0	0	0	0	0	35
August 2010	18	4	0	0	0	0	0	0	22
Rosser R.M.									
August 2011	1	0	0	0	0	0	0	0	1
August 2010	3	0	0	0	0	0	0	0	3
St. Clements R.M.									
August 2011	47	0	0	0	0	30	0	0	77
August 2010	51	0	0	0	0	0	0	0	51
St. Francois Xavier R.M.									
August 2011	2	0	0	0	0	0	0	0	2
August 2010	3	0	0	0	0	0	0	0	3
Springfield R.M.									
August 2011	56	0	0	9	0	0	0	0	65
August 2010	60	4	0	3	0	0	0	0	67
Tache R.M.									
August 2011	31	0	0	0	0	12	3	24	70
August 2010	52	0	0	0	8	0	10	0	70
West St. Paul R.M.									
August 2011	23	0	0	0	0	0	0	0	23
August 2010	23	0	0	0	0	0	0	0	23
Winnipeg CMA									
August 2011	1,045	24	4	15	90	413	124	818	2,533
August 2010	1,023	22	0	7	137	315	15	820	2,339

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

Table 1.1: Housing Activity Summary by Submarket
August 2011

	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									
August 2011	174	6	0	1	4	10	8	0	203
August 2010	139	0	0	0	9	0	0	29	177
East St. Paul R.M.									
August 2011	2	0	0	3	0	0	0	0	5
August 2010	0	0	0	0	0	0	0	0	0
Headingley R.M.									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Macdonald R.M.									
August 2011	1	0	0	0	0	0	0	0	1
August 2010	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
August 2011	3	0	0	0	0	0	0	0	3
August 2010	0	0	0	0	0	0	0	0	0
Rosser R.M.									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2011	3	0	0	0	0	0	0	0	3
August 2010	0	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.									
August 2011	1	0	0	0	0	0	0	0	1
August 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2011	13	0	0	2	0	0	0	0	15
August 2010	0	0	0	0	0	0	0	0	0
Tache R.M.									
August 2011	5	0	0	0	0	0	20	0	25
August 2010	0	0	0	0	0	0	3	0	3
West St. Paul R.M.									
August 2011	2	0	0	0	0	0	0	0	2
August 2010	4	0	0	0	0	0	0	0	4
Winnipeg CMA									
August 2011	204	6	0	6	4	10	28	0	258
August 2010	147	0	0	0	9	0	3	29	188

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

Table 1.1: Housing Activity Summary by Submarket
August 2011

	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									
August 2011	132	2	0	1	7	46	0	57	245
August 2010	195	2	0	1	8	111	0	29	346
East St. Paul R.M.									
August 2011	1	0	0	5	0	0	0	0	6
August 2010	1	0	0	5	0	0	0	0	6
Headingley R.M.									
August 2011	0	0	0	1	0	0	0	0	1
August 2010	1	0	0	2	0	0	0	0	3
MacDonald R.M.									
August 2011	2	0	0	0	0	0	0	0	2
August 2010	5	0	0	0	0	0	0	0	5
Ritchot R.M.									
August 2011	1	1	0	0	0	0	0	0	2
August 2010	0	0	0	0	0	0	0	0	0
Rosser R.M.									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2011	2	0	0	0	0	3	0	0	5
August 2010	2	0	0	0	0	4	0	0	6
St. Francois Xavier R.M.									
August 2011	1	0	0	0	0	0	0	0	1
August 2010	1	0	0	0	0	0	0	0	1
Springfield R.M.									
August 2011	11	2	0	6	0	0	0	0	19
August 2010	2	2	0	1	0	0	0	0	5
Tache R.M.									
August 2011	2	0	0	0	1	0	4	0	7
August 2010	0	0	0	0	1	0	6	0	7
West St. Paul R.M.									
August 2011	1	0	0	0	0	0	0	0	1
August 2010	5	0	0	0	0	0	0	0	5
Winnipeg CMA									
August 2011	153	5	0	13	8	49	4	57	289
August 2010	212	4	0	9	9	115	6	29	384

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

Table 1.1: Housing Activity Summary by Submarket
August 2011

	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									
August 2011	171	2	0	1	9	9	8	13	213
August 2010	97	2	0	0	7	18	0	3	127
East St. Paul R.M.									
August 2011	2	0	0	1	0	0	0	0	3
August 2010	0	0	0	0	0	0	0	0	0
Headingley R.M.									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
August 2011	2	0	0	0	0	0	0	0	2
August 2010	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
August 2011	2	1	0	0	0	0	0	0	3
August 2010	1	0	0	0	0	0	0	0	1
Rosser R.M.									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2011	2	0	0	0	0	0	0	0	2
August 2010	0	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2011	7	2	0	1	0	0	0	0	10
August 2010	1	0	0	0	0	0	0	0	1
Tache R.M.									
August 2011	5	0	0	0	0	0	16	0	21
August 2010	0	0	0	0	0	0	0	0	0
West St. Paul R.M.									
August 2011	1	0	0	0	0	0	0	0	1
August 2010	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
August 2011	192	5	0	3	9	9	24	13	255
August 2010	108	2	0	0	7	18	0	3	138

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
August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	% Change
Winnipeg City	170	164	0	2	34	0	0	112	204	278	-26.6
East St. Paul R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
Headingley R.M.	1	0	0	0	0	0	0	0	1	0	n/a
MacDonald R.M.	8	7	0	0	0	0	0	0	8	7	14.3
Ritchot R.M.	7	1	0	0	0	0	0	0	7	1	**
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	5	0	0	0	0	30	0	33	5	**
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	30	11	0	0	0	0	0	0	30	11	172.7
Tache R.M.	4	17	0	0	0	0	0	0	4	17	-76.5
West St. Paul R.M.	6	4	0	0	0	0	0	0	6	4	50.0
Winnipeg CMA	231	214	0	2	34	0	30	112	295	328	-10.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 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	1,079	1,048	30	18	198	100	467	952	1,774	2,118	-16.2
East St. Paul R.M.	13	24	0	0	0	0	0	0	13	24	-45.8
Headingley R.M.	2	12	0	0	0	0	0	0	2	12	-83.3
MacDonald R.M.	27	39	0	0	0	0	0	0	27	39	-30.8
Ritchot R.M.	38	21	0	4	0	0	0	0	38	25	52.0
Rosser R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
St. Clements R.M.	35	36	0	0	0	0	30	0	65	36	80.6
St. Francois Xavier R.M.	2	1	0	0	0	0	0	0	2	1	100.0
Springfield R.M.	72	58	4	6	0	0	0	0	76	64	18.8
Tache R.M.	28	44	0	0	13	21	36	0	77	65	18.5
West St. Paul R.M.	14	24	0	0	0	0	0	0	14	24	-41.7
Winnipeg CMA	1,311	1,310	34	28	211	121	533	952	2,089	2,411	-13.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Winnipeg City	14	0	20	0	0	66	0	46
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	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	14	0	20	0	30	66	0	46

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 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	84	100	114	0	128	250	339	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	0	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
Winnipeg CMA	84	118	127	3	170	250	363	702

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Winnipeg City	170	166	14	66	20	46	204	278
East St. Paul R.M.	2	5	0	0	0	0	2	5
Headingley R.M.	1	0	0	0	0	0	1	0
MacDonald R.M.	7	7	1	0	0	0	8	7
Ritchot R.M.	7	1	0	0	0	0	7	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	5	30	0	0	0	33	5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	22	8	8	3	0	0	30	11
Tache R.M.	4	17	0	0	0	0	4	17
West St. Paul R.M.	6	4	0	0	0	0	6	4
Winnipeg CMA	222	213	53	69	20	46	295	328

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	1,109	1,058	212	358	453	702	1,774	2,118
East St. Paul R.M.	6	21	7	3	0	0	13	24
Headingley R.M.	2	10	0	2	0	0	2	12
MacDonald R.M.	25	39	2	0	0	0	27	39
Ritchot R.M.	38	25	0	0	0	0	38	25
Rosser R.M.	1	3	0	0	0	0	1	3
St. Clements R.M.	35	36	30	0	0	0	65	36
St. Francois Xavier R.M.	2	1	0	0	0	0	2	1
Springfield R.M.	67	61	9	3	0	0	76	64
Tache R.M.	28	44	12	18	37	3	77	65
West St. Paul R.M.	14	24	0	0	0	0	14	24
Winnipeg CMA	1,327	1,322	272	384	490	705	2,089	2,411

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	% Change
Winnipeg City	175	139	6	2	12	7	10	29	203	177	14.7
East St. Paul R.M.	5	0	0	0	0	0	0	0	5	0	n/a
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	1	4	0	0	0	0	0	0	1	4	-75.0
Ritchot R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	0	0	0	0	0	0	0	3	0	n/a
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	15	0	0	0	0	0	0	0	15	0	n/a
Tache R.M.	5	0	0	0	20	3	0	0	25	3	**
West St. Paul R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
Winnipeg CMA	210	147	6	2	32	10	10	29	258	188	37.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 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	893	845	16	14	79	29	461	283	1,449	1,171	23.7
East St. Paul R.M.	20	15	0	0	0	0	0	0	20	15	33.3
Headingley R.M.	5	12	0	0	0	0	0	0	5	12	-58.3
MacDonald R.M.	23	26	0	0	0	0	0	0	23	26	-11.5
Ritchot R.M.	17	9	2	2	0	0	0	0	19	11	72.7
Rosser R.M.	2	0	0	0	0	0	0	0	2	0	n/a
St. Clements R.M.	28	19	0	0	0	0	0	0	28	19	47.4
St. Francois Xavier R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
Springfield R.M.	73	42	8	4	0	0	0	0	81	46	76.1
Tache R.M.	42	24	0	0	20	6	0	0	62	30	106.7
West St. Paul R.M.	9	18	0	0	0	0	0	0	9	18	-50.0
Winnipeg CMA	1,113	1,012	26	20	99	35	461	283	1,699	1,350	25.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Winnipeg City	4	7	8	0	10	0	0	29
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	20	3	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	4	7	28	3	10	0	0	29

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 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	71	29	8	0	95	159	366	124
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	20	6	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	71	29	28	6	95	159	366	124

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Winnipeg City	180	139	15	9	8	29	203	177
East St. Paul R.M.	2	0	3	0	0	0	5	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	1	4	0	0	0	0	1	4
Ritchot R.M.	3	0	0	0	0	0	3	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	0	0	0	0	0	3	0
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	13	0	2	0	0	0	15	0
Tache R.M.	5	0	0	0	20	3	25	3
West St. Paul R.M.	2	4	0	0	0	0	2	4
Winnipeg CMA	210	147	20	9	28	32	258	188

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	897	847	178	200	374	124	1,449	1,171
East St. Paul R.M.	14	13	6	2	0	0	20	15
Headingley R.M.	4	9	1	3	0	0	5	12
MacDonald R.M.	21	26	2	0	0	0	23	26
Ritchot R.M.	19	11	0	0	0	0	19	11
Rosser R.M.	2	0	0	0	0	0	2	0
St. Clements R.M.	28	19	0	0	0	0	28	19
St. Francois Xavier R.M.	1	2	0	0	0	0	1	2
Springfield R.M.	74	44	7	2	0	0	81	46
Tache R.M.	42	24	0	0	20	6	62	30
West St. Paul R.M.	9	18	0	0	0	0	9	18
Winnipeg CMA	1,111	1,013	194	207	394	130	1,699	1,350

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 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 (%)			
Winnipeg City													
August 2011	20	12.4	48	29.8	40	24.8	11	6.8	42	26.1	161	338,101	383,458
August 2010	17	17.7	25	26.0	34	35.4	9	9.4	11	11.5	96	329,313	336,356
Year-to-date 2011	91	10.4	260	29.8	220	25.2	97	11.1	205	23.5	873	342,000	380,801
Year-to-date 2010	127	16.8	214	28.4	212	28.1	69	9.2	132	17.5	754	333,402	360,212
East St. Paul R.M.													
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	5.6	17	94.4	18	597,360	583,706
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	30.8	9	69.2	13	511,028	555,319
Headingley R.M.													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	2	28.6	1	14.3	4	57.1	7	--	--
Year-to-date 2010	0	0.0	0	0.0	2	20.0	1	10.0	7	70.0	10	475,000	614,040
MacDonald R.M.													
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2010	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2011	7	25.9	6	22.2	6	22.2	0	0.0	8	29.6	27	328,728	366,771
Year-to-date 2010	2	8.3	12	50.0	1	4.2	4	16.7	5	20.8	24	316,000	361,577
Ritchot R.M.													
August 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	4	30.8	4	30.8	4	30.8	0	0.0	1	7.7	13	294,900	320,425
Year-to-date 2010	4	57.1	1	14.3	2	28.6	0	0.0	0	0.0	7	--	--
Rosser R.M.													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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	--	--
St. Clements R.M.													
August 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	2	22.2	2	22.2	5	55.6	0	0.0	9	--	--
Year-to-date 2010	1	11.1	2	22.2	1	11.1	5	55.6	0	0.0	9	--	--
St. Francois Xavier R.M.													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 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 (%)			
Springfield R.M.													
August 2011	0	0.0	1	16.7	1	16.7	3	50.0	1	16.7	6	--	--
August 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	6	12.2	14	28.6	18	36.7	11	22.4	49	383,759	388,037
Year-to-date 2010	0	0.0	12	38.7	3	9.7	10	32.3	6	19.4	31	377,775	382,792
Tache R.M.													
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	3	17.6	5	29.4	3	17.6	4	23.5	2	11.8	17	338,976	339,304
Year-to-date 2010	4	23.5	3	17.6	4	23.5	2	11.8	4	23.5	17	329,900	370,440
West St. Paul R.M.													
August 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
August 2010	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	5	62.5	0	0.0	3	37.5	8	--	--
Year-to-date 2010	0	0.0	0	0.0	2	18.2	3	27.3	6	54.5	11	442,000	465,469
Winnipeg CMA													
August 2011	21	12.1	49	28.2	43	24.7	14	8.0	47	27.0	174	340,465	386,399
August 2010	18	17.0	30	28.3	35	33.0	10	9.4	13	12.3	106	328,271	341,117
Year-to-date 2011	105	10.3	283	27.7	256	25.1	126	12.3	251	24.6	1,021	346,500	386,012
Year-to-date 2010	138	15.7	244	27.8	228	26.0	98	11.2	169	19.3	877	335,143	367,407

Source: CMHC (Market Absorption Survey)

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

Submarket	Aug 2011	Aug 2010	% Change	YTD 2011	YTD 2010	% Change
Winnipeg City	383,458	336,356	14.0	380,801	360,212	5.7
East St. Paul R.M.	--	--	n/a	583,706	555,319	5.1
Headingley R.M.	--	--	n/a	--	614,040	n/a
MacDonald R.M.	--	--	n/a	366,771	361,577	1.4
Ritchot R.M.	--	--	n/a	320,425	--	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	388,037	382,792	1.4
Tache R.M.	--	--	n/a	339,304	370,440	-8.4
West St. Paul R.M.	--	--	n/a	--	465,469	n/a
Winnipeg CMA	386,399	341,117	13.3	386,012	367,407	5.1

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Winnipeg
August 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 (\$)	SA
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	985	1,616	1,392	70.8	236,307	6.2	241,692	
	September										
	October										
	November										
	December										
	Q2 2010	3,953	3.9		5,598			235,914	11.7		
	Q2 2011	3,919	-0.9		5,388			244,646	3.7		
	YTD 2010	8,193	0.2		11,884			228,822	10.5		
	YTD 2011	8,670	5.8		12,112			239,982	4.9		

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

Table 6: Economic Indicators
August 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		118.0	405	5.8	68.8	780
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree 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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