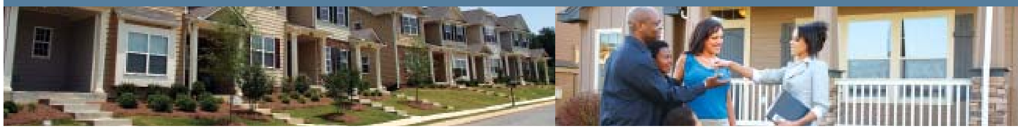
HOUSING MARKET INFORMATION

HOUSING NOW
Peterborough CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2011

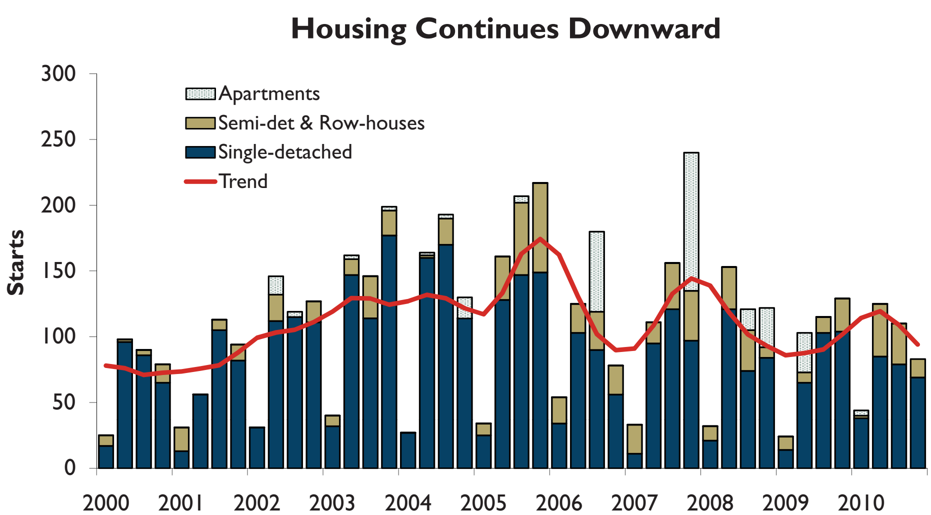
New Home Market

Annual overall construction up

New home construction in Peterborough Census Market Area (CMA) dropped again in the last quarter. After reaching a peak in the second quarter of 2010, new construction activity declined gradually over the rest of the year. The decline was most noticeable in Peterborough City; however, starts for the year as a whole rose by nine percent due mainly to strong activity in the spring and summer periods. Low mortgage rates stimulated the early year strength, but it was not supported by the employment situation. Improvements in employment were short-lived and the overall unemployment rate on a seasonally adjusted basis climbed to 10.1 per cent in 2010, its highest level in 15 years.

The number of housing units under construction dropped significantly

Figure 1



Source: CHMC

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Canada

Housing market intelligence you can count on

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in 2010, while the number of units completed rose by 21 per cent. Builders completed more single-detached homes, but the completion of a 105-unit apartment condominium project started in 2007 and a 30 rental apartment project started in 2009 were key to the increase. Most completed units were absorbed into the market either through rental or sale, and inventories fell by almost 50 per cent over the course of 2010.

Median and average prices for new homes declined in 2010, due mainly to a shift in the types of homes being built. In 2010, only about 36 per cent of new homes had price tags higher than $300,000, whereas in 2009, these more expensive homes had commanded a 51 per cent share of the market. As result, the average price for new single-detached homes declined by 10 per cent. The shift to lower price points is based on buyers' choices in looking for affordable homes while satisfying their preference for the single-detached home type.

Resale Market

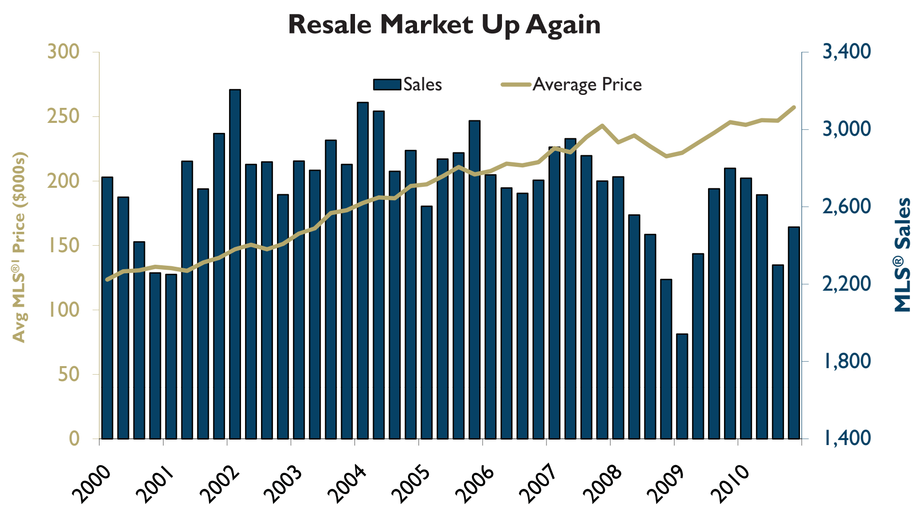
Resale market in full recovery

Sales in the existing home market in Peterborough CMA were up three per cent in 2010 from the year before. Home buying activity picked up on a seasonally adjusted basis in the fourth quarter from the third, but was well below the level registered for the same period of 2009. Sales had been very strong in late 2009 and early 2010 as buyers responded to the drop in mortgage rates to historic lows. They completed their purchases before mortgage rate increases expected later in 2010, and by the third quarter sales declined since most demand had been satisfied. With mortgage rates down in the fourth quarter, sales picked up again.

The resale market tightened in the last quarter of 2010 as sales rose and listings dropped. New listings picked up along with sales in late 2009 and early 2010 as sellers responded to rising prices, and repeat buyers became a larger presence in the market. The sales declines in the second and third quarters, however, discouraged potential sellers who delayed placing their homes on the market, leading to a decline of new listings in the second half of 2010. The tightening in the fourth quarter was sufficient to push conditions into "seller's market" territory.

Seller's market conditions helped push prices up about four per cent in the fourth quarter, but there was also an increase of the market share of sales of houses at more than $250,000. The increased share of sales in the higher price ranges put additional upward pressure on the average price.

Figure 2



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

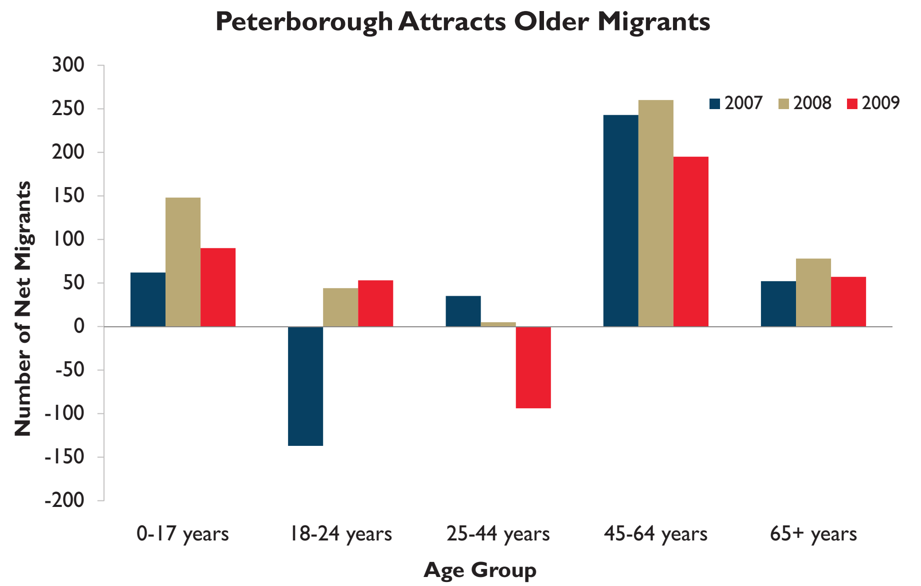
[1] MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Baby Boomers: Potential Growth

In 2011, the oldest baby boomers will turn 65 years old, a usual retirement age. Baby boomers were born between 1946 and 1964, and the number turning 65 will increase each year until 2025.

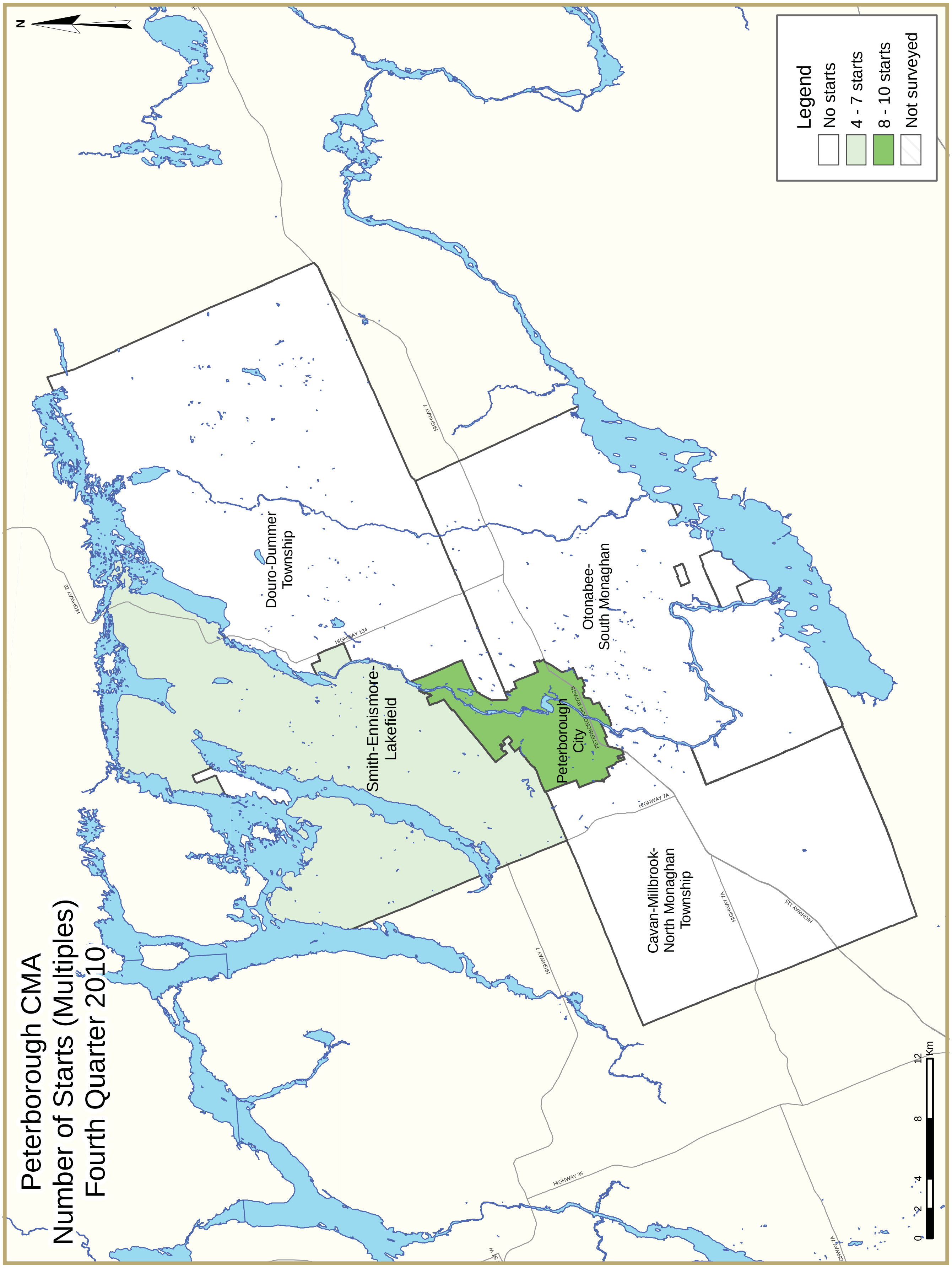
Based on the TD Canada Trust Boomer Buyers Report published at the end of October 2010, about three quarters of baby boomers want to retire without a mortgage, but less than half of them have already paid off their entire mortgage. About four in five say their next home will be smaller, but the majority (61%) still plan to buy a single-detached home. The price differential of homes in Peterborough compared to those in the Greater Toronto Area (GTA) and its surroundings allows those boomers moving from the GTA to Peterborough to accomplish most of those plans.

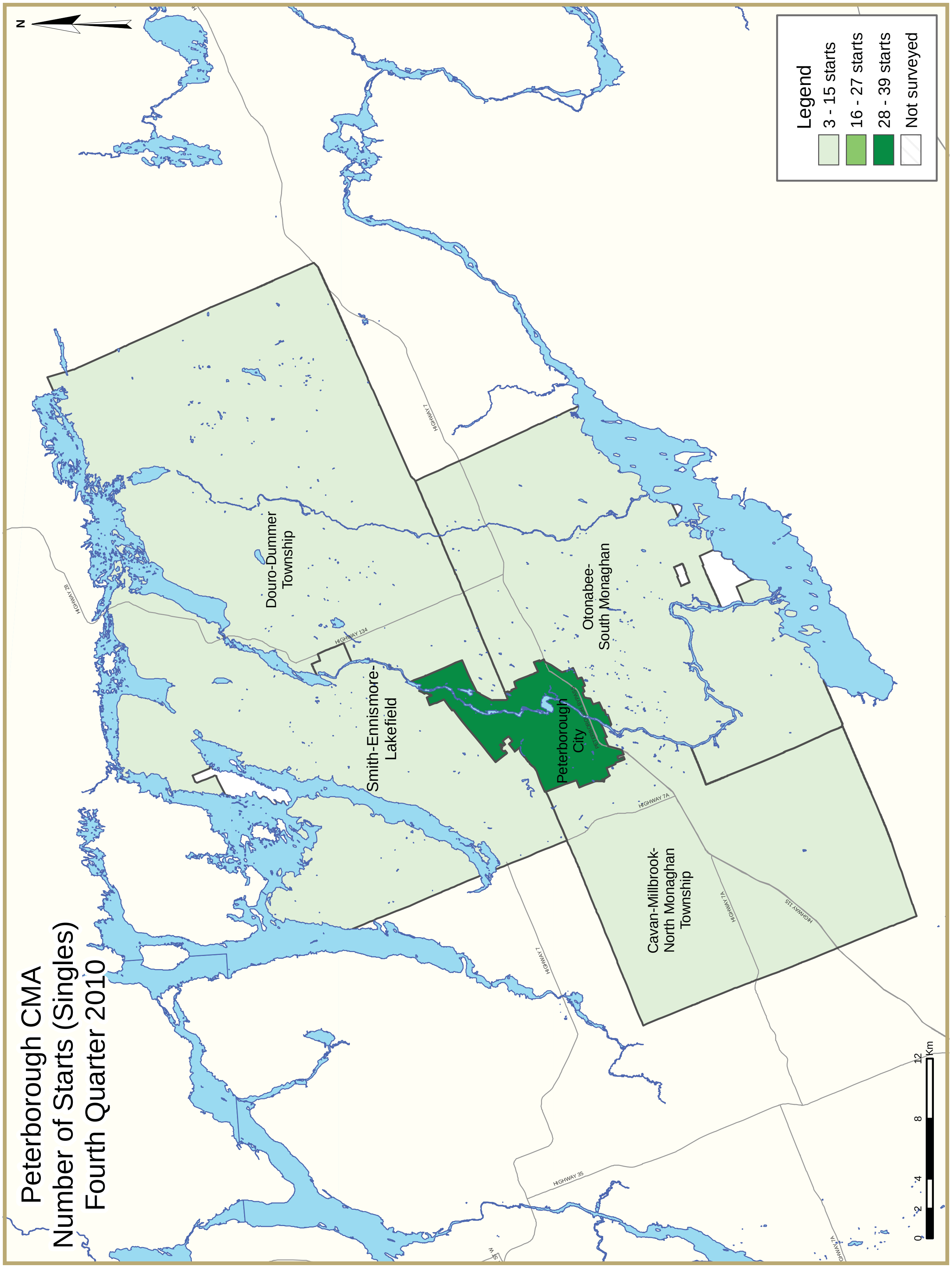
Figure 3

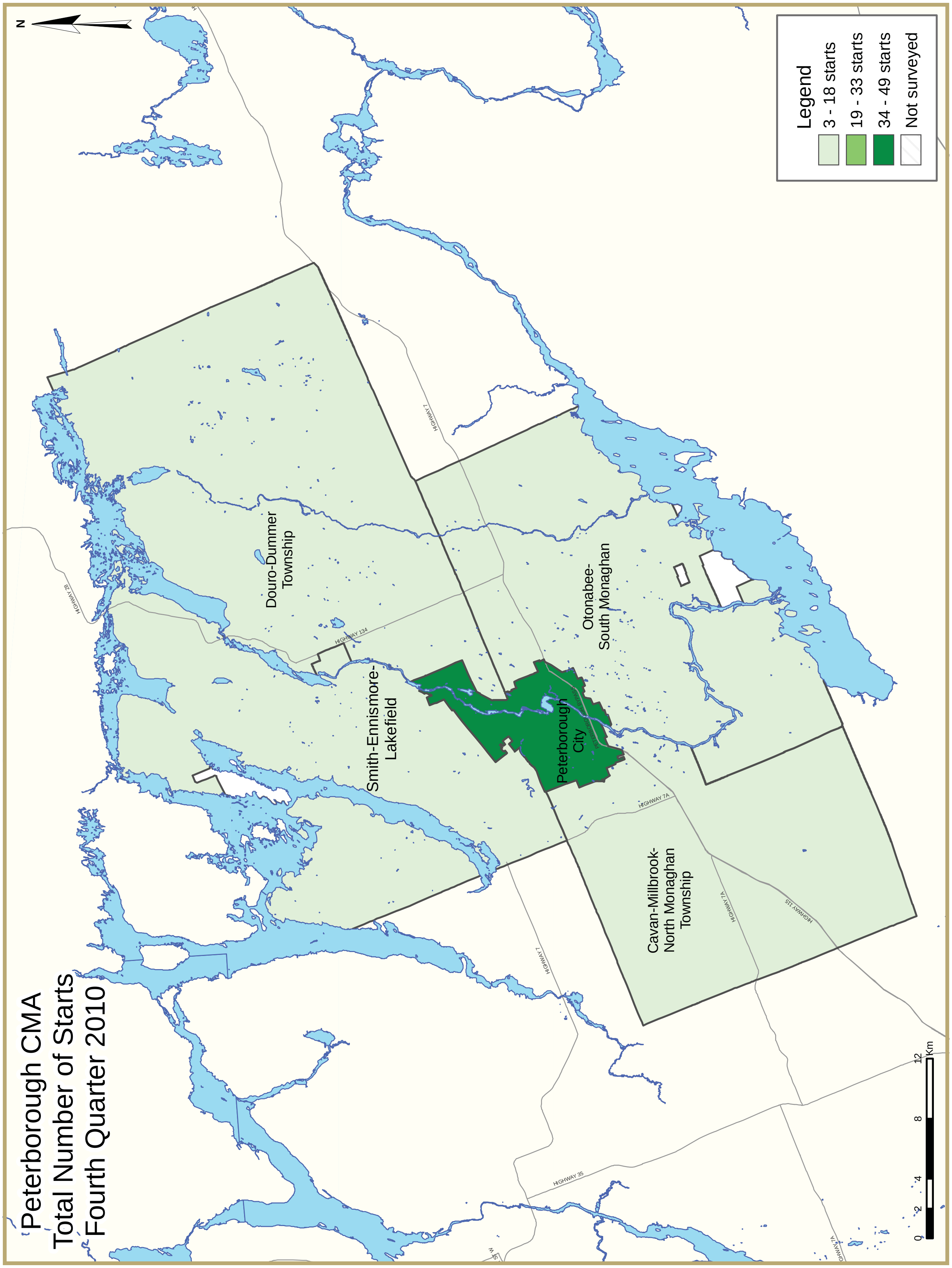


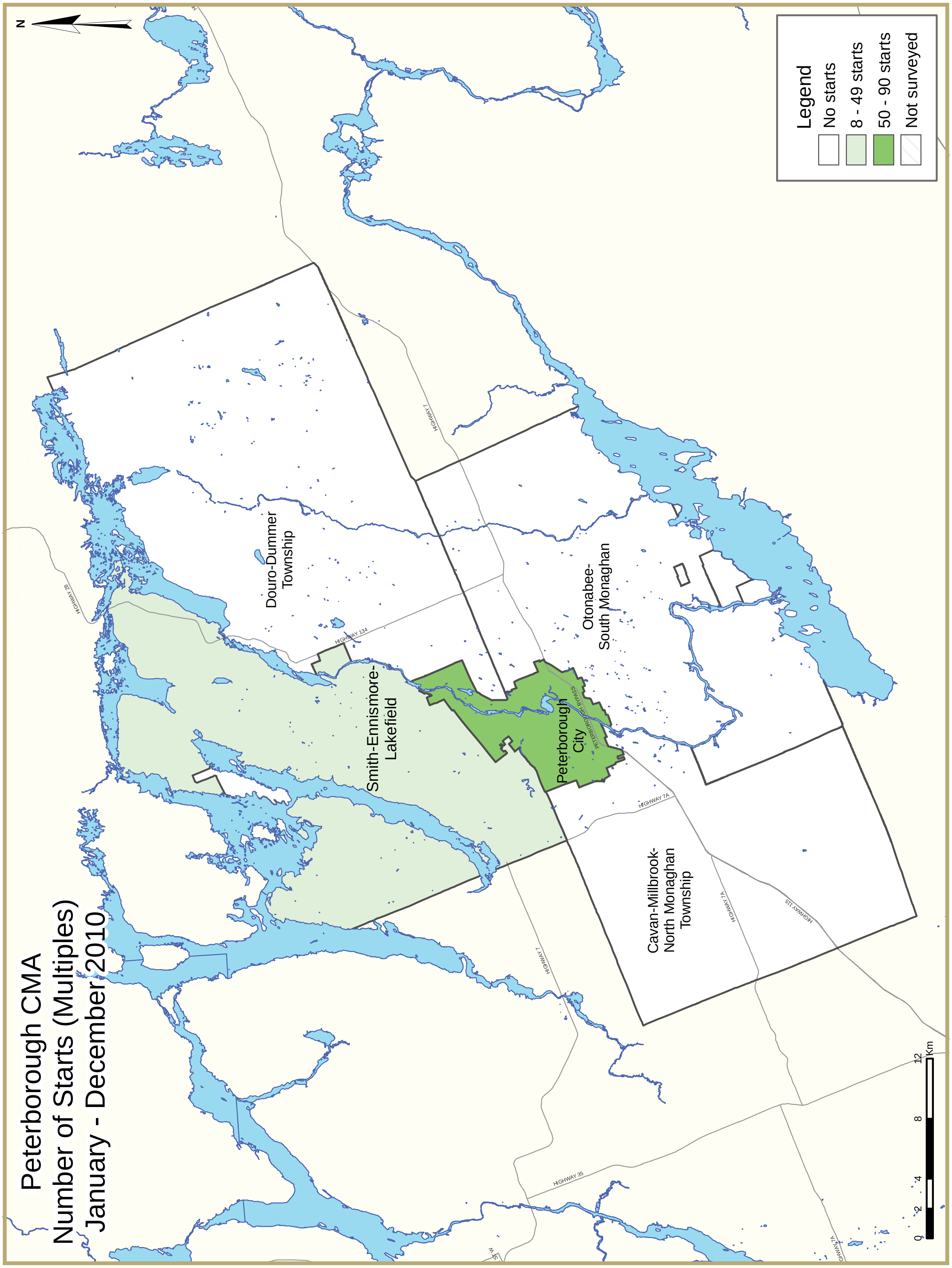
Source: Statistics Canada

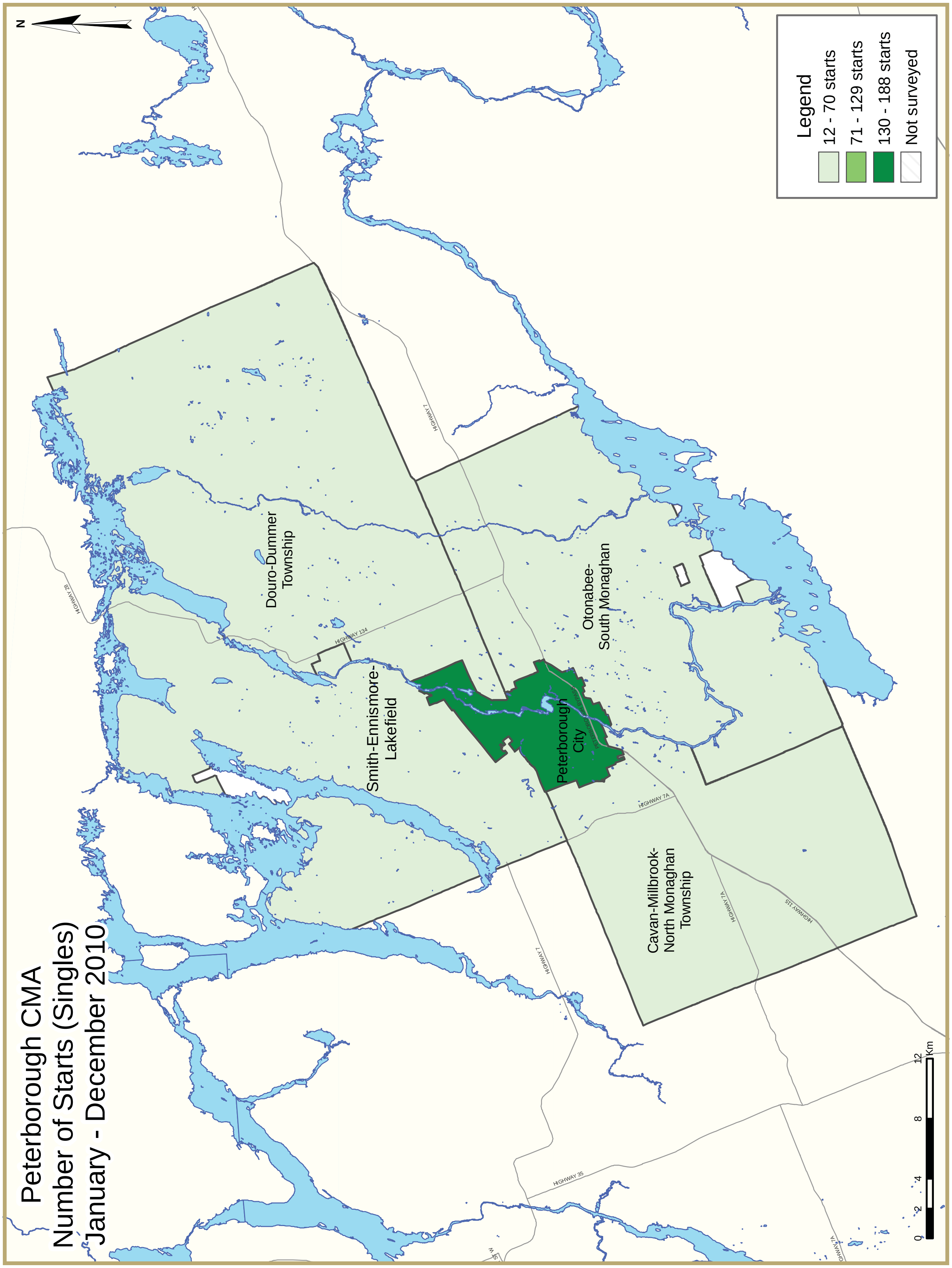
The majority of people moving to Peterborough are already retired or near retirement. Since more people are reaching retirement age and since Peterborough's housing market helps boomers meet their retirement goals, the migration of boomers to Peterborough can be expected to grow.

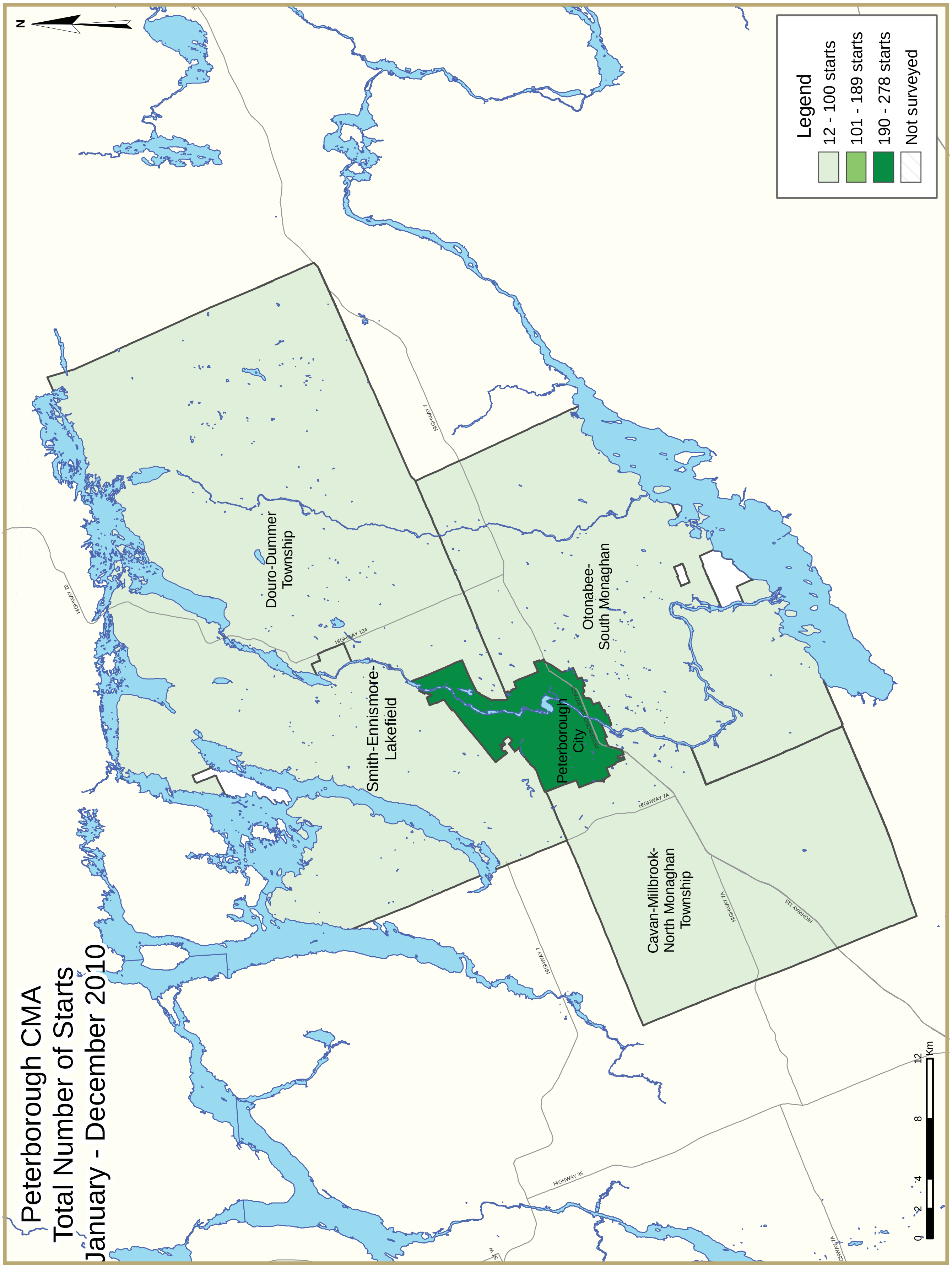

Peterborough CMA
Number of Starts (Multiples)
Fourth Quarter 2010
N
Legend
No starts
4 - 7 starts
8 - 10 starts
Not surveyed
Douro-Dummer Township
Otonabee-South Monaghan
Smith-Ennismore-Lakefield
Peterborough City
Cavan-Millbrook-North Monaghan Township
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 35
0 2 4 8 12 Km


Peterborough CMA
Number of Starts (Singles)
Fourth Quarter 2010
N
Legend
3 - 15 starts
16 - 27 starts
28 - 39 starts
Not surveyed
Douro-Dummer Township
Smith-Ennismore-Lakefield
Peterborough City
Otonabee-South Monaghan
Cavan-Millbrook-North Monaghan Township
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 35
0 2 4 8 12 Km


Peterborough CMA
Total Number of Starts
Fourth Quarter 2010
Legend
3 - 18 starts
19 - 33 starts
34 - 49 starts
Not surveyed
Douro-Dummer Township
Smith-Ennismore-Lakefield
Peterborough City
Otonabee-South Monaghan
Cavan-Millbrook-North Monaghan Township
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 7
HIGHWAY 115
HIGHWAY 35
HIGHWAY 28
N
0 2 4 8 12 Km


Peterborough CMA
Number of Starts (Multiples)
January - December 2010
Legend
No starts
8 - 49 starts
50 - 90 starts
Not surveyed
Douro-Dummer Township
Otonabee-South Monaghan
Smith-Ennismore-Lakefield
Peterborough City
Cavan-Millbrook-North Monaghan Township
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 35
N
0 2 4 8 12 Km


Peterborough CMA
Number of Starts (Singles)
January - December 2010
N
Legend
12 - 70 starts
71 - 129 starts
130 - 188 starts
Not surveyed
Douro-Dummer Township
Otonabee-South Monaghan
Smith-Ennismore-Lakefield
Peterborough City
Cavan-Millbrook-North Monaghan Township
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 35
HIGHWAY 115
HIGHWAY 7
HIGHWAY 28
0 2 4 8 12 Km


Peterborough CMA
Total Number of Starts
January - December 2010
Legend
12 - 100 starts
101 - 189 starts
190 - 278 starts
Not surveyed
Douro-Dummer Township
Otonabee-South Monaghan
Smith-Ennismore-Lakefield
Peterborough City
Cavan-Millbrook-North Monaghan Township
HIGHWAY 7A
HIGHWAY 35
N
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

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5	MLS® Residential Activity
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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 Peterborough CMA Fourth Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2010	69	2	4	0	8	0	0	0	83
Q4 2009	104	0	15	0	10	0	0	0	129
% Change	-33.7	n/a	-73.3	n/a	-20.0	n/a	n/a	n/a	-35.7
Year-to-date 2010	306	2	27	0	65	0	0	4	404
Year-to-date 2009	286	0	27	0	18	0	10	30	371
% Change	7.0	n/a	0.0	n/a	**	n/a	-100.0	-86.7	8.9
UNDER CONSTRUCTION									
Q4 2010	167	2	56	0	51	0	0	0	276
Q4 2009	190	0	46	0	42	105	0	30	413
% Change	-12.1	n/a	21.7	n/a	21.4	-100.0	n/a	-100.0	-33.2
COMPLETIONS									
Q4 2010	74	0	0	0	30	0	0	0	104
Q4 2009	89	0	8	1	26	0	10	0	134
% Change	-16.9	n/a	-100.0	-100.0	15.4	n/a	-100.0	n/a	-22.4
Year-to-date 2010	328	0	16	0	56	105	0	34	539
Year-to-date 2009	278	0	40	1	29	0	23	75	446
% Change	18.0	n/a	-60.0	-100.0	93.1	n/a	-100.0	-54.7	20.9
COMPLETED & NOT ABSORBED									
Q4 2010	2	0	0	0	5	6	0	6	19
Q4 2009	3	0	0	0	7	0	7	20	37
% Change	-33.3	n/a	n/a	n/a	-28.6	n/a	-100.0	-70.0	-48.6
ABSORBED									
Q4 2010	73	0	0	0	27	0	0	0	100
Q4 2009	91	0	8	1	21	0	4	0	125
% Change	-19.8	n/a	-100.0	-100.0	28.6	n/a	-100.0	n/a	-20.0
Year-to-date 2010	331	0	16	0	58	99	7	14	525
Year-to-date 2009	283	0	41	1	24	0	13	39	401
% Change	17.0	n/a	-61.0	-100.0	141.7	n/a	-46.2	-64.1	30.9

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Peterborough City									
Q4 2010	39	2	0	0	8	0	0	0	49
Q4 2009	82	0	15	0	10	0	0	0	107
Cavan Monaghan TP									
Q4 2010	8	0	0	0	0	0	0	0	8
Q4 2009	3	0	0	0	0	0	0	0	3
Douro-Dummer TP									
Q4 2010	6	0	0	0	0	0	0	0	6
Q4 2009	10	0	0	0	0	0	0	0	10
Otonabee-South Monaghan TP									
Q4 2010	3	0	0	0	0	0	0	0	3
Q4 2009	5	0	0	0	0	0	0	0	5
Smith-Ennismore-Lakefield TP									
Q4 2010	13	0	4	0	0	0	0	0	17
Q4 2009	4	0	0	0	0	0	0	0	4
Peterborough CMA									
Q4 2010	69	2	4	0	8	0	0	0	83
Q4 2009	104	0	15	0	10	0	0	0	129
UNDER CONSTRUCTION									
Peterborough City									
Q4 2010	83	2	34	0	51	0	0	0	170
Q4 2009	141	0	23	0	42	105	0	30	341
Cavan Monaghan TP									
Q4 2010	15	0	18	0	0	0	0	0	33
Q4 2009	8	0	23	0	0	0	0	0	31
Douro-Dummer TP									
Q4 2010	34	0	0	0	0	0	0	0	34
Q4 2009	21	0	0	0	0	0	0	0	21
Otonabee-South Monaghan TP									
Q4 2010	12	0	0	0	0	0	0	0	12
Q4 2009	8	0	0	0	0	0	0	0	8
Smith-Ennismore-Lakefield TP									
Q4 2010	23	0	4	0	0	0	0	0	27
Q4 2009	12	0	0	0	0	0	0	0	12
Peterborough CMA									
Q4 2010	167	2	56	0	51	0	0	0	276
Q4 2009	190	0	46	0	42	105	0	30	413

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Peterborough City									
Q4 2010	56	0	0	0	30	0	0	0	86
Q4 2009	58	0	8	1	26	0	10	0	103
Cavan Monaghan TP									
Q4 2010	5	0	0	0	0	0	0	0	5
Q4 2009	5	0	0	0	0	0	0	0	5
Douro-Dummer TP									
Q4 2010	2	0	0	0	0	0	0	0	2
Q4 2009	7	0	0	0	0	0	0	0	7
Otonabee-South Monaghan TP									
Q4 2010	0	0	0	0	0	0	0	0	0
Q4 2009	7	0	0	0	0	0	0	0	7
Smith-Ennismore-Lakefield TP									
Q4 2010	11	0	0	0	0	0	0	0	11
Q4 2009	12	0	0	0	0	0	0	0	12
Peterborough CMA									
Q4 2010	74	0	0	0	30	0	0	0	104
Q4 2009	89	0	8	1	26	0	10	0	134
COMPLETED & NOT ABSORBED									
Peterborough City									
Q4 2010	2	0	0	0	5	6	0	6	19
Q4 2009	1	0	0	0	7	0	7	20	35
Cavan Monaghan TP									
Q4 2010	0	0	0	0	0	0	0	0	0
Q4 2009	0	0	0	0	0	0	0	0	0
Douro-Dummer TP									
Q4 2010	0	0	0	0	0	0	0	0	0
Q4 2009	0	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP									
Q4 2010	0	0	0	0	0	0	0	0	0
Q4 2009	1	0	0	0	0	0	0	0	1
Smith-Ennismore-Lakefield TP									
Q4 2010	0	0	0	0	0	0	0	0	0
Q4 2009	1	0	0	0	0	0	0	0	1
Peterborough CMA									
Q4 2010	2	0	0	0	5	6	0	6	19
Q4 2009	3	0	0	0	7	0	7	20	37

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Peterborough City									
Q4 2010	55	0	0	0	27	0	0	0	82
Q4 2009	60	0	8	1	21	0	4	0	94
Cavan Monaghan TP									
Q4 2010	5	0	0	0	0	0	0	0	5
Q4 2009	5	0	0	0	0	0	0	0	5
Douro-Dummer TP									
Q4 2010	2	0	0	0	0	0	0	0	2
Q4 2009	7	0	0	0	0	0	0	0	7
Otonabee-South Monaghan TP									
Q4 2010	0	0	0	0	0	0	0	0	0
Q4 2009	7	0	0	0	0	0	0	0	7
Smith-Ennismore-Lakefield TP									
Q4 2010	11	0	0	0	0	0	0	0	11
Q4 2009	12	0	0	0	0	0	0	0	12
Peterborough CMA									
Q4 2010	73	0	0	0	27	0	0	0	100
Q4 2009	91	0	8	1	21	0	4	0	125

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

Table 1.2: History of Housing Starts Peterborough 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	306	2	27	0	65	0	0	4	404
% Change	7.0	n/a	0.0	n/a	**	n/a	-100.0	-86.7	8.9
2009	286	0	27	0	18	0	10	30	371
% Change	-4.3	n/a	-15.6	-100.0	-60.9	n/a	150.0	-34.8	-13.3
2008	299	0	32	1	46	0	4	46	428
% Change	-7.7	-100.0	-31.9	n/a	-25.8	-100.0	n/a	n/a	-20.7
2007	324	2	47	0	62	105	0	0	540
% Change	14.5	n/a	-16.1	n/a	59.0	n/a	n/a	-100.0	23.6
2006	283	0	56	0	39	0	0	59	437
% Change	-37.0	n/a	51.4	n/a	25.8	n/a	-100.0	**	-29.4
2005	449	0	37	0	31	0	98	4	619
% Change	-4.7	n/a	n/a	n/a	55.0	n/a	**	-81.0	20.4
2004	471	0	0	0	20	0	2	21	514
% Change	0.6	n/a	-100.0	n/a	-16.7	n/a	-80.0	**	-6.0
2003	468	0	39	0	24	0	10	3	547
% Change	26.8	n/a	8.3	n/a	n/a	n/a	n/a	-83.3	29.3
2002	369	0	36	0	0	0	0	18	423
% Change	44.7	-100.0	n/a	n/a	-100.0	n/a	-100.0	n/a	43.9
2001	255	2	0	0	36	0	1	0	294

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	% Change
Peterborough City	39	82	2	0	8	25	0	0	49	107	-54.2
Cavan Monaghan TP	8	3	0	0	0	0	0	0	8	3	166.7
Douro-Dummer TP	6	10	0	0	0	0	0	0	6	10	-40.0
Otonabee-South Monaghan TP	3	5	0	0	0	0	0	0	3	5	-40.0
Smith-Ennismore-Lakefield TP	13	4	0	0	4	0	0	0	17	4	**
Peterborough CMA	69	104	2	0	12	25	0	0	83	129	-35.7

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
Peterborough City	188	215	16	0	74	55	0	30	278	300	-7.3
Cavan Monaghan TP	23	10	0	0	0	0	0	0	23	10	130.0
Douro-Dummer TP	33	22	0	0	0	0	0	0	33	22	50.0
Otonabee-South Monaghan TP	12	14	0	0	0	0	0	0	12	14	-14.3
Smith-Ennismore-Lakefield TP	50	25	0	0	4	0	4	0	58	25	132.0
Peterborough CMA	306	286	16	0	78	55	4	30	404	371	8.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Peterborough City	8	25	0	0	0	0	0	0
Cavan Monaghan TP	0	0	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	4	0	0	0	0	0	0	0
Peterborough CMA	12	25	0	0	0	0	0	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
Peterborough City	74	45	0	10	0	0	0	30
Cavan Monaghan TP	0	0	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	4	0	0	0	0	0	4	0
Peterborough CMA	78	45	0	10	0	0	4	30

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Peterborough City	41	97	8	10	0	0	49	107
Cavan Monaghan TP	8	3	0	0	0	0	8	3
Douro-Dummer TP	6	10	0	0	0	0	6	10
Otonabee-South Monaghan TP	3	5	0	0	0	0	3	5
Smith-Ennismore-Lakefield TP	17	4	0	0	0	0	17	4
Peterborough CMA	75	119	8	10	0	0	83	129

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
Peterborough City	213	242	65	18	0	40	278	300
Cavan Monaghan TP	23	10	0	0	0	0	23	10
Douro-Dummer TP	33	22	0	0	0	0	33	22
Otonabee-South Monaghan TP	12	14	0	0	0	0	12	14
Smith-Ennismore-Lakefield TP	54	25	0	0	4	0	58	25
Peterborough CMA	335	313	65	18	4	40	404	371

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Fourth Quarter 2010												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	% Change
Peterborough City	56	59	8	0	22	44	0	0	86	103	-16.5
Cavan Monaghan TP	5	5	0	0	0	0	0	0	5	5	0.0
Douro-Dummer TP	2	7	0	0	0	0	0	0	2	7	-71.4
Otonabee-South Monaghan TP	0	7	0	0	0	0	0	0	0	7	-100.0
Smith-Ennismore-Lakefield TP	11	12	0	0	0	0	0	0	11	12	-8.3
Peterborough CMA	74	90	8	0	22	44	0	0	104	134	-22.4

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
Peterborough City	246	178	10	0	57	86	135	75	448	339	32.2
Cavan Monaghan TP	16	13	0	0	5	6	0	0	21	19	10.5
Douro-Dummer TP	20	30	0	0	0	0	0	0	20	30	-33.3
Otonabee-South Monaghan TP	7	20	0	0	0	0	0	0	7	20	-65.0
Smith-Ennismore-Lakefield TP	39	38	0	0	0	0	4	0	43	38	13.2
Peterborough CMA	328	279	10	0	62	92	139	75	539	446	20.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Peterborough City	22	34	0	10	0	0	0	0
Cavan Monaghan TP	0	0	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	0	0	0	0	0	0	0	0
Peterborough CMA	22	34	0	10	0	0	0	0

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
Peterborough City	57	63	0	23	105	0	30	75
Cavan Monaghan TP	5	6	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	0	0	0	0	0	0	4	0
Peterborough CMA	62	69	0	23	105	0	34	75

Table 3.4: Completions by Submarket and by Intended Market Fourth Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Peterborough City	56	66	30	27	0	10	86	103
Cavan Monaghan TP	5	5	0	0	0	0	5	5
Douro-Dummer TP	2	7	0	0	0	0	2	7
Otonabee-South Monaghan TP	0	7	0	0	0	0	0	7
Smith-Ennismore-Lakefield TP	11	12	0	0	0	0	11	12
Peterborough CMA	74	97	30	27	0	10	104	134

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
Peterborough City	257	211	161	30	30	98	448	339
Cavan Monaghan TP	21	19	0	0	0	0	21	19
Douro-Dummer TP	20	30	0	0	0	0	20	30
Otonabee-South Monaghan TP	7	20	0	0	0	0	7	20
Smith-Ennismore-Lakefield TP	39	38	0	0	4	0	43	38
Peterborough CMA	344	318	161	30	34	98	539	446

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Fourth Quarter 2010													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough City													
Q4 2010	0	0.0	12	21.8	28	50.9	13	23.6	2	3.6	55	279,990	292,639
Q4 2009	1	1.6	15	24.6	22	36.1	23	37.7	0	0.0	61	289,900	296,405
Year-to-date 2010	0	0.0	85	34.4	106	42.9	52	21.1	4	1.6	247	269,900	284,009
Year-to-date 2009	1	0.5	42	22.7	72	38.9	61	33.0	9	4.9	185	289,900	304,094
Cavan Monaghan TP													
Q4 2010	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	--	--
Q4 2009	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
Year-to-date 2010	0	0.0	1	6.3	3	18.8	6	37.5	6	37.5	16	389,000	423,875
Year-to-date 2009	0	0.0	0	0.0	0	0.0	9	69.2	4	30.8	13	380,000	481,308
Douro-Dummer TP													
Q4 2010	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Q4 2009	0	0.0	1	14.3	0	0.0	3	42.9	3	42.9	7	--	--
Year-to-date 2010	0	0.0	2	10.0	3	15.0	7	35.0	8	40.0	20	384,500	403,940
Year-to-date 2009	0	0.0	4	13.3	6	20.0	5	16.7	15	50.0	30	387,500	461,897
Otonabee-South Monaghan TP													
Q4 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q4 2009	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	8	--	--
Year-to-date 2009	1	5.3	3	15.8	3	15.8	5	26.3	7	36.8	19	359,000	373,205
Smith-Ennismore-Lakefield TP													
Q4 2010	0	0.0	2	18.2	2	18.2	3	27.3	4	36.4	11	379,000	367,991
Q4 2009	0	0.0	0	0.0	3	25.0	5	41.7	4	33.3	12	355,000	492,000
Year-to-date 2010	0	0.0	3	7.5	8	20.0	16	40.0	13	32.5	40	349,000	383,998
Year-to-date 2009	3	8.1	0	0.0	4	10.8	16	43.2	14	37.8	37	360,000	421,276
Peterborough CMA													
Q4 2010	0	0.0	15	20.5	31	42.5	19	26.0	8	11.0	73	289,000	311,876
Q4 2009	1	1.1	17	18.5	26	28.3	36	39.1	12	13.0	92	322,450	342,649
Year-to-date 2010	0	0.0	91	27.5	120	36.3	85	25.7	35	10.6	331	289,000	313,278
Year-to-date 2009	5	1.8	49	17.3	85	29.9	96	33.8	49	17.3	284	305,900	348,765

Source: CMHC (Market Absorption Survey)

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

Submarket	Q4 2010	Q4 2009	% Change	YTD 2010	YTD 2009	% Change
Peterborough City	292,639	296,405	-1.3	284,009	304,094	-6.6
Cavan Monaghan TP	--	--	n/a	423,875	481,308	-11.9
Douro-Dummer TP	--	--	n/a	403,940	461,897	-12.5
Otonabee-South Monaghan TP	--	--	n/a	--	373,205	n/a
Smith-Ennismore-Lakefield TP	367,991	492,000	-25.2	383,998	421,276	-8.8
Peterborough CMA	311,876	342,649	-9.0	313,278	348,765	-10.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Peterborough
Fourth Quarter 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	81	-48.1	149	311	361	41.3	209,173	-5.8	217,351
	February	127	-27.0	160	320	356	44.9	203,520	-5.5	218,834
	March	169	-18.8	170	490	368	46.2	218,540	-1.5	229,594
	April	215	-19.5	182	461	361	50.4	231,821	-0.6	230,371
	May	276	-3.8	205	497	347	59.1	236,975	-4.8	228,212
	June	269	-0.7	216	479	379	57.0	238,157	-1.5	233,245
	July	304	16.9	237	425	362	65.5	242,353	4.3	236,134
	August	255	7.6	223	394	365	61.1	234,212	4.7	238,342
	September	257	5.8	232	451	407	57.0	258,793	5.1	250,757
	October	224	3.2	225	348	404	55.7	245,839	11.5	252,518
	November	169	43.2	224	259	411	54.5	252,052	15.4	249,317
	December	112	64.7	236	143	457	51.6	223,634	11.8	238,051
2010	January	120	48.1	219	335	395	55.4	223,283	6.7	229,482
	February	197	55.1	246	389	444	55.4	232,013	14.0	247,245
	March	215	27.2	226	641	486	46.5	235,705	7.9	244,712
	April	308	43.3	241	637	508	47.4	247,289	6.7	247,338
	May	289	4.7	212	590	432	49.1	262,004	10.6	251,465
	June	255	-5.2	202	487	404	50.0	253,049	6.3	247,361
	July	259	-14.8	198	452	406	48.8	262,070	8.1	255,070
	August	212	-16.9	185	417	409	45.2	250,407	6.9	254,092
	September	229	-10.9	203	399	377	53.8	250,786	-3.1	242,184
	October	207	-7.6	206	313	379	54.4	254,757	3.6	259,336
	November	149	-11.8	196	259	421	46.6	257,241	2.1	253,112
	December	97	-13.4	203	113	372	54.6	253,636	13.4	269,313
	Q4 2009	505	25.3		750			242,993	12.3	
	Q4 2010	453	-10.3		685			255,334	5.1	
	YTD 2009	2,458	-1.9		4,578			236,638	2.6	
	YTD 2010	2,537	3.2		5,032			249,763	5.5	

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

[1]Source: CREA

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

Table 6: Economic Indicators
Fourth Quarter 2010

		Interest Rates			NHPI, Total, (Ontario) 1997=100	CPI, 2002 =100 (Ontario)	Peterborough Labour Market			
		P & I Per $100,000	Mortage Rates (%) I Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2009	January	627	5.00	5.79	146.6	112.4	54.8	5.5	63.0	772
	February	627	5.00	5.79	146.6	113.1	54.1	6.1	62.5	787
	March	613	4.50	5.55	146.2	113.7	53.9	7.0	62.7	803
	April	596	3.90	5.25	145.5	113.2	53.8	7.2	62.9	781
	May	596	3.90	5.25	145.1	114.0	53.9	8.4	63.2	787
	June	631	3.75	5.85	145.1	114.2	54.1	7.0	63.2	788
	July	631	3.75	5.85	145.3	113.7	54.0	6.5	62.6	757
	August	631	3.75	5.85	145.4	113.7	55.1	5.9	63.7	741
	September	610	3.70	5.49	146.1	113.8	52.5	8.0	61.8	727
	October	630	3.80	5.84	146.5	113.9	51.4	9.5	61.3	745
	November	616	3.60	5.59	147.2	114.6	49.7	10.7	59.8	736
	December	610	3.60	5.49	148.0	114.1	52.0	9.4	61.9	727
2010	January	610	3.60	5.49	148.7	114.5	52.2	9.1	62.0	737
	February	604	3.60	5.39	148.2	115.1	51.8	8.7	61.5	725
	March	631	3.60	5.85	148.5	115.3	51.4	9.2	61.6	731
	April	655	3.80	6.25	148.8	115.7	51.4	9.2	61.6	741
	May	639	3.70	5.99	149.5	116.2	52.2	9.8	62.0	756
	June	633	3.60	5.89	149.9	116.0	50.6	10.1	60.9	756
	July	627	3.50	5.79	149.8	117.0	49.9	11.6	60.6	742
	August	604	3.30	5.39	150.1	117.0	50.4	9.9	60.6	751
	September	604	3.30	5.39	150.1	117.1	50.6	10.0	60.5	775
	October	598	3.20	5.29	150.4	117.8	50.7	9.5	60.3	792
	November	607	3.35	5.44	151.0	118.0	50.2	10.8	60.2	801
	December	592	3.35	5.19		117.9	50.3	11.1	60.3	791

"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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