

# HOUSING NOW

## Hamilton and Brantford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

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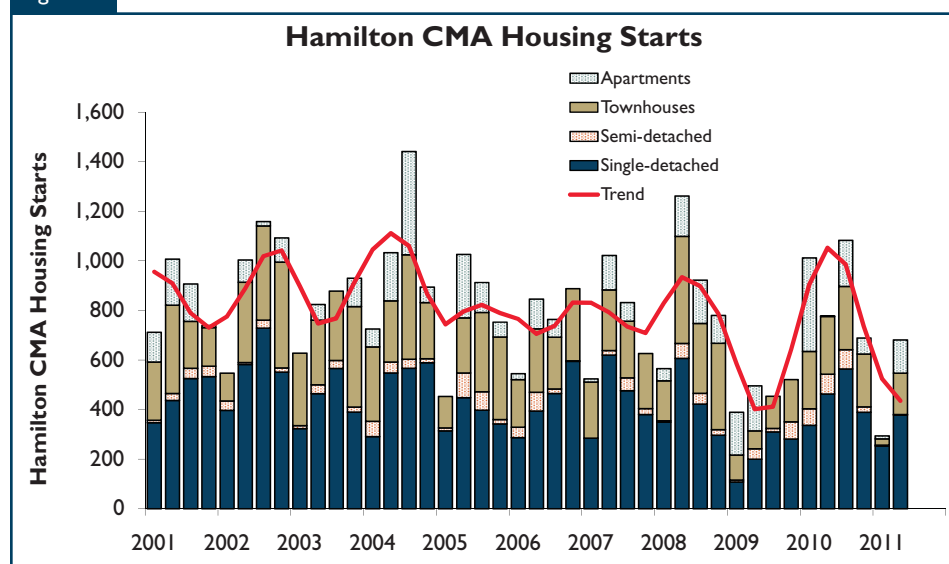
### New Home Market

#### Lower Demand for New Homes in Second Quarter

Housing starts in the second quarter of 2011 in both the Hamilton and Brantford Census Metropolitan Areas (hereafter referred to as the Hamilton CMA and Brantford CMA) continued to trend downward on a seasonally adjusted basis (Note – After adjusting for seasonal and irregular factors, starts were down

slightly in the second quarter). Housing starts have been declining since the latest peak in mid-2010, when many buyers made their purchases in anticipation of higher rates and prices, in addition to the confusion about the implementation of the HST. As a result, this “pull-forward” effect moved this year’s anticipated new home starts ahead of schedule and fewer new homes are being built in 2011. Also, with record levels of listings in the resale market, more buyers are looking at

Figure 1



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relatively lower priced existing homes prior to considering new homes. In Brantford, the comparatively lower prices of homes meant buyers were less affected by the HST, however, weaker employment conditions and limited land availability in the City of Brantford led to a 40 per cent drop in new home starts last quarter.

During the second quarter, the declines in new home construction occurred for nearly every home type in the Hamilton CMA. The construction of single-detached and semi-detached homes combined fell by 40 per cent, while townhouse construction fell by 42 per cent. Some of the declines in construction occurred in the relatively more expensive home markets of Burlington, Ancaster and Flamborough, where the higher prices created more incentive to purchase before mortgage rate increases and therefore augmented the number of purchases and home starts during the pull-forward period in 2010. In the Brantford CMA, single and semi-detached starts fell by 14 per cent, and townhouse starts were relatively unchanged. There were no apartment stats in the Brantford CMA last quarter. Last year in the second quarter, a rental building boosted total starts. In the Hamilton CMA, all of the apartment starts in the second quarter were rental units.

The price of a new single-detached home in the Hamilton CMA rose from the first quarter in Burlington and Grimsby by 25 and 16 per cent, respectively. Nearly all of the new single-detached homes sold in Burlington were priced well above the average for the CMA, with an average price tag of \$937,000. Limited land availability for new home construction has led to higher demand for a smaller supply of single-detached homes

Figure 2

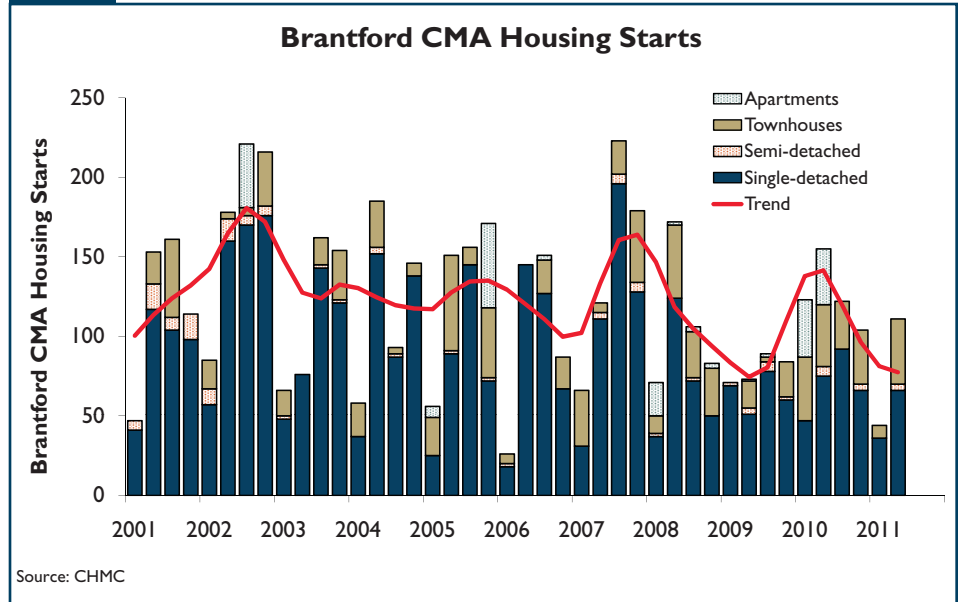
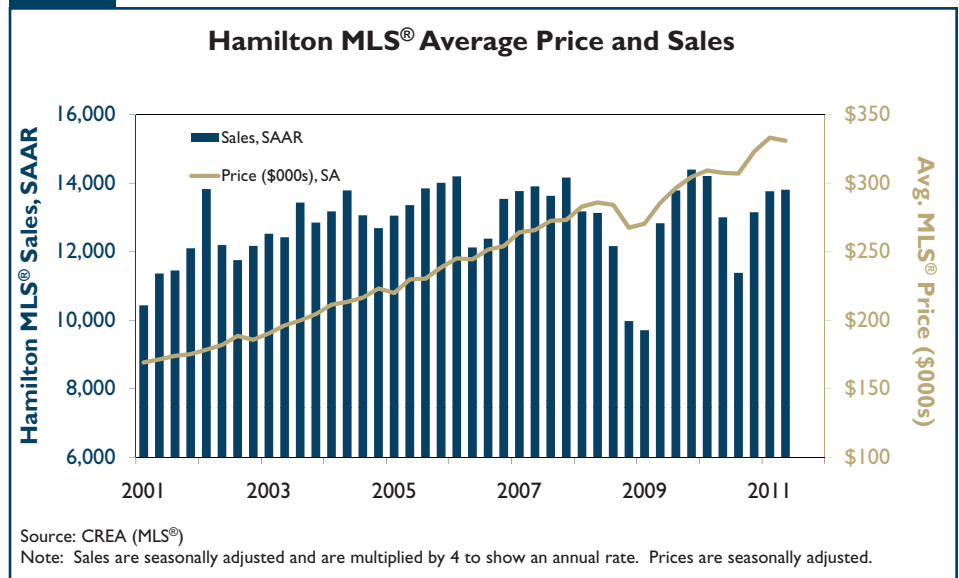


Figure 3



started in recent years. In the City of Hamilton, the average price declined slightly from the first quarter, due to a greater proportion of lower-priced single-detached homes sold in certain sub-markets. In the City of Brantford, the most popular homes were still priced in the \$250,000 - \$300,000 range last quarter; whereas the price for a new home in rural Brant County continued to rise. Although there were just six new single-detached homes started in Brant County last

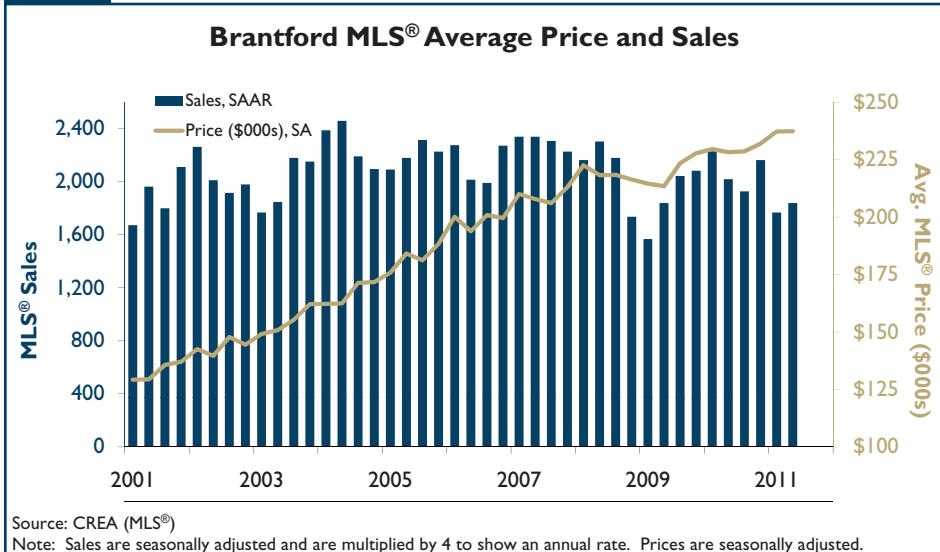
quarter, five of them were priced above \$450,000 for an average of \$553,000.

## Resale Market

### MLS® Market Hot in Hamilton, Cool in Brantford

Listings in the Hamilton CMA remained at peak levels during the second quarter, and sales also remained near the longer-term

Figure 4



historical highs. Sales had been trending upwards quarter over quarter since the end of 2010. More sellers listed their homes with the expectation of rising mortgage rates and home prices would make selling more challenging later in the year. More listings in the Hamilton CMA have also encouraged more buyers to take advantage of currently low mortgage rates, especially when combined with the stronger employment conditions in the second quarter. Contrary to the Hamilton CMA, however, both listings and sales in the Brantford CMA were trending down on a seasonally-adjusted basis in the second quarter. As with the

new home market, weaker economic conditions in the Brantford CMA continue to put a damper on demand for home ownership.

With unemployment still relatively high in the Brantford CMA, home price growth has moderated. The average price of a resale home in the second quarter was \$237,000, on a seasonally adjusted basis. This was virtually unchanged from the first quarter, and up from about \$229,000 a year ago. A more detailed breakdown of the statistics shows that nearly three-quarters of the homes sold were single-detached homes, at an average price of \$257,000 (not

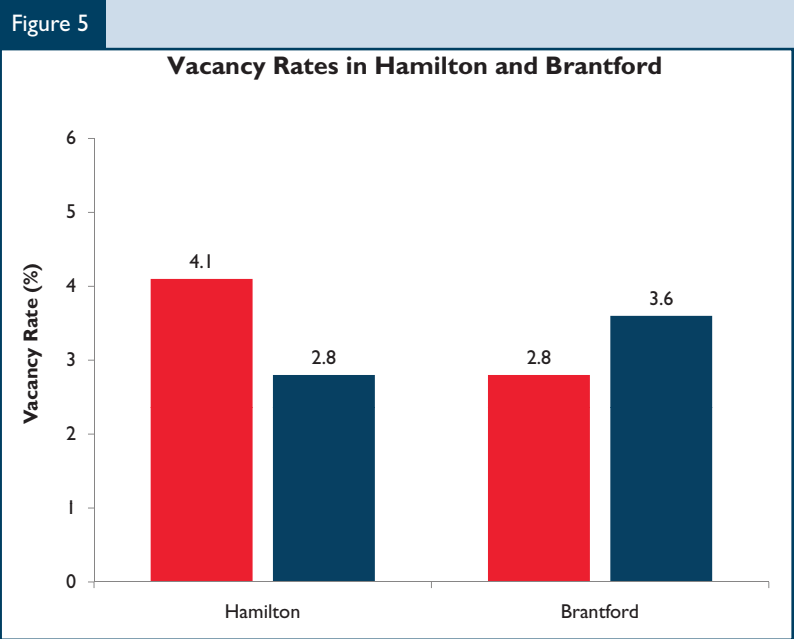
seasonally adjusted). This price was up three per cent from the first quarter. The rise in single-detached prices relative to the price of a townhouse however, may have led to the jump in townhouse purchases during May and June. The average price of a townhouse was \$211,700 in the second quarter.

In the Hamilton CMA, improved economic conditions and sustained low mortgage rates have also meant stronger demand for more expensive homes. While the price changes varied widely by submarket, there were gains in most of the submarkets from the first quarter to the second. On a year-over-year basis, there were double-digit price increases in Hamilton West and Grimsby and also significant price gains in Ancaster, Glanbrook and Burlington. Ancaster and Burlington are well established housing markets that consist of homes that attract a large group of buyers of all ages. Also, ongoing construction of new homes in these markets has led to move-up buying, and thus new entrants into the resale market. The large proportion of resale homes in Glanbrook which are relatively new but still reasonably priced has led to rising demand for homes and steady growth in home prices in this community.

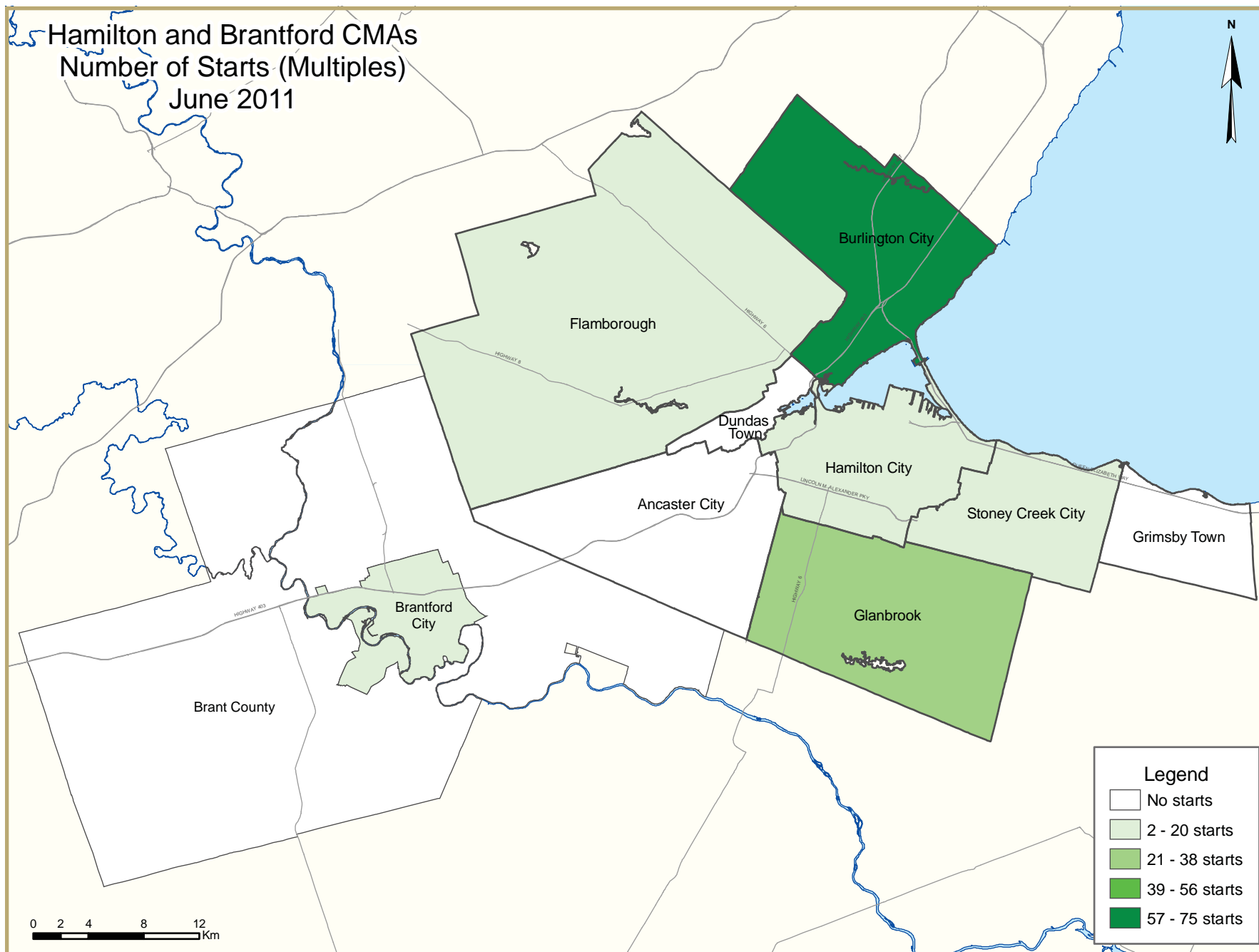
### Trends in the Rental Market

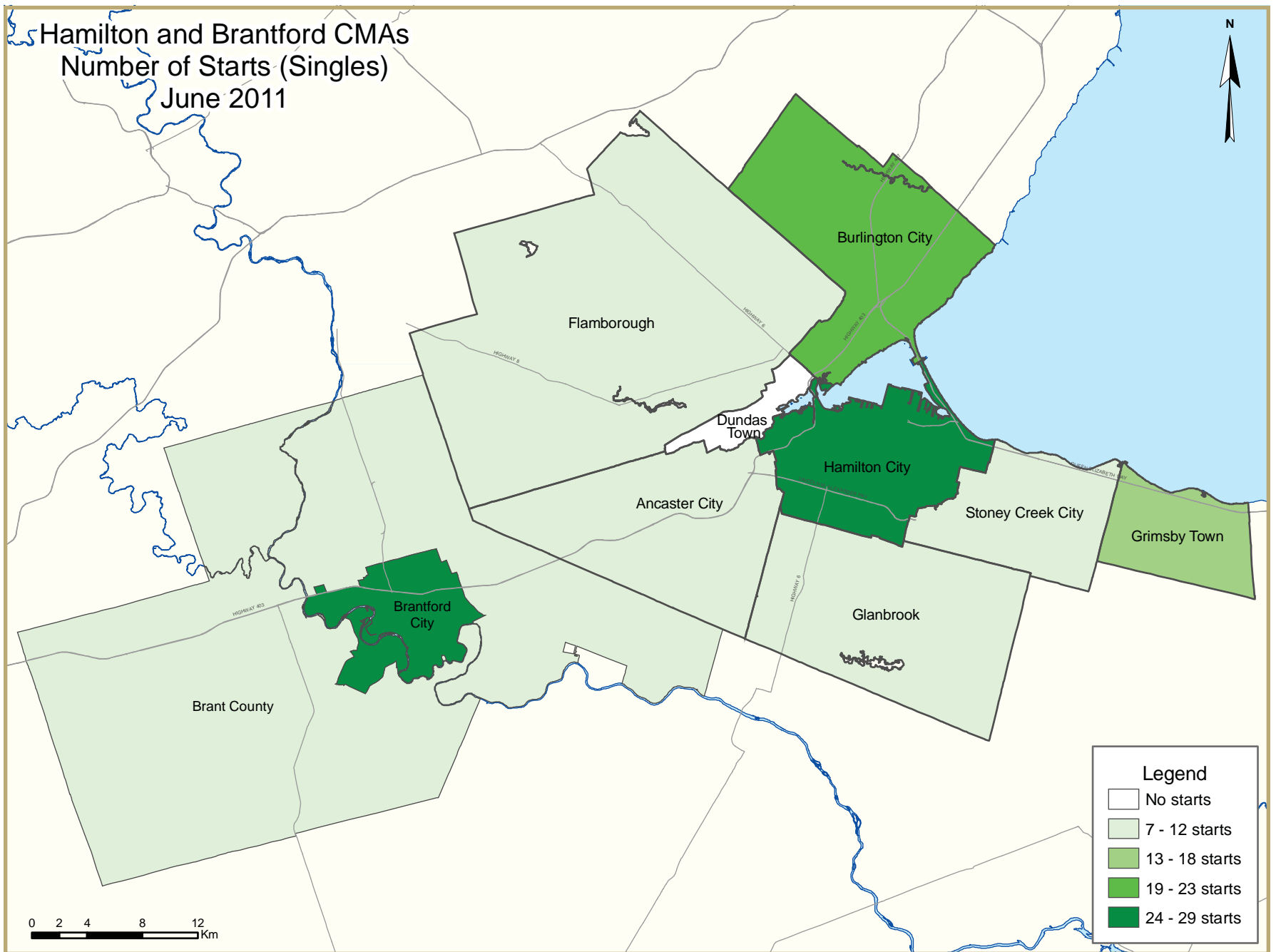
The most recent data from CMHC's Spring Rental Market Survey conducted in April shows that the vacancy rate declined in the Hamilton CMA, while it rose in the Brantford CMA. One of the factors influencing vacancy rates is the condition of the labour market, since having a job allows young adults to move out on their own, and existing tenants to move into home ownership. In the Hamilton CMA, although both the unemployment rate and jobs have nearly made a full recovery to pre-recession levels, the job losses that occurred in recent years have had a greater impact on young adults who tend to make up the less experienced part of the work force. This challenge, coupled with the rising prices of homes, has led to more renter households staying put for longer. In the Brantford CMA, the unemployment rate remains elevated, and this has led to lower levels of home sales, and put a damper on rental demand. Young adults continue to face adverse effects of

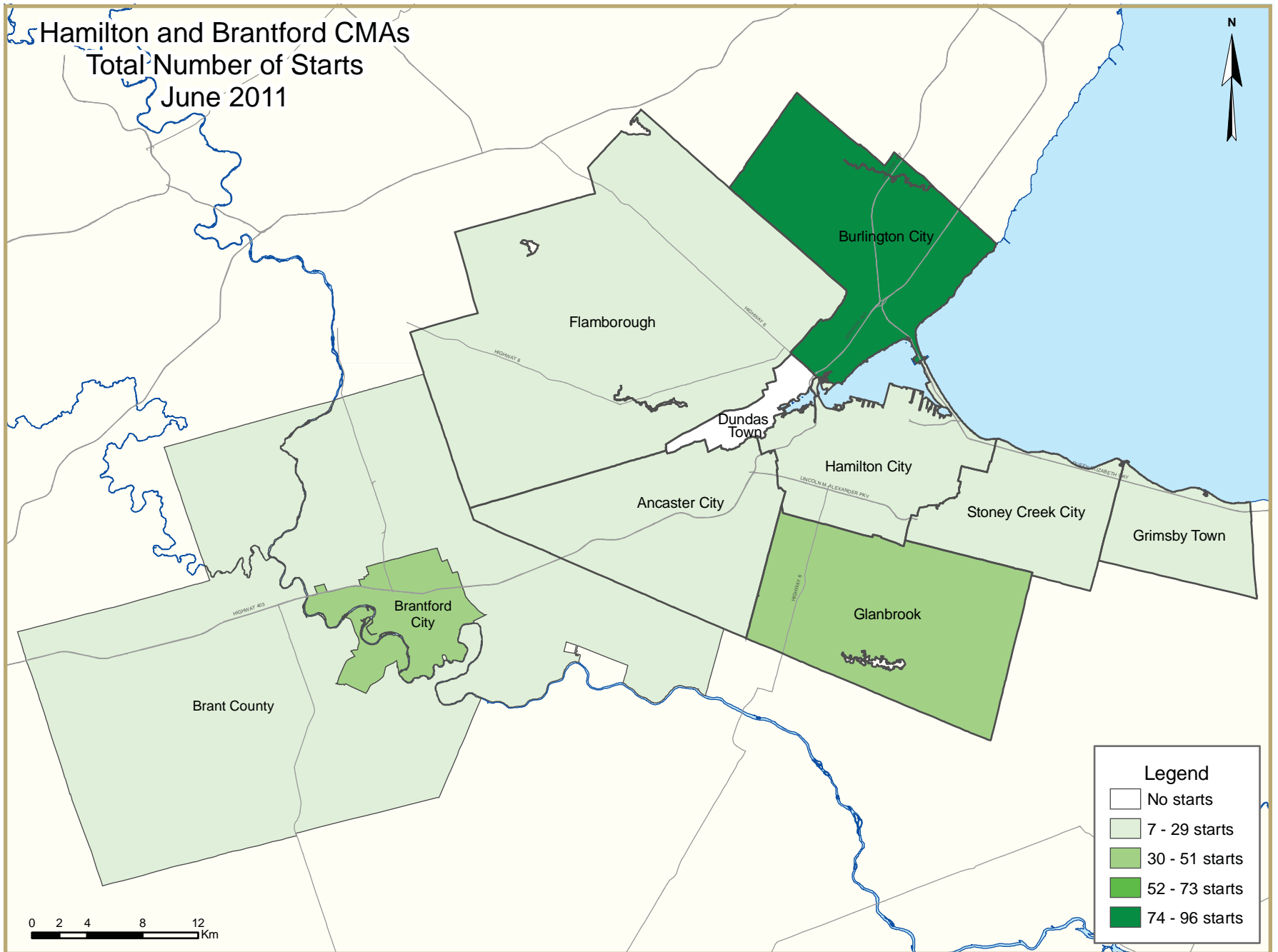
the recession, and are discouraged from leaving home in search of rental accommodations.



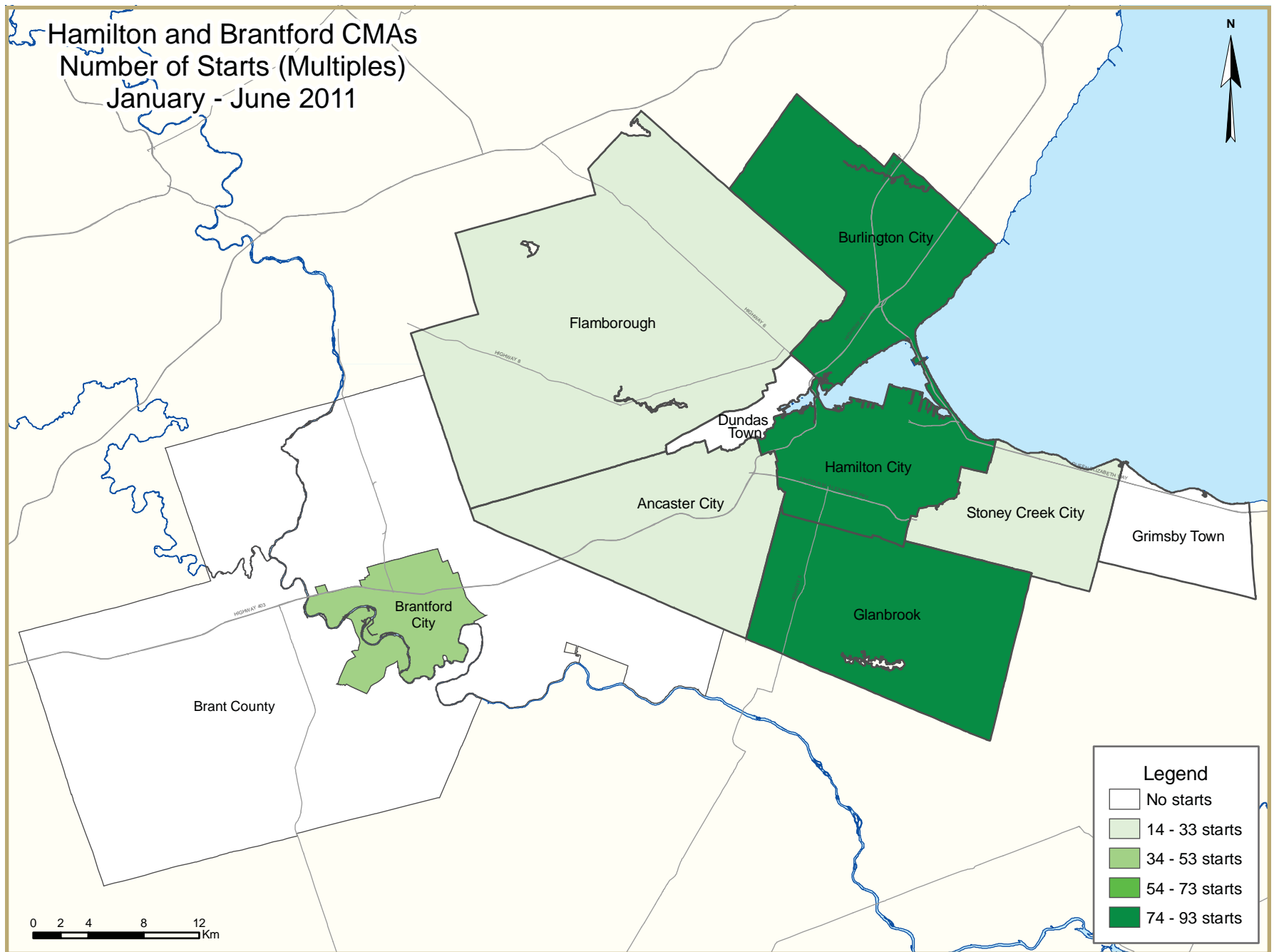
# Hamilton and Brantford CMAs Number of Starts (Multiples) June 2011



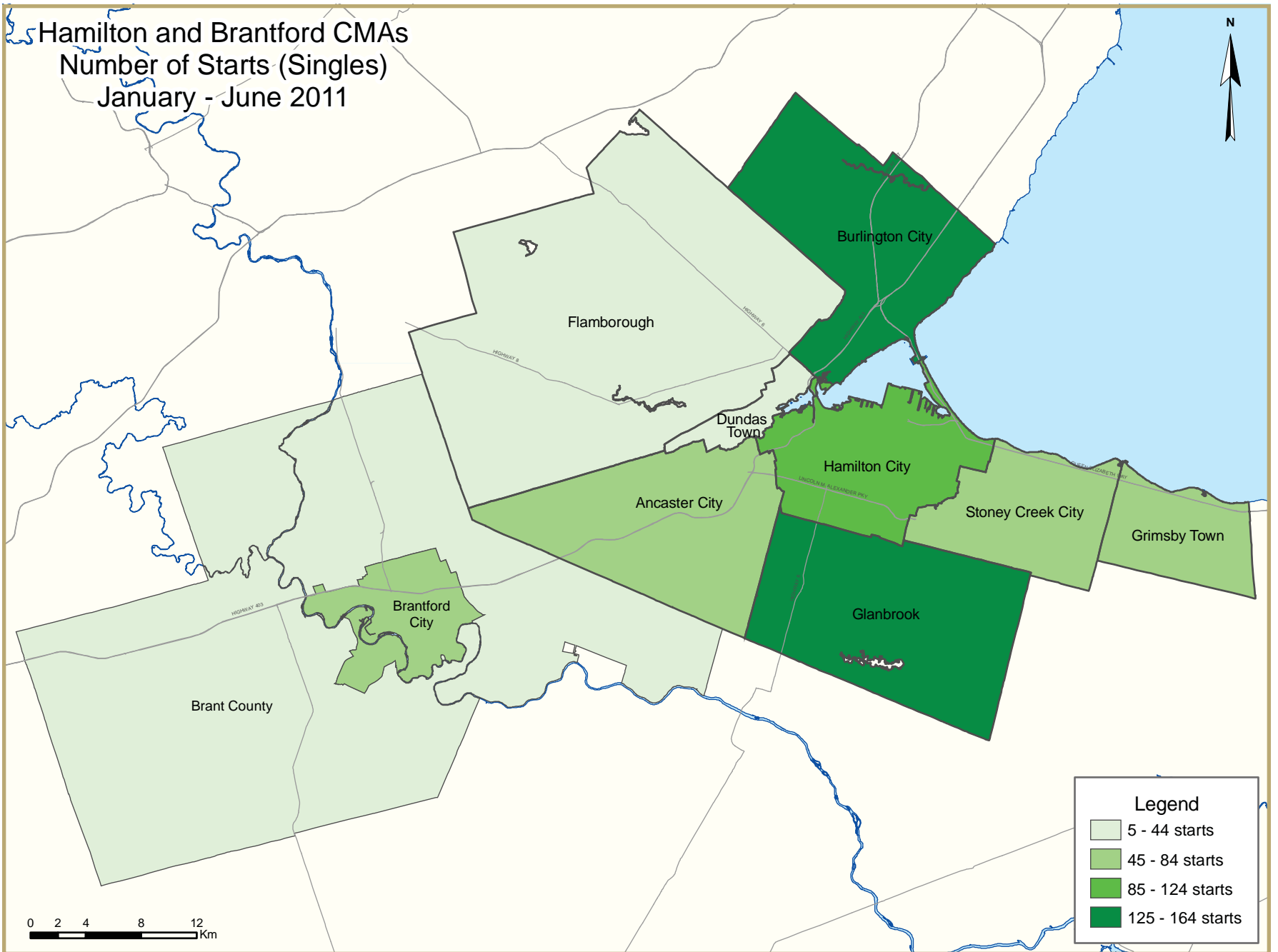


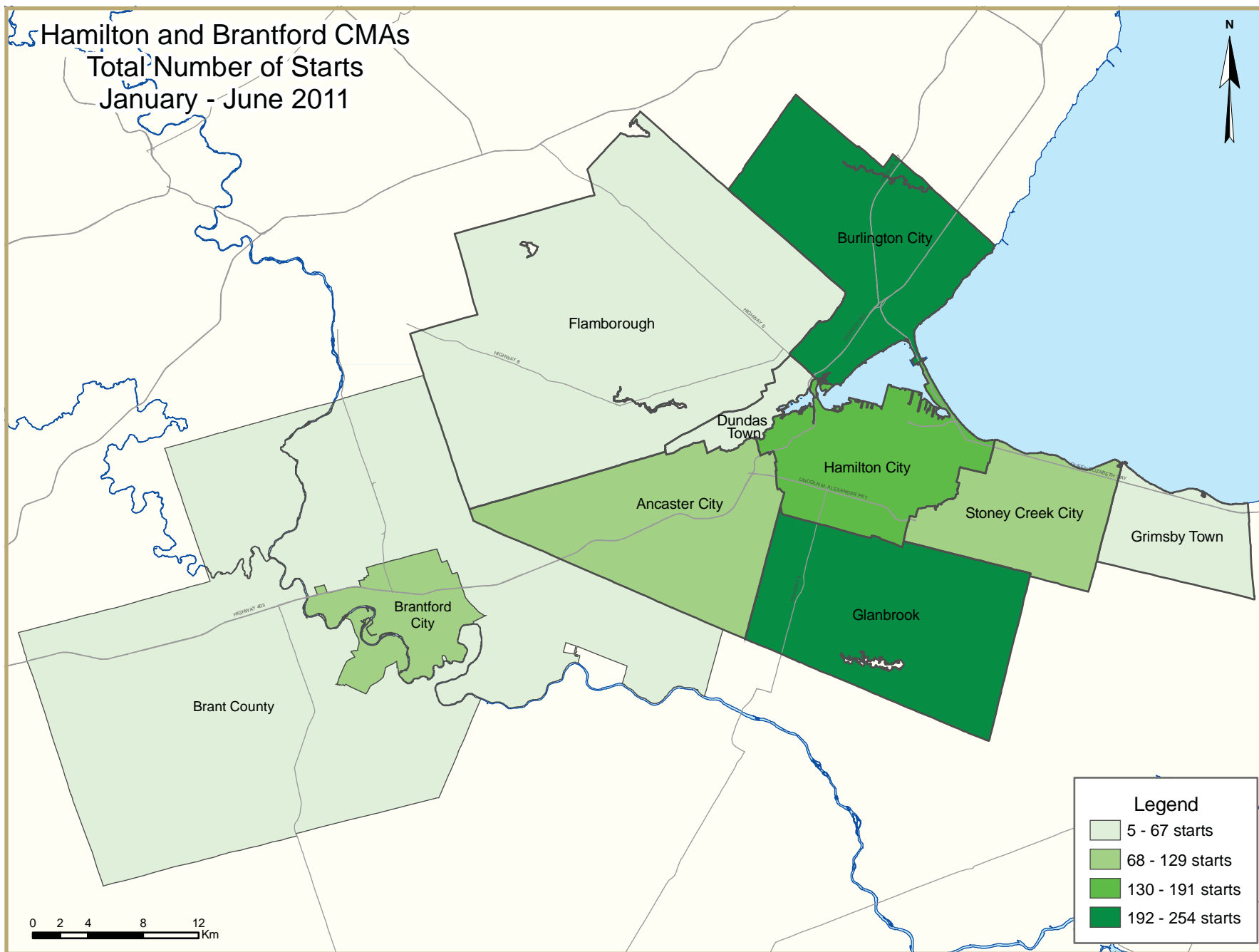


# Hamilton and Brantford CMAs Number of Starts (Multiples) January - June 2011









## 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
- 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 1a: Housing Activity Summary of Hamilton CMA**  
**June 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
June 2011	93	0	44	0	10	75	0	0	222
June 2010	138	20	51	0	10	2	0	0	221
% Change	-32.6	-100.0	-13.7	n/a	0.0	**	n/a	n/a	0.5
Year-to-date 2011	627	6	142	4	50	75	0	71	975
Year-to-date 2010	796	144	318	4	149	184	0	195	1,790
% Change	-21.2	-95.8	-55.3	0.0	-66.4	-59.2	n/a	-63.6	-45.5
UNDER CONSTRUCTION									
June 2011	825	20	415	6	155	787	2	203	2,413
June 2010	734	142	433	8	314	473	0	377	2,482
% Change	12.4	-85.9	-4.2	-25.0	-50.6	66.4	n/a	-46.2	-2.8
COMPLETIONS									
June 2011	111	10	31	1	8	0	0	63	224
June 2010	122	28	46	0	40	224	0	0	460
% Change	-9.0	-64.3	-32.6	n/a	-80.0	-100.0	n/a	n/a	-51.3
Year-to-date 2011	713	70	259	7	60	0	0	63	1,172
Year-to-date 2010	614	112	140	4	315	275	1	82	1,543
% Change	16.1	-37.5	85.0	75.0	-81.0	-100.0	-100.0	-23.2	-24.0
COMPLETED & NOT ABSORBED									
June 2011	32	2	6	1	3	0	0	58	102
June 2010	38	7	21	8	5	11	0	0	90
% Change	-15.8	-71.4	-71.4	-87.5	-40.0	-100.0	n/a	n/a	13.3
ABSORBED									
June 2011	113	10	32	1	8	0	0	0	164
June 2010	155	32	52	0	40	224	1	0	504
% Change	-27.1	-68.8	-38.5	n/a	-80.0	-100.0	-100.0	n/a	-67.5
Year-to-date 2011	695	70	274	11	60	11	0	124	1,245
Year-to-date 2010	601	106	142	4	315	277	1	0	1,446
% Change	15.6	-34.0	93.0	175.0	-81.0	-96.0	-100.0	n/a	-13.9

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

**Table 1b: Housing Activity Summary of Brantford CMA**  
**June 2011**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2011	36	2	0	0	0	0	0	0	38
June 2010	18	0	12	0	5	0	0	0	35
% Change	100.0	n/a	-100.0	n/a	-100.0	n/a	n/a	n/a	8.6
Year-to-date 2011	102	4	30	0	19	0	0	0	155
Year-to-date 2010	121	6	49	1	30	5	0	66	278
% Change	-15.7	-33.3	-38.8	-100.0	-36.7	-100.0	n/a	-100.0	-44.2
UNDER CONSTRUCTION									
June 2011	122	6	36	0	70	0	0	0	234
June 2010	104	6	52	1	39	5	0	66	273
% Change	17.3	0.0	-30.8	-100.0	79.5	-100.0	n/a	-100.0	-14.3
COMPLETIONS									
June 2011	26	2	0	0	10	0	0	0	38
June 2010	9	0	0	0	10	0	0	0	19
% Change	188.9	n/a	n/a	n/a	0.0	n/a	n/a	n/a	100.0
Year-to-date 2011	130	4	0	0	24	0	12	0	170
Year-to-date 2010	101	2	3	1	38	0	0	0	145
% Change	28.7	100.0	-100.0	-100.0	-36.8	n/a	n/a	n/a	17.2
COMPLETED & NOT ABSORBED									
June 2011	29	1	4	0	26	3	6	4	73
June 2010	24	0	1	0	10	0	0	0	35
% Change	20.8	n/a	**	n/a	160.0	n/a	n/a	n/a	108.6
ABSORBED									
June 2011	28	1	1	0	10	0	0	0	40
June 2010	17	0	1	0	19	0	0	2	39
% Change	64.7	n/a	0.0	n/a	-47.4	n/a	n/a	-100.0	2.6
Year-to-date 2011	130	3	2	0	24	0	6	0	165
Year-to-date 2010	115	2	8	2	48	18	0	2	195
% Change	13.0	50.0	-75.0	-100.0	-50.0	-100.0	n/a	-100.0	-15.4

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
June 2011	59	0	44	0	10	0	0	0	113
June 2010	66	8	51	0	0	0	0	0	125
Former Hamilton City									
June 2011	24	0	3	0	0	0	0	0	27
June 2010	20	0	0	0	0	0	0	0	20
Stoney Creek City									
June 2011	7	0	8	0	0	0	0	0	15
June 2010	9	0	0	0	0	0	0	0	9
Ancaster City									
June 2011	8	0	0	0	0	0	0	0	8
June 2010	20	0	13	0	0	0	0	0	33
Dundas Town									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	1	0	0	0	0	0	0	0	1
Flamborough									
June 2011	8	0	10	0	0	0	0	0	18
June 2010	7	8	38	0	0	0	0	0	53
Glanbrook									
June 2011	12	0	23	0	10	0	0	0	45
June 2010	9	0	0	0	0	0	0	0	9
City of Burlington									
June 2011	21	0	0	0	0	75	0	0	96
June 2010	59	12	0	0	10	2	0	0	83
Grimsby									
June 2011	13	0	0	0	0	0	0	0	13
June 2010	13	0	0	0	0	0	0	0	13
Hamilton CMA									
June 2011	93	0	44	0	10	75	0	0	222
June 2010	138	20	51	0	10	2	0	0	221
Brant County									
June 2011	7	0	0	0	0	0	0	0	7
June 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
June 2011	29	2	0	0	0	0	0	0	31
June 2010	9	0	12	0	5	0	0	0	26
Brantford CMA									
June 2011	36	2	0	0	0	0	0	0	38
June 2010	18	0	12	0	5	0	0	0	35

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

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**June 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									
City of Hamilton									
June 2011	567	8	335	1	105	144	2	203	1,365
June 2010	501	36	409	8	236	156	0	195	1,542
Former Hamilton City									
June 2011	137	8	53	0	39	20	2	203	462
June 2010	121	6	47	0	51	32	0	195	453
Stoney Creek City									
June 2011	81	0	74	1	0	0	0	0	156
June 2010	57	4	20	0	0	0	0	0	81
Ancaster City									
June 2011	116	0	51	0	9	62	0	0	238
June 2010	115	6	130	2	73	62	0	0	388
Dundas Town									
June 2011	20	0	0	0	0	62	0	0	82
June 2010	9	2	0	6	24	62	0	0	103
Flamborough									
June 2011	38	0	43	0	0	0	0	0	81
June 2010	94	18	159	0	0	0	0	0	271
Glanbrook									
June 2011	175	0	107	0	57	0	0	0	339
June 2010	103	0	46	0	88	0	0	0	237
City of Burlington									
June 2011	213	12	80	0	38	643	0	0	986
June 2010	185	106	24	0	78	317	0	182	892
Grimsby									
June 2011	45	0	0	5	12	0	0	0	62
June 2010	48	0	0	0	0	0	0	0	48
Hamilton CMA									
June 2011	825	20	415	6	155	787	2	203	2,413
June 2010	734	142	433	8	314	473	0	377	2,482
Brant County									
June 2011	49	0	6	0	10	0	0	0	65
June 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
June 2011	73	6	30	0	60	0	0	0	169
June 2010	73	6	46	1	39	5	0	66	236
Brantford CMA									
June 2011	122	6	36	0	70	0	0	0	234
June 2010	104	6	52	1	39	5	0	66	273

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
June 2011	81	2	31	0	8	0	0	63	185
June 2010	95	2	33	0	36	0	0	0	166
Former Hamilton City									
June 2011	10	0	0	0	0	0	0	63	73
June 2010	25	0	0	0	0	0	0	0	25
Stoney Creek City									
June 2011	12	2	6	0	2	0	0	0	22
June 2010	12	0	7	0	0	0	0	0	19
Ancaster City									
June 2011	42	0	8	0	0	0	0	0	50
June 2010	32	2	8	0	7	0	0	0	49
Dundas Town									
June 2011	4	0	0	0	0	0	0	0	4
June 2010	6	0	6	0	0	0	0	0	12
Flamborough									
June 2011	6	0	0	0	0	0	0	0	6
June 2010	5	0	4	0	0	0	0	0	9
Glanbrook									
June 2011	7	0	17	0	6	0	0	0	30
June 2010	15	0	8	0	29	0	0	0	52
City of Burlington									
June 2011	18	8	0	0	0	0	0	0	26
June 2010	17	26	13	0	4	224	0	0	284
Grimsby									
June 2011	12	0	0	1	0	0	0	0	13
June 2010	10	0	0	0	0	0	0	0	10
Hamilton CMA									
June 2011	111	10	31	1	8	0	0	63	224
June 2010	122	28	46	0	40	224	0	0	460
Brant County									
June 2011	4	0	0	0	3	0	0	0	7
June 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
June 2011	22	2	0	0	7	0	0	0	31
June 2010	9	0	0	0	10	0	0	0	19
Brantford CMA									
June 2011	26	2	0	0	10	0	0	0	38
June 2010	9	0	0	0	10	0	0	0	19

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



**Table 1.1: Housing Activity Summary by Submarket**  
**June 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									
City of Hamilton									
June 2011	20	2	6	1	0	0	0	0	29
June 2010	23	0	16	0	0	0	0	0	39
Former Hamilton City									
June 2011	6	0	0	0	0	0	0	0	6
June 2010	2	0	0	0	0	0	0	0	2
Stoney Creek City									
June 2011	10	0	3	0	0	0	0	0	13
June 2010	15	0	13	0	0	0	0	0	28
Ancaster City									
June 2011	1	0	0	0	0	0	0	0	1
June 2010	2	0	0	0	0	0	0	0	2
Dundas Town									
June 2011	0	2	0	1	0	0	0	0	3
June 2010	1	0	0	0	0	0	0	0	1
Flamborough									
June 2011	2	0	0	0	0	0	0	0	2
June 2010	2	0	0	0	0	0	0	0	2
Glanbrook									
June 2011	1	0	3	0	0	0	0	0	4
June 2010	1	0	3	0	0	0	0	0	4
City of Burlington									
June 2011	1	0	0	0	3	0	0	58	62
June 2010	7	7	5	0	5	11	0	0	35
Grimsby									
June 2011	11	0	0	0	0	0	0	0	11
June 2010	8	0	0	8	0	0	0	0	16
Hamilton CMA									
June 2011	32	2	6	1	3	0	0	58	102
June 2010	38	7	21	8	5	11	0	0	90
Brant County									
June 2011	3	0	4	0	0	0	0	0	7
June 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
June 2011	26	1	0	0	26	3	6	4	66
June 2010	21	0	0	0	10	0	0	0	31
Brantford CMA									
June 2011	29	1	4	0	26	3	6	4	73
June 2010	24	0	1	0	10	0	0	0	35

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
June 2011	84	2	32	0	8	0	0	0	126
June 2010	106	3	39	0	36	0	1	0	185
Former Hamilton City									
June 2011	10	0	0	0	0	0	0	0	10
June 2010	27	0	0	0	0	0	0	0	27
Stoney Creek City									
June 2011	14	2	7	0	2	0	0	0	25
June 2010	17	0	13	0	0	0	0	0	30
Ancaster City									
June 2011	42	0	8	0	0	0	0	0	50
June 2010	33	2	8	0	7	0	1	0	51
Dundas Town									
June 2011	4	0	0	0	0	0	0	0	4
June 2010	6	0	6	0	0	0	0	0	12
Flamborough									
June 2011	7	0	0	0	0	0	0	0	7
June 2010	6	0	4	0	0	0	0	0	10
Glanbrook									
June 2011	7	0	17	0	6	0	0	0	30
June 2010	17	1	8	0	29	0	0	0	55
City of Burlington									
June 2011	18	8	0	0	0	0	0	0	26
June 2010	32	29	13	0	4	224	0	0	302
Grimsby									
June 2011	11	0	0	1	0	0	0	0	12
June 2010	17	0	0	0	0	0	0	0	17
Hamilton CMA									
June 2011	113	10	32	1	8	0	0	0	164
June 2010	155	32	52	0	40	224	1	0	504
Brant County									
June 2011	4	0	1	0	3	0	0	0	8
June 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
June 2011	24	1	0	0	7	0	0	0	32
June 2010	14	0	1	0	19	0	0	2	36
Brantford CMA									
June 2011	28	1	1	0	10	0	0	0	40
June 2010	17	0	1	0	19	0	0	2	39

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

**Table 1.2a: History of Housing Starts of Hamilton 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	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365

Source: CMHC (Starts and Completions Survey)

**Table 1.2b: History of Housing Starts of Brantford 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	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**June 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
<b>Hamilton CMA</b>	93	138	0	22	54	59	75	2	222	221	0.5
City of Hamilton	59	66	0	8	54	51	0	0	113	125	-9.6
Former Hamilton City	24	20	0	0	3	0	0	0	27	20	35.0
Stoney Creek City	7	9	0	0	8	0	0	0	15	9	66.7
Ancaster City	8	20	0	0	0	13	0	0	8	33	-75.8
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	8	7	0	8	10	38	0	0	18	53	-66.0
Glanbrook	12	9	0	0	33	0	0	0	45	9	**
City of Burlington	21	59	0	14	0	8	75	2	96	83	15.7
Grimsby	13	13	0	0	0	0	0	0	13	13	0.0
<b>Brantford CMA</b>	36	18	2	0	0	17	0	0	38	35	8.6
Brant County	7	n/a	0	n/a	0	n/a	0	n/a	7	n/a	n/a
Brantford City	29	9	2	0	0	17	0	0	31	26	19.2

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - June 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
<b>Hamilton CMA</b>	631	800	6	146	192	465	146	379	975	1,790	-45.5
City of Hamilton	422	568	2	32	188	407	71	195	683	1202	-43.2
Former Hamilton City	95	133	0	6	22	44	71	195	188	378	-50.3
Stoney Creek City	53	76	2	4	31	18	0	0	86	98	-12.2
Ancaster City	77	125	0	2	31	110	0	0	108	237	-54.4
Dundas Town	5	18	0	0	0	8	0	0	5	26	-80.8
Flamborough	28	100	0	20	14	163	0	0	42	283	-85.2
Glanbrook	164	116	0	0	90	64	0	0	254	180	41.1
City of Burlington	153	156	4	114	4	58	75	184	236	512	-53.9
Grimsby	56	76	0	0	0	0	0	0	56	76	-26.3
<b>Brantford CMA</b>	102	122	4	6	49	79	0	71	155	278	-44.2
Brant County	27	n/a	0	n/a	0	n/a	0	n/a	27	n/a	n/a
Brantford City	75	92	4	6	49	79	0	71	128	248	-48.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
<b>Hamilton CMA</b>	54	59	0	0	75	2	0	0
City of Hamilton	54	51	0	0	0	0	0	0
Former Hamilton City	3	0	0	0	0	0	0	0
Stoney Creek City	8	0	0	0	0	0	0	0
Ancaster City	0	13	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	10	38	0	0	0	0	0	0
Glanbrook	33	0	0	0	0	0	0	0
City of Burlington	0	8	0	0	75	2	0	0
Grimsby	0	0	0	0	0	0	0	0
<b>Brantford CMA</b>	0	17	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	17	0	0	0	0	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - June 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
<b>Hamilton CMA</b>	192	465	0	0	75	184	71	195
City of Hamilton	188	407	0	0	0	0	71	195
Former Hamilton City	22	44	0	0	0	0	71	195
Stoney Creek City	31	18	0	0	0	0	0	0
Ancaster City	31	110	0	0	0	0	0	0
Dundas Town	0	8	0	0	0	0	0	0
Flamborough	14	163	0	0	0	0	0	0
Glanbrook	90	64	0	0	0	0	0	0
City of Burlington	4	58	0	0	75	184	0	0
Grimsby	0	0	0	0	0	0	0	0
<b>Brantford CMA</b>	49	79	0	0	0	5	0	66
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	49	79	0	0	0	5	0	66

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
<b>Hamilton CMA</b>	137	209	85	12	0	0	222	221
City of Hamilton	103	125	10	0	0	0	113	125
Former Hamilton City	27	20	0	0	0	0	27	20
Stoney Creek City	15	9	0	0	0	0	15	9
Ancaster City	8	33	0	0	0	0	8	33
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	18	53	0	0	0	0	18	53
Glanbrook	35	9	10	0	0	0	45	9
City of Burlington	21	71	75	12	0	0	96	83
Grimsby	13	13	0	0	0	0	13	13
<b>Brantford CMA</b>	38	30	0	5	0	0	38	35
Brant County	7	n/a	0	n/a	0	n/a	7	n/a
Brantford City	31	21	0	5	0	0	31	26

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
<b>Hamilton CMA</b>	775	1,258	129	337	71	195	975	1,790
City of Hamilton	566	900	46	107	71	195	683	1,202
Former Hamilton City	109	174	8	9	71	195	188	378
Stoney Creek City	86	98	0	0	0	0	86	98
Ancaster City	105	207	3	30	0	0	108	237
Dundas Town	5	14	0	12	0	0	5	26
Flamborough	42	283	0	0	0	0	42	283
Glanbrook	219	124	35	56	0	0	254	180
City of Burlington	157	282	79	230	0	0	236	512
Grimsby	52	76	4	0	0	0	56	76
<b>Brantford CMA</b>	136	176	19	36	0	66	155	278
Brant County	27	n/a	0	n/a	0	n/a	27	n/a
Brantford City	109	146	19	36	0	66	128	248

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
<b>Hamilton CMA</b>	112	122	12	30	37	84	63	224	224	460	-51.3
City of Hamilton	81	95	4	4	37	67	63	0	185	166	11.4
Former Hamilton City	10	25	0	0	0	0	63	0	73	25	192.0
Stoney Creek City	12	12	4	0	6	7	0	0	22	19	15.8
Ancaster City	42	32	0	4	8	13	0	0	50	49	2.0
Dundas Town	4	6	0	0	0	6	0	0	4	12	-66.7
Flamborough	6	5	0	0	0	4	0	0	6	9	-33.3
Glanbrook	7	15	0	0	23	37	0	0	30	52	-42.3
City of Burlington	18	17	8	26	0	17	0	224	26	284	-90.8
Grimsby	13	10	0	0	0	0	0	0	13	10	30.0
<b>Brantford CMA</b>	26	9	2	0	10	10	0	0	38	19	100.0
Brant County	4	n/a	0	n/a	3	n/a	0	n/a	7	n/a	n/a
Brantford City	22	9	2	0	7	10	0	0	31	19	63.2

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - June 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
<b>Hamilton CMA</b>	720	619	74	118	315	449	63	357	1172	1543	-24.0
City of Hamilton	545	439	26	16	259	353	63	51	893	859	4.0
Former Hamilton City	89	143	0	2	24	42	63	51	176	238	-26.1
Stoney Creek City	89	66	12	2	78	75	0	0	179	143	25.2
Ancaster City	227	104	0	10	19	63	0	0	246	177	39.0
Dundas Town	17	19	0	0	0	18	0	0	17	37	-54.1
Flamborough	47	33	14	2	80	4	0	0	141	39	**
Glanbrook	76	73	0	0	58	151	0	0	134	224	-40.2
City of Burlington	132	116	48	102	22	50	0	306	202	574	-64.8
Grimsby	43	64	0	0	34	46	0	0	77	110	-30.0
<b>Brantford CMA</b>	130	102	4	2	36	41	0	0	170	145	17.2
Brant County	42	n/a	0	n/a	3	n/a	0	n/a	45	n/a	n/a
Brantford City	88	62	4	2	33	41	0	0	125	105	19.0

Source: CMHC (Starts and Completions Survey)



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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
<b>Hamilton CMA</b>	37	84	0	0	0	224	63	0
City of Hamilton	37	67	0	0	0	0	63	0
Former Hamilton City	0	0	0	0	0	0	63	0
Stoney Creek City	6	7	0	0	0	0	0	0
Ancaster City	8	13	0	0	0	0	0	0
Dundas Town	0	6	0	0	0	0	0	0
Flamborough	0	4	0	0	0	0	0	0
Glanbrook	23	37	0	0	0	0	0	0
City of Burlington	0	17	0	0	0	224	0	0
Grimsby	0	0	0	0	0	0	0	0
<b>Brantford CMA</b>	10	10	0	0	0	0	0	0
Brant County	3	n/a	0	n/a	0	n/a	0	n/a
Brantford City	7	10	0	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - June 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
<b>Hamilton CMA</b>	315	449	0	0	0	275	63	82
City of Hamilton	259	353	0	0	0	51	63	0
Former Hamilton City	24	42	0	0	0	51	63	0
Stoney Creek City	78	75	0	0	0	0	0	0
Ancaster City	19	63	0	0	0	0	0	0
Dundas Town	0	18	0	0	0	0	0	0
Flamborough	80	4	0	0	0	0	0	0
Glanbrook	58	151	0	0	0	0	0	0
City of Burlington	22	50	0	0	0	224	0	82
Grimsby	34	46	0	0	0	0	0	0
<b>Brantford CMA</b>	24	41	12	0	0	0	0	0
Brant County	3	n/a	0	n/a	0	n/a	0	n/a
Brantford City	21	41	12	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
<b>Hamilton CMA</b>	152	196	9	264	63	0	224	460
City of Hamilton	114	130	8	36	63	0	185	166
Former Hamilton City	10	25	0	0	63	0	73	25
Stoney Creek City	20	19	2	0	0	0	22	19
Ancaster City	50	42	0	7	0	0	50	49
Dundas Town	4	12	0	0	0	0	4	12
Flamborough	6	9	0	0	0	0	6	9
Glanbrook	24	23	6	29	0	0	30	52
City of Burlington	26	56	0	228	0	0	26	284
Grimsby	12	10	1	0	0	0	13	10
<b>Brantford CMA</b>	28	9	10	10	0	0	38	19
Brant County	4	n/a	3	n/a	0	n/a	7	n/a
Brantford City	24	9	7	10	0	0	31	19

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
<b>Hamilton CMA</b>	1,042	866	67	594	63	83	1,172	1,543
City of Hamilton	767	552	63	306	63	1	893	859
Former Hamilton City	93	145	20	93	63	0	176	238
Stoney Creek City	175	117	4	26	0	0	179	143
Ancaster City	243	126	3	50	0	1	246	177
Dundas Town	14	23	3	14	0	0	17	37
Flamborough	141	39	0	0	0	0	141	39
Glanbrook	101	101	33	123	0	0	134	224
City of Burlington	202	236	0	256	0	82	202	574
Grimsby	73	78	4	32	0	0	77	110
<b>Brantford CMA</b>	134	106	24	39	12	0	170	145
Brant County	42	n/a	3	n/a	0	n/a	45	n/a
Brantford City	92	66	21	39	12	0	125	105

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
June 2011	9	11.1	25	30.9	19	23.5	8	9.9	20	24.7	81	361,292	400,587
June 2010	8	7.8	13	12.6	27	26.2	20	19.4	35	34.0	103	405,800	447,334
Year-to-date 2011	58	11.4	109	21.5	146	28.8	107	21.1	87	17.2	507	380,000	401,524
Year-to-date 2010	53	12.4	64	15.0	115	27.0	73	17.1	121	28.4	426	392,250	429,291
Former Hamilton City													
June 2011	1	10.0	2	20.0	4	40.0	1	10.0	2	20.0	10	396,000	384,679
June 2010	3	11.1	4	14.8	10	37.0	5	18.5	5	18.5	27	385,000	403,656
Year-to-date 2011	9	11.3	12	15.0	38	47.5	15	18.8	6	7.5	80	387,750	379,560
Year-to-date 2010	18	13.3	27	20.0	51	37.8	20	14.8	19	14.1	135	369,700	380,394
Stoney Creek City													
June 2011	0	0.0	4	28.6	4	28.6	3	21.4	3	21.4	14	370,900	392,400
June 2010	0	0.0	4	23.5	8	47.1	3	17.6	2	11.8	17	379,900	403,259
Year-to-date 2011	1	1.1	14	15.2	31	33.7	28	30.4	18	19.6	92	402,400	443,046
Year-to-date 2010	6	8.0	15	20.0	29	38.7	14	18.7	11	14.7	75	380,900	404,884
Ancaster City													
June 2011	4	9.8	16	39.0	9	22.0	4	9.8	8	19.5	41	350,138	395,908
June 2010	0	0.0	0	0.0	4	12.5	7	21.9	21	65.6	32	465,950	537,600
Year-to-date 2011	28	13.3	62	29.4	49	23.2	39	18.5	33	15.6	211	358,647	390,940
Year-to-date 2010	0	0.0	2	2.0	13	13.3	24	24.5	59	60.2	98	463,000	549,710
Dundas Town													
June 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
June 2010	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	4	25.0	12	75.0	16	489,500	503,010
Year-to-date 2010	0	0.0	1	5.6	1	5.6	6	33.3	10	55.6	18	472,945	514,815
Flamborough													
June 2011	1	20.0	0	0.0	2	40.0	0	0.0	2	40.0	5	--	--
June 2010	3	75.0	0	0.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2011	6	15.8	2	5.3	13	34.2	7	18.4	10	26.3	38	395,990	400,029
Year-to-date 2010	13	50.0	0	0.0	2	7.7	1	3.8	10	38.5	26	314,145	427,550
Glanbrook													
June 2011	3	42.9	3	42.9	0	0.0	0	0.0	1	14.3	7	--	--
June 2010	2	11.8	5	29.4	5	29.4	3	17.6	2	11.8	17	370,000	368,156
Year-to-date 2011	14	20.0	19	27.1	15	21.4	14	20.0	8	11.4	70	354,877	381,571
Year-to-date 2010	16	21.9	19	26.0	19	26.0	8	11.0	11	15.1	73	352,900	359,713
City of Burlington													
June 2011	0	0.0	0	0.0	2	11.1	3	16.7	13	72.2	18	477,490	873,661
June 2010	0	0.0	0	0.0	1	3.1	11	34.4	20	62.5	32	450,990	651,023
Year-to-date 2011	0	0.0	0	0.0	4	3.0	19	14.4	109	82.6	132	506,990	839,211
Year-to-date 2010	0	0.0	0	0.0	2	1.7	38	32.8	76	65.5	116	453,990	593,415
Grimsby													
June 2011	1	8.3	0	0.0	6	50.0	1	8.3	4	33.3	12	387,400	404,063
June 2010	0	0.0	2	11.8	10	58.8	5	29.4	0	0.0	17	365,900	382,018
Year-to-date 2011	3	7.0	13	30.2	16	37.2	5	11.6	6	14.0	43	375,400	387,169
Year-to-date 2010	2	3.8	19	36.5	18	34.6	9	17.3	4	7.7	52	359,900	371,121

Source: CMHC (Market Absorption Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
June 2011	10	9.0	25	22.5	27	24.3	12	10.8	37	33.3	111	385,990	477,678
June 2010	8	5.3	15	9.9	38	25.0	36	23.7	55	36.2	152	429,900	482,911
Year-to-date 2011	61	8.9	122	17.9	166	24.3	131	19.2	202	29.6	682	397,800	485,333
Year-to-date 2010	55	9.3	83	14.0	135	22.7	120	20.2	201	33.8	594	410,450	456,250

Source: CMHC (Market Absorption Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
June 2011	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
June 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2011	2	4.9	1	2.4	3	7.3	3	7.3	32	78.0	41	450,000	477,649
Year-to-date 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
June 2011	3	12.5	6	25.0	9	37.5	5	20.8	1	4.2	24	285,000	269,171
June 2010	1	7.1	2	14.3	4	28.6	5	35.7	2	14.3	14	297,900	290,014
Year-to-date 2011	3	3.4	19	21.3	28	31.5	25	28.1	14	15.7	89	289,900	296,442
Year-to-date 2010	5	6.8	18	24.3	20	27.0	21	28.4	10	13.5	74	275,400	281,092
Brantford CMA													
June 2011	3	10.7	6	21.4	10	35.7	5	17.9	4	14.3	28	289,000	299,607
June 2010	1	5.9	2	11.8	6	35.3	5	29.4	3	17.6	17	285,900	290,306
Year-to-date 2011	5	3.8	20	15.4	31	23.8	28	21.5	46	35.4	130	309,900	353,592
Year-to-date 2010	5	4.3	18	15.4	24	20.5	28	23.9	42	35.9	117	314,900	369,496

Source: CMHC (Market Absorption Survey)

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

Submarket	June 2011	June 2010	% Change	YTD 2011	YTD 2010	% Change
<b>Hamilton CMA</b>	477,678	482,911	-1.1	485,333	456,250	6.4
City of Hamilton	400,587	447,334	-10.5	401,524	429,291	-6.5
Former Hamilton City	384,679	403,656	-4.7	379,560	380,394	-0.2
Stoney Creek City	392,400	403,259	-2.7	443,046	404,884	9.4
Ancaster City	395,908	537,600	-26.4	390,940	549,710	-28.9
Dundas Town	--	--	n/a	503,010	514,815	-2.3
Flamborough	--	--	n/a	400,029	427,550	-6.4
Glanbrook	--	368,156	n/a	381,571	359,713	6.1
City of Burlington	873,661	651,023	34.2	839,211	593,415	41.4
Grimsby	404,063	382,018	5.8	387,169	371,121	4.3
<b>Brantford CMA</b>	299,607	290,306	3.2	353,592	369,496	-4.3
Brant County	--	n/a	n/a	477,649	n/a	n/a
Brantford City	269,171	290,014	-7.2	296,442	281,092	5.5

Source: CMHC (Market Absorption Survey)

**Table 5a: MLS® Residential Activity for Hamilton**  
**June 2011**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2010	January	714	59.7	1,173	1,548	1,641	71.5	288,397	9.0	299,527
	February	1,067	48.8	1,210	1,588	1,656	73.1	314,656	18.5	313,625
	March	1,365	36.2	1,168	2,095	1,679	69.6	313,372	19.1	314,276
	April	1,490	25.4	1,163	2,350	1,721	67.6	317,909	11.1	311,947
	May	1,406	6.8	1,088	2,180	1,710	63.6	315,647	6.2	304,238
	June	1,305	-16.3	999	1,881	1,612	62.0	314,189	5.7	305,493
	July	965	-26.8	870	1,470	1,492	58.3	309,293	4.3	307,188
	August	978	-10.3	966	1,455	1,541	62.7	299,812	2.9	302,319
	September	1,007	-13.3	1,009	1,779	1,677	60.2	316,556	3.9	311,234
	October	992	-12.2	1,071	1,544	1,749	61.2	305,872	3.2	315,660
	November	953	-6.3	1,072	1,542	1,914	56.0	310,492	0.0	309,989
	December	692	-5.6	1,144	768	1,809	63.2	324,590	13.6	341,516
2011	January	707	-1.0	1,149	1,734	1,817	63.2	325,732	12.9	336,891
	February	1,037	-2.8	1,153	1,794	1,837	62.8	331,741	5.4	330,897
	March	1,345	-1.5	1,138	2,217	1,720	66.2	326,453	4.2	331,737
	April	1,406	-5.6	1,154	2,171	1,749	66.0	339,573	6.8	328,931
	May	1,508	7.3	1,116	2,410	1,797	62.1	344,864	9.3	332,434
	June	1,522	16.6	1,182	2,232	1,903	62.1	339,828	8.2	331,448
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	4,201	3.4		6,411			315,996	7.5	
	Q2 2011	4,436	5.6		6,813			341,459	8.1	
	YTD 2010	7,347	17.9		11,642			312,632	10.2	
	YTD 2011	7,525	2.4		12,558			335,960	7.5	

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<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 5b: MLS® Residential Activity for Brantford**  
**June 2011**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2010	January	139	46.3	198	280	304	65.1	227,009	12.3	227,720
	February	180	52.5	186	280	290	64.1	229,626	11.6	242,347
	March	202	30.3	174	377	315	55.2	220,518	0.6	218,094
	April	231	32.0	177	373	292	60.6	234,024	11.0	231,132
	May	194	15.5	169	330	283	59.7	225,969	6.0	224,030
	June	199	-10.8	159	352	289	55.0	237,557	5.1	229,660
	July	172	-17.3	157	296	288	54.5	226,279	-3.9	220,843
	August	169	15.0	162	238	238	68.1	232,400	9.5	237,910
	September	167	-7.7	163	294	286	57.0	231,847	1.1	226,942
	October	144	-2.0	172	231	270	63.7	230,180	8.2	232,774
	November	165	-4.6	183	241	281	65.1	223,125	-2.1	220,212
	December	124	31.9	186	117	273	68.1	238,951	1.5	242,831
2011	January	100	-28.1	144	252	276	52.2	231,569	2.0	235,435
	February	149	-17.2	157	244	260	60.4	237,224	3.3	240,470
	March	154	-23.8	141	275	223	63.2	233,840	6.0	235,566
	April	148	-35.9	131	297	262	50.0	233,661	-0.2	229,419
	May	206	6.2	161	355	273	59.0	250,199	10.7	249,314
	June	218	9.5	168	330	279	60.2	233,083	-1.9	232,276
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	624	10.2		1,055			232,647	6.9	
	Q2 2011	572	-8.3		982			239,397	2.9	
	YTD 2010	1,145	22.6		1,992			229,348	6.8	
	YTD 2011	975	-14.8		1,753			237,384	3.5	

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<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA



**Table 6a: Economic Indicators**  
**June 2011**

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton 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	102.0	114.5	374.1	8.8	67.5	827
	February	604	3.60	5.39	102.9	115.1	372.6	8.5	67.0	849
	March	631	3.60	5.85	102.7	115.3	372.0	7.9	66.3	868
	April	655	3.80	6.25	102.6	115.7	368.8	7.8	65.7	872
	May	639	3.70	5.99	103.2	116.2	367.6	8.0	65.5	856
	June	633	3.60	5.89	103.3	116.0	369.0	7.8	65.6	857
	July	627	3.50	5.79	103.0	117.0	371.4	7.8	65.9	860
	August	604	3.30	5.39	103.9	117.0	375.1	7.7	66.4	860
	September	604	3.30	5.39	103.8	117.1	376.3	7.6	66.5	860
	October	598	3.20	5.29	103.8	117.8	375.0	7.5	66.1	856
	November	607	3.35	5.44	104.2	118.0	375.3	6.8	65.6	853
	December	592	3.35	5.19	104.0	117.9	375.6	6.9	65.7	846
2011	January	592	3.35	5.19	103.8	117.8	378	6.6	65.9	841
	February	607	3.50	5.44	103.9	118.0	377.1	6.7	65.7	844
	March	601	3.50	5.34	103.9	119.4	377.2	6.0	65.1	853
	April	621	3.70	5.69	104.3	119.9	378.7	5.5	65.0	863
	May	616	3.70	5.59	104.2	120.9	380.4	5.4	65.2	868
	June	604	3.50	5.39		120.2	379.3	5.9	65.3	872
	July									
	August									
	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)

**Table 6b: Economic Indicators**  
**June 2011**

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford 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	105.4	114.5	69.5	9.8	72.1	780
	February	604	3.60	5.39	105.0	115.1	69.0	9.2	71.3	788
	March	631	3.60	5.85	105.3	115.3	67.9	9.6	70.4	804
	April	655	3.80	6.25	105.4	115.7	66.6	9.8	69.1	817
	May	639	3.70	5.99	106.0	116.2	65.8	10.0	68.4	813
	June	633	3.60	5.89	106.2	116.0	65.7	8.9	67.4	807
	July	627	3.50	5.79	106.1	117.0	66.2	8.2	67.4	788
	August	604	3.30	5.39	106.4	117.0	66.6	7.6	67.3	796
	September	604	3.30	5.39	106.4	117.1	67.3	7.6	67.9	794
	October	598	3.20	5.29	106.6	117.8	68.1	7.7	68.7	794
	November	607	3.35	5.44	107.0	118.0	68.5	8.3	69.6	785
	December	592	3.35	5.19	107.1	117.9	68.4	8.7	69.7	778
2011	January	592	3.35	5.19	107.4	117.8	68	9.2	69.9	786
	February	607	3.50	5.44	107.9	118.0	67.8	9.2	69.6	796
	March	601	3.50	5.34	108.1	119.4	67.8	9.2	69.5	811
	April	621	3.70	5.69	108.7	119.9	67.6	8.9	69.0	823
	May	616	3.70	5.59	109.4	120.9	68.4	8.4	69.4	830
	June	604	3.50	5.39		120.2	69.4	8.2	70.2	832
	July									
	August									
	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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