HOUSING NOW
Windsor CMA

CANADA MORTGAGE AND HOUSING CORPORATION

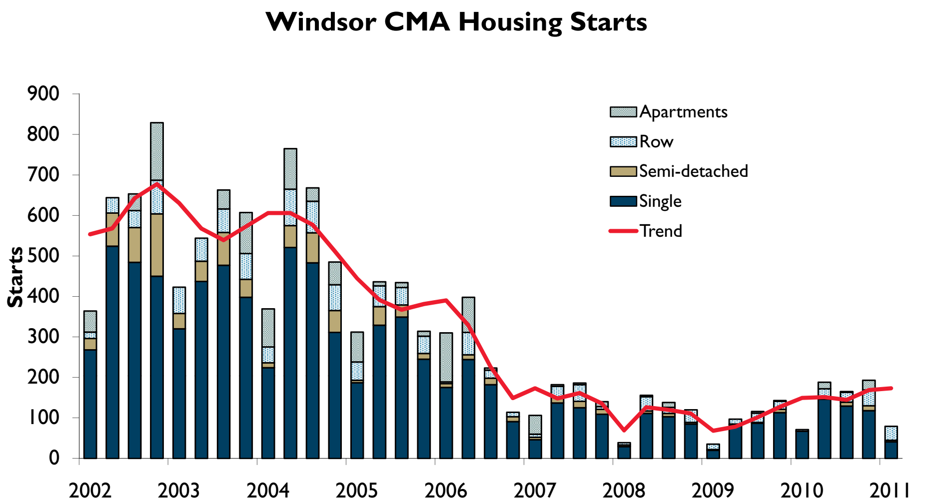
Date Released: Second Quarter 2011

New Home Market

First Quarter Housing Starts Improve

Windsor's new home construction market started the year on a positive note due to a higher number of townhouse starts which offset weaker single-detached starts during the first three months of 2011. This contributed to the upward trend in starts going into the important spring market. While single-detached construction was down in the Windsor Census Metropolitan Area (CMA) compared to the same period one year earlier, 2011 figures were still stronger than both 2008 and 2009 first quarters. The townhouse starts were nearly all within the City of Windsor. Almost all of these units were sold by the time they were completed, indicating strong demand for this type of housing, Because land is readily available, most townhomes

Figure 1



Source: CMHC

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have a single storey and total living space which compares favourably to multi-storey models in communities with less land. They appeal to an aging population, which prefers maintenance-free living. The Windsor-Essex Retire Here campaign has also begun to produce results in attracting more seniors to relocate to the area.

New Home Prices Continue to Rise

Despite weaker demand for single-detached homes, the average price continued to rise due to an increasing share of homes priced above $450,000. Most of these homes were located in the municipalities surrounding the City with large lots available such as Lakeshore Township and the Town of LaSalle where the average price topped $400,000. The market segment to lose share was homes within the City of Windsor priced between $250,000 and$299,999. Homebuyers looking in this range would have a wide range of listings available in the resale market from which to choose.

Resale Market

Resale Market Slows in First Quarter

Demand for resale homes in the Windsor-Essex area dipped slightly in the first quarter of 2011 as evidenced by declining transactions. Sales through the Multiple Listings Service were marginally lower from the last quarter of 2010 on a seasonally adjusted basis.

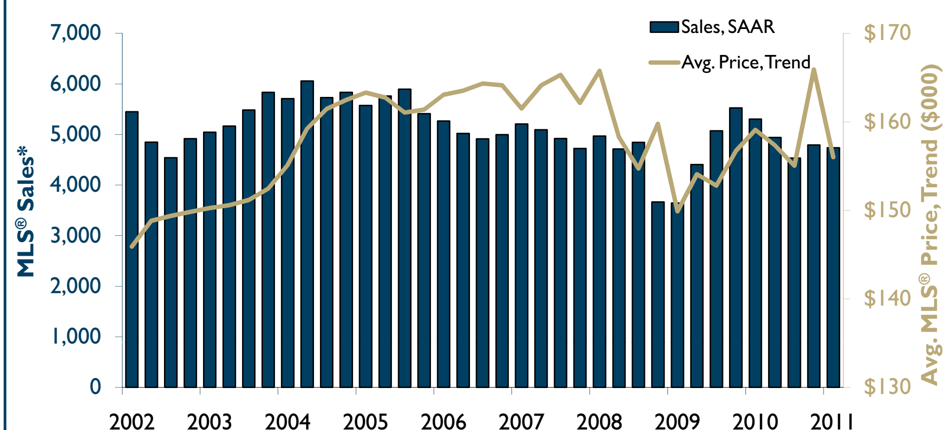
Stronger employment over the past months, while still fragile, has allowed consumers to be more willing to take on major commitments. The increasing number of full-time jobs during the first quarter supported stronger housing demand. Several recent announcements regarding new employment opportunities in the green technology and energy sector have contributed to a more positive outlook for the area. The ongoing infrastructure projects under construction along with a more stable auto sector have all played a part in stabilizing the number of people who were leaving the area in search of employment in previous years.

Windsor is an appealing homeownership market as it is the most affordable CMA in Southern Ontario. The average price of a home sold through the Windsor-Essex Real Estate Board was just under $150,000, and more than half of the homes sold in the first quarter were priced under $140,000. Despite these sales, there remain a considerable number of listings in the lower price ranges which tend to pull down the average price. The usual share of homes sold in the above $300,000 segment of the market nearly doubled in the fourth quarter of 2010, pulling up the average price in that period.

The number of new listings declined as a result of less outmigration, in line with the slightly lower sales, keeping the sales to new listings ratio in the balanced market territory in the first quarter.

Figure 2

Windsor MLS® Sales* & Average Price*



Source: CREA, CMHC
*Quarterly sales data are seasonally adjusted and multiplied by 4 to show an annual rate.. Price data are adjusted for irregular and seasonal factors.

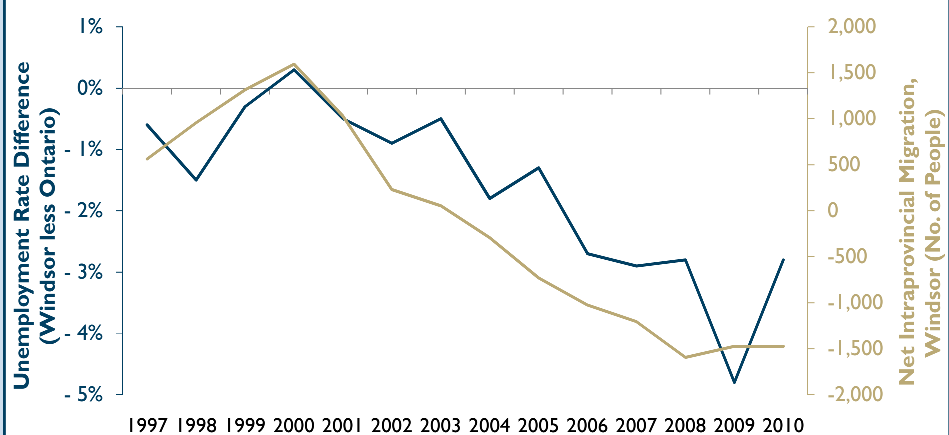
[1] MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Job Opportunities Drive Intra-provincial Migration

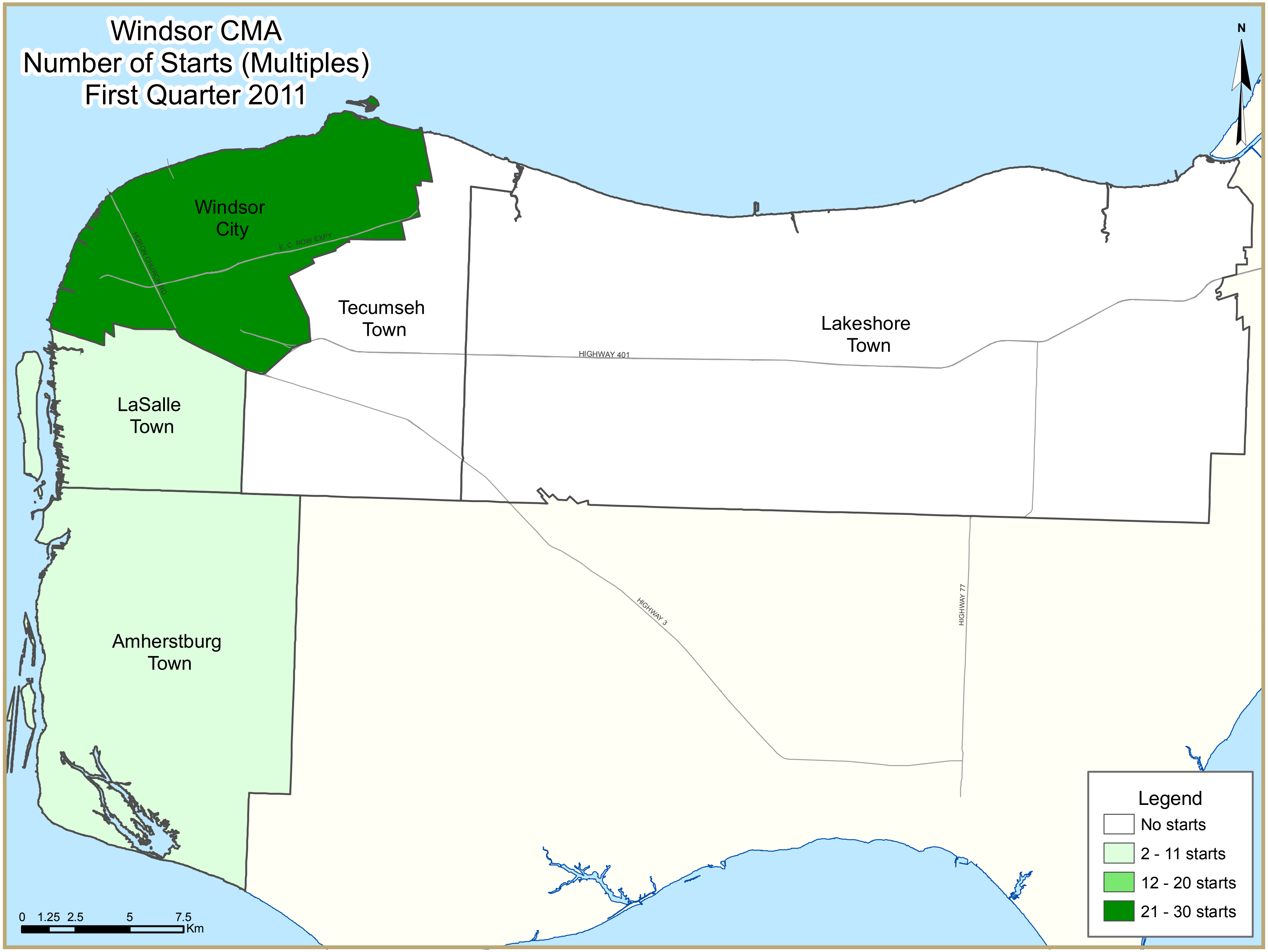
For several years, the number of people moving away from Windsor to other parts of Ontario has been higher than the number moving there. This movement is closely related to the difference between the unemployment rate in the Windsor CMA and in Ontario. In 2000, the net movement to the Windsor CMA peaked as Windsor's unemployment rate dropped below Ontario's due to strong job growth in tourism, supported by the new casino, and the automotive sector. By 2009 Windsor's unemployment rate peaked at 13.8 per cent, nearly five per cent above the Ontario average for the year. At the same time, the net movement away from Windsor CMA was bottoming out. In the first quarter of 2011, the difference between the Ontario and Windsor CMA unemployment rates narrowed to 1.5 per cent, the smallest difference in six years. If the relationship between migration and unemployment holds, net movement away from Windsor will diminish.

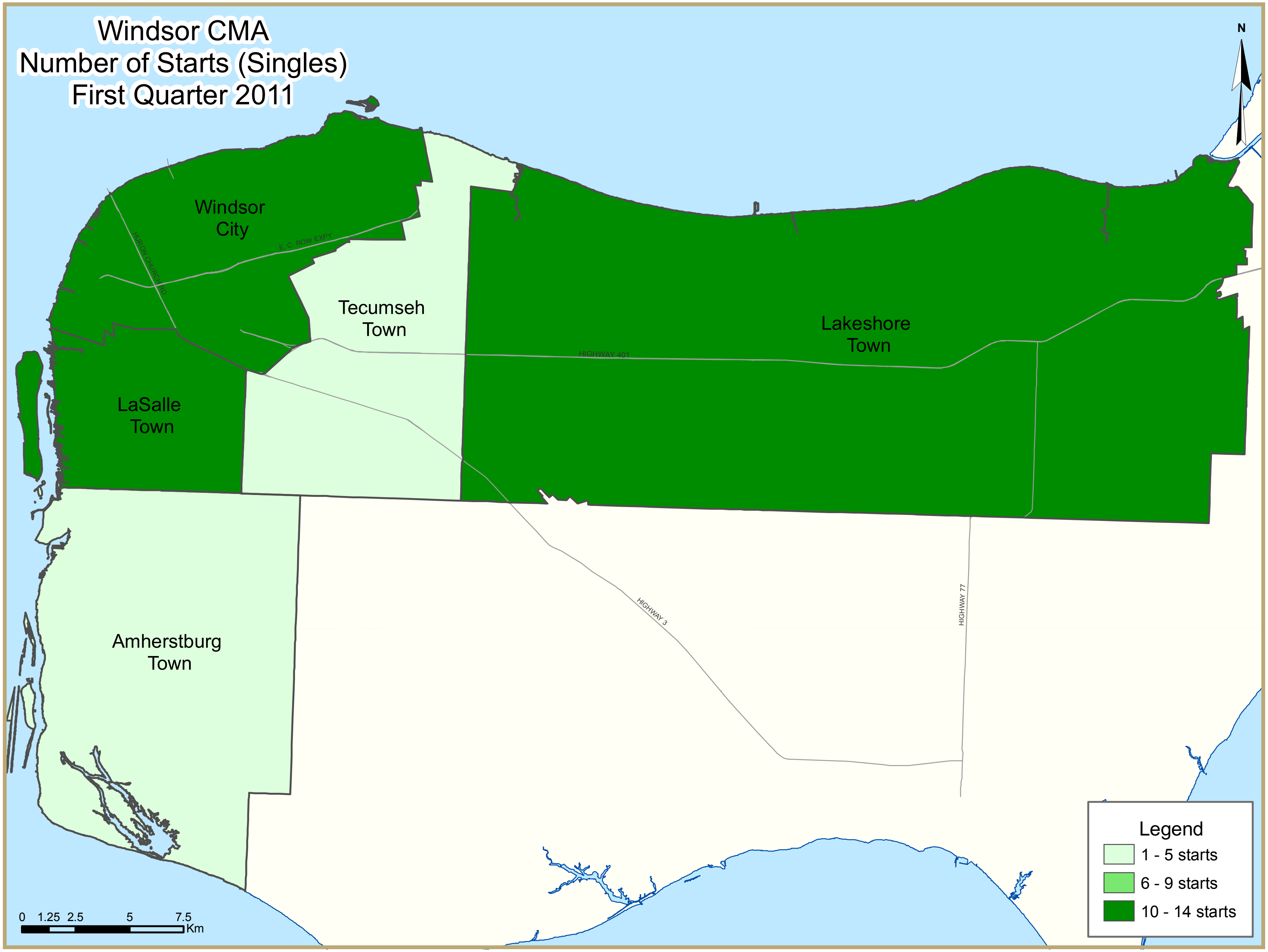
Figure 3

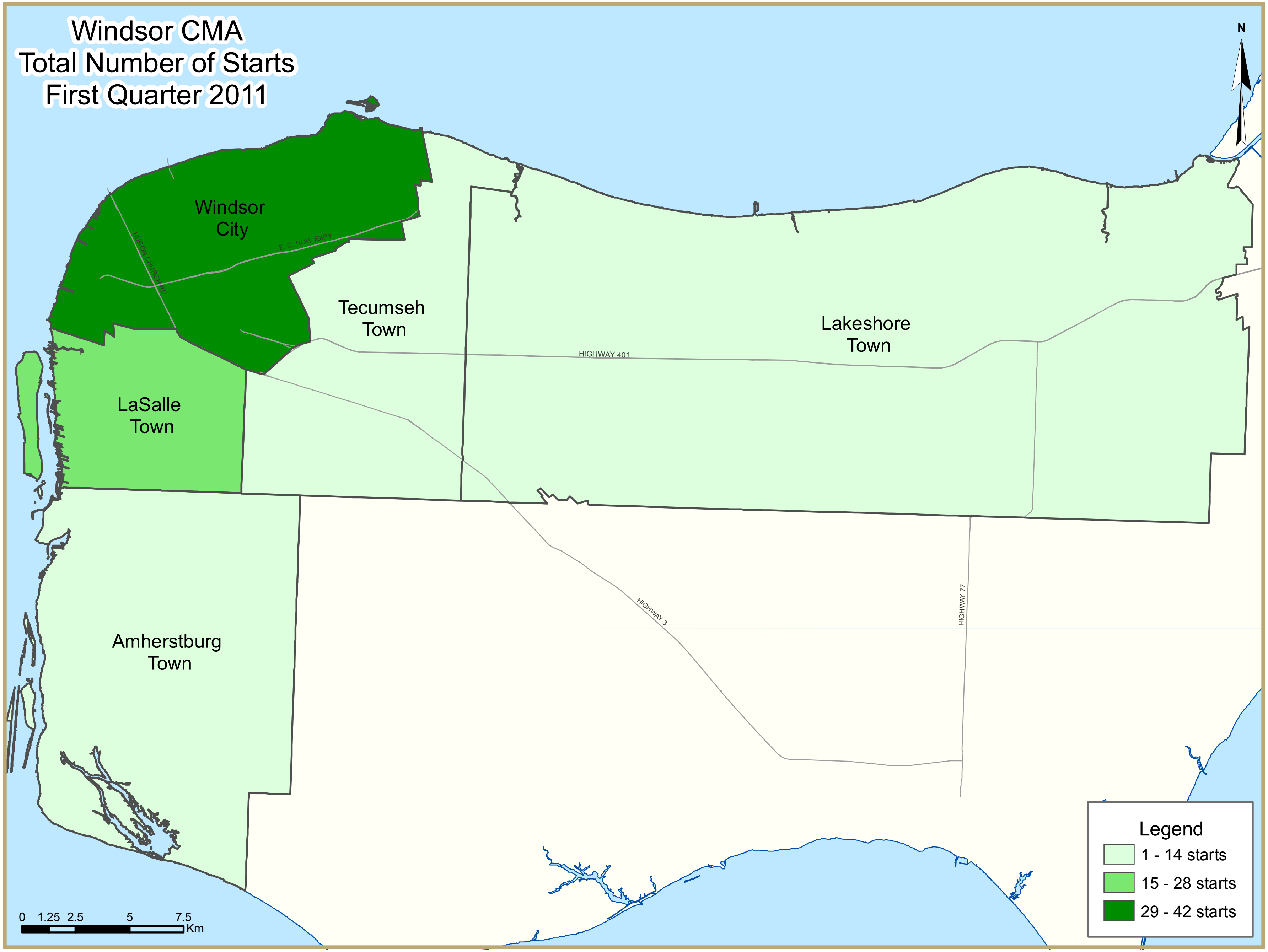
Less Unemployment Keeps People in Windsor



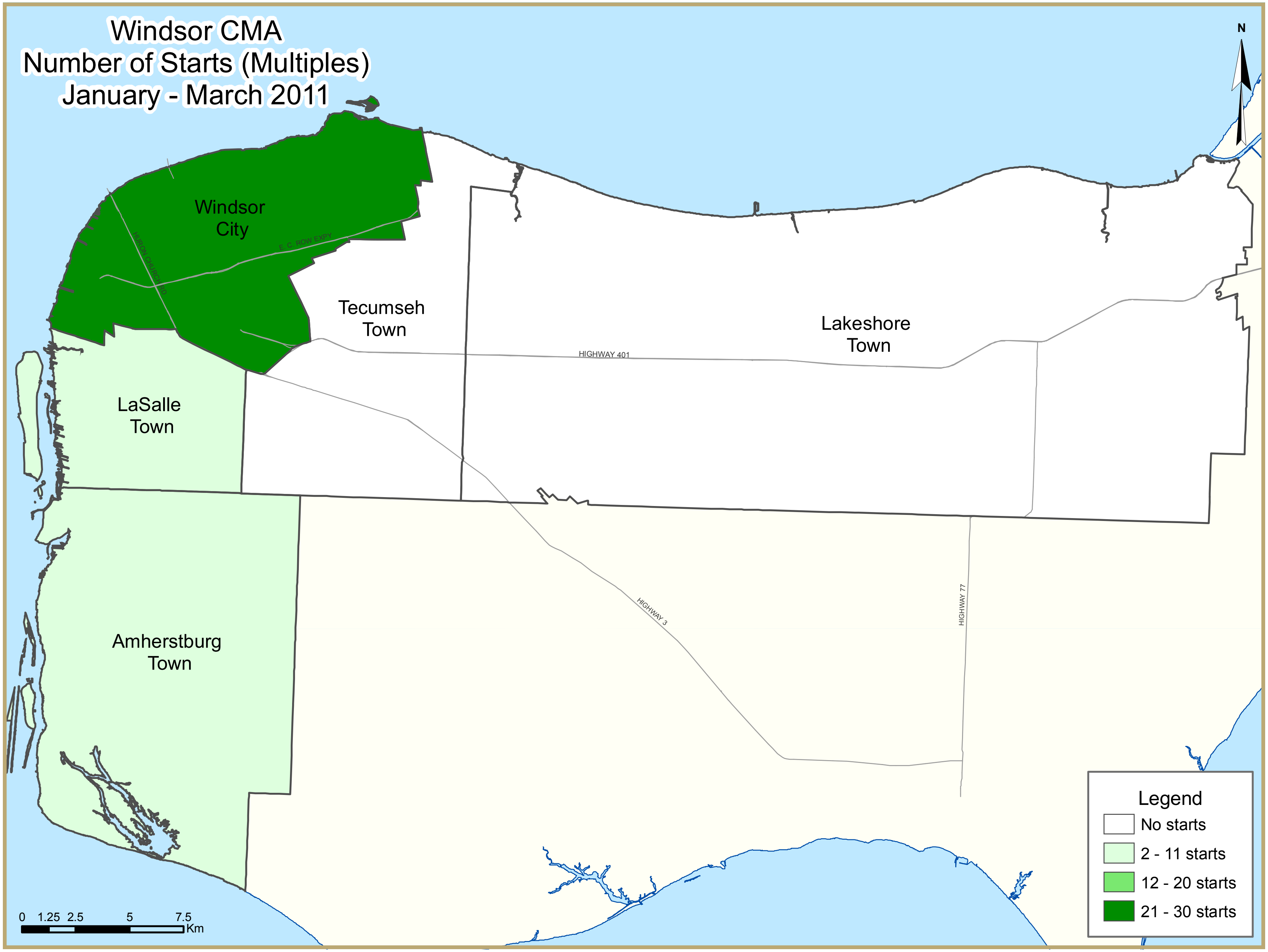
Source: Statistics Canada

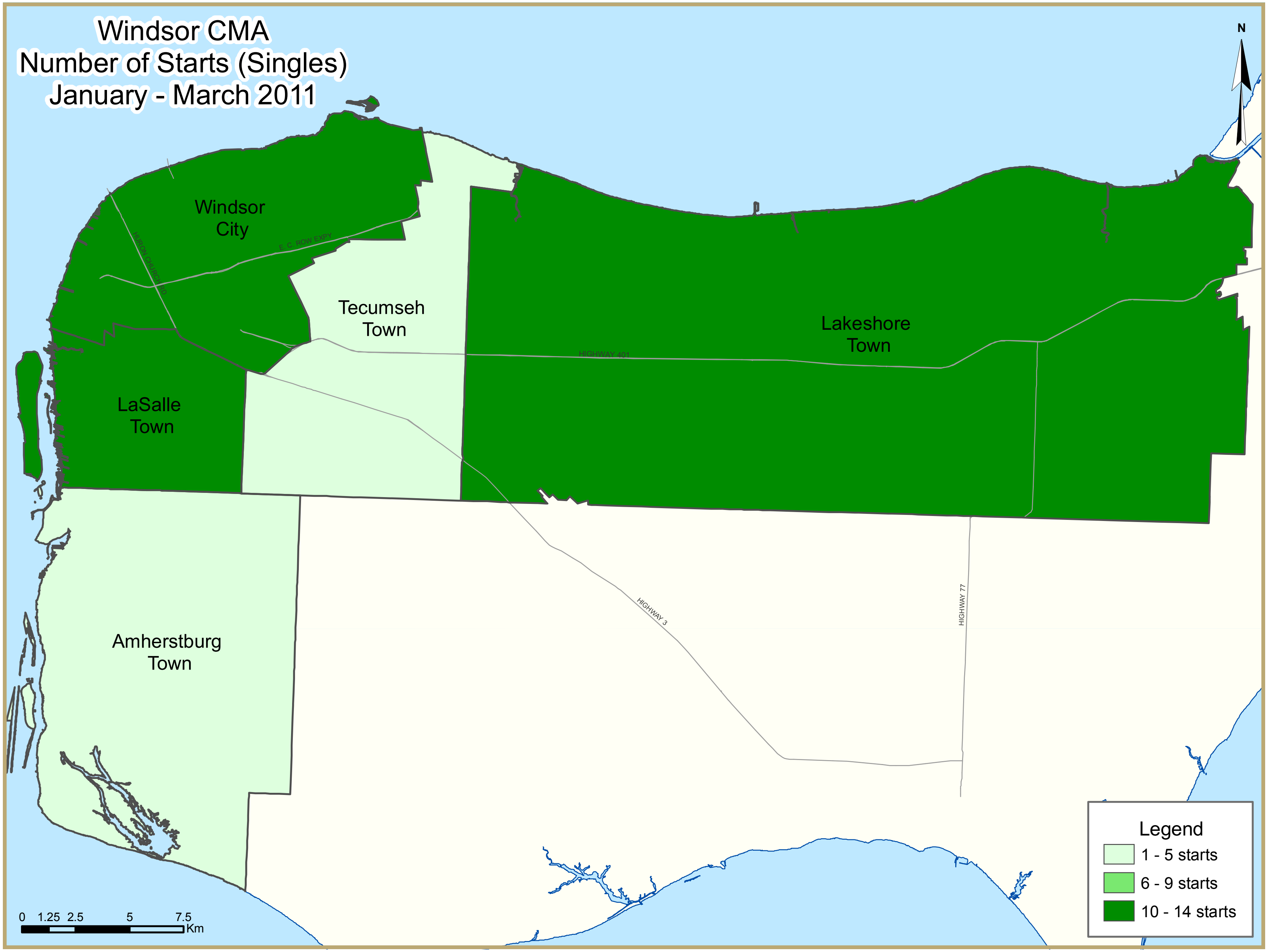

Windsor CMA
Number of Starts (Multiples)
First Quarter 2011
N
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
E. C. ROW EXPY
Legend
No starts
2 - 11 starts
12 - 20 starts
21 - 30 starts
0 1.25 2.5 5 7.5 Km


Windsor CMA
Number of Starts (Singles)
First Quarter 2011
N
Windsor City
E. C. ROW EXPY
HURON CHURCH RD
Tecumseh Town
Lakeshore Town
HIGHWAY 401
LaSalle Town
Amherstburg Town
HIGHWAY 3
HIGHWAY 77
Legend
1 - 5 starts
6 - 9 starts
10 - 14 starts
0 1.25 2.5 5 7.5
Km

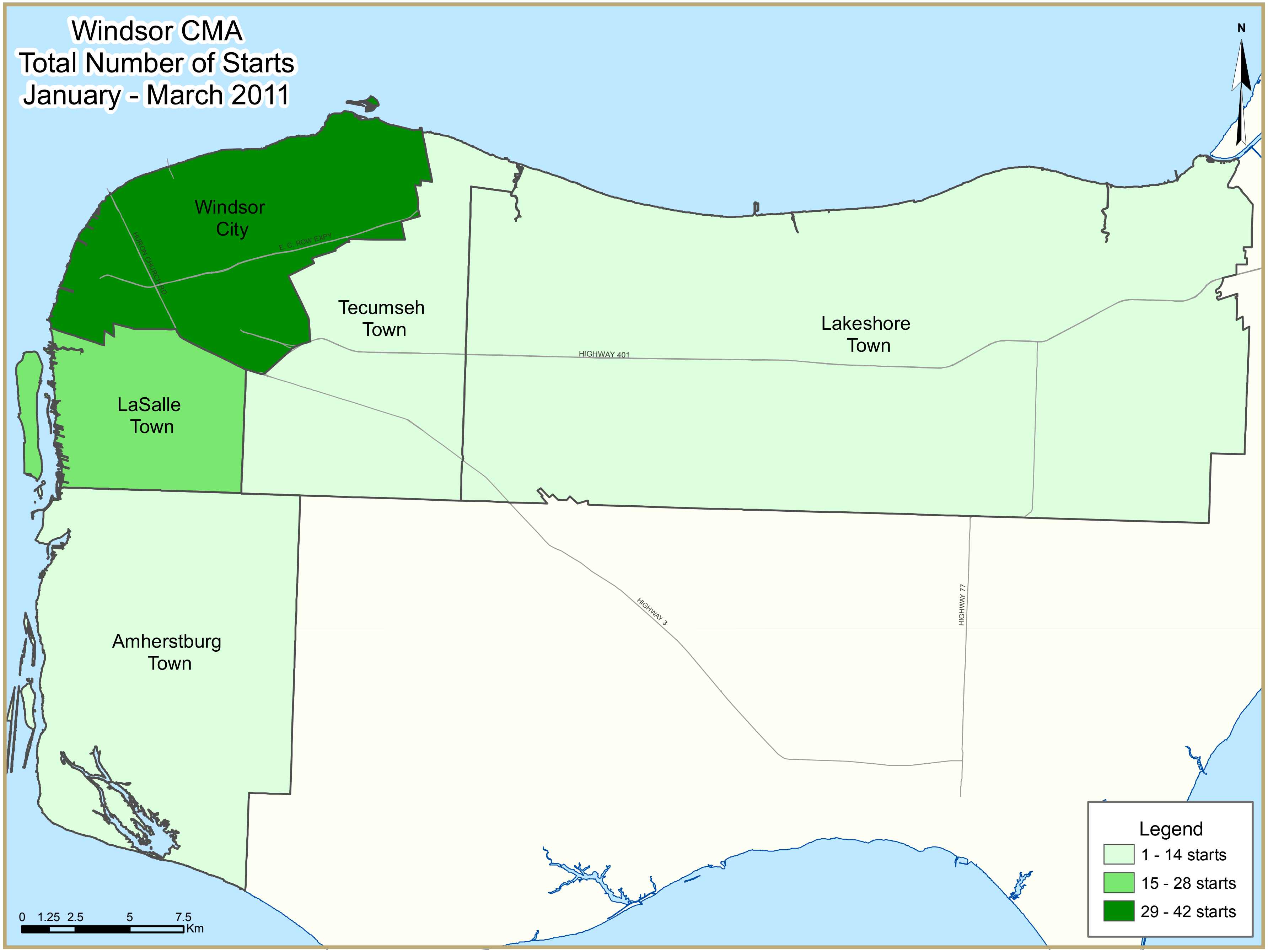


Windsor CMA
Total Number of Starts
First Quarter 2011
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
E. C. ROW EXPY
HURON CHURCH RD
N
0 1.25 2.5 5 7.5 Km
Legend
1 - 14 starts
15 - 28 starts
29 - 42 starts


Windsor CMA
Number of Starts (Multiples)
January - March 2011
N
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
E. C. ROW EXPY
Legend
No starts
2 - 11 starts
12 - 20 starts
21 - 30 starts
0 1.25 2.5 5 7.5 Km



Windsor CMA
Number of Starts (Singles)
January - March 2011
N
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
Legend
1 - 5 starts
6 - 9 starts
10 - 14 starts
0 1.25 2.5 5 7.5
Km


Windsor CMA
Total Number of Starts
January - March 2011
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
E. C. ROW EXPY
HURON CHURCH RD
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
N
0 1.25 2.5 5 7.5 Km
Legend
1 - 14 starts
15 - 28 starts
29 - 42 starts

HOUSING NOW REPORT TABLES

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5	MLS® Residential Activity
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2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
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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 Windsor CMA
First Quarter 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2011	41	4	26	0	8	0	0	0	79
Q1 2010	67	0	0	0	4	0	0	0	71
% Change	-38.8	n/a	n/a	n/a	100.0	n/a	n/a	n/a	11.3
Year-to-date 2011	41	4	26	0	8	0	0	0	79
Year-to-date 2010	67	0	0	0	4	0	0	0	71
% Change	-38.8	n/a	n/a	n/a	100.0	n/a	n/a	n/a	11.3
UNDER CONSTRUCTION									
Q1 2011	158	20	44	0	71	60	9	24	386
Q1 2010	138	14	38	0	89	60	0	0	339
% Change	14.5	42.9	15.8	n/a	-20.2	0.0	n/a	n/a	13.9
COMPLETIONS									
Q1 2011	66	4	5	0	14	0	0	0	89
Q1 2010	91	2	0	0	30	0	0	0	123
% Change	-27.5	100.0	n/a	n/a	-53.3	n/a	n/a	n/a	-27.6
Year-to-date 2011	66	4	5	0	14	0	0	0	89
Year-to-date 2010	91	2	0	0	30	0	0	0	123
% Change	-27.5	100.0	n/a	n/a	-53.3	n/a	n/a	n/a	-27.6
COMPLETED & NOT ABSORBED									
Q1 2011	37	6	3	0	5	12	0	0	63
Q1 2010	37	2	3	0	5	12	0	0	59
% Change	0.0	200.0	0.0	n/a	0.0	0.0	n/a	n/a	6.8
ABSORBED									
Q1 2011	71	0	4	0	17	0	0	0	92
Q1 2010	86	3	0	1	26	0	0	0	116
% Change	-17.4	-100.0	n/a	-100.0	-34.6	n/a	n/a	n/a	-20.7
Year-to-date 2011	71	0	4	0	17	0	0	0	92
Year-to-date 2010	86	3	0	1	26	0	0	0	116
% Change	-17.4	-100.0	n/a	-100.0	-34.6	n/a	n/a	n/a	-20.7

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

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Windsor City									
Q1 2011	12	0	26	0	4	0	0	0	42
Q1 2010	30	0	0	0	0	0	0	0	30
LaSalle Town									
Q1 2011	13	2	0	0	4	0	0	0	19
Q1 2010	19	0	0	0	4	0	0	0	23
Lakeshore Township									
Q1 2011	14	0	0	0	0	0	0	0	14
Q1 2010	13	0	0	0	0	0	0	0	13
Amherstburg Township									
Q1 2011	1	2	0	0	0	0	0	0	3
Q1 2010	4	0	0	0	0	0	0	0	4
Tecumseh Town									
Q1 2011	1	0	0	0	0	0	0	0	1
Q1 2010	1	0	0	0	0	0	0	0	1
Windsor CMA									
Q1 2011	41	4	26	0	8	0	0	0	79
Q1 2010	67	0	0	0	4	0	0	0	71
UNDER CONSTRUCTION									
Windsor City									
Q1 2011	48	4	28	0	44	0	9	4	137
Q1 2010	56	4	8	0	64	0	0	0	132
LaSalle Town									
Q1 2011	45	10	0	0	18	46	0	0	119
Q1 2010	41	6	3	0	13	46	0	0	109
Lakeshore Township									
Q1 2011	43	2	12	0	6	0	0	0	63
Q1 2010	23	2	16	0	6	0	0	0	47
Amherstburg Township									
Q1 2011	15	4	4	0	3	14	0	20	60
Q1 2010	14	2	11	0	6	14	0	0	47
Tecumseh Town									
Q1 2011	7	0	0	0	0	0	0	0	7
Q1 2010	4	0	0	0	0	0	0	0	4
Windsor CMA									
Q1 2011	158	20	44	0	71	60	9	24	386
Q1 2010	138	14	38	0	89	60	0	0	339

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Windsor City									
Q1 2011	12	2	2	0	8	0	0	0	24
Q1 2010	31	2	0	0	18	0	0	0	51
LaSalle Town									
Q1 2011	24	2	0	0	0	0	0	0	26
Q1 2010	25	0	0	0	4	0	0	0	29
Lakeshore Township									
Q1 2011	21	0	0	0	6	0	0	0	27
Q1 2010	24	0	0	0	8	0	0	0	32
Amherstburg Township									
Q1 2011	5	0	3	0	0	0	0	0	8
Q1 2010	9	0	0	0	0	0	0	0	9
Tecumseh Town									
Q1 2011	4	0	0	0	0	0	0	0	4
Q1 2010	2	0	0	0	0	0	0	0	2
Windsor CMA									
Q1 2011	66	4	5	0	14	0	0	0	89
Q1 2010	91	2	0	0	30	0	0	0	123
COMPLETED & NOT ABSORBED									
Windsor City									
Q1 2011	18	4	0	0	3	12	0	0	37
Q1 2010	13	2	0	0	5	12	0	0	32
LaSalle Town									
Q1 2011	10	2	0	0	0	0	0	0	12
Q1 2010	9	0	0	0	0	0	0	0	9
Lakeshore Township									
Q1 2011	4	0	0	0	1	0	0	0	5
Q1 2010	10	0	1	0	0	0	0	0	11
Amherstburg Township									
Q1 2011	5	0	3	0	1	0	0	0	9
Q1 2010	5	0	2	0	0	0	0	0	7
Tecumseh Town									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
Windsor CMA									
Q1 2011	37	6	3	0	5	12	0	0	63
Q1 2010	37	2	3	0	5	12	0	0	59

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Windsor City									
Q1 2011	15	0	2	0	10	0	0	0	27
Q1 2010	31	3	0	0	14	0	0	0	48
LaSalle Town									
Q1 2011	20	0	0	0	1	0	0	0	21
Q1 2010	22	0	0	1	4	0	0	0	27
Lakeshore Township									
Q1 2011	26	0	1	0	6	0	0	0	33
Q1 2010	25	0	0	0	8	0	0	0	33
Amherstburg Township									
Q1 2011	6	0	1	0	0	0	0	0	7
Q1 2010	5	0	0	0	0	0	0	0	5
Tecumseh Town									
Q1 2011	4	0	0	0	0	0	0	0	4
Q1 2010	3	0	0	0	0	0	0	0	3
Windsor CMA									
Q1 2011	71	0	4	0	17	0	0	0	92
Q1 2010	86	3	0	1	26	0	0	0	116

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

Table 1.2: History of Housing Starts of Windsor 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	460	24	21	0	63	0	9	40	617
% Change	51.8	71.4	-25.0	n/a	50.0	n/a	n/a	**	57.8
2009	303	14	28	0	42	0	0	4	391
% Change	-7.3	-22.2	21.7	-100.0	-38.2	n/a	n/a	-75.0	-13.7
2008	327	18	23	1	68	0	0	16	453
% Change	-21.4	-62.5	9.5	0.0	9.7	-100.0	n/a	-20.0	-26.2
2007	416	48	21	1	62	46	0	20	614
% Change	-39.9	-4.0	-77.7	n/a	n/a	-77.1	-100.0	**	-41.2
2006	692	50	94	0	0	201	4	4	1,045
% Change	-37.7	-47.9	-43.4	n/a	n/a	171.6	-75.0	-88.2	-30.1
2005	1,110	96	166	0	0	74	16	34	1,496
% Change	-27.9	-50.0	-31.7	n/a	-100.0	-58.0	-20.0	-67.0	-34.6
2004	1,539	192	243	0	14	176	20	103	2,287
% Change	-5.6	-9.9	1.3	n/a	n/a	102.3	**	**	2.2
2003	1,631	213	240	0	0	87	4	14	2,237
% Change	-5.5	-39.1	39.5	n/a	n/a	-58.4	0.0	-46.2	-10.2
2002	1,726	350	172	0	0	209	4	26	2,490
% Change	7.6	60.6	18.6	n/a	-100.0	58.3	100.0	-40.9	15.4
2001	1,604	218	145	0	11	132	2	44	2,157

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Windsor City	12	30	0	0	30	0	0	0	42	30	40.0
LaSalle Town	13	19	2	0	4	4	0	0	19	23	-17.4
Lakeshore Township	14	13	0	0	0	0	0	0	14	13	7.7
Amherstburg Township	1	4	2	0	0	0	0	0	3	4	-25.0
Tecumseh Town	1	1	0	0	0	0	0	0	1	1	0.0
Windsor CMA	41	67	4	0	34	4	0	0	79	71	11.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 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
Windsor City	12	30	0	0	30	0	0	0	42	30	40.0
LaSalle Town	13	19	2	0	4	4	0	0	19	23	-17.4
Lakeshore Township	14	13	0	0	0	0	0	0	14	13	7.7
Amherstburg Township	1	4	2	0	0	0	0	0	3	4	-25.0
Tecumseh Town	1	1	0	0	0	0	0	0	1	1	0.0
Windsor CMA	41	67	4	0	34	4	0	0	79	71	11.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market First Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Windsor City	30	0	0	0	0	0	0	0
LaSalle Town	4	4	0	0	0	0	0	0
Lakeshore Township	0	0	0	0	0	0	0	0
Amherstburg Township	0	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	34	4	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 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
Windsor City	30	0	0	0	0	0	0	0
LaSalle Town	4	4	0	0	0	0	0	0
Lakeshore Township	0	0	0	0	0	0	0	0
Amherstburg Township	0	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	34	4	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Windsor City	38	30	4	0	0	0	42	30
LaSalle Town	15	19	4	4	0	0	19	23
Lakeshore Township	14	13	0	0	0	0	14	13
Amherstburg Township	3	4	0	0	0	0	3	4
Tecumseh Town	1	1	0	0	0	0	1	1
Windsor CMA	71	67	8	4	0	0	79	71

Table 2.5: Starts by Submarket and by Intended Market January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Windsor City	38	30	4	0	0	0	42	30
LaSalle Town	15	19	4	4	0	0	19	23
Lakeshore Township	14	13	0	0	0	0	14	13
Amherstburg Township	3	4	0	0	0	0	3	4
Tecumseh Town	1	1	0	0	0	0	1	1
Windsor CMA	71	67	8	4	0	0	79	71

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Windsor City	12	31	2	2	8	18	2	0	24	51	-52.9
LaSalle Town	24	25	2	0	0	4	0	0	26	29	-10.3
Lakeshore Township	21	24	0	0	6	8	0	0	27	32	-15.6
Amherstburg Township	5	9	0	0	3	0	0	0	8	9	-11.1
Tecumseh Town	4	2	0	0	0	0	0	0	4	2	100.0
Windsor CMA	66	91	4	2	17	30	2	0	89	123	-27.6

Table 3.1: Completions by Submarket and by Dwelling Type January - March 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
Windsor City	12	31	2	2	8	18	2	0	24	51	-52.9
LaSalle Town	24	25	2	0	0	4	0	0	26	29	-10.3
Lakeshore Township	21	24	0	0	6	8	0	0	27	32	-15.6
Amherstburg Township	5	9	0	0	3	0	0	0	8	9	-11.1
Tecumseh Town	4	2	0	0	0	0	0	0	4	2	100.0
Windsor CMA	66	91	4	2	17	30	2	0	89	123	-27.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market First Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Windsor City	8	18	0	0	2	0	0	0
LaSalle Town	0	4	0	0	0	0	0	0
Lakeshore Township	6	8	0	0	0	0	0	0
Amherstburg Township	3	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	17	30	0	0	2	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 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
Windsor City	8	18	0	0	2	0	0	0
LaSalle Town	0	4	0	0	0	0	0	0
Lakeshore Township	6	8	0	0	0	0	0	0
Amherstburg Township	3	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	17	30	0	0	2	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Windsor City	16	33	8	18	0	0	24	51
LaSalle Town	26	25	0	4	0	0	26	29
Lakeshore Township	21	24	6	8	0	0	27	32
Amherstburg Township	8	9	0	0	0	0	8	9
Tecumseh Town	4	2	0	0	0	0	4	2
Windsor CMA	75	93	14	30	0	0	89	123

Table 3.5: Completions by Submarket and by Intended Market January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Windsor City	16	33	8	18	0	0	24	51
LaSalle Town	26	25	0	4	0	0	26	29
Lakeshore Township	21	24	6	8	0	0	27	32
Amherstburg Township	8	9	0	0	0	0	8	9
Tecumseh Town	4	2	0	0	0	0	4	2
Windsor CMA	75	93	14	30	0	0	89	123

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range First Quarter 2011													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q1 2011	7	50.0	2	14.3	2	14.3	2	14.3	1	7.1	14	265,808	306,353
Q1 2010	9	29.0	11	35.5	4	12.9	6	19.4	1	3.2	31	278,095	298,095
Year-to-date 2011	7	50.0	2	14.3	2	14.3	2	14.3	1	7.1	14	265,808	306,353
Year-to-date 2010	9	29.0	11	35.5	4	12.9	6	19.4	1	3.2	31	278,095	298,095
LaSalle Town													
Q1 2011	1	5.0	4	20.0	1	5.0	9	45.0	5	25.0	20	386,191	409,438
Q1 2010	0	0.0	5	21.7	3	13.0	11	47.8	4	17.4	23	361,905	392,453
Year-to-date 2011	1	5.0	4	20.0	1	5.0	9	45.0	5	25.0	20	386,191	409,438
Year-to-date 2010	0	0.0	5	21.7	3	13.0	11	47.8	4	17.4	23	361,905	392,453
Lakeshore Township													
Q1 2011	4	16.7	4	16.7	7	29.2	4	16.7	5	20.8	24	325,500	347,941
Q1 2010	2	8.0	7	28.0	7	28.0	6	24.0	3	12.0	25	310,000	330,338
Year-to-date 2011	4	16.7	4	16.7	7	29.2	4	16.7	5	20.8	24	325,500	347,941
Year-to-date 2010	2	8.0	7	28.0	7	28.0	6	24.0	3	12.0	25	310,000	330,338
Amherstburg Township													
Q1 2011	4	66.7	1	16.7	0	0.0	1	16.7	0	0.0	6	--	--
Q1 2010	4	80.0	0	0.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2011	4	66.7	1	16.7	0	0.0	1	16.7	0	0.0	6	--	--
Year-to-date 2010	4	80.0	0	0.0	0	0.0	1	20.0	0	0.0	5	--	--
Tecumseh Town													
Q1 2011	1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	4	--	--
Q1 2010	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	--	--
Year-to-date 2011	1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	4	--	--
Year-to-date 2010	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	--	--
Windsor CMA													
Q1 2011	17	25.0	11	16.2	10	14.7	17	25.0	13	19.1	68	325,500	352,215
Q1 2010	16	18.4	23	26.4	14	16.1	25	28.7	9	10.3	87	300,000	333,156
Year-to-date 2011	17	25.0	11	16.2	10	14.7	17	25.0	13	19.1	68	325,500	352,215
Year-to-date 2010	16	18.4	23	26.4	14	16.1	25	28.7	9	10.3	87	300,000	333,156

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2011						
Submarket	Q1 2011	Q1 2010	% Change	YTD 2011	YTD 2010	% Change
Windsor City	306,353	298,095	2.8	306,353	298,095	2.8
LaSalle Town	409,438	392,453	4.3	409,438	392,453	4.3
Lakeshore Township	347,941	330,338	5.3	347,941	330,338	5.3
Amherstburg Township	--	--	n/a	--	--	n/a
Tecumseh Town	--	--	n/a	--	--	n/a
Windsor CMA	352,215	333,156	5.7	352,215	333,156	5.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Windsor
First Quarter 2011

		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
2010	January	293	58.4	464	840	852	54.5	153,352	1.2	158,393
	February	355	36.5	410	787	848	48.3	152,089	13.9	166,703
	March	485	41.8	452	974	899	50.3	148,139	2.7	152,884
	April	510	27.2	435	1,073	847	51.4	157,579	5.5	155,853
	May	498	27.4	420	916	825	50.9	158,414	3.1	156,799
	June	492	-5.7	380	977	868	43.8	165,360	1.1	159,685
	July	423	-12.2	381	877	815	46.7	168,546	6.1	159,367
	August	421	-10.8	365	893	856	42.6	162,074	-0.2	150,469
	September	408	-7.1	387	883	845	45.8	159,666	3.3	155,069
	October	380	-20.0	399	720	797	50.1	173,160	12.3	173,749
	November	372	-2.1	407	681	788	51.6	157,909	5.9	164,943
	December	256	-17.9	392	437	817	48.0	152,676	-0.7	158,917
2011	January	281	-4.1	431	819	802	53.7	155,697	1.5	159,709
	February	312	-12.1	373	731	789	47.3	141,101	-7.2	154,412
	March	436	-10.1	380	931	784	48.5	151,428	2.2	153,911
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	1,133	44.0		2,601			150,725	5.9	
	Q1 2011	1,029	-9.2		2,481			149,462	-0.8	
	YTD 2010	1,133	44.0		2,601			150,725	5.9	
	YTD 2011	1,029	-9.2		2,481			149,462	-0.8	

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 First Quarter 2011											
		Interest Rates			NHPI, Total, Windsor CMA 1997=100	CPI, 2002 =100 (Ontario)	Windsor Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	100.8	114.5	147.4	12.9	62.9	830
	February	604	3.60	5.39	100.8	115.1	148.9	12.5	63.3	824
	March	631	3.60	5.85	100.8	115.3	148.9	12.4	63.2	811
	April	655	3.80	6.25	100.8	115.7	150.2	12.7	64.0	799
	May	639	3.70	5.99	100.6	116.2	150.3	12.7	64.1	799
	June	633	3.60	5.89	100.5	116.0	151.1	12.4	64.2	798
	July	627	3.50	5.79	99.0	117.0	150.5	11.4	63.3	802
	August	604	3.30	5.39	99.3	117.0	149.8	11.1	62.8	806
	September	604	3.30	5.39	99.4	117.1	148.2	10.9	62.1	807
	October	598	3.20	5.29	99.4	117.8	147.0	11.1	61.6	822
	November	607	3.35	5.44	97.7	118.0	146.3	10.9	61.2	822
	December	592	3.35	5.19	97.1	117.9	146.3	10.9	61.2	832
2011	January	592	3.35	5.19	97.1	117.8	150.3	9.7	62.1	824
	February	607	3.50	5.44	96.8	118.0	150.1	9.6	61.9	826
	March	601	3.50	5.34		119.4	150.9	9.7	62.4	827
	April									
	May									
	June									
	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 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.

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