HOUSING MARKET INFORMATION

HOUSING NOW
Trois-Riviéres CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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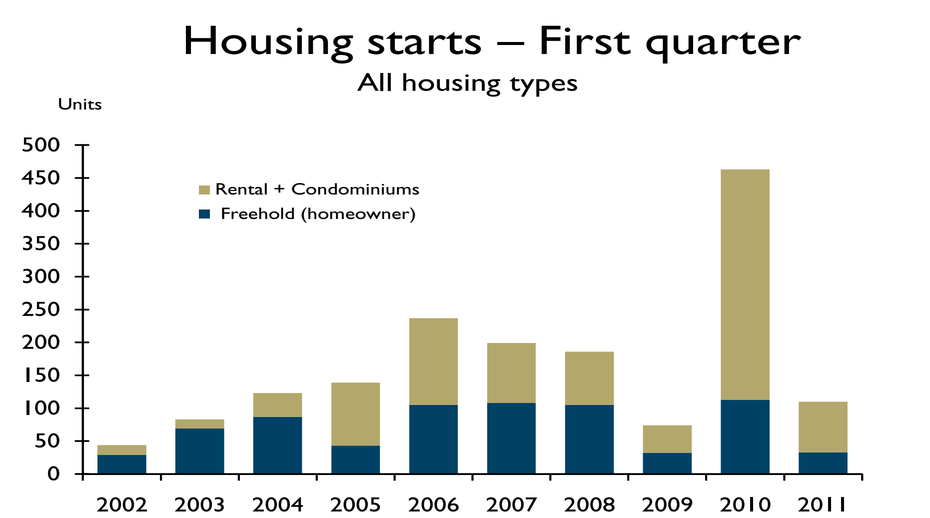
TROIS-RIVIÈRES HOUSING STARTS IN THE FIRST QUARTER OF 2011

Residential construction slowed down significantly in the Trois-Rivières census metropolitan area (CMA) during the first three months of 2011. In fact, according to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts fell by 76 per cent in the first quarter of 2011 from the corresponding period in 2010. In all, 110 dwellings got under way from January to March 2011, compared to 463 a year earlier.

While all market segments sustained decreases, it was the considerable drop in rental housing starts that

Figure 1



Source : CMHC

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accounted for the significant decline in activity observed in the first quarter. In fact, only 77 rental units were started, compared to 350 during the corresponding period in 2011. Following a circumstantial increase in 2010, the number of rental housing starts recorded during the first three months of 2011 has now come back to a level closer the quarterly average for the last few years. Trois-Rivières had effectively registered a very high level of activity in this market segment during the first quarter of 2010, thanks to the start of construction on a major retirement home (more than 200 units).

Lastly, foundations were laid for 33 freehold homes* (versus 113 a year earlier). While financing conditions are still favourable, the resale market is progressively easing in the Trois-Rivières area. A broader choice of properties for sale is therefore available to buyers, who have a greater chance of finding an existing home that meets their needs.

Elsewhere in the Mauricie area, activity slowed slightly in the agglomeration of Shawinigan, where 7 new homes got under way during the first three months of 2011 (compared to 9 a year earlier). In La Tuque, no housing starts were recorded from January to March 2011, compared to 1 during the corresponding period in 2010.

In all urban centres with 10,000 or more inhabitants across Quebec, 7,345 starts were enumerated during the first three months of 2011, for a decrease of 12 per cent from the same period in 2010. Among the metropolitan areas in Quebec, two posted gains in residential construction: Saguenay (+173 per cent) and Gatineau (+15 per cent). Conversely, activity either declined or remained stable in the other CMAs, namely, Trois-Rivières (-76 per cent), Montréal (-11 per cent), Québec (-1 per cent) and Sherbrooke (0 per cent).

Sales slow down at the beginning of the year in the Trois-Rivières area

The decline in activity on the resale market continued in the Trois-Rivières census metropolitan area (CMA). In fact, according to data from the Quebec Federation of Real Estate Boards (QFREB), MLS® sales** registered a decrease of 7 per cent from January to March 2011, compared to the corresponding period last year. The intense activity stimulated by exceptional financing conditions that had characterized the market at the end of 2009 has been progressively waning since then, giving way to a certain slowdown. This moderation has occurred even though mortgage rates have remained low and the job market, which had been having difficulty in picking up since the global economic slowdown of 2008, has started to recover. In all, 267 residential properties changed hands in the first quarter of this year, versus 287 during the same quarter in 2010.

On the supply side, the number of properties for sale continued to increase. Since the first quarter of 2010, listings have been gradually rising. At the end of the first quarter of this year, 659 homes had “For Sale” signs, up from 467 a year earlier. This increase in supply, combined with the decline in sales, slightly pushed up the number of sellers per buyer (seller-to-buyer ratio), which reached 7.4 to 1 in the first quarter (compared to 4.9 to 1 for the corresponding period in 2010). In fact, the market has eased and, for the first time since the early 2000s, has moved closer to the balanced range***. With market conditions nearly balanced, listing periods have gotten longer. In fact, while it took an average of 70 days to sell a home in the first quarter of 2010, it now takes about 10 days more to close a sale.

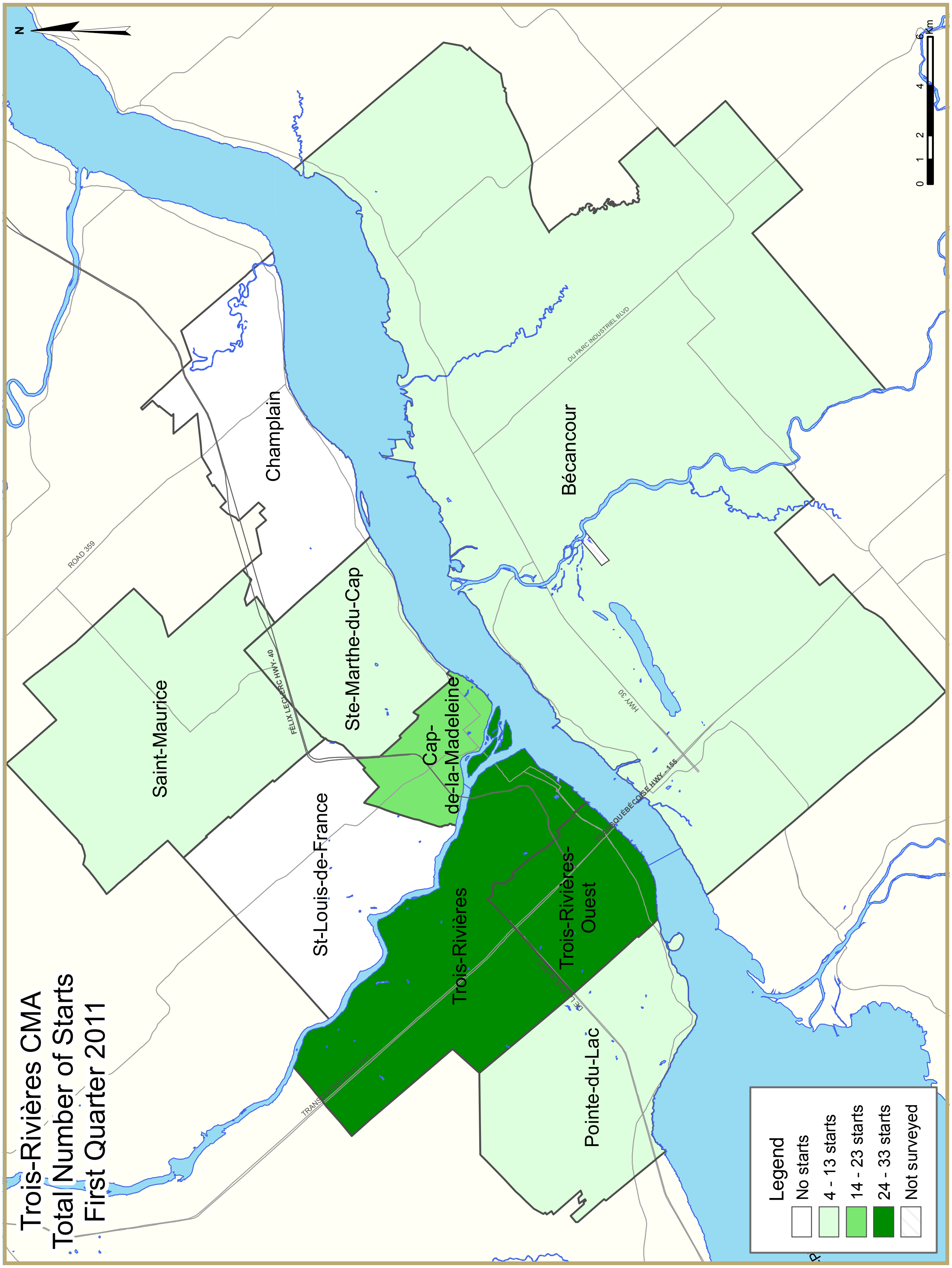
Even though market conditions have become more balanced, still significant price increases were registered. In the first quarter of 2011, the average price of residential properties reached $161,893 in the Trois-Rivières CMA, up by 9 per cent over the corresponding quarter in 2010.

The single-family home segment posted a slightly greater price hike (+11 per cent), as conditions were tighter for this housing category, which had a seller-to-buyer ratio of 6.5 to 1. During the first quarter of 2011, such houses were selling for an average price of $164 504.

* *Freehold homes refer to dwellings where the owner also holds the title of ownership to the land (single-detached, semi-detached and row houses, as well as duplexes).*

** *Total residential sales.*

*** *The balanced range for the seller-to-buyer ratio is between 8 and 10 to 1, indicating a market where neither buyers nor sellers are favoured.*


Trois-Rivières CMA
Total Number of Starts
First Quarter 2011
Champlain
Bécancour
Saint-Maurice
Ste-Marthe-du-Cap
Cap-de-la-Madeleine
St-Louis-de-France
Trois-Rivières
Trois-Rivières-Ouest
Pointe-du-Lac
ROAD 359
DU PARC INDUSTRIEL BLVD
HWY 30
Legend
No starts
4 - 13 starts
14 - 23 starts
24 - 33 starts
Not surveyed
0 1 2 4 6 Km
N

HOUSING NOW REPORT TABLES

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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 Trois-Rivières 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	25	8	0	0	0	0	0	77	110
Q1 2010	41	72	0	0	0	0	0	350	463
% Change	-39.0	-88.9	n/a	n/a	n/a	n/a	n/a	-78.0	-76.2
Year-to-date 2011	25	8	0	0	0	0	0	77	110
Year-to-date 2010	41	72	0	0	0	0	0	350	463
% Change	-39.0	-88.9	n/a	n/a	n/a	n/a	n/a	-78.0	-76.2
UNDER CONSTRUCTION									
Q1 2011	22	52	2	0	0	4	0	704	784
Q1 2010	35	56	4	0	0	20	0	468	583
% Change	-37.1	-7.1	-50.0	n/a	n/a	-80.0	n/a	50.4	34.5
COMPLETIONS									
Q1 2011	37	14	0	0	0	0	0	37	88
Q1 2010	41	34	4	0	0	16	0	70	177
% Change	-9.8	-58.8	-100.0	n/a	n/a	-100.0	n/a	-47.1	-50.3
Year-to-date 2011	37	14	0	0	0	0	0	37	88
Year-to-date 2010	41	34	4	0	0	16	0	70	177
% Change	-9.8	-58.8	-100.0	n/a	n/a	-100.0	n/a	-47.1	-50.3
COMPLETED & NOT ABSORBED									
Q1 2011	26	33	0	0	0	23	0	66	148
Q1 2010	24	30	2	0	0	23	0	83	162
% Change	8.3	10.0	-100.0	n/a	n/a	0.0	n/a	-20.5	-8.6
ABSORBED									
Q1 2011	29	13	0	0	0	4	0	24	70
Q1 2010	39	25	2	0	0	23	0	73	162
% Change	-25.6	-48.0	-100.0	n/a	n/a	-82.6	n/a	-67.1	-56.8
Year-to-date 2011	29	13	0	0	0	4	0	24	70
Year-to-date 2010	39	25	2	0	0	23	0	73	162
% Change	-25.6	-48.0	-100.0	n/a	n/a	-82.6	n/a	-67.1	-56.8

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									
Centre									
Q1 2011	11	6	0	0	0	0	0	69	86
Q1 2010	31	66	0	0	0	0	0	319	416
Remainder of the CMA									
Q1 2011	14	2	0	0	0	0	0	8	24
Q1 2010	10	6	0	0	0	0	0	31	47
Trois-Rivières CMA									
Q1 2011	25	8	0	0	0	0	0	77	110
Q1 2010	41	72	0	0	0	0	0	350	463
UNDER CONSTRUCTION									
Centre									
Q1 2011	10	36	2	0	0	4	0	594	646
Q1 2010	29	48	4	0	0	20	0	394	495
Remainder of the CMA									
Q1 2011	12	16	0	0	0	0	0	110	138
Q1 2010	6	8	0	0	0	0	0	74	88
Trois-Rivières CMA									
Q1 2011	22	52	2	0	0	4	0	704	784
Q1 2010	35	56	4	0	0	20	0	468	583
COMPLETIONS									
Centre									
Q1 2011	11	14	0	0	0	0	0	26	51
Q1 2010	28	30	2	0	0	0	0	45	117
Remainder of the CMA									
Q1 2011	26	0	0	0	0	0	0	11	37
Q1 2010	13	4	2	0	0	16	0	25	60
Trois-Rivières CMA									
Q1 2011	37	14	0	0	0	0	0	37	88
Q1 2010	41	34	4	0	0	16	0	70	177

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	
COMPLETED & NOT ABSORBED									
Centre									
Q1 2011	15	23	0	0	0	9	0	48	95
Q1 2010	18	27	0	0	0	17	0	68	130
Remainder of the CMA									
Q1 2011	11	10	0	0	0	14	0	18	53
Q1 2010	6	3	2	0	0	6	0	15	32
Trois-Rivières CMA									
Q1 2011	26	33	0	0	0	23	0	66	148
Q1 2010	24	30	2	0	0	23	0	83	162
ABSORBED									
Centre									
Q1 2011	5	11	0	0	0	0	0	19	35
Q1 2010	27	20	2	0	0	3	0	35	87
Remainder of the CMA									
Q1 2011	24	2	0	0	0	4	0	5	35
Q1 2010	12	5	0	0	0	20	0	38	75
Trois-Rivières CMA									
Q1 2011	29	13	0	0	0	4	0	24	70
Q1 2010	39	25	2	0	0	23	0	73	162

Source: CMHC (Starts and Completions Survey, Market Absorption 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
Centre	11	31	6	66	0	0	69	319	86	416	-79.3
Trois-Rivières	4	12	2	50	0	0	26	250	32	312	-89.7
Trois-Rivières-Ouest	3	11	4	16	0	0	26	57	33	84	-60.7
Cap-de-la-Madeleine	4	8	0	0	0	0	17	12	21	20	5.0
Remainder of the CMA	14	10	2	6	0	0	8	31	24	47	-48.9
Bécancour	6	4	0	0	0	0	0	16	6	20	-70.0
Champlain	0	1	0	0	0	0	0	0	0	1	-100.0
Pointe-du-Lac	3	2	0	4	0	0	4	12	7	18	-61.1
St-Louis-de-France	0	2	0	0	0	0	0	3	0	5	-100.0
Sainte-Marthe-du-Cap	1	0	2	2	0	0	4	0	7	2	**
Saint-Maurice	4	1	0	0	0	0	0	0	4	1	**
Trois-Rivières CMA	25	41	8	72	0	0	77	350	110	463	-76.2

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
Centre	11	31	6	66	0	0	69	319	86	416	-79.3
Trois-Rivières	4	12	2	50	0	0	26	250	32	312	-89.7
Trois-Rivières-Ouest	3	11	4	16	0	0	26	57	33	84	-60.7
Cap-de-la-Madeleine	4	8	0	0	0	0	17	12	21	20	5.0
Remainder of the CMA	14	10	2	6	0	0	8	31	24	47	-48.9
Bécancour	6	4	0	0	0	0	0	16	6	20	-70.0
Champlain	0	1	0	0	0	0	0	0	0	1	-100.0
Pointe-du-Lac	3	2	0	4	0	0	4	12	7	18	-61.1
St-Louis-de-France	0	2	0	0	0	0	0	3	0	5	-100.0
Sainte-Marthe-du-Cap	1	0	2	2	0	0	4	0	7	2	**
Saint-Maurice	4	1	0	0	0	0	0	0	4	1	**
Trois-Rivières CMA	25	41	8	72	0	0	77	350	110	463	-76.2

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
Centre	0	0	0	0	0	0	69	319
Trois-Rivières	0	0	0	0	0	0	26	250
Trois-Rivières-Ouest	0	0	0	0	0	0	26	57
Cap-de-la-Madeleine	0	0	0	0	0	0	17	12
Remainder of the CMA	0	0	0	0	0	0	8	31
Bécancour	0	0	0	0	0	0	0	16
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	4	12
St-Louis-de-France	0	0	0	0	0	0	0	3
Sainte-Marthe-du-Cap	0	0	0	0	0	0	4	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	0	0	77	350

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
Centre	0	0	0	0	0	0	69	319
Trois-Rivières	0	0	0	0	0	0	26	250
Trois-Rivières-Ouest	0	0	0	0	0	0	26	57
Cap-de-la-Madeleine	0	0	0	0	0	0	17	12
Remainder of the CMA	0	0	0	0	0	0	8	31
Bécancour	0	0	0	0	0	0	0	16
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	4	12
St-Louis-de-France	0	0	0	0	0	0	0	3
Sainte-Marthe-du-Cap	0	0	0	0	0	0	4	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	0	0	77	350

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
Centre	17	97	0	0	69	319	86	416
Trois-Rivières	6	62	0	0	26	250	32	312
Trois-Rivières-Ouest	7	27	0	0	26	57	33	84
Cap-de-la-Madeleine	4	8	0	0	17	12	21	20
Remainder of the CMA	16	16	0	0	8	31	24	47
Bécancour	6	4	0	0	0	16	6	20
Champlain	0	1	0	0	0	0	0	1
Pointe-du-Lac	3	6	0	0	4	12	7	18
St-Louis-de-France	0	2	0	0	0	3	0	5
Sainte-Marthe-du-Cap	3	2	0	0	4	0	7	2
Saint-Maurice	4	1	0	0	0	0	4	1
Trois-Rivières CMA	33	113	0	0	77	350	110	463

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
Centre	17	97	0	0	69	319	86	416
Trois-Rivières	6	62	0	0	26	250	32	312
Trois-Rivières-Ouest	7	27	0	0	26	57	33	84
Cap-de-la-Madeleine	4	8	0	0	17	12	21	20
Remainder of the CMA	16	16	0	0	8	31	24	47
Bécancour	6	4	0	0	0	16	6	20
Champlain	0	1	0	0	0	0	0	1
Pointe-du-Lac	3	6	0	0	4	12	7	18
St-Louis-de-France	0	2	0	0	0	3	0	5
Sainte-Marthe-du-Cap	3	2	0	0	4	0	7	2
Saint-Maurice	4	1	0	0	0	0	4	1
Trois-Rivières CMA	33	113	0	0	77	350	110	463

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
Centre	11	28	14	30	0	0	26	59	51	117	-56.4
Trois-Rivières	5	9	10	24	0	0	10	23	25	56	-55.4
Trois-Rivières-Ouest	3	7	4	6	0	0	8	6	15	19	-21.1
Cap-de-la-Madeleine	3	12	0	0	0	0	8	30	11	42	-73.8
Remainder of the CMA	26	13	0	4	0	0	11	43	37	60	-38.3
Bécancour	15	2	0	2	0	0	8	24	23	28	-17.9
Champlain	0	1	0	2	0	0	0	0	0	3	-100.0
Pointe-du-Lac	3	5	0	0	0	0	3	2	6	7	-14.3
St-Louis-de-France	2	2	0	0	0	0	0	3	2	5	-60.0
Sainte-Marthe-du-Cap	2	3	0	0	0	0	0	14	2	17	-88.2
Saint-Maurice	4	0	0	0	0	0	0	0	4	0	n/a
Trois-Rivières CMA	37	41	14	34	0	0	37	102	88	177	-50.3

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
Centre	11	28	14	30	0	0	26	59	51	117	-56.4
Trois-Rivières	5	9	10	24	0	0	10	23	25	56	-55.4
Trois-Rivières-Ouest	3	7	4	6	0	0	8	6	15	19	-21.1
Cap-de-la-Madeleine	3	12	0	0	0	0	8	30	11	42	-73.8
Remainder of the CMA	26	13	0	4	0	0	11	43	37	60	-38.3
Bécancour	15	2	0	2	0	0	8	24	23	28	-17.9
Champlain	0	1	0	2	0	0	0	0	0	3	-100.0
Pointe-du-Lac	3	5	0	0	0	0	3	2	6	7	-14.3
St-Louis-de-France	2	2	0	0	0	0	0	3	2	5	-60.0
Sainte-Marthe-du-Cap	2	3	0	0	0	0	0	14	2	17	-88.2
Saint-Maurice	4	0	0	0	0	0	0	0	4	0	n/a
Trois-Rivières CMA	37	41	14	34	0	0	37	102	88	177	-50.3

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
Centre	0	0	0	0	0	2	26	45
Trois-Rivières	0	0	0	0	0	0	10	11
Trois-Rivières-Ouest	0	0	0	0	0	0	8	6
Cap-de-la-Madeleine	0	0	0	0	0	2	8	28
Remainder of the CMA	0	0	0	0	0	18	11	25
Bécancour	0	0	0	0	0	16	8	8
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	2	3	0
St-Louis-de-France	0	0	0	0	0	0	0	3
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	14
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	0	20	37	70

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
Centre	0	0	0	0	0	2	26	45
Trois-Rivières	0	0	0	0	0	0	10	11
Trois-Rivières-Ouest	0	0	0	0	0	0	8	6
Cap-de-la-Madeleine	0	0	0	0	0	2	8	28
Remainder of the CMA	0	0	0	0	0	18	11	25
Bécancour	0	0	0	0	0	16	8	8
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	2	3	0
St-Louis-de-France	0	0	0	0	0	0	0	3
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	14
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	0	20	37	70

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions 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
Centre	25	60	0	0	26	45	51	117
Trois-Rivières	15	33	0	0	10	11	25	56
Trois-Rivières-Ouest	7	13	0	0	8	6	15	19
Cap-de-la-Madeleine	3	14	0	0	8	28	11	42
Remainder of the CMA	26	19	0	16	11	25	37	60
Bécancour	15	4	0	16	8	8	23	28
Champlain	0	3	0	0	0	0	0	3
Pointe-du-Lac	3	7	0	0	3	0	6	7
St-Louis-de-France	2	2	0	0	0	3	2	5
Sainte-Marthe-du-Cap	2	3	0	0	0	14	2	17
Saint-Maurice	4	0	0	0	0	0	4	0
Trois-Rivières CMA	51	79	0	16	37	70	88	177

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
Centre	25	60	0	0	26	45	51	117
Trois-Rivières	15	33	0	0	10	11	25	56
Trois-Rivières-Ouest	7	13	0	0	8	6	15	19
Cap-de-la-Madeleine	3	14	0	0	8	28	11	42
Remainder of the CMA	26	19	0	16	11	25	37	60
Bécancour	15	4	0	16	8	8	23	28
Champlain	0	3	0	0	0	0	0	3
Pointe-du-Lac	3	7	0	0	3	0	6	7
St-Louis-de-France	2	2	0	0	0	3	2	5
Sainte-Marthe-du-Cap	2	3	0	0	0	14	2	17
Saint-Maurice	4	0	0	0	0	0	4	0
Trois-Rivières CMA	51	79	0	16	37	70	88	177

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q1 2011	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--
Q1 2010	0	0.0	0	0.0	5	22.7	11	50.0	6	27.3	22	200,000	221,496
Year-to-date 2011	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	5	22.7	11	50.0	6	27.3	22	200,000	221,496
Remainder of the CMA													
Q1 2011	2	10.0	3	15.0	8	40.0	4	20.0	3	15.0	20	177,500	191,435
Q1 2010	3	33.3	0	0.0	3	33.3	2	22.2	1	11.1	9	--	--
Year-to-date 2011	2	10.0	3	15.0	8	40.0	4	20.0	3	15.0	20	177,500	191,435
Year-to-date 2010	3	33.3	0	0.0	3	33.3	2	22.2	1	11.1	9	--	--
Trois-Rivières CMA													
Q1 2011	2	8.0	3	12.0	10	40.0	5	20.0	5	20.0	25	185,000	209,718
Q1 2010	3	9.7	0	0.0	8	25.8	13	41.9	7	22.6	31	200,000	205,609
Year-to-date 2011	2	8.0	3	12.0	10	40.0	5	20.0	5	20.0	25	185,000	209,718
Year-to-date 2010	3	9.7	0	0.0	8	25.8	13	41.9	7	22.6	31	200,000	205,609

Source: CMHC (Market Absorption Survey)

A methodological change in the collection of selling prices was introduced in July 2009.

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2011						
Submarket	Q1 2011	Q1 2010	% Change	YTD 2011	YTD 2010	% Change
Centre	--	221,496	n/a	--	221,496	n/a
Trois-Rivières	--	--	n/a	--	--	n/a
Trois-Rivières-Ouest	--	--	n/a	--	--	n/a
Cap-de-la-Madeleine	--	201,292	n/a	--	201,292	n/a
Remainder of the CMA	191,435	--	n/a	191,435	--	n/a
Bécancour	169,130	--	n/a	169,130	--	n/a
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	--	--	n/a	--	--	n/a
St-Louis-de-France	--	--	n/a	--	--	n/a
Sainte-Marthe-du-Cap	--	--	n/a	--	--	n/a
Saint-Maurice	--	--	n/a	--	--	n/a
Trois-Rivières CMA	209,718	205,609	2.0	209,718	205,609	2.0

Source: CMHC (Market Absorption Survey)

A methodological change in the collection of selling prices was introduced in July 2009.

Table 5: MLS® Residential Activity[1] for Trois-Rivières							
						Last Four Quarters[3]	
	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q1 2011	219	384	478	164,504	6.5	156,110	6.9
Q1 2010	234	394	344	147,817	4.4	144,412	4.8
% Change	-6.4	-2.5	39.0	11.3	n/a	8.1	n/a
YTD 2011	219	384	478	164,504	6.5	n/a	n/a
YTD 2010	234	394	344	147,817	4.4	n/a	n/a
% Change	-6.4	-2.5	39.0	11.3	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2011	9	--	60	--	--	--	--
Q1 2010	13	--	41	--	--	--	--
% Change	-30.8	n/a	45.5	n/a	n/a	n/a	n/a
YTD 2011	9	--	60	--	--	n/a	n/a
YTD 2010	13	--	41	--	--	n/a	n/a
% Change	-30.8	n/a	45.5	n/a	n/a	n/a	n/a
PLEX*							
Q1 2011	39	--	118	--	9.1	--	8.5
Q1 2010	38	--	72	--	5.7	--	5.3
% Change	2.6	n/a	63.9	n/a	n/a	n/a	n/a
YTD 2011	39	--	118	159,453	9.1	n/a	n/a
YTD 2010	38	--	72	157,974	5.7	n/a	n/a
% Change	2.6	n/a	63.9	0.9	n/a	n/a	n/a
TOTAL							
Q1 2011	267	501	659	161,893	7.4	156,033	7.4
Q1 2010	287	492	467	148,219	4.9	144,479	5.1
% Change	-7.0	1.8	41.2	9.2	n/a	8.0	n/a
YTD 2011	267	501	659	161,893	7.4	n/a	n/a
YTD 2010	287	492	467	148,219	4.9	n/a	n/a
% Change	-7.0	1.8	41.2	9.2	n/a	n/a	n/a

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[1] Source: QFREB by Centris®.
[2] Calculations: CMHC.
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to QFREB for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
First Quarter 2011

		Interest Rates			NHPI, Total, (Quebec) 1997=100	CPI (Quebec) 2002 =100	Trois-Rivières Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2010	January	610	3.60	5.49	109.7	114.0	66.3	9.8	59.8	697
	February	604	3.60	5.39	110.0	114.2	65.0	10.0	58.7	704
	March	631	3.60	5.85	110.9	114.5	63.6	10.0	57.4	714
	April	655	3.80	6.25	110.9	114.8	64.1	9.5	57.5	722
	May	639	3.70	5.99	111.3	114.9	65.2	8.9	58.1	723
	June	633	3.60	5.89	111.4	114.8	66.5	8.3	58.7	722
	July	627	3.50	5.79	111.4	114.5	67.1	8.3	59.2	721
	August	604	3.30	5.39	111.6	114.6	66.8	9.0	59.4	722
	September	604	3.30	5.39	113.0	114.8	67.1	9.3	59.9	726
	October	598	3.20	5.29	113.2	115.2	67.3	8.9	59.7	731
	November	607	3.35	5.44	113.4	115.6	67.5	8.8	59.7	728
	December	592	3.35	5.19	113.0	115.8	67.5	8.4	59.4	728
2011	January	592	3.35	5.19	113.6	116.4	67.9	9.0	60.1	727
	February	607	3.50	5.44	113.9	116.7	69.1	8.4	60.7	731
	March	601	3.50	5.34		118.3	69.2	8.5	60.8	728
	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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