HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2012

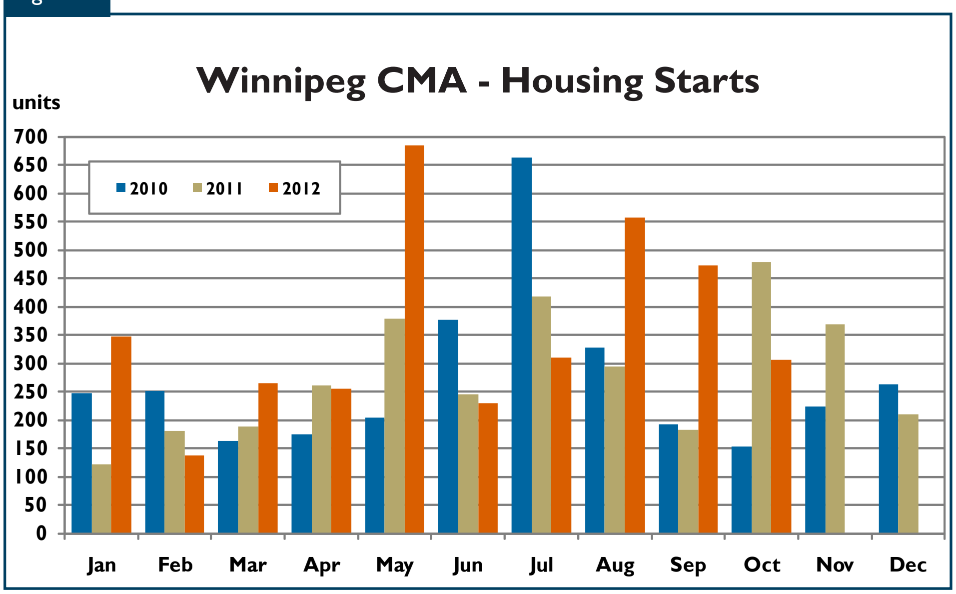
New Home Market

October 2012 housing starts in Winnipeg

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 306 units in October, down from 479 in October 2011. Much of the decrease was due to lower production in the multi-family sector. After ten months, total housing starts for 2012 numbered 3,569 units, up 30 per cent from the same period of 2011.

Single-detached builders broke ground on 175 units in October, just slightly off pace from the 178 initiated in October 2011. After ten months, single-detached starts totalled 1,800 units, nine per cent more than during the same period last year. There were 275 single-detached homes completed in October, 14 per cent more than during October 2011. This brings the total number of homes completed

Figure 1



Source: CMHC

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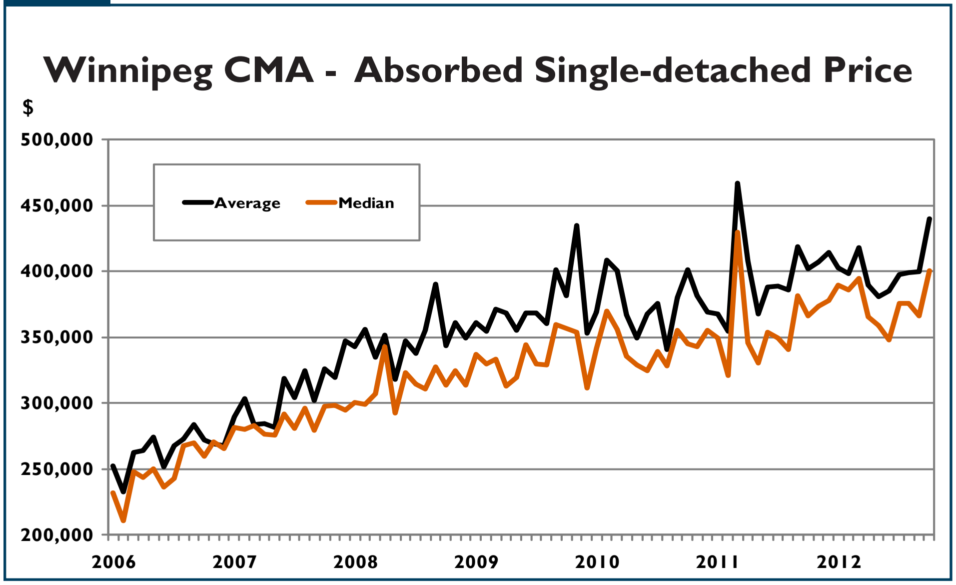


Source: CMHC

thus far in 2012 to 1,659 units, eight per cent more than the number completed during the same period of 2011. The number of single-detached units under construction at the end of October was 1,142, an increase of 17 per cent over the previous year.

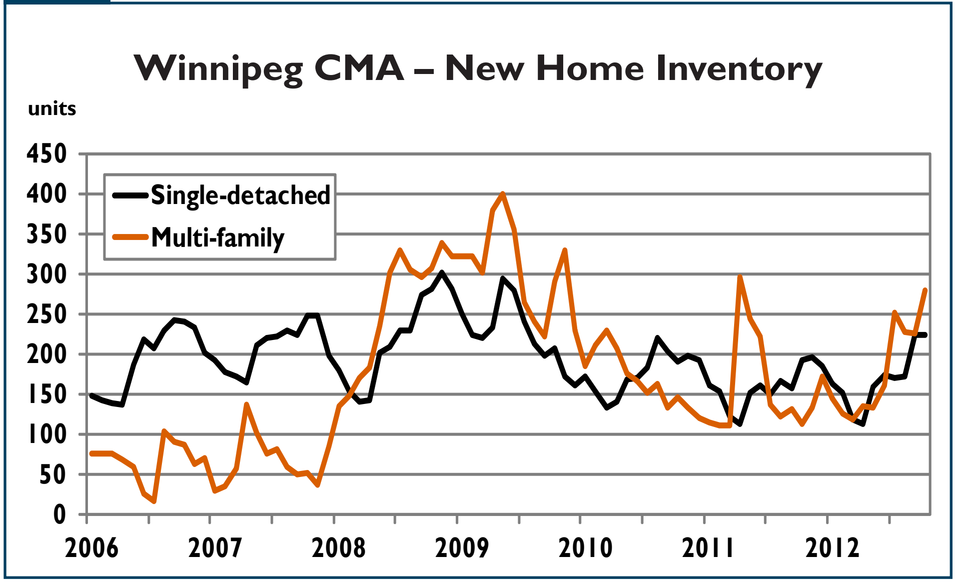
There were 272 single-detached homes absorbed in October, 32 per cent more than the 206 absorbed during October 2011. As a result, the number of units absorbed during the first ten months of 2012 was 1,608, four per cent more than during the same period of 2011. With completions outpacing absorptions, so far this year, the inventory of completed and unoccupied single-detached homes increased to 225 units in October, 17 per cent higher than the previous year but unchanged from the previous month. Total supply, which includes the number of units under construction, was 1,367 units at the end of October, 17 per cent more than one year earlier. At the current twelve-month average rate of absorption, this represents eight months of supply.

The average price of a new single-detached home absorbed in the Winnipeg CMA in October 2012 was $440,387, up 10 per cent from October 2011. The increase in the overall average was due to the market share of homes $450,000 and higher rising from 26 per cent of the market in October 2011 to 38 per cent in October 2012. As a result of weaker price growth earlier in the year, the year-to-date average price has increased two per cent year-over-year to $400,019.

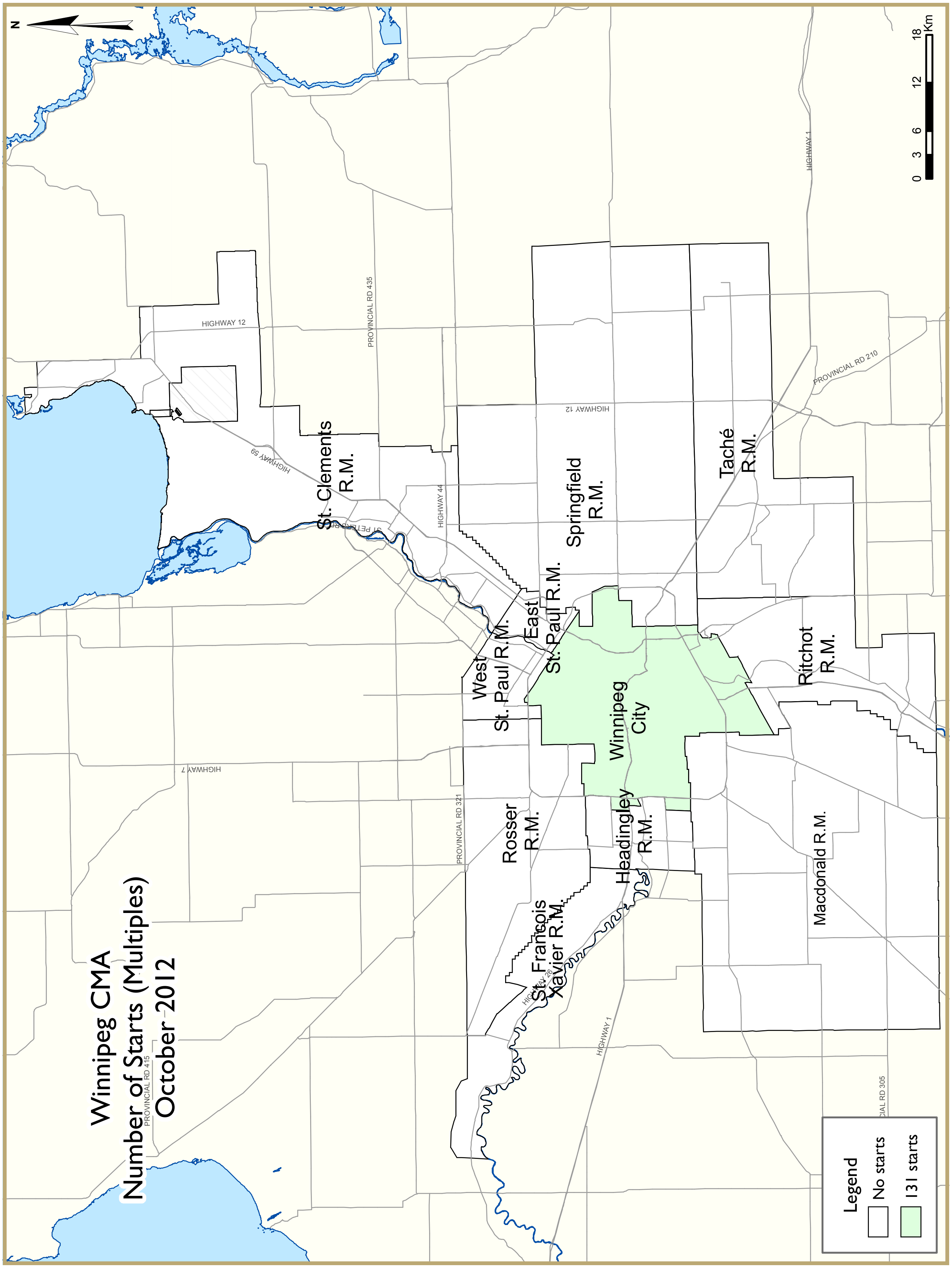
The multi-family sector, which includes semi-detached units, rows, and apartments, saw 131 units break ground in October 2012, less than half of the 301 units started one year earlier. The number of multi-family starts can fluctuate depending on the number of units in projects started that month. Despite October's decrease, multi-family starts year-to-date totalled 1,769 units, 62 per cent more than the 1,095 units started in the first ten months of 2011. Multi-family starts for rental tenure numbered 816 units year-to-date, 14 per cent more than to the end of October last year. Meanwhile, multi-family starts for ownership tenure were two and one half times higher under the same comparison and now number 953 units.

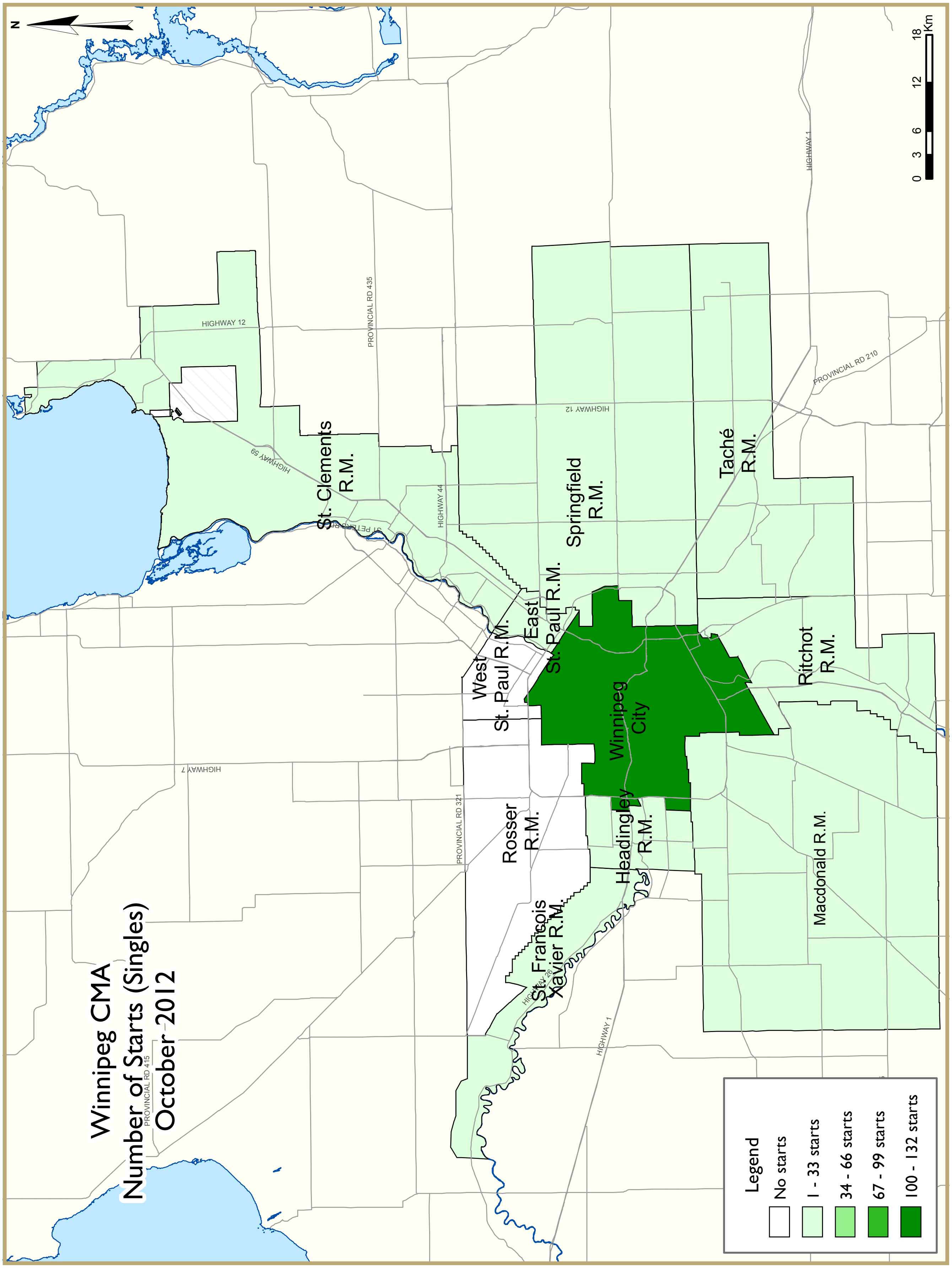
The number of multi-family units under construction at the end of October 2012 was 1,945, an increase of 31 per cent compared to the 1,487 units under construction in the same period in 2011. Finishing touches were put on 185 multi-family units during October 2012, 33 per cent more than during the same month last year. This brought the number of units completed during the first ten months of the year to 1,099, 26 per cent more than for the same period of 2011. There were 131 multi-family units absorbed in October 2012, 75 per cent more than the number of units absorbed one year earlier. Year-to-date, absorptions totalled 940 units, an increase of 19 per cent compared to the same period of 2011. This brought the inventory of multi-family units completed and not absorbed at the end of October 2012 to 280 units, almost two and one half times the 114 units in inventory in October 2011. Added to the number of units under the construction, the supply of multi-family dwellings totalled 2,225 units at the end of October, 39 per cent more than one year earlier. At the current 12-month average rate of absorption, this represents 20 months of supply.

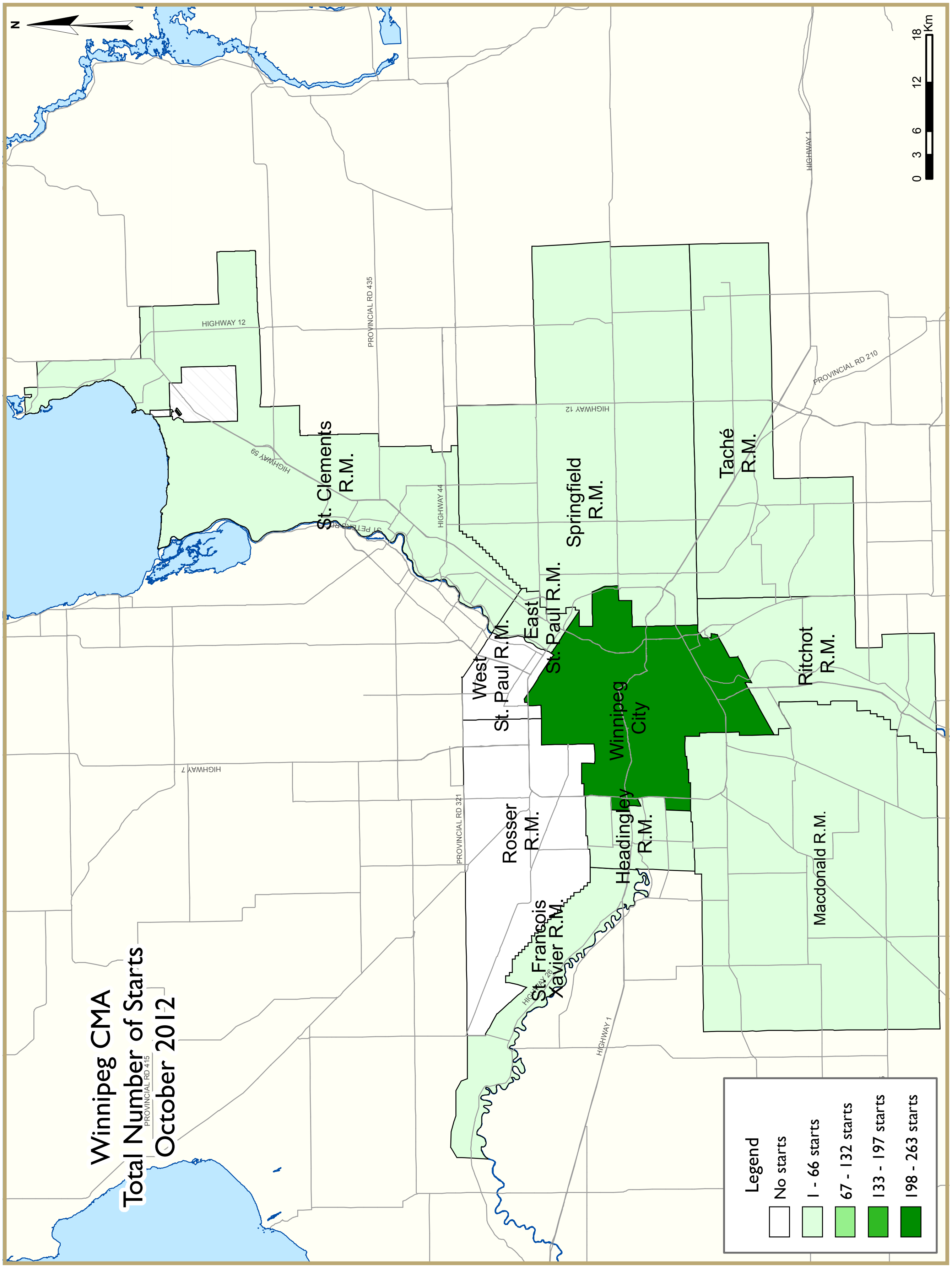
Figure 3

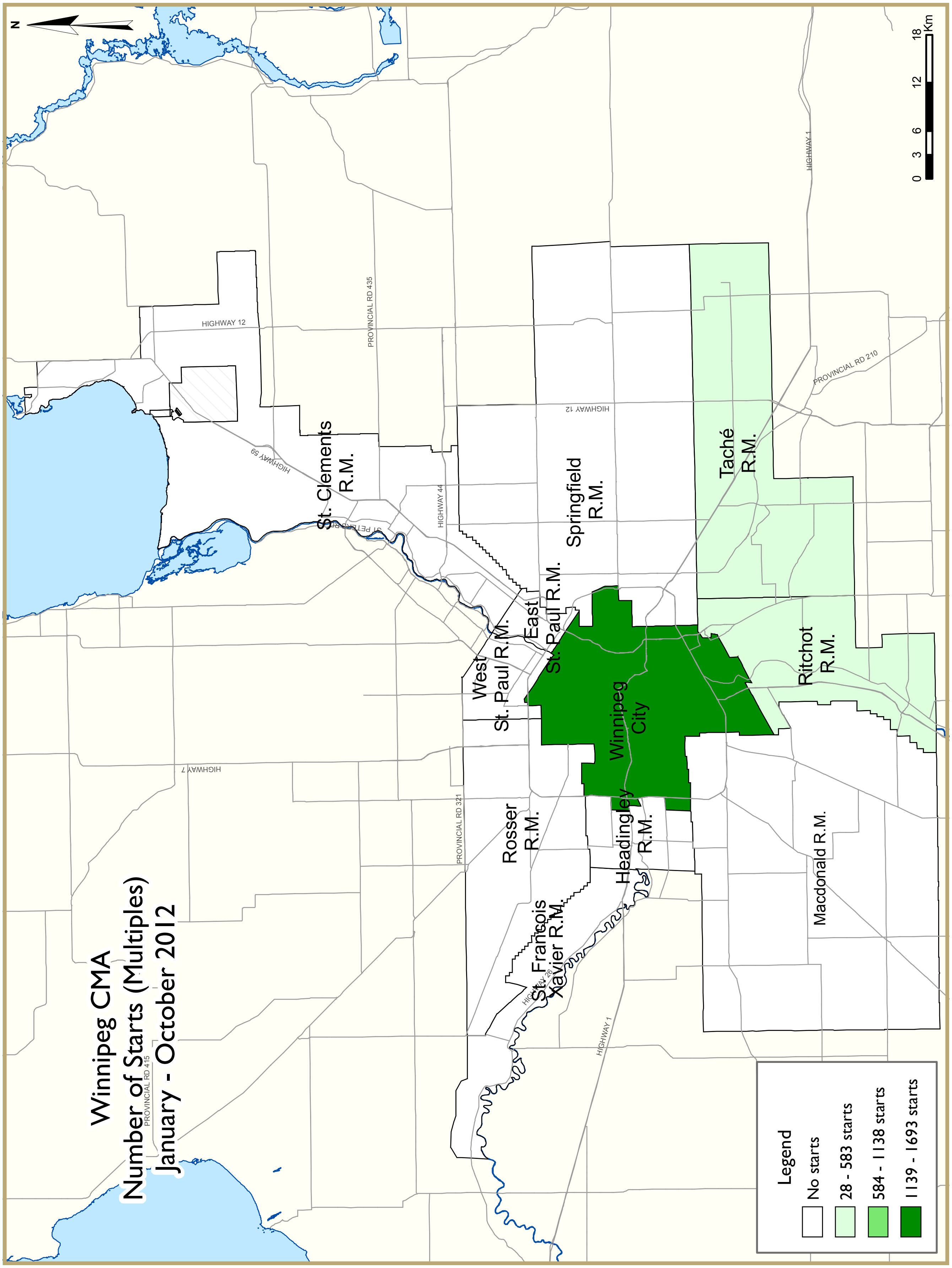


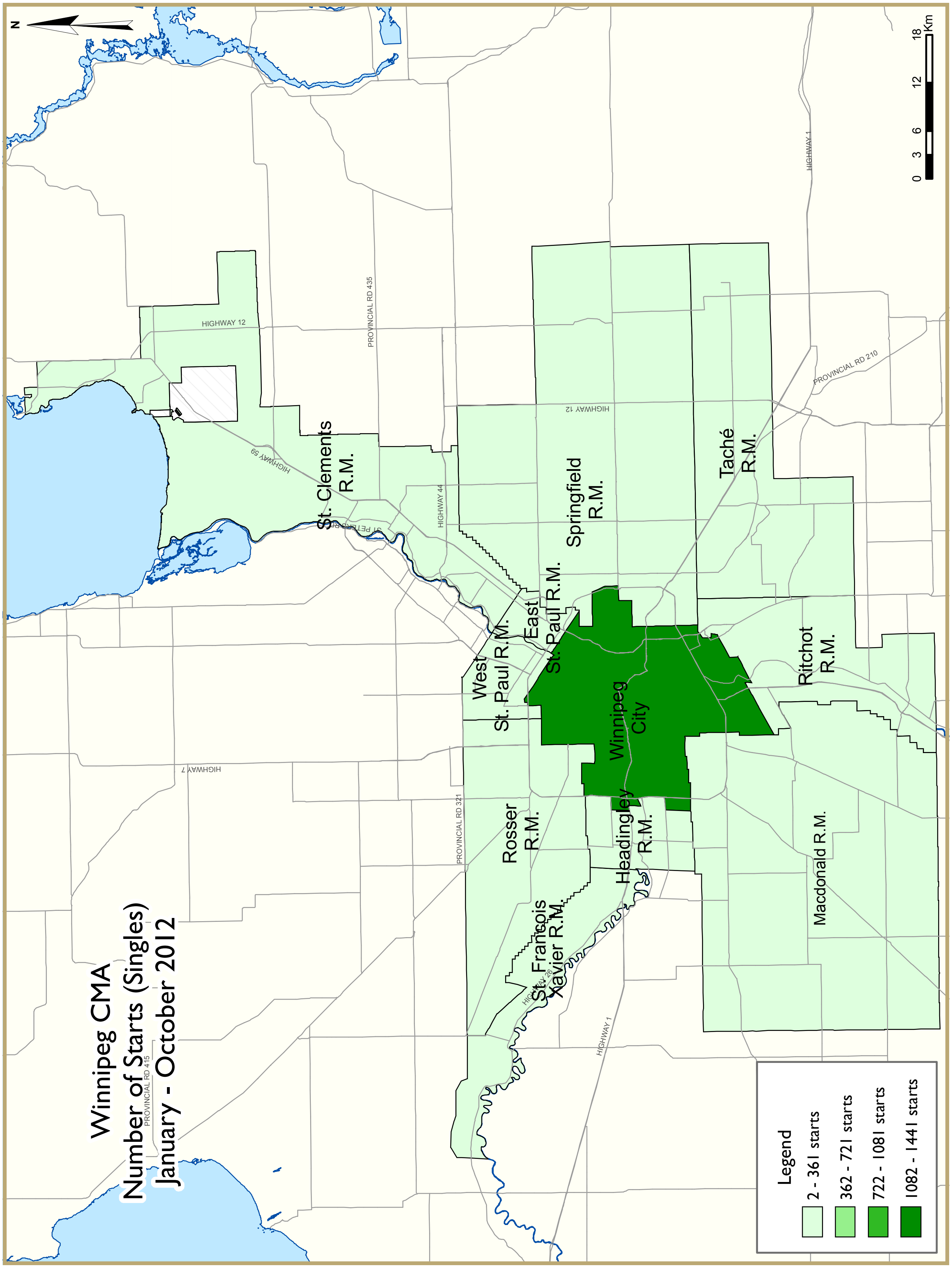
Source: CMHC

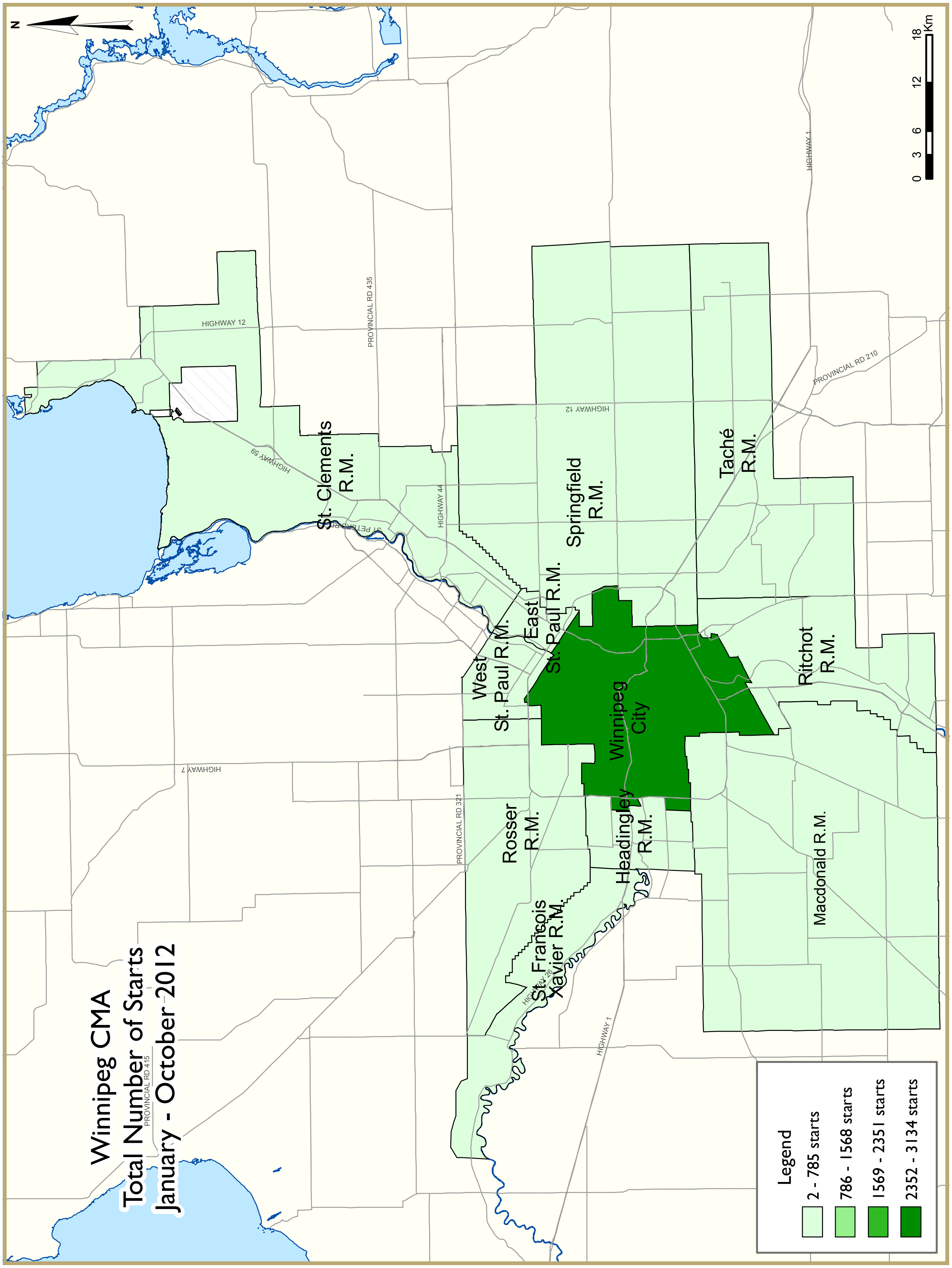

Winnipeg CMA
Number of Starts (Multiples)
October 2012
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210
0 3 6 12 18 Km
Legend
No starts
131 starts


Winnipeg CMA
Number of Starts (Singles)
October 2012
Legend
No starts
1 - 33 starts
34 - 66 starts
67 - 99 starts
100 - 132 starts
0 3 6 12 18 Km
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 210
PROVINCIAL RD 415


Winnipeg CMA
Total Number of Starts
October 2012
Legend
No starts
1 - 66 starts
67 - 132 starts
133 - 197 starts
198 - 263 starts
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415


Winnipeg CMA
Number of Starts (Multiples)
January - October 2012
Legend
No starts
28 - 583 starts
584 - 1138 starts
1139 - 1693 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210
0 3 6 12 18 Km
N


Winnipeg CMA
Number of Starts (Singles)
January - October 2012
Legend
2 - 361 starts
362 - 721 starts
722 - 1081 starts
1082 - 1441 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210
N
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
January - October 2012
Legend
2 - 785 starts
786 - 1568 starts
1569 - 2351 starts
2352 - 3134 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415
0 3 6 12 18 Km
N

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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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
2.5	Starts by Submarket and by Intended Market – Year-to-Date
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 1: Housing Activity Summary of Winnipeg CMA
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2012	174	4	0	1	36	15	0	76	306
October 2011	177	0	0	1	6	87	0	208	479
% Change	-1.7	n/a	n/a	0.0	**	-82.8	n/a	-63.5	-36.1
Year-to-date 2012	1,791	64	3	9	197	689	0	816	3,569
Year-to-date 2011	1,631	32	4	25	88	257	143	571	2,751
% Change	9.8	100.0	-25.0	-64.0	123.9	168.1	-100.0	42.9	29.7
UNDER CONSTRUCTION									
October 2012	1,130	52	3	12	112	766	0	1,012	3,087
October 2011	963	12	0	13	75	418	76	906	2,463
% Change	17.3	**	n/a	-7.7	49.3	83.3	-100.0	11.7	25.3
COMPLETIONS									
October 2012	275	2	0	0	35	42	0	106	460
October 2011	237	6	4	5	12	0	36	81	381
% Change	16.0	-66.7	-100.0	-100.0	191.7	n/a	-100.0	30.9	20.7
Year-to-date 2012	1,648	18	0	9	201	350	77	455	2,758
Year-to-date 2011	1,515	30	4	27	100	173	92	471	2,412
% Change	8.8	-40.0	-100.0	-66.7	101.0	102.3	-16.3	-3.4	14.3
COMPLETED & NOT ABSORBED									
October 2012	220	4	0	5	35	89	0	152	505
October 2011	183	7	0	9	10	47	8	42	306
% Change	20.2	-42.9	n/a	-44.4	**	89.4	-100.0	**	65.0
ABSORBED									
October 2012	270	5	0	0	15	35	2	76	403
October 2011	196	5	4	10	12	1	31	22	281
% Change	37.8	0.0	-100.0	-100.0	25.0	**	-93.5	**	43.4
Year-to-date 2012	1,588	21	0	17	176	310	71	365	2,548
Year-to-date 2011	1,517	18	4	24	106	226	84	353	2,332
% Change	4.7	16.7	-100.0	-29.2	66.0	37.2	-15.5	3.4	9.3

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

Table 1.1: Housing Activity Summary by Submarket October 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
October 2012	132	4	0	0	36	15	0	76	263
October 2011	132	0	0	0	6	87	0	196	421
East St. Paul R.M.									
October 2012	4	0	0	1	0	0	0	0	5
October 2011	0	0	0	0	0	0	0	0	0
Headingley R.M.									
October 2012	1	0	0	0	0	0	0	0	1
October 2011	8	0	0	0	0	0	0	0	8
MacDonald R.M.									
October 2012	6	0	0	0	0	0	0	0	6
October 2011	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
October 2012	7	0	0	0	0	0	0	0	7
October 2011	5	0	0	0	0	0	0	0	5
Rosser R.M.									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	3	0	0	0	0	0	0	0	3
St. Clements R.M.									
October 2012	10	0	0	0	0	0	0	0	10
October 2011	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
October 2012	2	0	0	0	0	0	0	0	2
October 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
October 2012	8	0	0	0	0	0	0	0	8
October 2011	11	0	0	1	0	0	0	12	24
Tache R.M.									
October 2012	4	0	0	0	0	0	0	0	4
October 2011	8	0	0	0	0	0	0	0	8
West St. Paul R.M.									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
October 2012	174	4	0	1	36	15	0	76	306
October 2011	177	0	0	1	6	87	0	208	479

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

Table 1.1: Housing Activity Summary by Submarket October 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
October 2012	872	48	3	0	106	742	0	976	2,747
October 2011	739	12	0	0	75	388	73	894	2,181
East St. Paul R.M.									
October 2012	10	0	0	5	0	0	0	0	15
October 2011	6	0	0	1	0	0	0	0	7
Headingley R.M.									
October 2012	25	0	0	0	0	0	0	36	61
October 2011	10	0	0	0	0	0	0	0	10
MacDonald R.M.									
October 2012	24	0	0	0	0	0	0	0	24
October 2011	22	0	0	0	0	0	0	0	22
Ritchot R.M.									
October 2012	28	4	0	0	6	0	0	0	38
October 2011	36	0	0	0	0	0	0	0	36
Rosser R.M.									
October 2012	1	0	0	0	0	0	0	0	1
October 2011	3	0	0	0	0	0	0	0	3
St. Clements R.M.									
October 2012	46	0	0	0	0	0	0	0	46
October 2011	41	0	0	0	0	30	0	0	71
St. Francois Xavier R.M.									
October 2012	7	0	0	0	0	0	0	0	7
October 2011	1	0	0	0	0	0	0	0	1
Springfield R.M.									
October 2012	56	0	0	7	0	0	0	0	63
October 2011	50	0	0	12	0	0	0	12	74
Tache R.M.									
October 2012	39	0	0	0	0	24	0	0	63
October 2011	35	0	0	0	0	0	3	0	38
West St. Paul R.M.									
October 2012	22	0	0	0	0	0	0	0	22
October 2011	20	0	0	0	0	0	0	0	20
Winnipeg CMA									
October 2012	1,130	52	3	12	112	766	0	1,012	3,087
October 2011	963	12	0	13	75	418	76	906	2,463

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

Table 1.1: Housing Activity Summary by Submarket October 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
October 2012	218	2	0	0	35	0	0	106	361
October 2011	189	6	4	0	12	0	36	81	328
East St. Paul R.M.									
October 2012	2	0	0	0	0	0	0	0	2
October 2011	3	0	0	3	0	0	0	0	6
Headingley R.M.									
October 2012	5	0	0	0	0	0	0	0	5
October 2011	0	0	0	0	0	0	0	0	0
Macdonald R.M.									
October 2012	4	0	0	0	0	0	0	0	4
October 2011	7	0	0	2	0	0	0	0	9
Ritchot R.M.									
October 2012	9	0	0	0	0	12	0	0	21
October 2011	8	0	0	0	0	0	0	0	8
Rosser R.M.									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
October 2012	8	0	0	0	0	30	0	0	38
October 2011	9	0	0	0	0	0	0	0	9
St. Francois Xavier R.M.									
October 2012	3	0	0	0	0	0	0	0	3
October 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
October 2012	19	0	0	0	0	0	0	0	19
October 2011	11	0	0	0	0	0	0	0	11
Tache R.M.									
October 2012	7	0	0	0	0	0	0	0	7
October 2011	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	4	0	0	0	0	0	0	0	4
Winnipeg CMA									
October 2012	275	2	0	0	35	42	0	106	460
October 2011	237	6	4	5	12	0	36	81	381

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

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
October 2012	173	4	0	0	32	63	0	152	424
October 2011	157	6	0	0	9	44	6	28	250
East St. Paul R.M.									
October 2012	0	0	0	1	0	0	0	0	1
October 2011	2	0	0	6	0	0	0	0	8
Headingley R.M.									
October 2012	1	0	0	0	0	0	0	0	1
October 2011	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
October 2012	12	0	0	0	0	0	0	0	12
October 2011	5	0	0	0	0	0	0	0	5
Ritchot R.M.									
October 2012	5	0	0	0	3	6	0	0	14
October 2011	5	1	0	0	0	0	0	0	6
Rosser R.M.									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2012	1	0	0	0	0	20	0	0	21
October 2011	2	0	0	0	0	1	0	0	3
St. Francois Xavier R.M.									
October 2012	2	0	0	0	0	0	0	0	2
October 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
October 2012	25	0	0	4	0	0	0	0	29
October 2011	10	0	0	3	0	0	0	0	13
Tache R.M.									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	2	0	0	0	1	2	2	14	21
West St. Paul R.M.									
October 2012	1	0	0	0	0	0	0	0	1
October 2011	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2012	220	4	0	5	35	89	0	152	505
October 2011	183	7	0	9	10	47	8	42	306

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

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
October 2012	211	5	0	0	15	18	2	76	327
October 2011	154	4	4	1	12	1	31	22	229
East St. Paul R.M.									
October 2012	3	0	0	0	0	0	0	0	3
October 2011	2	0	0	2	0	0	0	0	4
Headingley R.M.									
October 2012	7	0	0	0	0	0	0	0	7
October 2011	1	0	0	1	0	0	0	0	2
MacDonald R.M.									
October 2012	7	0	0	0	0	0	0	0	7
October 2011	4	0	0	2	0	0	0	0	6
Ritchot R.M.									
October 2012	9	0	0	0	0	6	0	0	15
October 2011	6	0	0	0	0	0	0	0	6
Rosser R.M.									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
October 2012	8	0	0	0	0	11	0	0	19
October 2011	10	0	0	0	0	0	0	0	10
St. Francois Xavier R.M.									
October 2012	1	0	0	0	0	0	0	0	1
October 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
October 2012	17	0	0	0	0	0	0	0	17
October 2011	9	1	0	4	0	0	0	0	14
Tache R.M.									
October 2012	7	0	0	0	0	0	0	0	7
October 2011	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	4	0	0	0	0	0	0	0	4
Winnipeg CMA									
October 2012	270	5	0	0	15	35	2	76	403
October 2011	196	5	4	10	12	1	31	22	281

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

Table 1.2: History of Housing Starts of Winnipeg CMA 2002 - 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	% Change
Winnipeg City	132	132	8	2	32	4	91	283	263	421	-37.5
East St. Paul R.M.	5	0	0	0	0	0	0	0	5	0	n/a
Headingley R.M.	1	8	0	0	0	0	0	0	1	8	-87.5
MacDonald R.M.	6	4	0	0	0	0	0	0	6	4	50.0
Ritchot R.M.	7	5	0	0	0	0	0	0	7	5	40.0
Rosser R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
St. Clements R.M.	10	4	0	0	0	0	0	0	10	4	150.0
St. Francois Xavier R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Springfield R.M.	8	12	0	0	0	0	0	12	8	24	-66.7
Tache R.M.	4	8	0	0	0	0	0	0	4	8	-50.0
West St. Paul R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Winnipeg CMA	175	178	8	2	32	4	91	295	306	479	-36.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Winnipeg City	1,441	1,340	98	32	150	218	1,445	750	3,134	2,340	33.9
East St. Paul R.M.	18	13	0	0	0	0	0	0	18	13	38.5
Headingley R.M.	35	10	0	0	0	0	0	0	35	10	**
MacDonald R.M.	40	39	0	0	0	0	0	0	40	39	2.6
Ritchot R.M.	42	53	10	0	6	0	12	0	70	53	32.1
Rosser R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
St. Clements R.M.	42	46	0	0	0	0	0	30	42	76	-44.7
St. Francois Xavier R.M.	10	2	0	0	0	0	0	0	10	2	**
Springfield R.M.	120	90	0	4	0	0	0	12	120	106	13.2
Tache R.M.	35	43	0	0	0	13	48	36	83	92	-9.8
West St. Paul R.M.	15	16	0	0	0	0	0	0	15	16	-6.3
Winnipeg CMA	1,800	1,656	108	36	156	231	1,505	828	3,569	2,751	29.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market October 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Winnipeg City	32	4	0	0	15	87	76	196
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	12
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	32	4	0	0	15	87	76	208

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - October 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	150	88	0	130	677	215	768	535
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	6	0	0	0	12	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	30	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	12
Tache R.M.	0	0	0	13	0	12	48	24
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	156	88	0	143	689	257	816	571

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market October 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Winnipeg City	136	132	51	93	76	196	263	421
East St. Paul R.M.	4	0	1	0	0	0	5	0
Headingley R.M.	1	8	0	0	0	0	1	8
MacDonald R.M.	6	4	0	0	0	0	6	4
Ritchot R.M.	7	5	0	0	0	0	7	5
Rosser R.M.	0	3	0	0	0	0	0	3
St. Clements R.M.	10	4	0	0	0	0	10	4
St. Francois Xavier R.M.	2	0	0	0	0	0	2	0
Springfield R.M.	8	11	0	1	0	12	8	24
Tache R.M.	4	8	0	0	0	0	4	8
West St. Paul R.M.	0	2	0	0	0	0	0	2
Winnipeg CMA	178	177	52	94	76	208	306	479

Table 2.5: Starts by Submarket and by Intended Market January - October 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	1,504	1,370	862	305	768	665	3,134	2,340
East St. Paul R.M.	14	6	4	7	0	0	18	13
Headingley R.M.	35	10	0	0	0	0	35	10
MacDonald R.M.	40	36	0	3	0	0	40	39
Ritchot R.M.	46	53	24	0	0	0	70	53
Rosser R.M.	2	4	0	0	0	0	2	4
St. Clements R.M.	42	46	0	30	0	0	42	76
St. Francois Xavier R.M.	10	2	0	0	0	0	10	2
Springfield R.M.	115	81	5	13	0	12	120	106
Tache R.M.	35	43	0	12	48	37	83	92
West St. Paul R.M.	15	16	0	0	0	0	15	16
Winnipeg CMA	1,858	1,667	895	370	816	714	3,569	2,751

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	% Change
Winnipeg City	218	189	6	6	31	52	106	81	361	328	10.1
East St. Paul R.M.	2	6	0	0	0	0	0	0	2	6	-66.7
Headingley R.M.	5	0	0	0	0	0	0	0	5	0	n/a
MacDonald R.M.	4	9	0	0	0	0	0	0	4	9	-55.6
Ritchot R.M.	9	8	0	0	0	0	12	0	21	8	162.5
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	8	9	0	0	0	0	30	0	38	9	**
St. Francois Xavier R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Springfield R.M.	19	11	0	0	0	0	0	0	19	11	72.7
Tache R.M.	7	5	0	0	0	0	0	0	7	5	40.0
West St. Paul R.M.	0	4	0	0	0	0	0	0	0	4	-100.0
Winnipeg CMA	275	242	6	6	31	52	148	81	460	381	20.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Winnipeg City	1,340	1,231	40	28	234	168	739	608	2,353	2,035	15.6
East St. Paul R.M.	11	26	0	0	0	0	0	0	11	26	-57.7
Headingley R.M.	18	6	0	0	0	0	0	0	18	6	200.0
MacDonald R.M.	40	37	0	0	0	0	0	0	40	37	8.1
Ritchot R.M.	38	31	0	2	6	0	12	0	56	33	69.7
Rosser R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
St. Clements R.M.	38	45	0	0	0	0	30	0	68	45	51.1
St. Francois Xavier R.M.	3	2	0	0	0	0	0	0	3	2	50.0
Springfield R.M.	121	94	0	8	0	0	0	0	121	102	18.6
Tache R.M.	33	53	0	0	14	20	24	36	71	109	-34.9
West St. Paul R.M.	15	14	0	0	0	0	0	0	15	14	7.1
Winnipeg CMA	1,659	1,542	40	38	254	188	805	644	2,758	2,412	14.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market October 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Winnipeg City	31	16	0	36	0	0	106	81
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	12	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	30	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	31	16	0	36	42	0	106	81

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - October 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	173	96	61	72	308	161	431	447
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	6	0	0	0	12	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	30	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	14	20	0	12	24	24
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	179	96	75	92	350	173	455	471

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market October 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Winnipeg City	220	199	35	12	106	117	361	328
East St. Paul R.M.	2	3	0	3	0	0	2	6
Headingley R.M.	5	0	0	0	0	0	5	0
MacDonald R.M.	4	7	0	2	0	0	4	9
Ritchot R.M.	9	8	12	0	0	0	21	8
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	8	9	30	0	0	0	38	9
St. Francois Xavier R.M.	3	0	0	0	0	0	3	0
Springfield R.M.	19	11	0	0	0	0	19	11
Tache R.M.	7	5	0	0	0	0	7	5
West St. Paul R.M.	0	4	0	0	0	0	0	4
Winnipeg CMA	277	247	77	17	106	117	460	381

Table 3.5: Completions by Submarket and by Intended Market January - October 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	1,356	1,250	503	266	494	519	2,353	2,035
East St. Paul R.M.	10	17	1	9	0	0	11	26
Headingley R.M.	18	5	0	1	0	0	18	6
MacDonald R.M.	40	33	0	4	0	0	40	37
Ritchot R.M.	38	33	18	0	0	0	56	33
Rosser R.M.	2	3	0	0	0	0	2	3
St. Clements R.M.	38	45	30	0	0	0	68	45
St. Francois Xavier R.M.	3	2	0	0	0	0	3	2
Springfield R.M.	113	94	8	8	0	0	121	102
Tache R.M.	33	53	0	12	38	44	71	109
West St. Paul R.M.	15	14	0	0	0	0	15	14
Winnipeg CMA	1,666	1,549	560	300	532	563	2,758	2,412

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2012

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 (%)			
Winnipeg City													
October 2012	14	6.8	51	24.9	41	20.0	25	12.2	74	36.1	205	397,410	433,067
October 2011	23	15.4	40	26.8	28	18.8	21	14.1	37	24.8	149	360,757	396,444
Year-to-date 2012	179	14.4	337	27.2	270	21.8	187	15.1	267	21.5	1,240	367,043	395,048
Year-to-date 2011	223	19.1	367	31.4	220	18.8	106	9.1	254	21.7	1,170	349,537	388,235
East St. Paul R.M.													
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	2	16.7	1	8.3	9	75.0	12	530,890	517,975
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	4.5	21	95.5	22	599,950	602,544
Headingley R.M.													
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
October 2011	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2012	0	0.0	1	7.1	1	7.1	0	0.0	12	85.7	14	580,906	649,690
Year-to-date 2011	0	0.0	1	11.1	2	22.2	1	11.1	5	55.6	9	--	--
MacDonald R.M.													
October 2012	0	0.0	2	28.6	1	14.3	0	0.0	4	57.1	7	--	--
October 2011	2	40.0	1	20.0	0	0.0	0	0.0	2	40.0	5	--	--
Year-to-date 2012	2	6.7	5	16.7	3	10.0	0	0.0	20	66.7	30	477,537	452,377
Year-to-date 2011	10	27.0	8	21.6	6	16.2	1	2.7	12	32.4	37	355,000	373,483
Ritchot R.M.													
October 2012	1	33.3	0	0.0	1	33.3	1	33.3	0	0.0	3	--	--
October 2011	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
Year-to-date 2012	4	19.0	4	19.0	3	14.3	3	14.3	7	33.3	21	389,900	406,961
Year-to-date 2011	8	44.4	5	27.8	1	5.6	1	5.6	3	16.7	18	316,650	364,817
Rosser R.M.													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2011	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	--	--
Year-to-date 2011	0	0.0	2	15.4	10	76.9	1	7.7	0	0.0	13	389,900	371,800
St. Francois Xavier R.M.													
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range October 2012													
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 (%)			
Springfield R.M.													
October 2012	0	0.0	2	16.7	5	41.7	4	33.3	1	8.3	12	391,436	392,134
October 2011	1	8.3	5	41.7	5	41.7	0	0.0	1	8.3	12	348,625	353,338
Year-to-date 2012	10	11.8	18	21.2	22	25.9	21	24.7	14	16.5	85	389,900	389,974
Year-to-date 2011	2	2.9	21	30.4	29	42.0	7	10.1	10	14.5	69	378,500	379,354
Tache R.M.													
October 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	--	--
Year-to-date 2011	6	31.6	5	26.3	5	26.3	2	10.5	1	5.3	19	338,976	340,672
West St. Paul R.M.													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	0	0.0	1	11.1	5	55.6	0	0.0	3	33.3	9	--	--
Winnipeg CMA													
October 2012	15	6.3	56	23.4	48	20.1	30	12.6	90	37.7	239	400,332	440,387
October 2011	26	14.5	47	26.3	37	20.7	22	12.3	47	26.3	179	366,600	401,883
Year-to-date 2012	195	13.8	367	25.9	305	21.5	216	15.2	335	23.6	1,418	374,684	400,019
Year-to-date 2011	249	18.2	410	30.0	279	20.4	120	8.8	309	22.6	1,367	354,576	392,066

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2012						
Submarket	Oct 2012	Oct 2011	% Change	YTD 2012	YTD 2011	% Change
Winnipeg City	433,067	396,444	9.2	395,048	388,235	1.8
East St. Paul R.M.	--	--	n/a	517,975	602,544	-14.0
Headingley R.M.	--	--	n/a	649,690	--	n/a
MacDonald R.M.	--	--	n/a	452,377	373,483	21.1
Ritchot R.M.	--	--	n/a	406,961	364,817	11.6
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	371,800	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	392,134	353,338	11.0	389,974	379,354	2.8
Tache R.M.	--	--	n/a	--	340,672	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
Winnipeg CMA	440,387	401,883	9.6	400,019	392,066	2.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg October 2012											
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2011	January	525	14.9	1,065	981	1,401	76.0	229,715	7.8	233,011
	February	730	8.8	1,022	1,183	1,472	69.4	228,180	6.0	234,767
	March	1,112	8.0	1,032	1,412	1,308	78.9	241,955	6.5	237,876
	April	1,091	-12.2	968	1,597	1,300	74.5	240,655	1.7	228,144
	May	1,366	1.8	947	2,055	1,330	71.2	248,547	4.6	234,234
	June	1,462	6.8	975	1,736	1,294	75.3	243,976	4.5	236,915
	July	1,179	4.6	1,010	1,532	1,378	73.3	238,258	5.8	237,986
	August	1,205	26.2	989	1,616	1,380	71.7	236,307	6.2	238,898
	September	1,137	4.5	1,023	1,560	1,362	75.1	237,421	6.7	241,676
	October	1,011	12.2	1,067	1,262	1,371	77.8	244,506	6.6	241,536
	November	822	5.8	1,028	919	1,341	76.7	236,127	4.1	244,235
	December	657	7.2	1,171	532	1,449	80.8	268,977	12.5	280,709
2012	January	516	-1.7	997	942	1,324	75.3	237,832	3.5	242,218
	February	731	0.1	983	1,150	1,370	71.8	250,754	9.9	254,984
	March	1,029	-7.5	1,022	1,482	1,406	72.7	247,459	2.3	246,473
	April	1,250	14.6	1,070	1,885	1,410	75.9	261,263	8.6	245,935
	May	1,499	9.7	1,020	1,977	1,359	75.1	266,379	7.2	256,681
	June	1,396	-4.5	1,022	1,786	1,385	73.8	257,095	5.4	253,871
	July	1,150	-2.5	971	1,493	1,330	73.0	249,175	4.6	248,465
	August	1,152	-4.4	982	1,590	1,405	69.9	248,301	5.1	259,076
	September	973	-14.4	1,001	1,506	1,431	70.0	248,750	4.8	256,361
	October	1,042	3.1	989	1,367	1,411	70.1	259,434	6.1	261,026
	November									
	December									
	Q3 2011	3,521	11.1		4,708			237,320	6.2	
	Q3 2012	3,275	-7.0		4,589			248,741	4.8	
	YTD 2011	10,818	6.2		14,934			240,136	5.2	
	YTD 2012	10,738	-0.7		15,178			254,274	5.9	

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

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

Table 6: Economic Indicators
October 2012

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	121.5	116.3	407	5.4	69.6	770
	February	607	3.50	5.44	122.3	116.7	409	5.6	69.8	773
	March	601	3.50	5.34	122.7	117.6	410	5.7	70.0	771
	April	621	3.70	5.69	122.8	117.9	410	5.7	69.9	773
	May	616	3.70	5.59	122.9	119.1	408	5.6	69.6	774
	June	604	3.50	5.39	123.8	118.3	406	5.6	69.1	780
	July	604	3.50	5.39	124.0	117.9	406	5.8	69.0	779
	August	604	3.50	5.39	124.2	118.0	405	5.8	68.9	780
	September	592	3.50	5.19	126.0	118.8	406	5.9	69.0	778
	October	598	3.50	5.29	126.1	119.0	408	5.8	69.1	780
	November	598	3.50	5.29	126.3	119.3	409	5.8	69.3	783
	December	598	3.50	5.29	126.3	118.3	413	5.7	69.7	787
2012	January	598	3.50	5.29	126.4	118.6	414	5.8	70.0	789
	February	595	3.20	5.24	126.9	118.7	416	5.8	70.2	784
	March	595	3.20	5.24	127.8	119.2	417	5.8	70.3	780
	April	607	3.20	5.44	128.1	120.0	419	5.7	70.5	777
	May	601	3.20	5.34	128.3	120.4	421	5.4	70.5	781
	June	595	3.20	5.24	129.2	120.0	419	5.4	70.1	783
	July	595	3.10	5.24	129.5	119.9	416	5.5	69.6	791
	August	595	3.10	5.24	129.7	120.2	415	5.7	69.5	795
	September	595	3.10	5.24	130.4	120.6	416	5.5	69.4	797
	October	595	3.10	5.24			415	5.5	69.3	800
	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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