HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2012

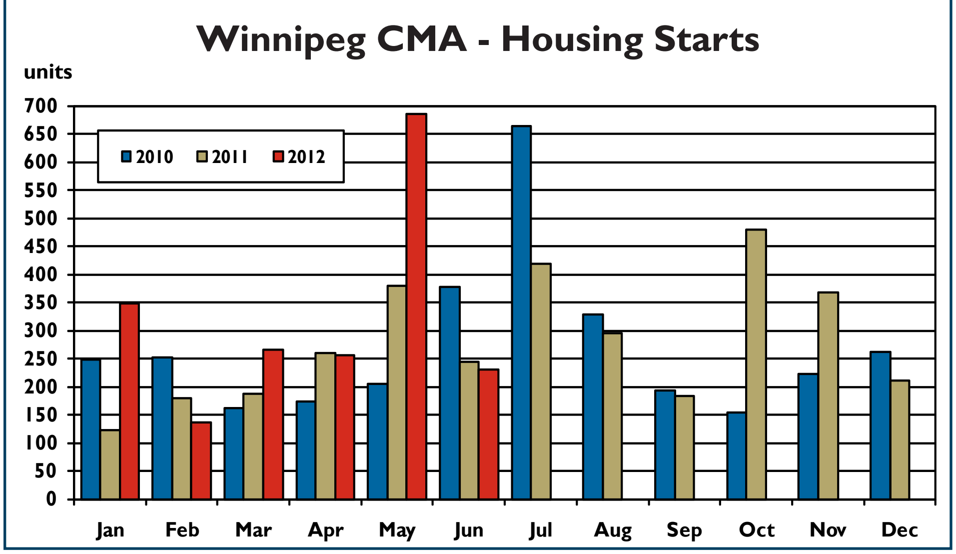
New Home Market

Winnipeg housing starts moderate in June

New home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 230 units in June, down from 245 in June 2011. An increase in multi-family production was offset by a decrease in the single-detached sector. After six months, total housing starts for 2012 numbered 1,922 units, an increase of 40 per cent over the 1,375 units recorded during the same period of 2011.

Single-detached builders poured foundations for 129 units in June, 37 per cent fewer than the 205 initiated in June 2011. This decline came after several months of recording year-over-year increases. Due to gains earlier in the year, single-detached

Figure 1



Source: CMHC

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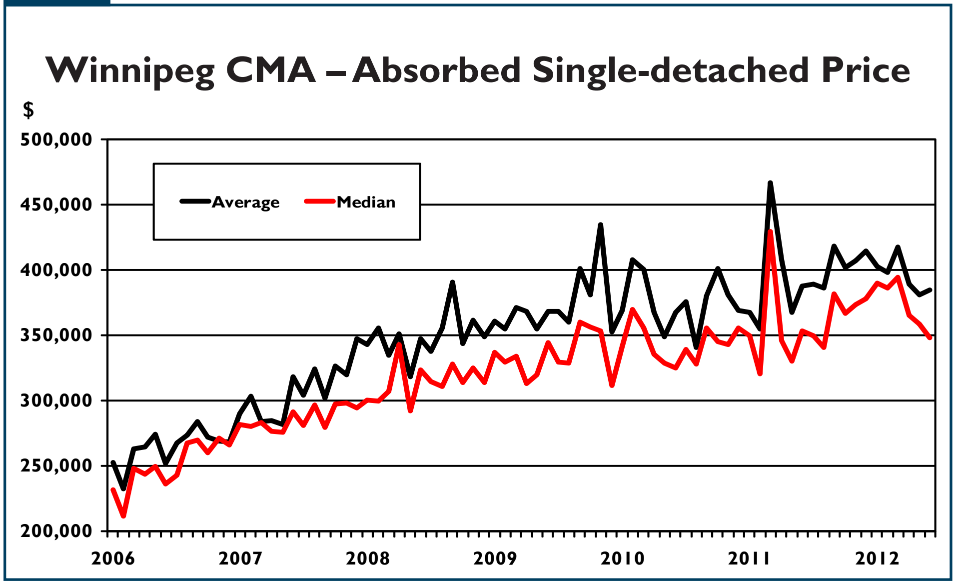
Figure 2



Source: CMHC

starts year-to-date totalled 945 units, seven per cent more than at the mid-point of last year. Given the increased level of starts, there were 1,191 single-detached units under varying phases of construction at the end of June, 16 per cent more than the 1,029 units under construction at the end of June 2011.

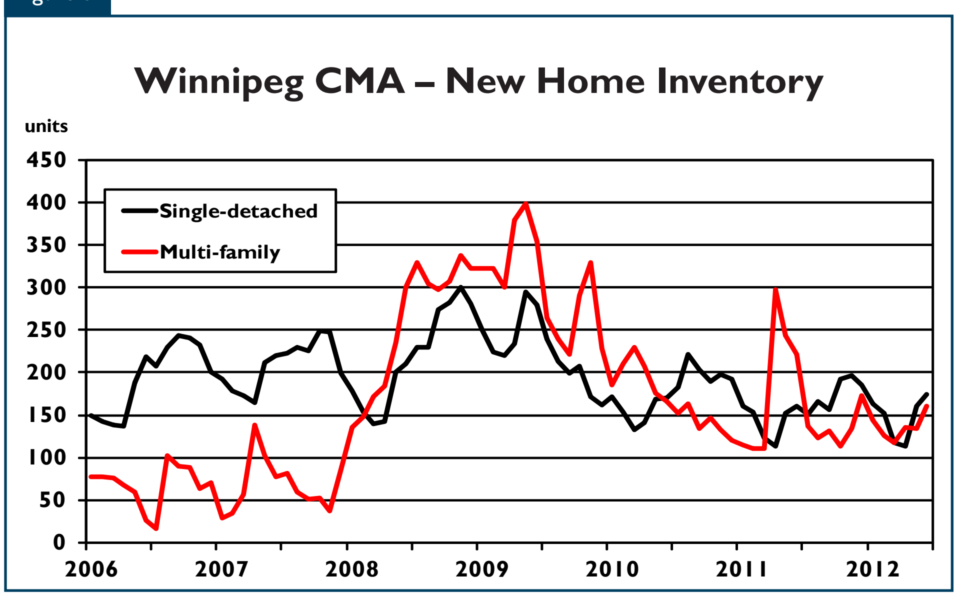
There were 143 single-detached homes completed in June of 2012, a decrease of 47 per cent compared to the 269 units completed in June of 2011. At the mid-point of the year, single-detached completions totalled 755 units, slightly ahead of the 717 completed over the same period last year. Single-detached absorptions numbered 127 in June, less than half the number absorbed in June of 2011. This brings the number of single-detached homes absorbed thus far in 2012 to 762, two per cent more than were absorbed in the first six months of 2011. With absorptions keeping pace with completions, the inventory at the end of June stood at 174 complete and unoccupied units, eight per cent more than in June 2011 but below the five-year average of 198 units. Total supply, which includes the number of units under construction, stood at 1,365 units at the end of June, 15 per cent more than one year earlier. At the current six-month average rate of absorption, this represents 11 months of supply.

The average price of a new single-detached home absorbed in June in the Winnipeg CMA was $365,254, six per cent less than in June of 2011. The decrease was mainly compositional as the market share of homes priced more than $450,000 decreased from 21 per cent in June 2011 to 15 per cent in June 2012. The year-to-date average absorbed price was $386,263, virtually unchanged from the prior year.

The multi-family sector, which includes semi-detached units, rows, and apartments, saw 101 units break ground in June, substantially more than the 40 starts recorded one year earlier. After six months of activity, a total of 977 multiple-family units have been started, almost double the 491 started a year earlier. Condominium and ownership starts were up 135 per cent year-over-year and comprised 53 per cent of all multiple-family starts to the end of June. By comparison, rental starts were up 70 per cent over the same period of last year. As a result, the number of multi-family units under construction at the end of June numbered 1,770 units, 42 per cent more than the number under construction in June 2011.

There were 201 multiple-family units completed in June, more than double

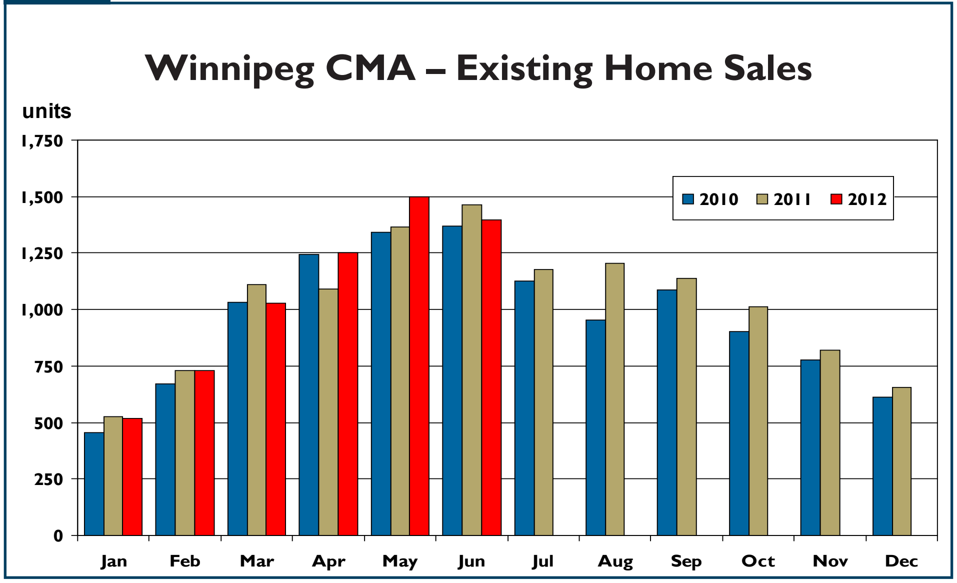
Figure 3



Source: CMHC

the 89 that were completed in June 2011. The total number of units completed in the first six months of 2012 was 482, six per cent less than in the first half of 2011. There were 174 multi-family units absorbed in June 2012, up 57 per cent over the previous year. This brings the total number of units absorbed year-to-date to 479 units, 17 per cent more than the number of units absorbed over the corresponding period last year. The inventory of multi-family units completed and not absorbed in June stood at 161 units, 27 per cent lower than June 2011.

Figure 4



Source: CREA

Resale Market

Sales post gains in second quarter

After posting a decline in the first quarter, sales of existing homes increased in the second quarter of 2012. Residential transactions totalled 4,145 units from April through June, up 5.8 per cent from the second quarter of 2011. Most of the increase occurred early in the quarter as the month of June registered a year-over-year decline of 4.5 per cent. As a result, year-to-date sales numbered 6,421, an increase of 2.1 per cent over the corresponding period of 2011.

There was also a corresponding increase in new listings in the second quarter of 2012 where the number of homes listed between April and June 2012 was 5,648, an increase of 4.8 per cent over the corresponding period one year ago. Year-to-date new listings were up 2.9 per cent compared to 2011. Active listings did not increase at the same pace in the second quarter. There was an average of 1,364 homes available for sale at the end of each month compared to 1,342 in the second quarter of 2011, representing an increase of 1.6 per cent. With sales growth outpacing the growth in listings, the sales-to-active listings ratio rose, averaging 101 per cent in the second quarter of 2012 compared to 97 per cent from April to June 2011.

With the sales-to-active listings ratio firmly in sellers' market territory, prices continue to rise at a more accelerated pace. The average price during the second quarter was $261,709, an increase of seven per cent over the second quarter of 2011. Year-to-date, the average price stood at $256,259, an increase of 6.3 per cent over the previous year.

Economy

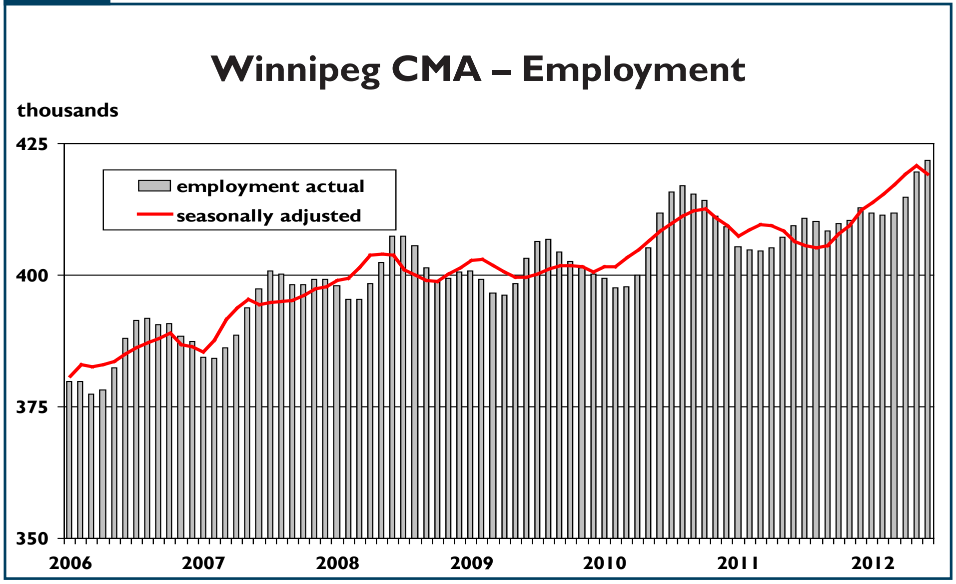
Employment increasing

After posting a 1.8 per cent increase in the first quarter, employment in the Winnipeg CMA advanced a further 3.1 per cent in the second quarter. As a result, by the mid-point of the year average employment in Winnipeg increased by 2.4 per cent from the average level during the corresponding period of 2011. This represented a year-over-year gain of 9,950 jobs. The per cent increase in part-time employment was stronger, growing by four per cent. However, this represented just 320 new jobs. Full-time positions saw an increase 6,750 jobs for an increase of 2.1 per cent. Most of the job gains came in the services sector as well as in the public administration and agriculture sectors offsetting losses in the construction and manufacturing sectors.

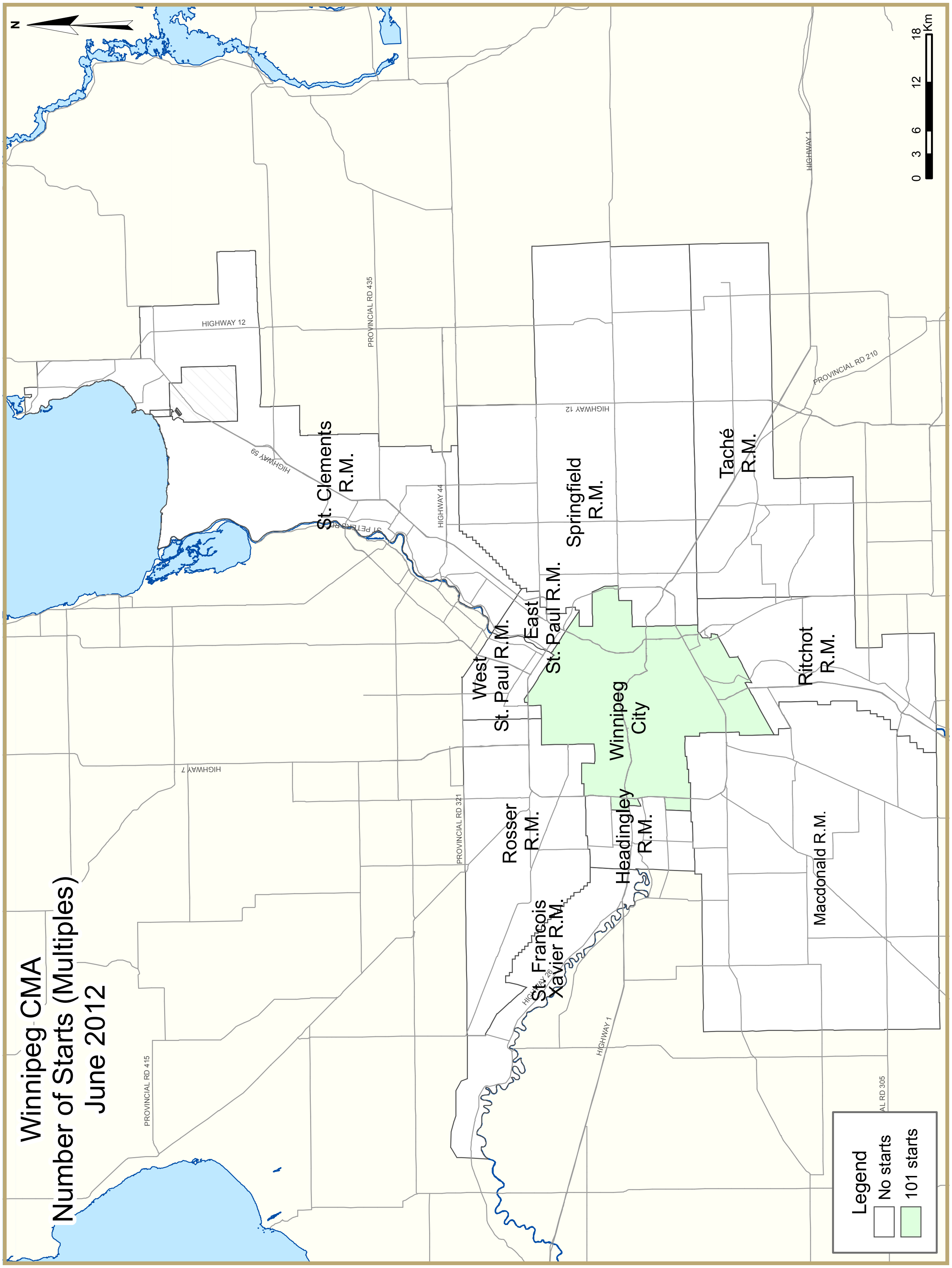
With job gains weighed towards the services sector, average weekly earnings saw only modest increases in the first half of 2012, rising 1.3 per cent over the first half of 2011. Winnipeg's labour force saw an increase of 2.3 per cent in the first two quarters of 2012 compared to the same period of 2011. As this increase was in step with the rate of job growth, the unemployment rate remained virtually unchanged at 5.5 per cent.

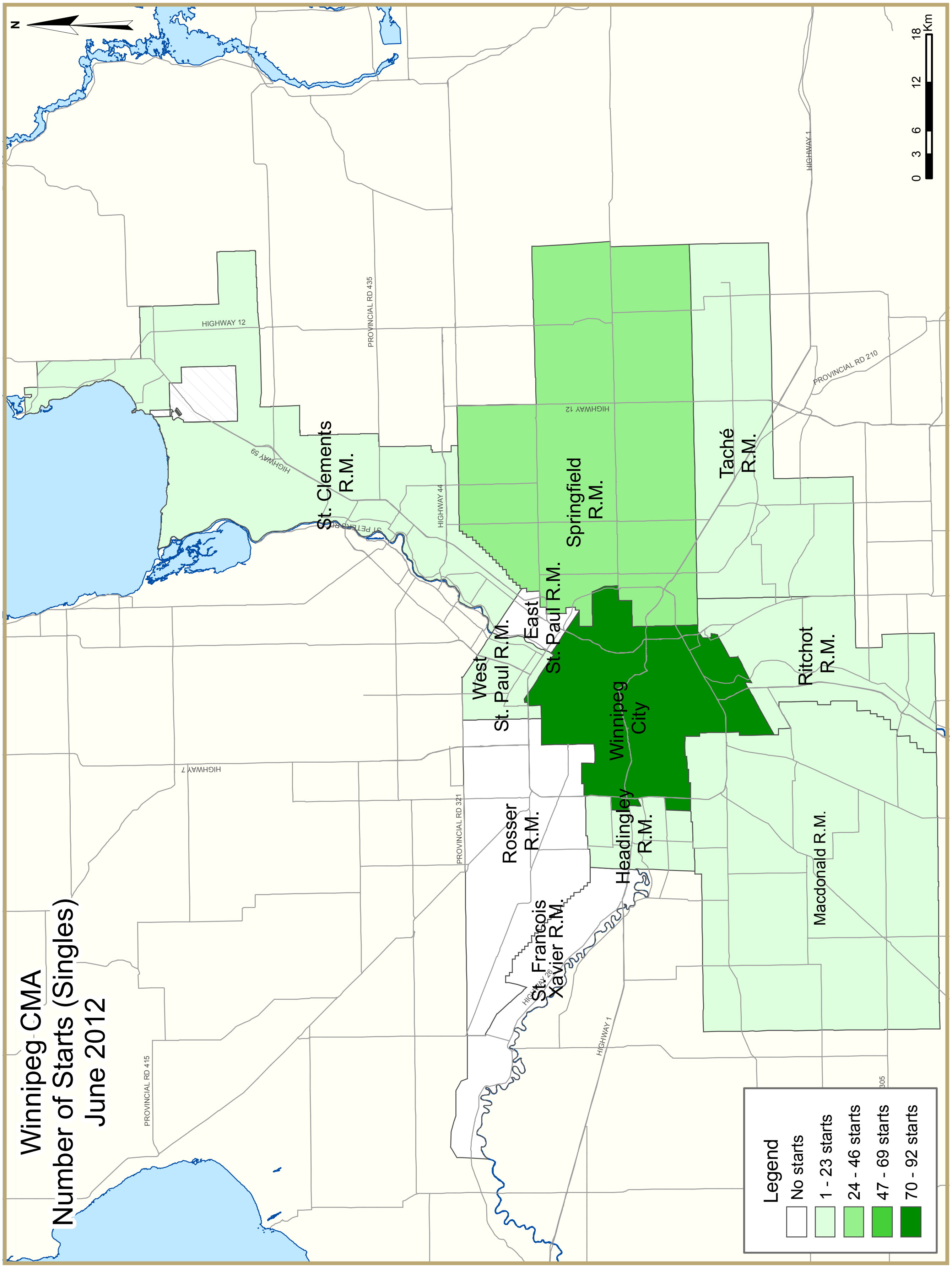
Provincially, net international immigration increased 4.3 per in the first quarter of 2012 numbering 2,907 compared to 2,788 in the first quarter of 2011. Interprovincial migration saw a reduction of 14 per cent in the number of losses to other provinces, posting a net loss of 882 people between January and March 2011 compared to 1,026 people during the corresponding period of 2011. This resulted in a net gain of 2,078 migrants in the first quarter, 19 per cent more than in the first quarter of 2011.

Figure 5

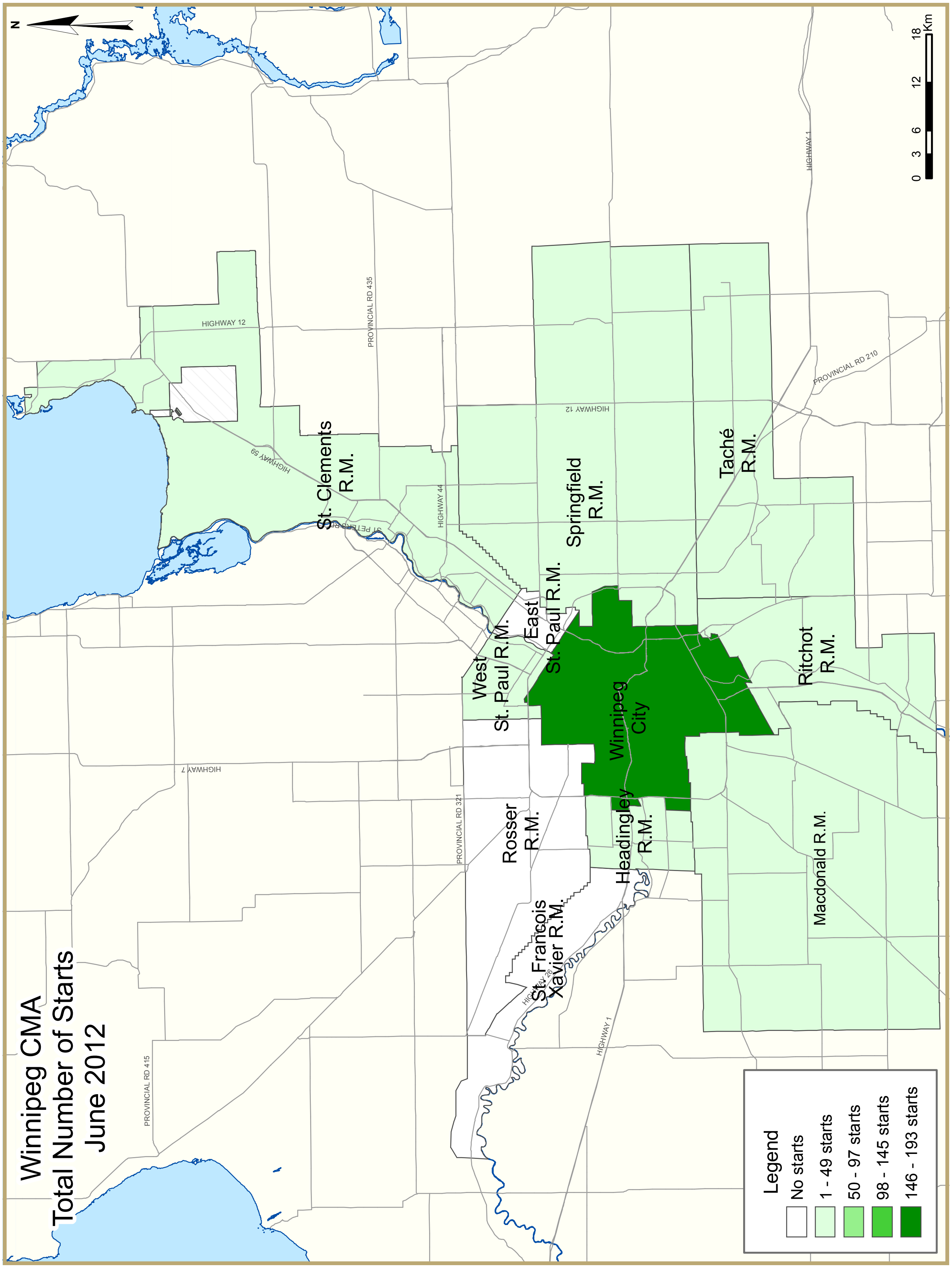


Source: Statistics Canada

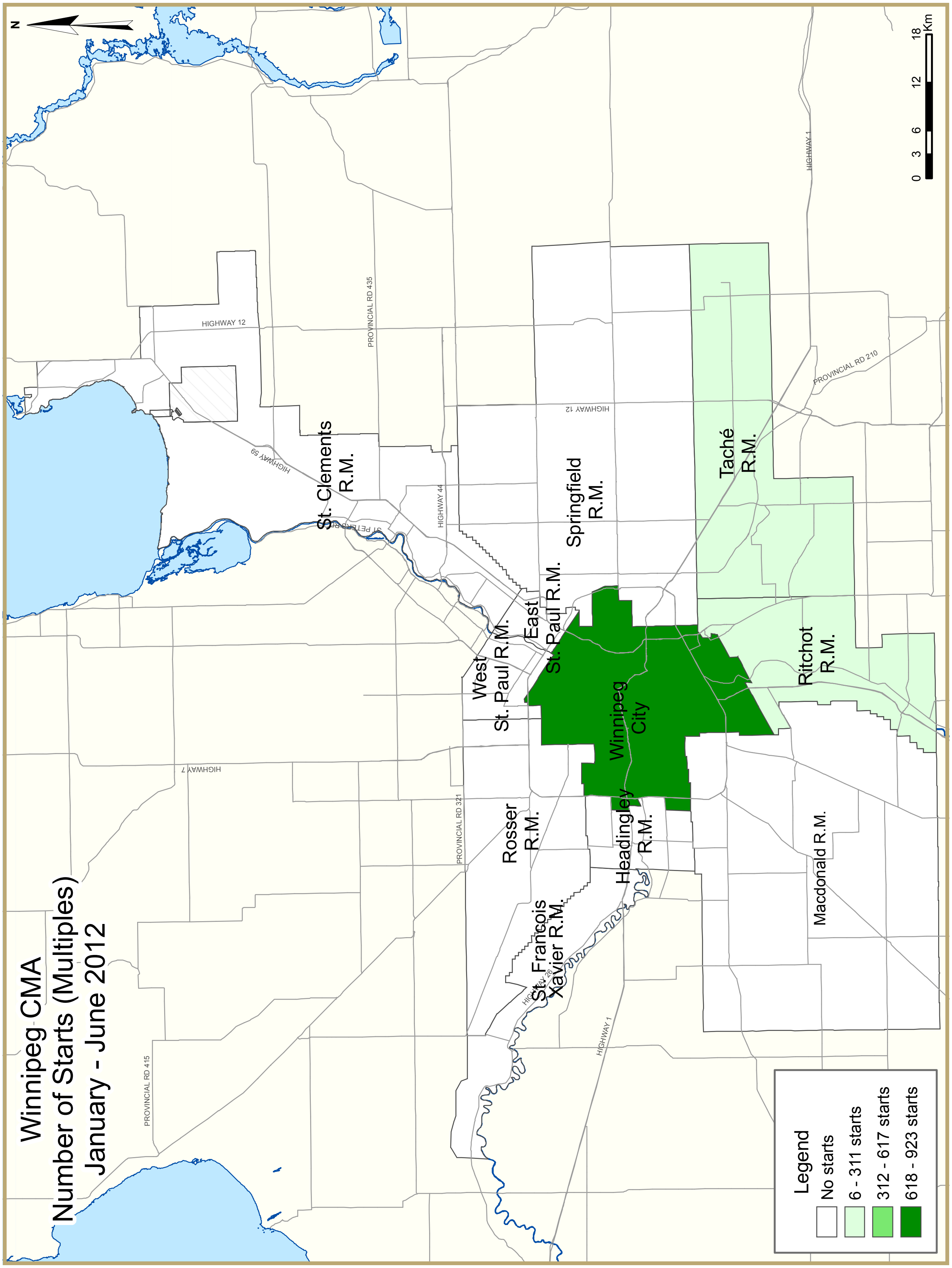

Winnipeg CMA
Number of Starts (Multiples)
June 2012
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1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

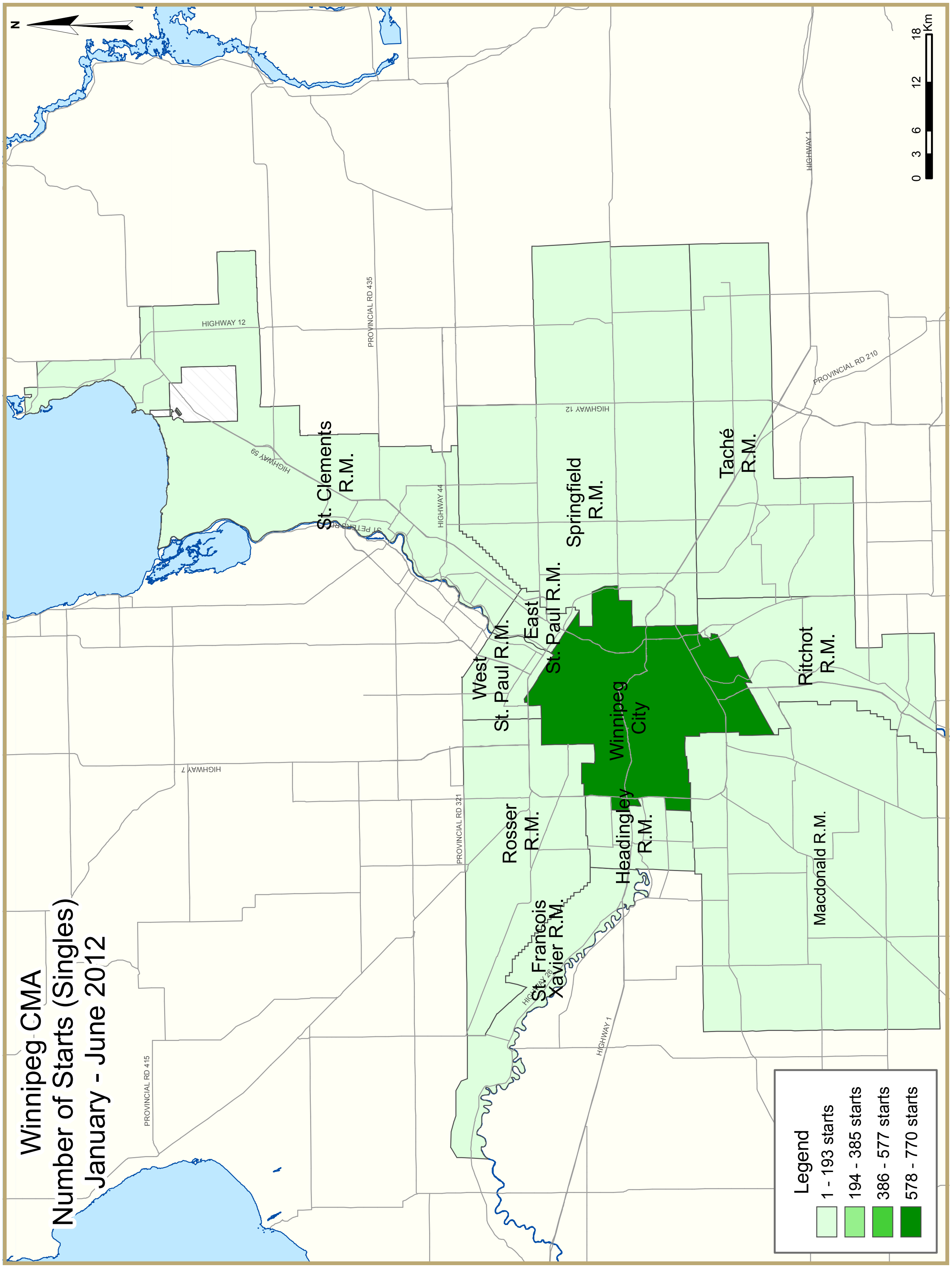


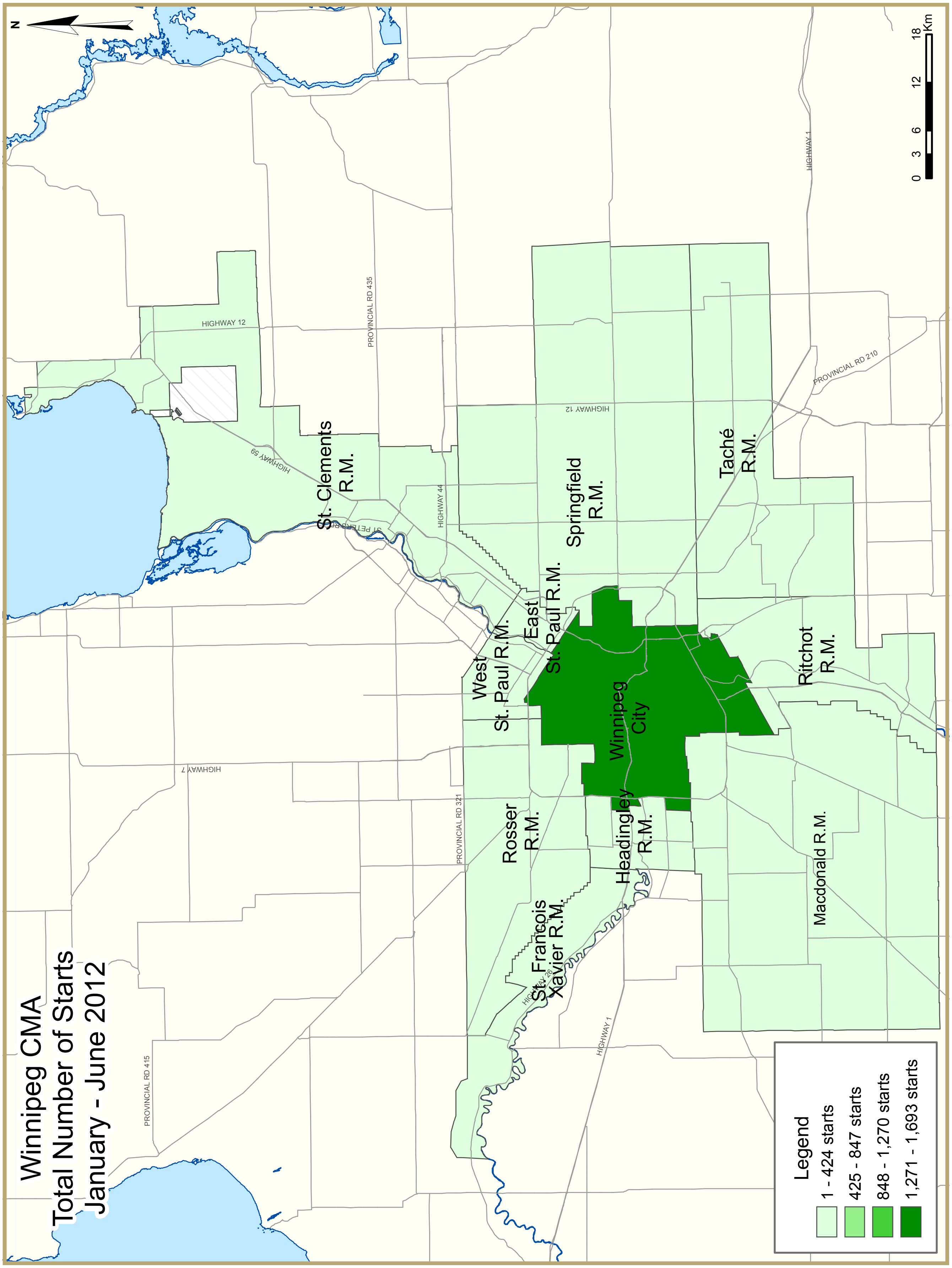
Winnipeg CMA
Number of Starts (Singles)
June 2012
Legend
No starts
1 - 23 starts
24 - 46 starts
47 - 69 starts
70 - 92 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
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
June 2012
Legend
No starts
1 - 49 starts
50 - 97 starts
98 - 145 starts
146 - 193 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 415
PROVINCIAL RD 210


Winnipeg CMA
Number of Starts (Multiples)
January - June 2012
Legend
No starts
6 - 311 starts
312 - 617 starts
618 - 923 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 (Singles)
January - June 2012
Legend
1 - 193 starts
194 - 385 starts
386 - 577 starts
578 - 770 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
N
0 3 6 12 18 Km


Winnipeg CMA
Total Number of Starts
January - June 2012
Legend
1 - 424 starts
425 - 847 starts
848 - 1,270 starts
1,271 - 1,693 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

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
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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:

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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 June 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2012	129	4	3	0	14	0	0	80	230
June 2011	205	2	0	0	16	0	22	0	245
% Change	-37.1	100.0	n/a	n/a	-12.5	n/a	-100.0	n/a	-6.1
Year-to-date 2012	942	32	3	3	129	352	0	461	1,922
Year-to-date 2011	873	30	4	11	62	124	41	230	1,375
% Change	7.9	6.7	-25.0	-72.7	108.1	183.9	-100.0	100.4	39.8
UNDER CONSTRUCTION									
June 2012	1,185	36	3	6	163	571	6	991	2,961
June 2011	1,016	30	4	13	78	397	66	673	2,277
% Change	16.6	20.0	-25.0	-53.8	109.0	43.8	-90.9	47.3	30.0
COMPLETIONS									
June 2012	142	0	0	0	52	72	8	70	344
June 2011	267	4	0	2	33	52	0	0	358
% Change	-46.8	-100.0	n/a	-100.0	57.6	38.5	n/a	n/a	-3.9
Year-to-date 2012	747	2	0	7	82	196	70	133	1,237
Year-to-date 2011	703	10	0	14	75	61	0	366	1,229
% Change	6.3	-80.0	n/a	-50.0	9.3	**	n/a	-63.7	0.7
COMPLETED & NOT ABSORBED									
June 2012	167	4	0	5	11	66	12	70	335
June 2011	150	6	0	11	15	57	0	144	383
% Change	11.3	-33.3	n/a	-54.5	-26.7	15.8	n/a	-51.4	-12.5
ABSORBED									
June 2012	127	0	0	0	46	63	3	62	301
June 2011	256	2	0	4	28	52	0	29	371
% Change	-50.4	-100.0	n/a	-100.0	64.3	21.2	n/a	113.8	-18.9
Year-to-date 2012	748	5	0	14	81	187	58	148	1,241
Year-to-date 2011	739	5	0	9	76	104	0	223	1,156
% Change	1.2	0.0	n/a	55.6	6.6	79.8	n/a	-33.6	7.4

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

Table 1.1: Housing Activity Summary by Submarket
June 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									
June 2012	92	4	3	0	14	0	0	80	193
June 2011	187	2	0	0	16	0	22	0	227
East St. Paul R.M.									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Headingley R.M.									
June 2012	1	0	0	0	0	0	0	0	1
June 2011	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
June 2012	3	0	0	0	0	0	0	0	3
June 2011	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
June 2012	3	0	0	0	0	0	0	0	3
June 2011	4	0	0	0	0	0	0	0	4
Rosser R.M.									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
June 2012	2	0	0	0	0	0	0	0	2
June 2011	7	0	0	0	0	0	0	0	7
St. Francois Xavier R.M.									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	1	0	0	0	0	0	0	0	1
Springfield R.M.									
June 2012	24	0	0	0	0	0	0	0	24
June 2011	2	0	0	0	0	0	0	0	2
Tache R.M.									
June 2012	1	0	0	0	0	0	0	0	1
June 2011	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
June 2012	3	0	0	0	0	0	0	0	3
June 2011	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
June 2012	129	4	3	0	14	0	0	80	230
June 2011	205	2	0	0	16	0	22	0	245

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

Table 1.1: Housing Activity Summary by Submarket June 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									
June 2012	931	36	3	0	157	529	6	919	2,581
June 2011	818	28	4	2	78	385	43	649	2,007
East St. Paul R.M.									
June 2012	6	0	0	4	0	0	0	0	10
June 2011	11	0	0	7	0	0	0	0	18
Headingley R.M.									
June 2012	16	0	0	0	0	0	0	36	52
June 2011	3	0	0	0	0	0	0	0	3
MacDonald R.M.									
June 2012	41	0	0	0	0	0	0	0	41
June 2011	15	0	0	0	0	0	0	0	15
Ritchot R.M.									
June 2012	25	0	0	0	6	0	0	0	31
June 2011	25	0	0	0	0	0	0	0	25
Rosser R.M.									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
June 2012	43	0	0	0	0	30	0	0	73
June 2011	47	0	0	0	0	0	0	0	47
St. Francois Xavier R.M.									
June 2012	5	0	0	0	0	0	0	0	5
June 2011	3	0	0	0	0	0	0	0	3
Springfield R.M.									
June 2012	66	0	0	2	0	0	0	0	68
June 2011	50	2	0	4	0	0	0	0	56
Tache R.M.									
June 2012	30	0	0	0	0	12	0	36	78
June 2011	30	0	0	0	0	12	23	24	89
West St. Paul R.M.									
June 2012	22	0	0	0	0	0	0	0	22
June 2011	13	0	0	0	0	0	0	0	13
Winnipeg CMA									
June 2012	1,185	36	3	6	163	571	6	991	2,961
June 2011	1,016	30	4	13	78	397	66	673	2,277

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

Table 1.1: Housing Activity Summary by Submarket June 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									
June 2012	111	0	0	0	52	72	1	70	306
June 2011	231	0	0	0	33	52	0	0	316
East St. Paul R.M.									
June 2012	1	0	0	0	0	0	0	0	1
June 2011	6	0	0	0	0	0	0	0	6
Headingley R.M.									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Macdonald R.M.									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
June 2012	2	0	0	0	0	0	0	0	2
June 2011	3	0	0	0	0	0	0	0	3
Rosser R.M.									
June 2012	1	0	0	0	0	0	0	0	1
June 2011	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2012	3	0	0	0	0	0	0	0	3
June 2011	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2012	21	0	0	0	0	0	0	0	21
June 2011	12	4	0	2	0	0	0	0	18
Tache R.M.									
June 2012	3	0	0	0	0	0	7	0	10
June 2011	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
June 2012	142	0	0	0	52	72	8	70	344
June 2011	267	4	0	2	33	52	0	0	358

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

Table 1.1: Housing Activity Summary by Submarket June 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									
June 2012	140	4	0	0	11	65	2	70	292
June 2011	136	0	0	1	14	54	0	144	349
East St. Paul R.M.									
June 2012	0	0	0	2	0	0	0	0	2
June 2011	0	0	0	3	0	0	0	0	3
Headingley R.M.									
June 2012	3	0	0	0	0	0	0	0	3
June 2011	0	0	0	1	0	0	0	0	1
MacDonald R.M.									
June 2012	3	0	0	0	0	0	0	0	3
June 2011	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
June 2012	1	0	0	0	0	0	0	0	1
June 2011	1	2	0	0	0	0	0	0	3
Rosser R.M.									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2012	1	0	0	0	0	1	0	0	2
June 2011	1	0	0	0	0	3	0	0	4
St. Francois Xavier R.M.									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2012	18	0	0	3	0	0	0	0	21
June 2011	8	4	0	6	0	0	0	0	18
Tache R.M.									
June 2012	1	0	0	0	0	0	10	0	11
June 2011	1	0	0	0	1	0	0	0	2
West St. Paul R.M.									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
June 2012	167	4	0	5	11	66	12	70	335
June 2011	150	6	0	11	15	57	0	144	383

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

Table 1.1: Housing Activity Summary by Submarket
June 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									
June 2012	103	0	0	0	46	63	0	62	274
June 2011	215	0	0	1	28	52	0	29	325
East St. Paul R.M.									
June 2012	1	0	0	0	0	0	0	0	1
June 2011	6	0	0	3	0	0	0	0	9
Headingley R.M.									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	2	0	0	0	0	0	0	0	2
MacDonald R.M.									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
June 2012	1	0	0	0	0	0	0	0	1
June 2011	2	0	0	0	0	0	0	0	2
Rosser R.M.									
June 2012	1	0	0	0	0	0	0	0	1
June 2011	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2012	3	0	0	0	0	0	0	0	3
June 2011	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2012	15	0	0	0	0	0	0	0	15
June 2011	15	2	0	0	0	0	0	0	17
Tache R.M.									
June 2012	3	0	0	0	0	0	3	0	6
June 2011	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
June 2012	127	0	0	0	46	63	3	62	301
June 2011	256	2	0	4	28	52	0	29	371

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 June 2012												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	% Change
Winnipeg City	92	187	18	2	3	38	80	0	193	227	-15.0
East St. Paul R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Headingley R.M.	1	0	0	0	0	0	0	0	1	0	n/a
MacDonald R.M.	3	1	0	0	0	0	0	0	3	1	200.0
Ritchot R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	2	7	0	0	0	0	0	0	2	7	-71.4
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	24	2	0	0	0	0	0	0	24	2	**
Tache R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
West St. Paul R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Winnipeg CMA	129	205	18	2	3	38	80	0	230	245	-6.1

Table 2.1: Starts by Submarket and by Dwelling Type January - June 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	770	754	58	26	100	94	765	318	1,693	1,192	42.0
East St. Paul R.M.	8	10	0	0	0	0	0	0	8	10	-20.0
Headingley R.M.	14	1	0	0	0	0	0	0	14	1	**
MacDonald R.M.	28	13	0	0	0	0	0	0	28	13	115.4
Ritchot R.M.	14	23	0	0	6	0	0	0	20	23	-13.0
Rosser R.M.	1	1	0	0	0	0	0	0	1	1	0.0
St. Clements R.M.	18	23	0	0	0	0	0	0	18	23	-21.7
St. Francois Xavier R.M.	5	2	0	0	0	0	0	0	5	2	150.0
Springfield R.M.	69	38	0	4	0	0	0	0	69	42	64.3
Tache R.M.	11	17	0	0	0	13	48	36	59	66	-10.6
West St. Paul R.M.	7	2	0	0	0	0	0	0	7	2	**
Winnipeg CMA	945	884	58	30	106	107	813	354	1,922	1,375	39.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Winnipeg City	3	16	0	22	0	0	80	0
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	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	3	16	0	22	0	0	80	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 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	100	66	0	28	352	112	413	206
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	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	0
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	106	66	0	41	352	124	461	230

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Winnipeg City	99	189	14	16	80	22	193	227
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	1	0	0	0	0	0	1	0
MacDonald R.M.	3	1	0	0	0	0	3	1
Ritchot R.M.	3	4	0	0	0	0	3	4
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	2	7	0	0	0	0	2	7
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	24	2	0	0	0	0	24	2
Tache R.M.	1	2	0	0	0	0	1	2
West St. Paul R.M.	3	0	0	0	0	0	3	0
Winnipeg CMA	136	207	14	16	80	22	230	245

Table 2.5: Starts by Submarket and by Intended Market January - June 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	805	782	475	176	413	234	1,693	1,192
East St. Paul R.M.	5	3	3	7	0	0	8	10
Headingley R.M.	14	1	0	0	0	0	14	1
MacDonald R.M.	28	12	0	1	0	0	28	13
Ritchot R.M.	14	23	6	0	0	0	20	23
Rosser R.M.	1	1	0	0	0	0	1	1
St. Clements R.M.	18	23	0	0	0	0	18	23
St. Francois Xavier R.M.	5	2	0	0	0	0	5	2
Springfield R.M.	69	41	0	1	0	0	69	42
Tache R.M.	11	17	0	12	48	37	59	66
West St. Paul R.M.	7	2	0	0	0	0	7	2
Winnipeg CMA	977	907	484	197	461	271	1,922	1,375

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	% Change
Winnipeg City	112	231	2	0	50	33	142	52	306	316	-3.2
East St. Paul R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	0	6	0	0	0	0	0	0	0	6	-100.0
Ritchot R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	3	3	0	0	0	0	0	0	3	3	0.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	21	14	0	4	0	0	0	0	21	18	16.7
Tache R.M.	3	5	0	0	7	0	0	0	10	5	100.0
West St. Paul R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Winnipeg CMA	143	269	2	4	57	33	142	52	344	358	-3.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 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	610	564	8	10	131	67	329	427	1,078	1,068	0.9
East St. Paul R.M.	6	12	0	0	0	0	0	0	6	12	-50.0
Headingley R.M.	6	4	0	0	0	0	0	0	6	4	50.0
MacDonald R.M.	11	18	0	0	0	0	0	0	11	18	-38.9
Ritchot R.M.	13	12	0	2	0	0	0	0	13	14	-7.1
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	17	16	0	0	0	0	0	0	17	16	6.3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	65	50	0	6	0	0	0	0	65	56	16.1
Tache R.M.	18	32	0	0	14	0	0	0	32	32	0.0
West St. Paul R.M.	7	7	0	0	0	0	0	0	7	7	0.0
Winnipeg CMA	755	717	8	18	145	67	329	427	1,237	1,229	0.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Winnipeg City	50	33	0	0	72	52	70	0
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	0
Tache R.M.	0	0	7	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	50	33	7	0	72	52	70	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 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	76	67	55	0	196	61	133	366
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	0
Tache R.M.	0	0	14	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	76	67	69	0	196	61	133	366

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Winnipeg City	111	231	124	85	71	0	306	316
East St. Paul R.M.	1	6	0	0	0	0	1	6
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	6	0	0	0	0	0	6
Ritchot R.M.	2	3	0	0	0	0	2	3
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	3	3	0	0	0	0	3	3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	21	16	0	2	0	0	21	18
Tache R.M.	3	5	0	0	7	0	10	5
West St. Paul R.M.	0	1	0	0	0	0	0	1
Winnipeg CMA	142	271	124	87	78	0	344	358

Table 3.5: Completions by Submarket and by Intended Market January - June 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	611	563	278	139	189	366	1,078	1,068
East St. Paul R.M.	5	9	1	3	0	0	6	12
Headingley R.M.	6	3	0	1	0	0	6	4
MacDonald R.M.	11	16	0	2	0	0	11	18
Ritchot R.M.	13	14	0	0	0	0	13	14
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	17	16	0	0	0	0	17	16
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	59	51	6	5	0	0	65	56
Tache R.M.	18	32	0	0	14	0	32	32
West St. Paul R.M.	7	7	0	0	0	0	7	7
Winnipeg CMA	749	713	285	150	203	366	1,237	1,229

Source: CMHC (Starts and Completions Survey)

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

Submarket	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
June 2012	20	20.4	30	30.6	25	25.5	10	10.2	13	13.3	98	349,195	358,347
June 2011	41	19.5	71	33.8	37	17.6	23	11.0	38	18.1	210	344,725	379,052
Year-to-date 2012	107	18.4	154	26.4	130	22.3	87	14.9	105	18.0	583	363,207	383,739
Year-to-date 2011	122	21.9	178	32.0	104	18.7	42	7.5	111	19.9	557	342,065	380,535
East St. Paul R.M.													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2012	0	0.0	0	0.0	2	25.0	1	12.5	5	62.5	8	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	588,395	585,414
Headingley R.M.													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	--	--
Year-to-date 2011	0	0.0	1	16.7	1	16.7	1	16.7	3	50.0	6	--	--
MacDonald R.M.													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	2	40.0	0	0.0	2	40.0	0	0.0	1	20.0	5	--	--
Year-to-date 2012	0	0.0	2	16.7	2	16.7	0	0.0	8	66.7	12	475,891	441,125
Year-to-date 2011	8	33.3	6	25.0	4	16.7	0	0.0	6	25.0	24	324,864	361,462
Ritchot R.M.													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	3	27.3	3	27.3	2	18.2	1	9.1	2	18.2	11	343,360	373,705
Year-to-date 2011	5	45.5	4	36.4	1	9.1	0	0.0	1	9.1	11	309,900	329,284
Rosser R.M.													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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.													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
Year-to-date 2011	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	--	--
St. Francois Xavier R.M.													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 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.													
June 2012	0	0.0	2	16.7	2	16.7	5	41.7	3	25.0	12	412,875	421,654
June 2011	0	0.0	4	28.6	6	42.9	2	14.3	2	14.3	14	384,130	393,626
Year-to-date 2012	7	14.9	12	25.5	9	19.1	12	25.5	7	14.9	47	388,973	384,317
Year-to-date 2011	0	0.0	9	24.3	17	45.9	4	10.8	7	18.9	37	384,713	394,187
Tache R.M.													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	5	38.5	2	15.4	5	38.5	1	7.7	0	0.0	13	320,929	330,131
West St. Paul R.M.													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
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	14.3	3	42.9	0	0.0	3	42.9	7	--	--
Winnipeg CMA													
June 2012	20	18.2	32	29.1	27	24.5	15	13.6	16	14.5	110	359,210	365,254
June 2011	44	18.0	76	31.0	49	20.0	25	10.2	51	20.8	245	353,730	388,129
Year-to-date 2012	117	17.4	173	25.8	149	22.2	102	15.2	130	19.4	671	366,135	386,263
Year-to-date 2011	140	20.8	203	30.1	137	20.3	50	7.4	144	21.4	674	348,195	385,068

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
June 2012

Submarket	June 2012	June 2011	% Change	YTD 2012	YTD 2011	% Change
Winnipeg City	358,347	379,052	-5.5	383,739	380,535	0.8
East St. Paul R.M.	--	--	n/a	--	585,414	n/a
Headingley R.M.	--	--	n/a	--	--	n/a
MacDonald R.M.	--	--	n/a	441,125	361,462	22.0
Ritchot R.M.	--	--	n/a	373,705	329,284	13.5
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	421,654	393,626	7.1	384,317	394,187	-2.5
Tache R.M.	--	--	n/a	--	330,131	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
Winnipeg CMA	365,254	388,129	-5.9	386,263	385,068	0.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
June 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	1,032	1,786	1,416	72.9	257,095	5.4	254,036
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2011	3,919	-0.9		5,388			244,646	3.7	
	Q2 2012	4,145	5.8		5,648			261,710	7.0	
	YTD 2011	6,286	2.9		8,964			241,010	4.6	
	YTD 2012	6,421	2.1		9,222			256,260	6.3	

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

Table 6: Economic Indicators
June 2012

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg 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						
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		120.0	419	5.4	70.1	783
	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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