

# HOUSING NOW

## Barrie CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2012

### New Home Market

#### Strong starts in the third quarter

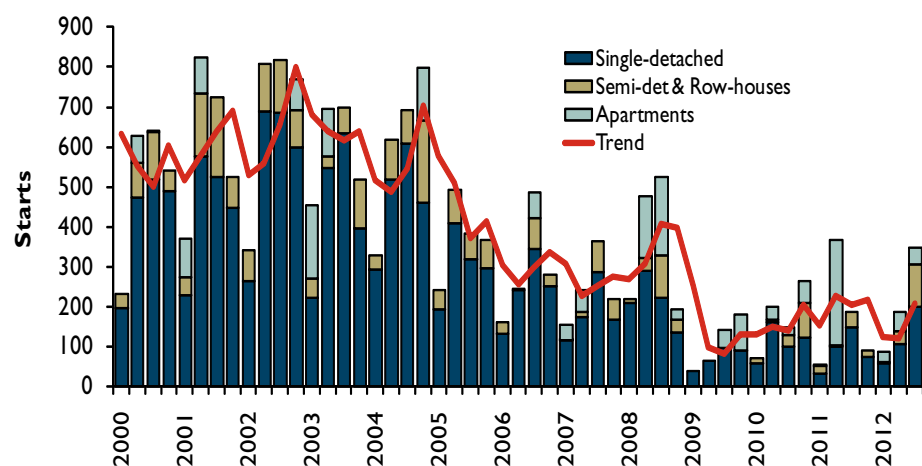
New construction in the Barrie Census Metropolitan Area (CMA) increased significantly in the third quarter compared to the same period last year. It was also up from the previous quarter, seasonally adjusted. High demand early in the year caused the resale market to tighten and spilled over to new construction. One factor raising housing demand was a sharp increase in migration from the Greater Toronto Area (GTA) to Barrie

CMA. Many Torontonians, when they choose to live in suburbs, will look for new single-detached houses at an affordable price.

After bottoming out in 2009, starts continue to recover as demand for housing has increased. However, starts are still below the average before 2009. Year-to-date starts increased moderately by two per cent compared to the same period last year. With fewer completions and more starts, the number of homes under construction has increased, implying builders are busy with work in progress.

Figure 1

#### Robust Housing Starts



Source: CHMC

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## More diverse housing types

Apartment starts are volatile while those for singles and rows are gradually increasing. Land scarcity continues to be an issue in the City of Barrie, so some developers choose nearby towns to build more single-detached homes and rows. Indeed, in the first three quarters, the number of single-detached starts in Innisfil was higher than in the City of Barrie. The shift in the location for single-detached starts allows them to still account for almost 60 per cent of the new construction market, although rows steadily increased during this year.

Townhouses and apartments are more affordable alternatives to single-detached homes and are attractive to first-time homebuyers and small families. The latest statistics from the Census show the number of one-person and lone parent households increased in Barrie. Smaller families tend to choose high-density housing types because they are cost-effective and convenient. Apartment starts in Barrie CMA can vary from one quarter to another. Apartments are more volatile due to the size of a single project and the relative infrequency of such projects. Consequently, when a high-density project starts, it can inflate total starts. However, in 2012, there has been a low but steady number of apartment starts in each quarter.

The average price for new single-detached homes fell 13 per cent in the third quarter since more homes with prices below \$400,000 were sold than in the same period of last year. While the average price in the City of Barrie remained virtually unchanged, it fell in Springwater and

Innisfil. New construction in these towns is switching from construction of expensive customized homes to standard ones.

## Resale Market

### Resale market cooling off

Existing home sales fell in the third quarter of 2012. Firm deals were abundant early in the year as buyers were competing to access homeownership before any increases in mortgage rates. The tightening of mortgage insurance rules at the end of the second quarter will contribute to the long-term stability of the housing market, but was also a factor in the significant adjustment in the third quarter. Some potential first-time homebuyers likely postponed their purchase to save for a larger downpayment. In addition, with dropping employment in the third quarter, some buyers were hesitant about making a decision about their biggest investment in life. The third quarter employment decline affected workers 25 years old and over. After

peaking up in the second quarter, employment fell in the third quarter. Barrie's economy lost many jobs, mainly in services, although they were gains in public administration and real estate and financial services.

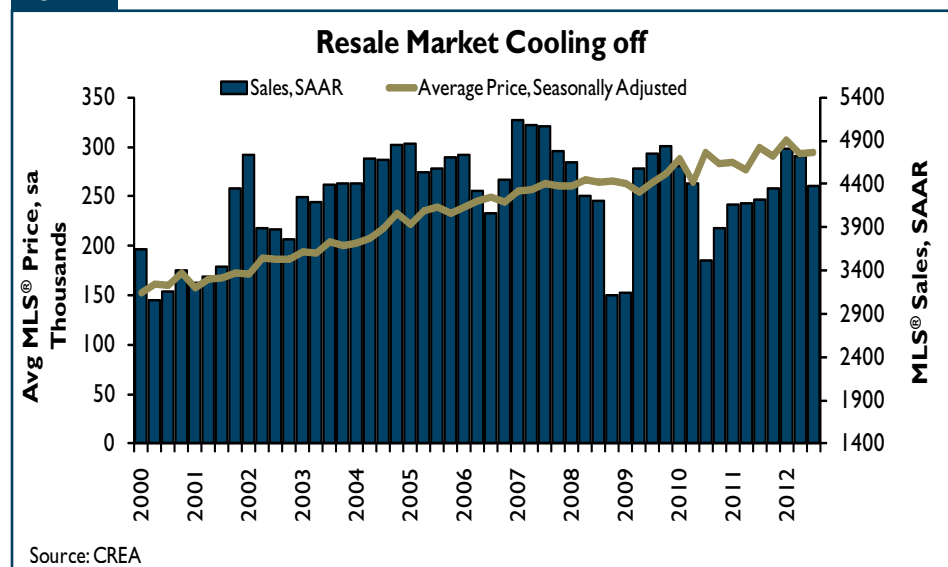
The resale market responds more quickly to changes in demand because it takes a short time to close a deal in the resale market, while in new construction, there is more time between signing the agreement of sale and pouring concrete in the foundation.

### Balanced market means modest price growth

In the last quarter, sales declined while new listings were stable. Seasonally adjusted new listings have been stable since the end of 2010. Many repeat buyers took advantage of the market in early 2010 where both sales and new listings were up.

Now buyers have more choice and more power to negotiate. The sales-to-new-listings ratio (SNLR), an indicator of the housing market

Figure 2



conditions, has declined and shows that the market has shifted to balance between housing demand and supply. Consequently, the seasonally adjusted

average price declined in the third quarter. The actual average price decreased slightly to \$297,244 in the third quarter of this year from

\$298,589 registered in the same period of last year.

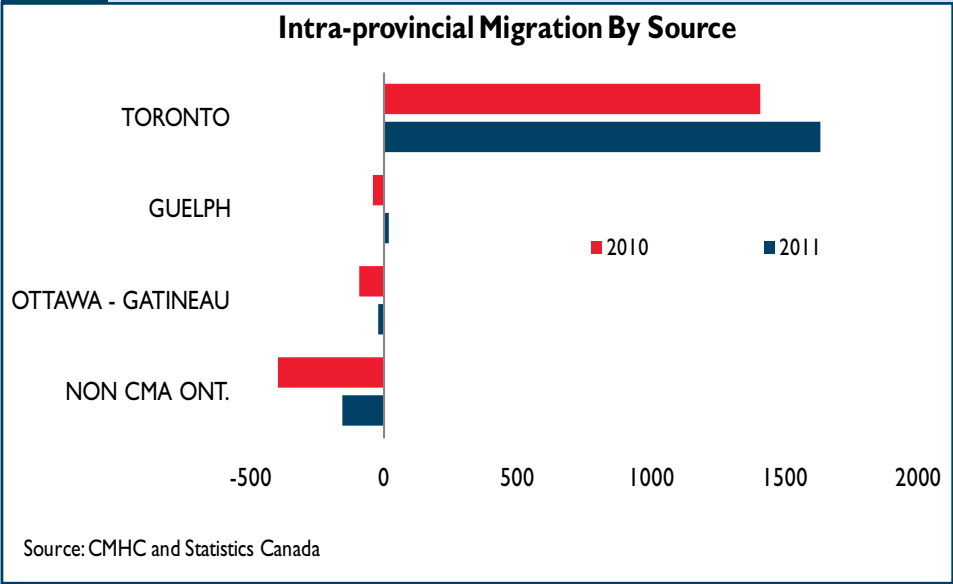
### Barrie attracted migrants from the Greater Toronto Area (GTA)

Recent migration data from Statistics Canada show that the number of migrants to the Barrie CMA jumped in 2011. Net migration almost doubled from the previous year. Intra-provincial migration has been the driving force behind migration to Barrie. While the number of people who are moving away from Barrie slowed, the number of Torontonians relocating to Barrie jumped. As result, the labour force rose in 2011. At the same time, many migrants chose to commute between Toronto and Barrie.

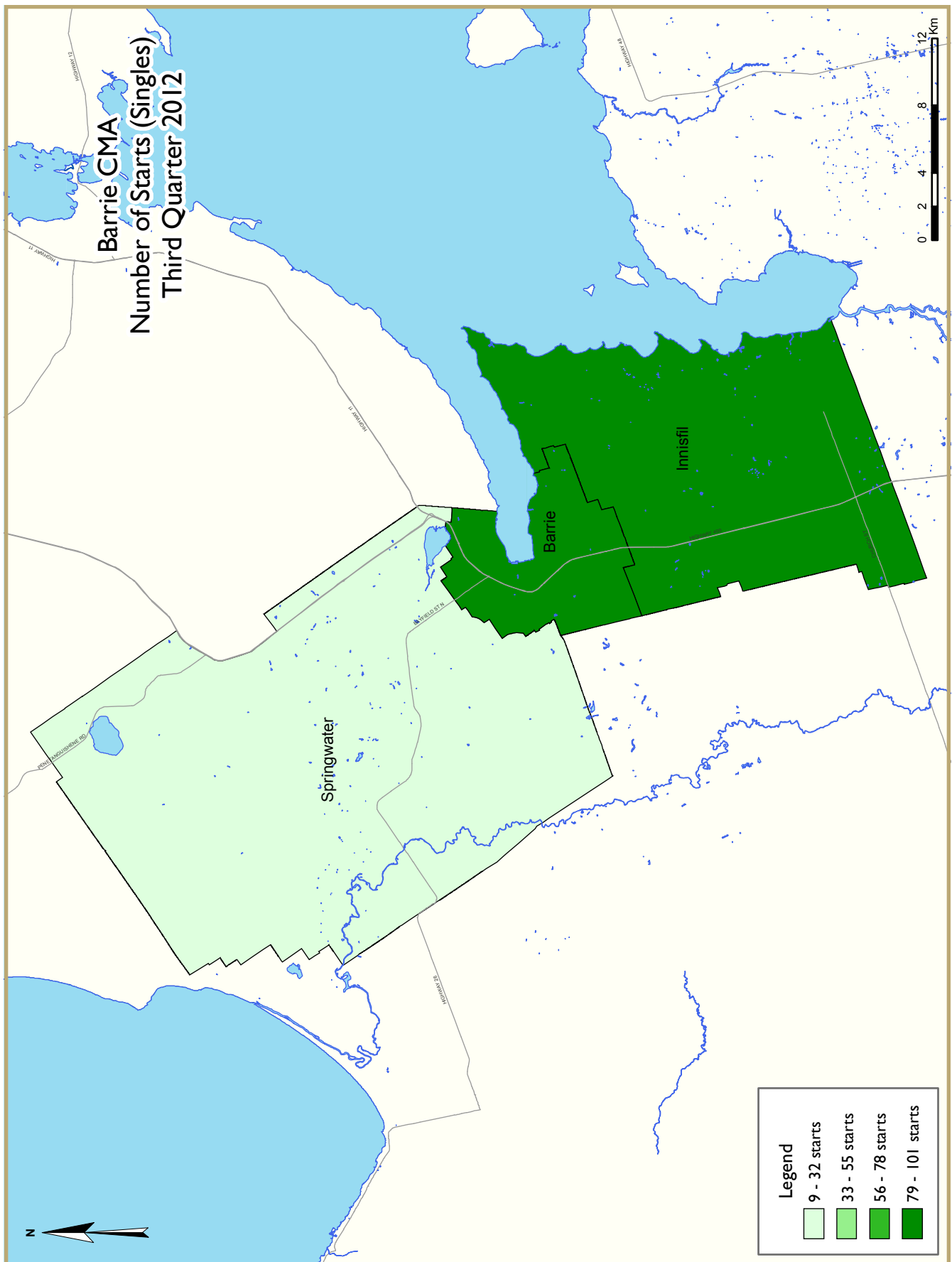
Although many factors are involved in people moving from GTA to Barrie, an important factor is the higher prices for housing in the GTA in recent years. Therefore, many first-time homebuyers finding that accessing homeownership is a challenge may

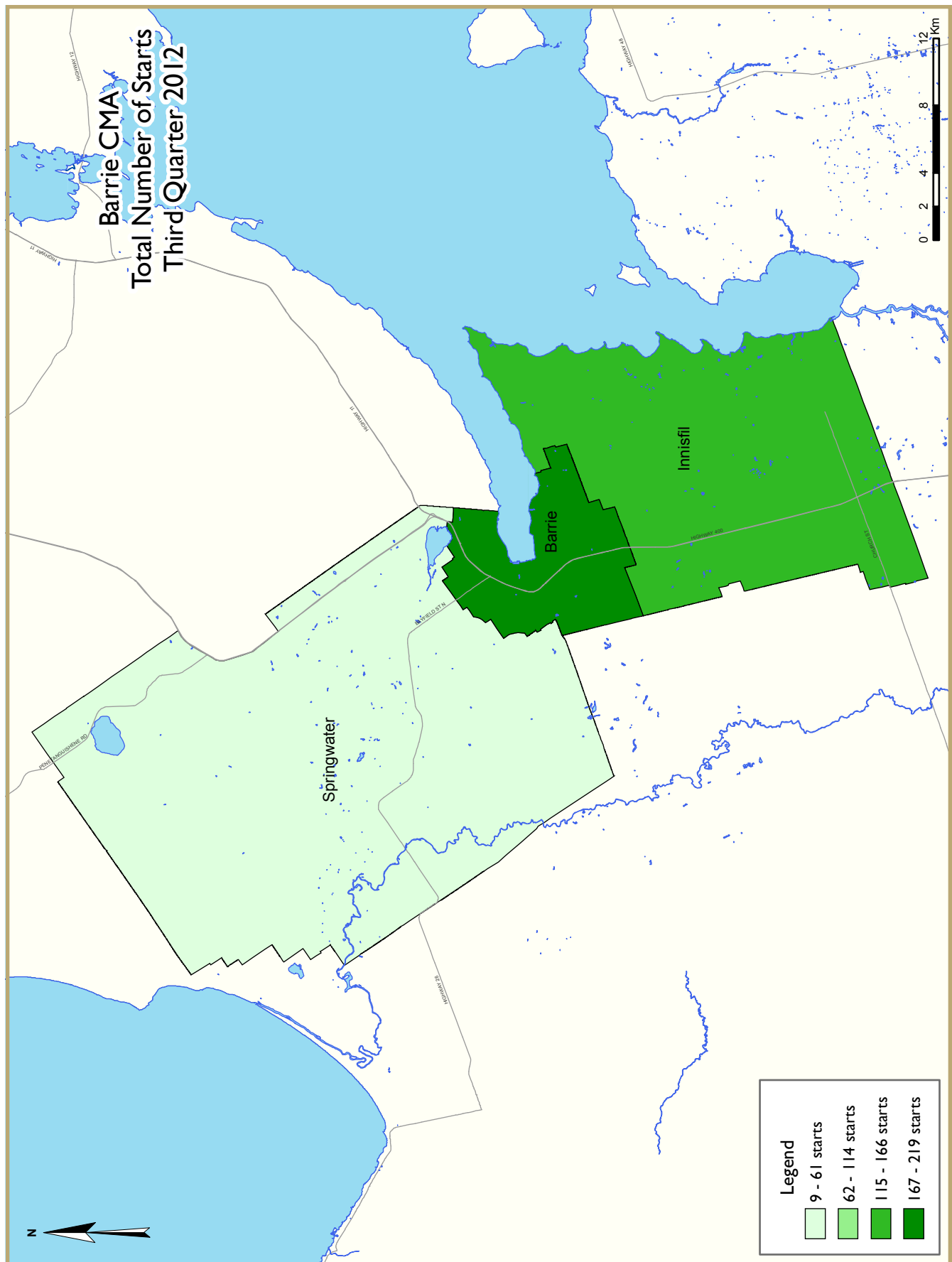
look outside of the GTA. The relative affordability of housing and the proximity to Toronto are reasons why Barrie is an attractive destination. Barrie continues to mature and diversify and offers much to new residents.

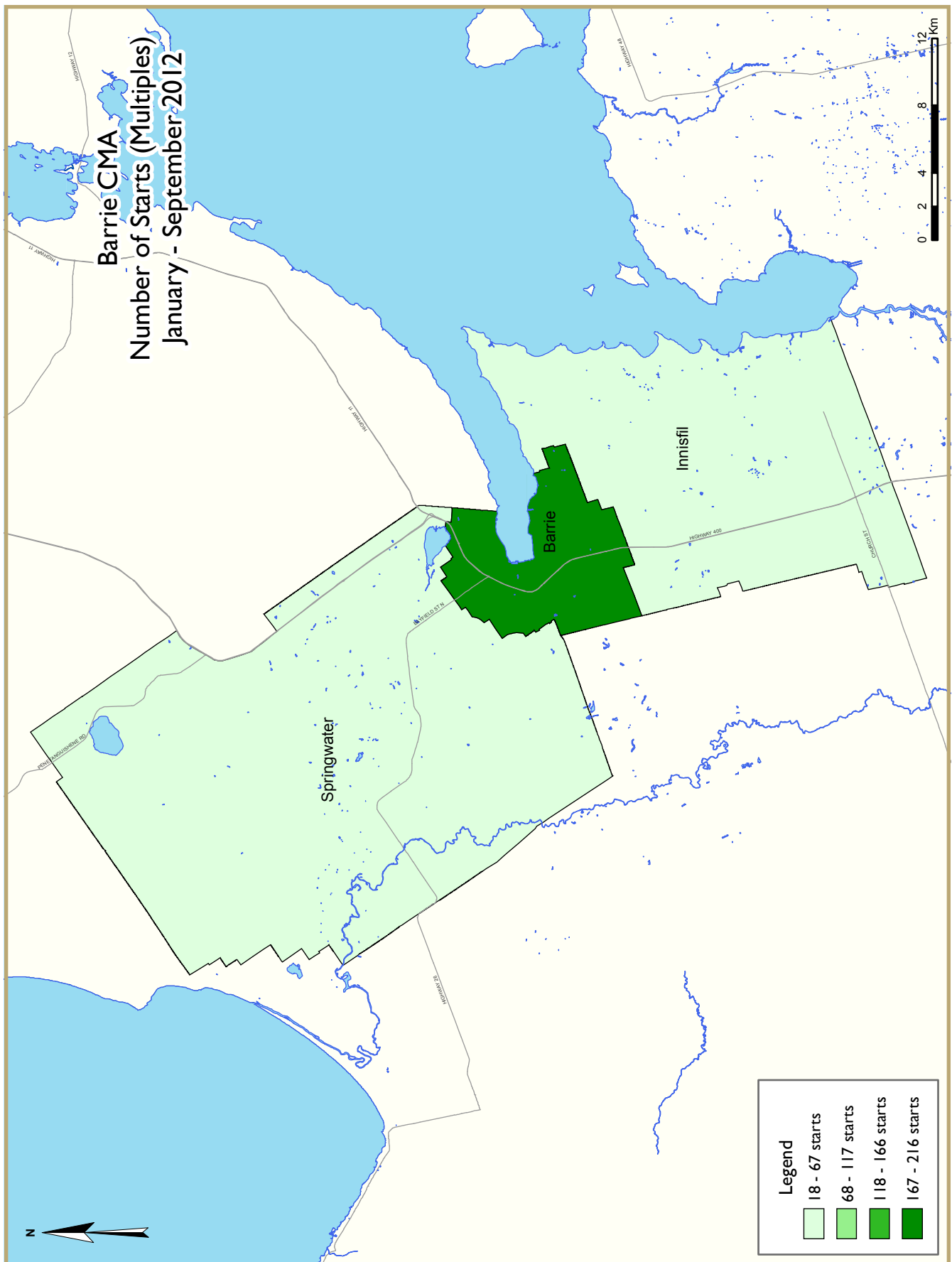
Figure 3

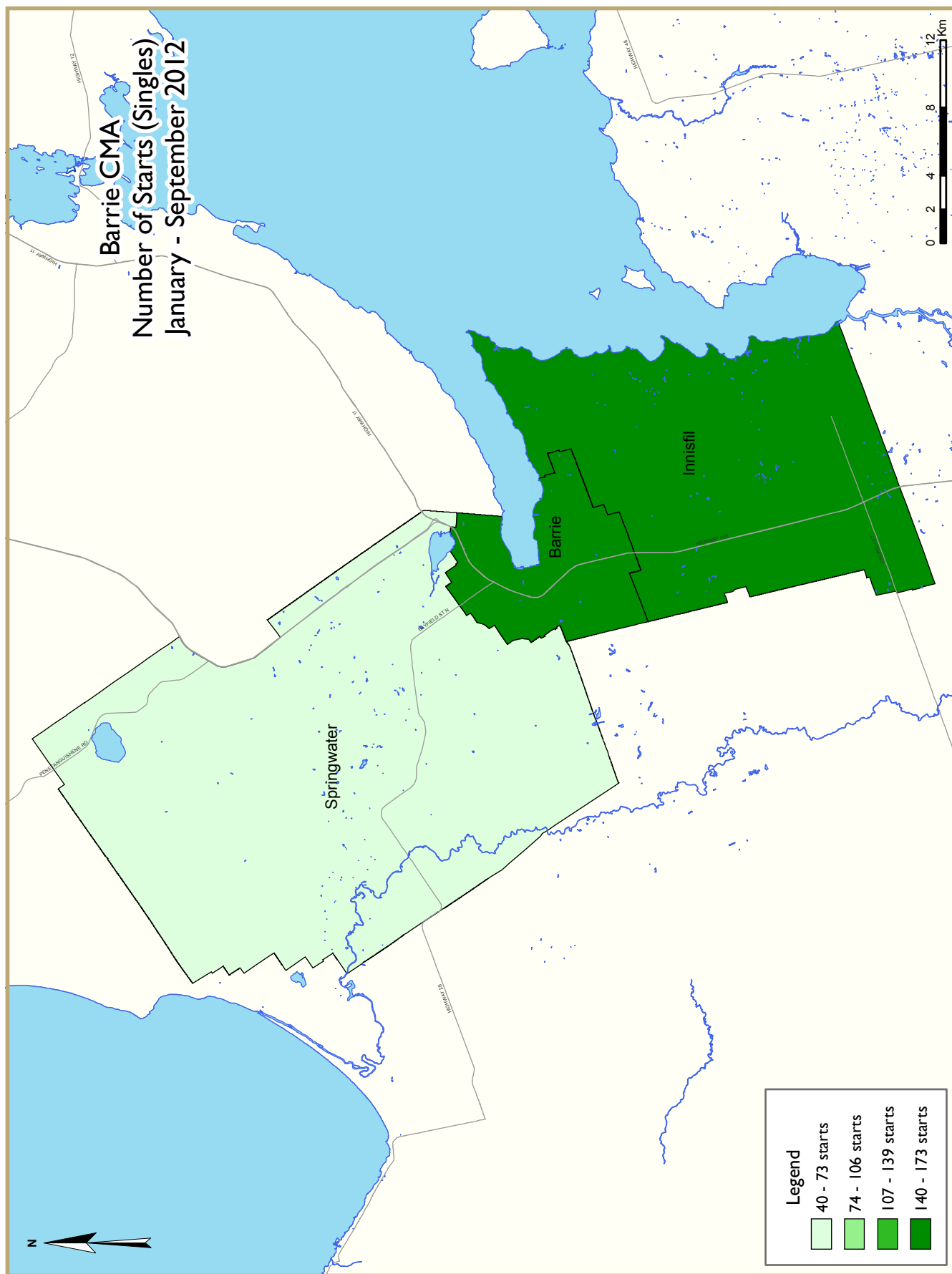




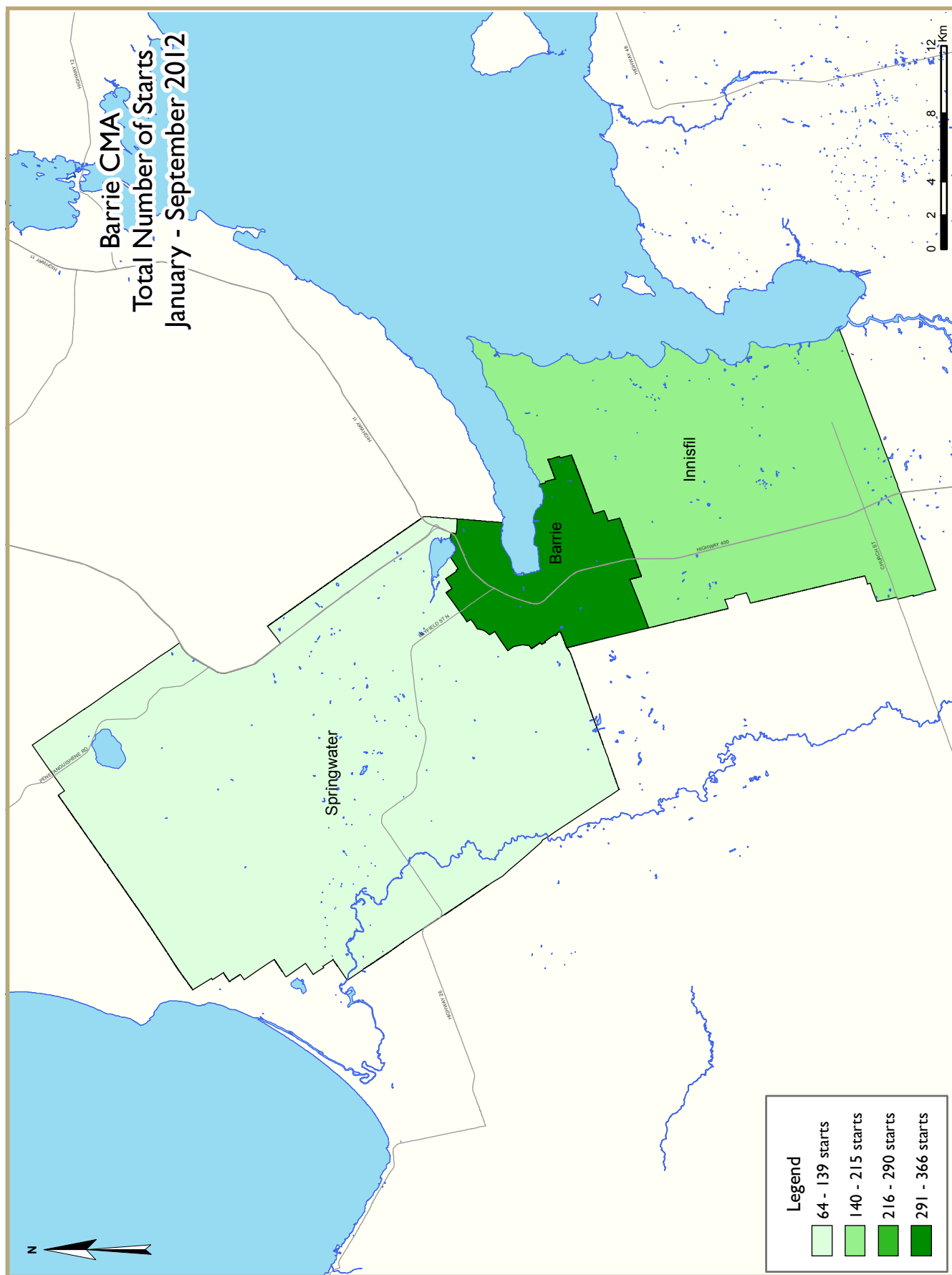












## HOUSING NOW REPORT TABLES

### Available in **ALL** reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in **SELECTED** Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Barrie CMA**  
**Third Quarter 2012**

|                          | Ownership |        |                      |             |                 |                 | Rental                      |                 | Total* |
|--------------------------|-----------|--------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|                          | Freehold  |        |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|                          | Single    | Semi   | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| STARTS                   |           |        |                      |             |                 |                 |                             |                 |        |
| Q3 2012                  | 200       | 2      | 69                   | 0           | 36              | 40              | 0                           | 0               | 347    |
| Q3 2011                  | 147       | 1      | 30                   | 0           | 10              | 0               | 0                           | 0               | 188    |
| % Change                 | 36.1      | 100.0  | 130.0                | n/a         | **              | n/a             | n/a                         | n/a             | 84.6   |
| Year-to-date 2012        | 363       | 4      | 88                   | 0           | 52              | 112             | 0                           | 2               | 621    |
| Year-to-date 2011        | 279       | 1      | 42                   | 0           | 20              | 265             | 0                           | 2               | 609    |
| % Change                 | 30.1      | **     | 109.5                | n/a         | 160.0           | -57.7           | n/a                         | 0.0             | 2.0    |
| UNDER CONSTRUCTION       |           |        |                      |             |                 |                 |                             |                 |        |
| Q3 2012                  | 282       | 0      | 106                  | 0           | 50              | 273             | 0                           | 0               | 711    |
| Q3 2011                  | 184       | 1      | 76                   | 0           | 5               | 265             | 0                           | 0               | 531    |
| % Change                 | 53.3      | -100.0 | 39.5                 | n/a         | **              | 3.0             | n/a                         | n/a             | 33.9   |
| COMPLETIONS              |           |        |                      |             |                 |                 |                             |                 |        |
| Q3 2012                  | 117       | 0      | 16                   | 0           | 8               | 8               | 0                           | 0               | 149    |
| Q3 2011                  | 131       | 2      | 6                    | 0           | 5               | 0               | 0                           | 0               | 144    |
| % Change                 | -10.7     | -100.0 | 166.7                | n/a         | 60.0            | n/a             | n/a                         | n/a             | 3.5    |
| Year-to-date 2012        | 230       | 0      | 59                   | 0           | 8               | 8               | 0                           | 2               | 307    |
| Year-to-date 2011        | 326       | 2      | 47                   | 0           | 70              | 62              | 0                           | 33              | 540    |
| % Change                 | -29.4     | -100.0 | 25.5                 | n/a         | -88.6           | -87.1           | n/a                         | -93.9           | -43.1  |
| COMPLETED & NOT ABSORBED |           |        |                      |             |                 |                 |                             |                 |        |
| Q3 2012                  | 76        | 0      | 6                    | 0           | 10              | 4               | 0                           | 2               | 98     |
| Q3 2011                  | 96        | 0      | 12                   | 0           | 17              | 31              | 0                           | 0               | 156    |
| % Change                 | -20.8     | n/a    | -50.0                | n/a         | -41.2           | -87.1           | n/a                         | n/a             | -37.2  |
| ABSORBED                 |           |        |                      |             |                 |                 |                             |                 |        |
| Q3 2012                  | 98        | 0      | 26                   | 0           | 12              | 4               | 0                           | 0               | 140    |
| Q3 2011                  | 112       | 2      | 7                    | 0           | 4               | 2               | 0                           | 0               | 127    |
| % Change                 | -12.5     | -100.0 | **                   | n/a         | 200.0           | 100.0           | n/a                         | n/a             | 10.2   |
| Year-to-date 2012        | 239       | 1      | 54                   | 0           | 13              | 44              | 0                           | 0               | 351    |
| Year-to-date 2011        | 314       | 2      | 34                   | 1           | 68              | 50              | 0                           | 2               | 471    |
| % Change                 | -23.9     | -50.0  | 58.8                 | -100.0      | -80.9           | -12.0           | n/a                         | -100.0          | -25.5  |

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

**Table I.1: Housing Activity Summary by Submarket**  
**Third Quarter 2012**

|                    | Ownership |      |                   |             |              |              | Rental                |              | Total* |
|--------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
|                    | Freehold  |      |                   | Condominium |              |              |                       |              |        |
|                    | Single    | Semi | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other |        |
| STARTS             |           |      |                   |             |              |              |                       |              |        |
| Barrie City        |           |      |                   |             |              |              |                       |              |        |
| Q3 2012            | 90        | 2    | 51                | 0           | 36           | 40           | 0                     | 0            | 219    |
| Q3 2011            | 76        | 0    | 8                 | 0           | 10           | 0            | 0                     | 0            | 94     |
| Innisfil Town      |           |      |                   |             |              |              |                       |              |        |
| Q3 2012            | 101       | 0    | 18                | 0           | 0            | 0            | 0                     | 0            | 119    |
| Q3 2011            | 39        | 0    | 22                | 0           | 0            | 0            | 0                     | 0            | 61     |
| Springwater Town   |           |      |                   |             |              |              |                       |              |        |
| Q3 2012            | 9         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 9      |
| Q3 2011            | 32        | 1    | 0                 | 0           | 0            | 0            | 0                     | 0            | 33     |
| Barrie CMA         |           |      |                   |             |              |              |                       |              |        |
| Q3 2012            | 200       | 2    | 69                | 0           | 36           | 40           | 0                     | 0            | 347    |
| Q3 2011            | 147       | 1    | 30                | 0           | 10           | 0            | 0                     | 0            | 188    |
| UNDER CONSTRUCTION |           |      |                   |             |              |              |                       |              |        |
| Barrie City        |           |      |                   |             |              |              |                       |              |        |
| Q3 2012            | 83        | 0    | 60                | 0           | 50           | 249          | 0                     | 0            | 442    |
| Q3 2011            | 66        | 0    | 18                | 0           | 5            | 265          | 0                     | 0            | 354    |
| Innisfil Town      |           |      |                   |             |              |              |                       |              |        |
| Q3 2012            | 187       | 0    | 46                | 0           | 0            | 0            | 0                     | 0            | 233    |
| Q3 2011            | 100       | 0    | 58                | 0           | 0            | 0            | 0                     | 0            | 158    |
| Springwater Town   |           |      |                   |             |              |              |                       |              |        |
| Q3 2012            | 12        | 0    | 0                 | 0           | 0            | 24           | 0                     | 0            | 36     |
| Q3 2011            | 18        | 1    | 0                 | 0           | 0            | 0            | 0                     | 0            | 19     |
| Barrie CMA         |           |      |                   |             |              |              |                       |              |        |
| Q3 2012            | 282       | 0    | 106               | 0           | 50           | 273          | 0                     | 0            | 711    |
| Q3 2011            | 184       | 1    | 76                | 0           | 5            | 265          | 0                     | 0            | 531    |
| COMPLETIONS        |           |      |                   |             |              |              |                       |              |        |
| Barrie City        |           |      |                   |             |              |              |                       |              |        |
| Q3 2012            | 62        | 0    | 0                 | 0           | 8            | 8            | 0                     | 0            | 78     |
| Q3 2011            | 73        | 0    | 0                 | 0           | 5            | 0            | 0                     | 0            | 78     |
| Innisfil Town      |           |      |                   |             |              |              |                       |              |        |
| Q3 2012            | 38        | 0    | 16                | 0           | 0            | 0            | 0                     | 0            | 54     |
| Q3 2011            | 28        | 2    | 6                 | 0           | 0            | 0            | 0                     | 0            | 36     |
| Springwater Town   |           |      |                   |             |              |              |                       |              |        |
| Q3 2012            | 17        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 17     |
| Q3 2011            | 30        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 30     |
| Barrie CMA         |           |      |                   |             |              |              |                       |              |        |
| Q3 2012            | 117       | 0    | 16                | 0           | 8            | 8            | 0                     | 0            | 149    |
| Q3 2011            | 131       | 2    | 6                 | 0           | 5            | 0            | 0                     | 0            | 144    |

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

**Table I.1: Housing Activity Summary by Submarket  
Third Quarter 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 |           |      |                   |             |              |              |                       |              |        |
| Barrie City              |           |      |                   |             |              |              |                       |              |        |
| Q3 2012                  | 61        | 0    | 6                 | 0           | 10           | 4            | 0                     | 2            | 83     |
| Q3 2011                  | 68        | 0    | 12                | 0           | 17           | 26           | 0                     | 0            | 123    |
| Innisfil Town            |           |      |                   |             |              |              |                       |              |        |
| Q3 2012                  | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| Q3 2011                  | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| Springwater Town         |           |      |                   |             |              |              |                       |              |        |
| Q3 2012                  | 15        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 15     |
| Q3 2011                  | 28        | 0    | 0                 | 0           | 0            | 5            | 0                     | 0            | 33     |
| Barrie CMA               |           |      |                   |             |              |              |                       |              |        |
| Q3 2012                  | 76        | 0    | 6                 | 0           | 10           | 4            | 0                     | 2            | 98     |
| Q3 2011                  | 96        | 0    | 12                | 0           | 17           | 31           | 0                     | 0            | 156    |
| ABSORBED                 |           |      |                   |             |              |              |                       |              |        |
| Barrie City              |           |      |                   |             |              |              |                       |              |        |
| Q3 2012                  | 35        | 0    | 10                | 0           | 12           | 4            | 0                     | 0            | 61     |
| Q3 2011                  | 66        | 0    | 1                 | 0           | 4            | 0            | 0                     | 0            | 71     |
| Innisfil Town            |           |      |                   |             |              |              |                       |              |        |
| Q3 2012                  | 38        | 0    | 16                | 0           | 0            | 0            | 0                     | 0            | 54     |
| Q3 2011                  | 28        | 2    | 6                 | 0           | 0            | 0            | 0                     | 0            | 36     |
| Springwater Town         |           |      |                   |             |              |              |                       |              |        |
| Q3 2012                  | 25        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 25     |
| Q3 2011                  | 18        | 0    | 0                 | 0           | 0            | 2            | 0                     | 0            | 20     |
| Barrie CMA               |           |      |                   |             |              |              |                       |              |        |
| Q3 2012                  | 98        | 0    | 26                | 0           | 12           | 4            | 0                     | 0            | 140    |
| Q3 2011                  | 112       | 2    | 7                 | 0           | 4            | 2            | 0                     | 0            | 127    |

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

**Table 1.2: History of Housing Starts of Barrie 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     | 354       | 1      | 58                | 0           | 20           | 265          | 0                     | 2            | 700    |
| % Change | -19.9     | -75.0  | -44.8             | n/a         | -28.6        | **           | n/a                   | -93.5        | 2.6    |
| 2010     | 442       | 4      | 105               | 0           | 28           | 72           | 0                     | 31           | 682    |
| % Change | 51.4      | n/a    | n/a               | n/a         | n/a          | -20.0        | n/a                   | -31.1        | 59.7   |
| 2009     | 292       | 0      | 0                 | 0           | 0            | 90           | 0                     | 45           | 427    |
| % Change | -66.0     | -100.0 | -100.0            | n/a         | -100.0       | -75.4        | n/a                   | **           | -69.8  |
| 2008     | 858       | 12     | 140               | 0           | 30           | 366          | 0                     | 10           | 1,416  |
| % Change | 15.0      | -14.3  | -21.3             | n/a         | **           | **           | n/a                   | n/a          | 44.5   |
| 2007     | 746       | 14     | 178               | 0           | 5            | 37           | 0                     | 0            | 980    |
| % Change | -23.3     | -46.2  | 107.0             | n/a         | -78.3        | n/a          | n/a                   | -100.0       | -16.2  |
| 2006     | 972       | 26     | 86                | 0           | 23           | 0            | 0                     | 62           | 1,169  |
| % Change | -20.3     | -45.8  | -57.4             | n/a         | 91.7         | n/a          | -100.0                | n/a          | -21.2  |
| 2005     | 1,219     | 48     | 202               | 0           | 12           | 0            | 3                     | 0            | 1,484  |
| % Change | -35.2     | -57.1  | -32.4             | n/a         | 9.1          | -100.0       | n/a                   | n/a          | -39.1  |
| 2004     | 1,882     | 112    | 299               | 0           | 11           | 131          | 0                     | 0            | 2,435  |
| % Change | 4.7       | 80.6   | 61.6              | n/a         | -45.0        | 162.0        | n/a                   | -100.0       | 2.8    |
| 2003     | 1,797     | 62     | 185               | 0           | 20           | 50           | 0                     | 254          | 2,368  |
| % Change | -19.7     | -48.3  | -38.3             | n/a         | n/a          | n/a          | n/a                   | **           | -13.5  |
| 2002     | 2,239     | 120    | 300               | 0           | 0            | 0            | 0                     | 80           | 2,739  |

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**Third Quarter 2012**

| Submarket         | Single     |            | Semi     |          | Row        |           | Apt. & Other |          | Total      |            |             |
|-------------------|------------|------------|----------|----------|------------|-----------|--------------|----------|------------|------------|-------------|
|                   | Q3 2012    | Q3 2011    | Q3 2012  | Q3 2011  | Q3 2012    | Q3 2011   | Q3 2012      | Q3 2011  | Q3 2012    | Q3 2011    | % Change    |
| Barrie City       | 90         | 76         | 2        | 0        | 87         | 18        | 40           | 0        | 219        | 94         | 133.0       |
| Innisfil Town     | 101        | 39         | 0        | 0        | 18         | 22        | 0            | 0        | 119        | 61         | 95.1        |
| Springwater Town  | 9          | 32         | 0        | 1        | 0          | 0         | 0            | 0        | 9          | 33         | -72.7       |
| <b>Barrie CMA</b> | <b>200</b> | <b>147</b> | <b>2</b> | <b>1</b> | <b>105</b> | <b>40</b> | <b>40</b>    | <b>0</b> | <b>347</b> | <b>188</b> | <b>84.6</b> |

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - September 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   |
| Barrie City       | 150        | 145        | 4        | 0        | 122        | 40        | 90           | 267        | 366        | 452        | -19.0      |
| Innisfil Town     | 173        | 84         | 0        | 0        | 18         | 22        | 0            | 0          | 191        | 106        | 80.2       |
| Springwater Town  | 40         | 50         | 0        | 1        | 0          | 0         | 24           | 0          | 64         | 51         | 25.5       |
| <b>Barrie CMA</b> | <b>363</b> | <b>279</b> | <b>4</b> | <b>1</b> | <b>140</b> | <b>62</b> | <b>114</b>   | <b>267</b> | <b>621</b> | <b>609</b> | <b>2.0</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
Third Quarter 2012**

| Submarket         | Row                      |         |         |         | Apt. & Other             |         |         |         |
|-------------------|--------------------------|---------|---------|---------|--------------------------|---------|---------|---------|
|                   | Freehold and Condominium |         | Rental  |         | Freehold and Condominium |         | Rental  |         |
|                   | Q3 2012                  | Q3 2011 | Q3 2012 | Q3 2011 | Q3 2012                  | Q3 2011 | Q3 2012 | Q3 2011 |
| Barrie City       | 87                       | 18      | 0       | 0       | 40                       | 0       | 0       | 0       |
| Innisfil Town     | 18                       | 22      | 0       | 0       | 0                        | 0       | 0       | 0       |
| Springwater Town  | 0                        | 0       | 0       | 0       | 0                        | 0       | 0       | 0       |
| <b>Barrie CMA</b> | 105                      | 40      | 0       | 0       | 40                       | 0       | 0       | 0       |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - September 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 |
| Barrie City       | 122                      | 40       | 0        | 0        | 88                       | 265      | 2        | 2        |
| Innisfil Town     | 18                       | 22       | 0        | 0        | 0                        | 0        | 0        | 0        |
| Springwater Town  | 0                        | 0        | 0        | 0        | 24                       | 0        | 0        | 0        |
| <b>Barrie CMA</b> | 140                      | 62       | 0        | 0        | 112                      | 265      | 2        | 2        |

**Table 2.4: Starts by Submarket and by Intended Market  
Third Quarter 2012**

| Submarket         | Freehold |         | Condominium |         | Rental  |         | Total*  |         |
|-------------------|----------|---------|-------------|---------|---------|---------|---------|---------|
|                   | Q3 2012  | Q3 2011 | Q3 2012     | Q3 2011 | Q3 2012 | Q3 2011 | Q3 2012 | Q3 2011 |
| Barrie City       | 143      | 84      | 76          | 10      | 0       | 0       | 219     | 94      |
| Innisfil Town     | 119      | 61      | 0           | 0       | 0       | 0       | 119     | 61      |
| Springwater Town  | 9        | 33      | 0           | 0       | 0       | 0       | 9       | 33      |
| <b>Barrie CMA</b> | 271      | 178     | 76          | 10      | 0       | 0       | 347     | 188     |

**Table 2.5: Starts by Submarket and by Intended Market  
January - September 2012**

| Submarket         | Freehold |          | Condominium |          | Rental   |          | Total*   |          |
|-------------------|----------|----------|-------------|----------|----------|----------|----------|----------|
|                   | YTD 2012 | YTD 2011 | YTD 2012    | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Barrie City       | 224      | 165      | 140         | 285      | 2        | 2        | 366      | 452      |
| Innisfil Town     | 191      | 106      | 0           | 0        | 0        | 0        | 191      | 106      |
| Springwater Town  | 40       | 51       | 24          | 0        | 0        | 0        | 64       | 51       |
| <b>Barrie CMA</b> | 455      | 322      | 164         | 285      | 2        | 2        | 621      | 609      |

Source: CMHC (Starts and Completions Survey)



**Table 3: Completions by Submarket and by Dwelling Type**  
**Third Quarter 2012**

| Submarket         | Single     |            | Semi     |          | Row       |           | Apt. & Other |          | Total      |            |            |
|-------------------|------------|------------|----------|----------|-----------|-----------|--------------|----------|------------|------------|------------|
|                   | Q3 2012    | Q3 2011    | Q3 2012  | Q3 2011  | Q3 2012   | Q3 2011   | Q3 2012      | Q3 2011  | Q3 2012    | Q3 2011    | % Change   |
| Barrie City       | 62         | 73         | 0        | 0        | 8         | 5         | 8            | 0        | 78         | 78         | 0.0        |
| Innisfil Town     | 38         | 28         | 0        | 2        | 16        | 6         | 0            | 0        | 54         | 36         | 50.0       |
| Springwater Town  | 17         | 30         | 0        | 0        | 0         | 0         | 0            | 0        | 17         | 30         | -43.3      |
| <b>Barrie CMA</b> | <b>117</b> | <b>131</b> | <b>0</b> | <b>2</b> | <b>24</b> | <b>11</b> | <b>8</b>     | <b>0</b> | <b>149</b> | <b>144</b> | <b>3.5</b> |

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - September 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     |
| Barrie City       | 108        | 177        | 0        | 0        | 36        | 101        | 10           | 95        | 154        | 373        | -58.7        |
| Innisfil Town     | 84         | 106        | 0        | 2        | 31        | 16         | 0            | 0         | 115        | 124        | -7.3         |
| Springwater Town  | 38         | 43         | 0        | 0        | 0         | 0          | 0            | 0         | 38         | 43         | -11.6        |
| <b>Barrie CMA</b> | <b>230</b> | <b>326</b> | <b>0</b> | <b>2</b> | <b>67</b> | <b>117</b> | <b>10</b>    | <b>95</b> | <b>307</b> | <b>540</b> | <b>-43.1</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
Third Quarter 2012**

| Submarket         | Row                      |           |          |          | Apt. & Other             |          |          |          |
|-------------------|--------------------------|-----------|----------|----------|--------------------------|----------|----------|----------|
|                   | Freehold and Condominium |           | Rental   |          | Freehold and Condominium |          | Rental   |          |
|                   | Q3 2012                  | Q3 2011   | Q3 2012  | Q3 2011  | Q3 2012                  | Q3 2011  | Q3 2012  | Q3 2011  |
| Barrie City       | 8                        | 5         | 0        | 0        | 8                        | 0        | 0        | 0        |
| Innisfil Town     | 16                       | 6         | 0        | 0        | 0                        | 0        | 0        | 0        |
| Springwater Town  | 0                        | 0         | 0        | 0        | 0                        | 0        | 0        | 0        |
| <b>Barrie CMA</b> | <b>24</b>                | <b>11</b> | <b>0</b> | <b>0</b> | <b>8</b>                 | <b>0</b> | <b>0</b> | <b>0</b> |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - September 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  |
| Barrie City       | 36                       | 101        | 0        | 0        | 8                        | 62        | 2        | 33        |
| Innisfil Town     | 31                       | 16         | 0        | 0        | 0                        | 0         | 0        | 0         |
| Springwater Town  | 0                        | 0          | 0        | 0        | 0                        | 0         | 0        | 0         |
| <b>Barrie CMA</b> | <b>67</b>                | <b>117</b> | <b>0</b> | <b>0</b> | <b>8</b>                 | <b>62</b> | <b>2</b> | <b>33</b> |

**Table 3.4: Completions by Submarket and by Intended Market  
Third Quarter 2012**

| Submarket         | Freehold   |            | Condominium |          | Rental   |          | Total*     |            |
|-------------------|------------|------------|-------------|----------|----------|----------|------------|------------|
|                   | Q3 2012    | Q3 2011    | Q3 2012     | Q3 2011  | Q3 2012  | Q3 2011  | Q3 2012    | Q3 2011    |
| Barrie City       | 62         | 73         | 16          | 5        | 0        | 0        | 78         | 78         |
| Innisfil Town     | 54         | 36         | 0           | 0        | 0        | 0        | 54         | 36         |
| Springwater Town  | 17         | 30         | 0           | 0        | 0        | 0        | 17         | 30         |
| <b>Barrie CMA</b> | <b>133</b> | <b>139</b> | <b>16</b>   | <b>5</b> | <b>0</b> | <b>0</b> | <b>149</b> | <b>144</b> |

**Table 3.5: Completions by Submarket and by Intended Market  
January - September 2012**

| Submarket         | Freehold   |            | Condominium |            | Rental   |           | Total*     |            |
|-------------------|------------|------------|-------------|------------|----------|-----------|------------|------------|
|                   | YTD 2012   | YTD 2011   | YTD 2012    | YTD 2011   | YTD 2012 | YTD 2011  | YTD 2012   | YTD 2011   |
| Barrie City       | 136        | 208        | 16          | 132        | 2        | 33        | 154        | 373        |
| Innisfil Town     | 115        | 124        | 0           | 0          | 0        | 0         | 115        | 124        |
| Springwater Town  | 38         | 43         | 0           | 0          | 0        | 0         | 38         | 43         |
| <b>Barrie CMA</b> | <b>289</b> | <b>375</b> | <b>16</b>   | <b>132</b> | <b>2</b> | <b>33</b> | <b>307</b> | <b>540</b> |

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**Third Quarter 2012**

| Submarket         | Price Ranges |           |                       |           |                       |           |                       |           |             |           | Total | Median Price (\$) | Average Price (\$) |
|-------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
|                   | < \$200,000  |           | \$200,000 - \$249,999 |           | \$250,000 - \$299,999 |           | \$300,000 - \$399,999 |           | \$400,000 + |           |       |                   |                    |
|                   | Units        | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units       | Share (%) |       |                   |                    |
| Barrie City       |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| Q3 2012           | 0            | 0.0       | 0                     | 0.0       | 2                     | 5.7       | 25                    | 71.4      | 8           | 22.9      | 35    | 361,990           | 378,573            |
| Q3 2011           | 1            | 1.5       | 2                     | 3.0       | 6                     | 9.1       | 39                    | 59.1      | 18          | 27.3      | 66    | 360,990           | 367,302            |
| Year-to-date 2012 | 0            | 0.0       | 1                     | 1.0       | 6                     | 6.0       | 64                    | 64.0      | 29          | 29.0      | 100   | 362,990           | 376,776            |
| Year-to-date 2011 | 1            | 0.6       | 5                     | 3.1       | 16                    | 9.8       | 94                    | 57.7      | 47          | 28.8      | 163   | 362,900           | 375,632            |
| Innisfil Town     |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| Q3 2012           | 0            | 0.0       | 0                     | 0.0       | 6                     | 15.8      | 30                    | 78.9      | 2           | 5.3       | 38    | 341,490           | 344,727            |
| Q3 2011           | 0            | 0.0       | 2                     | 7.1       | 1                     | 3.6       | 13                    | 46.4      | 12          | 42.9      | 28    | 384,990           | 641,445            |
| Year-to-date 2012 | 0            | 0.0       | 0                     | 0.0       | 10                    | 11.9      | 59                    | 70.2      | 15          | 17.9      | 84    | 349,990           | 405,227            |
| Year-to-date 2011 | 6            | 5.7       | 4                     | 3.8       | 17                    | 16.0      | 51                    | 48.1      | 28          | 26.4      | 106   | 337,490           | 456,074            |
| Springwater Town  |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| Q3 2012           | 0            | 0.0       | 2                     | 8.0       | 3                     | 12.0      | 4                     | 16.0      | 16          | 64.0      | 25    | 456,000           | 488,525            |
| Q3 2011           | 1            | 5.6       | 2                     | 11.1      | 0                     | 0.0       | 4                     | 22.2      | 11          | 61.1      | 18    | 416,666           | 470,851            |
| Year-to-date 2012 | 0            | 0.0       | 3                     | 5.5       | 4                     | 7.3       | 12                    | 21.8      | 36          | 65.5      | 55    | 466,666           | 502,912            |
| Year-to-date 2011 | 4            | 9.1       | 3                     | 6.8       | 0                     | 0.0       | 6                     | 13.6      | 31          | 70.5      | 44    | 441,667           | 547,606            |
| Barrie CMA        |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| Q3 2012           | 0            | 0.0       | 2                     | 2.0       | 11                    | 11.2      | 59                    | 60.2      | 26          | 26.5      | 98    | 349,990           | 393,498            |
| Q3 2011           | 2            | 1.8       | 6                     | 5.4       | 7                     | 6.3       | 56                    | 50.0      | 41          | 36.6      | 112   | 372,990           | 452,480            |
| Year-to-date 2012 | 0            | 0.0       | 4                     | 1.7       | 20                    | 8.4       | 135                   | 56.5      | 80          | 33.5      | 239   | 364,990           | 415,803            |
| Year-to-date 2011 | 11           | 3.5       | 12                    | 3.8       | 33                    | 10.5      | 151                   | 48.2      | 106         | 33.9      | 313   | 362,990           | 427,050            |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
Third Quarter 2012**

| Submarket         | Q3 2012        | Q3 2011        | % Change     | YTD 2012       | YTD 2011       | % Change    |
|-------------------|----------------|----------------|--------------|----------------|----------------|-------------|
| Barrie City       | 378,573        | 367,302        | 3.1          | 376,776        | 375,632        | 0.3         |
| Innisfil Town     | 344,727        | 641,445        | -46.3        | 405,227        | 456,074        | -11.1       |
| Springwater Town  | 488,525        | 470,851        | 3.8          | 502,912        | 547,606        | -8.2        |
| <b>Barrie CMA</b> | <b>393,498</b> | <b>452,480</b> | <b>-13.0</b> | <b>415,803</b> | <b>427,050</b> | <b>-2.6</b> |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Barrie**  
**Third Quarter 2012**

|      |           | Number of<br>Sales <sup>1</sup> | Yr/Yr <sup>2</sup> (%) | Sales SA <sup>1</sup> | Number of<br>New<br>Listings <sup>1</sup> | New<br>Listings SA <sup>1</sup> | Sales-to-<br>New<br>Listings SA <sup>2</sup> | Average<br>Price <sup>1</sup> (\$) | Yr/Yr <sup>2</sup> (%) | Average<br>Price <sup>1</sup> (\$)<br>SA |
|------|-----------|---------------------------------|------------------------|-----------------------|---|---------------------------------|--|------------------------------------|------------------------|--|
| 2011 | January   | 197                             | -3.4                   | 354                   | 577                                       | 642                             | 55.1   | 274,821                            | 1.7                    | 281,070                                  |
|      | February  | 284                             | 2.2                    | 354                   | 614                                       | 641                             | 55.2   | 273,042                            | -1.9                   | 283,854                                  |
|      | March     | 379                             | -19.0                  | 334                   | 808                                       | 625                             | 53.4   | 282,997                            | 3.6                    | 289,150                                  |
|      | April     | 427                             | -21.1                  | 357                   | 842                                       | 643                             | 55.5   | 288,409                            | 2.2                    | 277,805                                  |
|      | May       | 449                             | 2.3                    | 319                   | 815                                       | 622                             | 51.3   | 285,610                            | 0.4                    | 267,638                                  |
|      | June      | 501                             | 8.7                    | 369                   | 750                                       | 648                             | 56.9   | 291,073                            | 2.0                    | 282,150                                  |
|      | July      | 380                             | 23.0                   | 348                   | 653                                       | 646                             | 53.9   | 303,739                            | 13.4                   | 295,859                                  |
|      | August    | 401                             | 21.5                   | 354                   | 655                                       | 646                             | 54.8   | 299,921                            | 1.7                    | 301,138                                  |
|      | September | 387                             | 16.6                   | 352                   | 655                                       | 647                             | 54.4   | 292,153                            | -7.6                   | 300,776                                  |
|      | October   | 312                             | 12.6                   | 359                   | 607                                       | 662                             | 54.2   | 274,686                            | 1.4                    | 286,078                                  |
|      | November  | 321                             | 17.6                   | 373                   | 459                                       | 632                             | 59.0   | 280,581                            | 3.1                    | 291,136                                  |
|      | December  | 190                             | -1.6                   | 354                   | 241                                       | 622                             | 56.9   | 290,769                            | 4.8                    | 293,694                                  |
| 2012 | January   | 218                             | 10.7                   | 365                   | 560                                       | 605                             | 60.3   | 288,549                            | 5.0                    | 300,777                                  |
|      | February  | 371                             | 30.6                   | 449                   | 662                                       | 642                             | 69.9   | 300,530                            | 10.1                   | 308,509                                  |
|      | March     | 418                             | 10.3                   | 387                   | 778                                       | 640                             | 60.5   | 301,314                            | 6.5                    | 312,425                                  |
|      | April     | 488                             | 14.3                   | 391                   | 861                                       | 653                             | 59.9   | 308,186                            | 6.9                    | 292,731                                  |
|      | May       | 544                             | 21.2                   | 398                   | 801                                       | 590                             | 67.5   | 304,185                            | 6.5                    | 295,726                                  |
|      | June      | 516                             | 3.0                    | 391                   | 726                                       | 643                             | 60.8   | 300,979                            | 3.4                    | 289,219                                  |
|      | July      | 418                             | 10.0                   | 361                   | 700                                       | 667                             | 54.1   | 308,640                            | 1.6                    | 300,582                                  |
|      | August    | 406                             | 1.2                    | 370                   | 608                                       | 626                             | 59.1   | 290,829                            | -3.0                   | 294,952                                  |
|      | September | 342                             | -11.6                  | 362                   | 588                                       | 614                             | 59.0   | 290,932                            | -0.4                   | 286,132                                  |
|      | October   |                                 |                        |                       |   |                                 |  |                                    |                        |  |
|      | November  |                                 |                        |                       |   |                                 |  |                                    |                        |  |
|      | December  |                                 |                        |                       |   |                                 |  |                                    |                        |  |
|      | Q3 2011   | 1,168                           | 20.3                   |                       | 1,963                                     |                                 |  | 298,589                            | 1.7                    |  |
|      | Q3 2012   | 1,166                           | -0.2                   |                       | 1,896                                     |                                 |  | 297,244                            | -0.5                   |  |
|      | YTD 2011  | 3,405                           | 1.3                    |                       | 6,369                                     |                                 |  | 289,254                            | 1.9                    |  |
|      | YTD 2012  | 3,721                           | 9.3                    |                       | 6,284                                     |                                 |  | 300,487                            | 3.9                    |  |

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<sup>1</sup>Source: CREA

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

**Table 6: Economic Indicators**  
**Third Quarter 2012**

|      |           | Interest Rates            |                       |               | NHPI,<br>Total,<br>(Ontario)<br>2007=100 | CPI, 2002<br>=100<br>(Ontario) | Barrie Labour Market    |                             |                              |                                    |
|------|-----------|---------------------------|-----------------------|---------------|--|--------------------------------|-------------------------|-----------------------------|------------------------------|------------------------------------|
|      |           | P & I<br>Per<br>\$100,000 | Mortgage Rates<br>(%) |               |  |                                | Employment<br>SA (,000) | Unemployment<br>Rate (%) SA | Participation<br>Rate (%) SA | Average<br>Weekly<br>Earnings (\$) |
|      |           |                           | 1 Yr.<br>Term         | 5 Yr.<br>Term |  |                                |                         |                             |                              |                                    |
| 2011 | January   | 592                       | 3.35                  | 5.19          | 107.4                                    | 117.8                          | 102.4                   | 8.0                         | 69.6                         | 878                                |
|      | February  | 607                       | 3.50                  | 5.44          | 107.9                                    | 118.0                          | 102.5                   | 8.2                         | 69.8                         | 881                                |
|      | March     | 601                       | 3.50                  | 5.34          | 108.1                                    | 119.4                          | 104.9                   | 8.9                         | 71.9                         | 895                                |
|      | April     | 621                       | 3.70                  | 5.69          | 108.7                                    | 119.9                          | 106.2                   | 8.8                         | 72.6                         | 910                                |
|      | May       | 616                       | 3.70                  | 5.59          | 109.4                                    | 120.9                          | 106.6                   | 8.8                         | 72.7                         | 915                                |
|      | June      | 604                       | 3.50                  | 5.39          | 110.0                                    | 120.2                          | 106.6                   | 8.8                         | 72.7                         | 903                                |
|      | July      | 604                       | 3.50                  | 5.39          | 110.3                                    | 120.5                          | 107.3                   | 8.8                         | 73.1                         | 894                                |
|      | August    | 604                       | 3.50                  | 5.39          | 110.6                                    | 120.6                          | 106.9                   | 9.7                         | 73.5                         | 887                                |
|      | September | 592                       | 3.50                  | 5.19          | 110.8                                    | 121.1                          | 105.4                   | 10.8                        | 73.1                         | 880                                |
|      | October   | 598                       | 3.50                  | 5.29          | 111.2                                    | 121.0                          | 104.5                   | 11.7                        | 73.2                         | 864                                |
|      | November  | 598                       | 3.50                  | 5.29          | 112.0                                    | 121.0                          | 104.6                   | 11.1                        | 72.7                         | 861                                |
|      | December  | 598                       | 3.50                  | 5.29          | 112.2                                    | 120.3                          | 104.6                   | 10.3                        | 71.9                         | 864                                |
| 2012 | January   | 598                       | 3.50                  | 5.29          | 112.3                                    | 120.6                          | 104.2                   | 9.5                         | 70.9                         | 884                                |
|      | February  | 595                       | 3.20                  | 5.24          | 112.7                                    | 121.4                          | 103.5                   | 8.7                         | 69.8                         | 893                                |
|      | March     | 595                       | 3.20                  | 5.24          | 113.3                                    | 122.0                          | 103.1                   | 9.2                         | 69.8                         | 892                                |
|      | April     | 607                       | 3.20                  | 5.44          | 113.6                                    | 122.4                          | 103.2                   | 9.1                         | 69.8                         | 885                                |
|      | May       | 601                       | 3.20                  | 5.34          | 114.1                                    | 122.4                          | 104.8                   | 9.1                         | 70.8                         | 879                                |
|      | June      | 595                       | 3.20                  | 5.24          | 114.5                                    | 121.6                          | 106.5                   | 7.9                         | 70.9                         | 867                                |
|      | July      | 595                       | 3.10                  | 5.24          | 114.6                                    | 121.4                          | 105.3                   | 8.0                         | 70.1                         | 866                                |
|      | August    | 595                       | 3.10                  | 5.24          | 114.9                                    | 121.8                          | 103.0                   | 8.8                         | 69.1                         | 857                                |
|      | September | 595                       | 3.10                  | 5.24          |  | 122.0                          | 101.4                   | 8.9                         | 68.1                         | 858                                |
|      | October   |                           |                       |               |  |                                |                         |                             |                              |                                    |
|      | November  |                           |                       |               |  |                                |                         |                             |                              |                                    |
|      | December  |                           |                       |               |  |                                |                         |                             |                              |                                    |

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **“Single-Detached”** dwelling (also referred to as **“Single”**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **“Semi-Detached (Double)”** dwelling (also referred to as **“Semi”**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **“Row (Townhouse)”** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **“Apartment and other”** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **“intended market”** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **“Rural”** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions.



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