HOUSING NOW
Trois-Riviéres CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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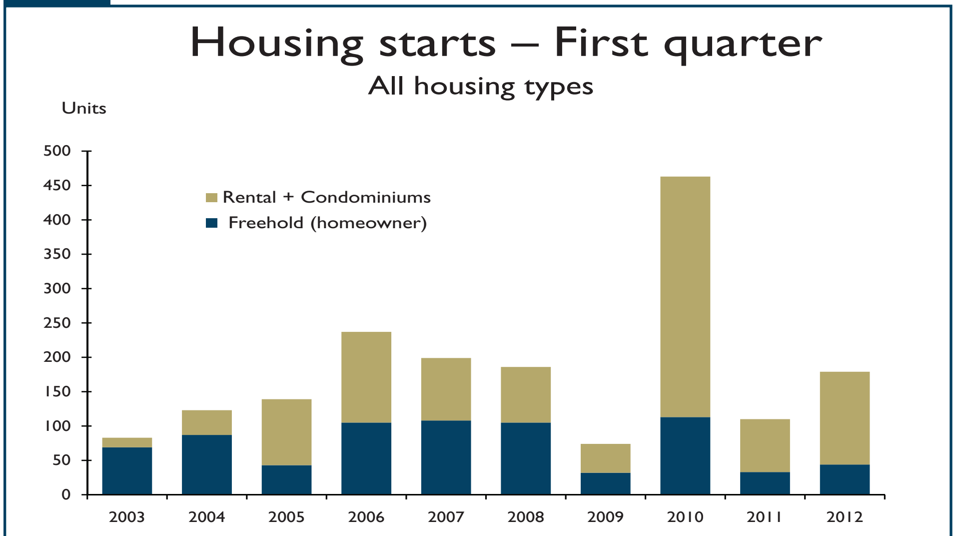
Trois-Rivières housing starts in the first quarter of 2012

Residential construction jumped up in the Trois-Rivières census metropolitan area (CMA) during the first three months of 2012. In fact, according to the latest data released by Canada Mortgage and Housing Corporation (CMHC), 179 housing starts were enumerated in the first quarter of this year, compared to 110 during the corresponding period in 2011. The still very favourable financing conditions continue to support the residential construction market.

The increase in activity was mainly attributable to the gain registered in the condominium segment. Like in the fourth quarter of 2011, many condominium units were started

Figure 1



Source : CMHC

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within the CMA in the first three months of 2012, which boosted residential construction during this period. In all, 95 starts of this type were enumerated, a record in the Trois-Rivières area. It should be recalled that, during the corresponding quarter in 2011, no condominiums had been started. An increase in activity was also noted in the freehold home[1] segment (+33 per cent).

Lastly, for the first time in several quarters, rental housing starts registered a decrease (48 per cent). The easing of the rental market, which began in 2010 in the area with a more marked increase in the vacancy rate, to 3.9 per cent, is now starting to be felt on the new home market, as the pace of construction is slowing down.

Elsewhere in the Mauricie area, activity picked up in the agglomeration of Shawinigan, where foundations were laid for 27 new homes during the first three months of 2012 (compared to 7 a year earlier). In La Tuque, 4 housing starts were recorded from January to March 2012, while none had been registered during the corresponding period in 2011.

In all urban centres with 10,000 or more inhabitants across Quebec, 6,241 starts were enumerated during the first three months of 2012, for a decrease of 15 per cent from the same period in 2011. Among the CMAs in Quebec, two posted gains in residential construction: Trois-Rivières (+63 per cent) and Sherbrooke (+5 per cent). Conversely, activity declined in the other metropolitan areas, namely, Saguenay (-12 per cent), Gatineau (-13 per cent), Montréal (-22 per cent) and Québec (-28 per cent).

Sales rise at the beginning of the year in the Trois-Rivières area

The strong activity on the resale market continued at the beginning of the year in the Trois-Rivières census metropolitan area (CMA). In fact, according to data from the Quebec Federation of Real Estate Boards (QFREB), total MLS® sales registered an increase of 14 per cent from January to March 2012, compared to the corresponding period last year. In all, 305 residential properties changed hands in the first quarter of this year, versus 267 during the same quarter in 2011. Despite a sluggish job market, the still very favourable financing conditions, combined with a broad choice of properties for sale, boosted sales at the beginning of this year in the Trois-Rivières area.

In line with recent quarters, the upward trend in the inventory of properties for sale—which began in 2010—continued. At the end of the first quarter of this year, 770 homes had "For Sale" signs (compared to 662 a year earlier). Since 2009, the supply of properties for sale on the market has practically doubled, which has made things simpler for buyers, who can now much more easily find a property that meets their tastes. This growth in supply was offset, however, by the increase in sales, such that market conditions remained stable, with the seller-to-buyer ratio having reached 7.6 to 1. These results revealed a much less tight situation between buyers and sellers. It should be recalled that, in 2010, this ratio stood at just 4 sellers per buyer. The resale market in the Trois-Rivières area has therefore been progressively easing and slowly heading toward balanced conditions[2].

This easing of the market was reflected in the movement of prices. In the first quarter of 2012, the average price of residential properties reached $157,777 in the Trois-Rivières CMA, down slightly by 3 per cent from the corresponding quarter in 2011.

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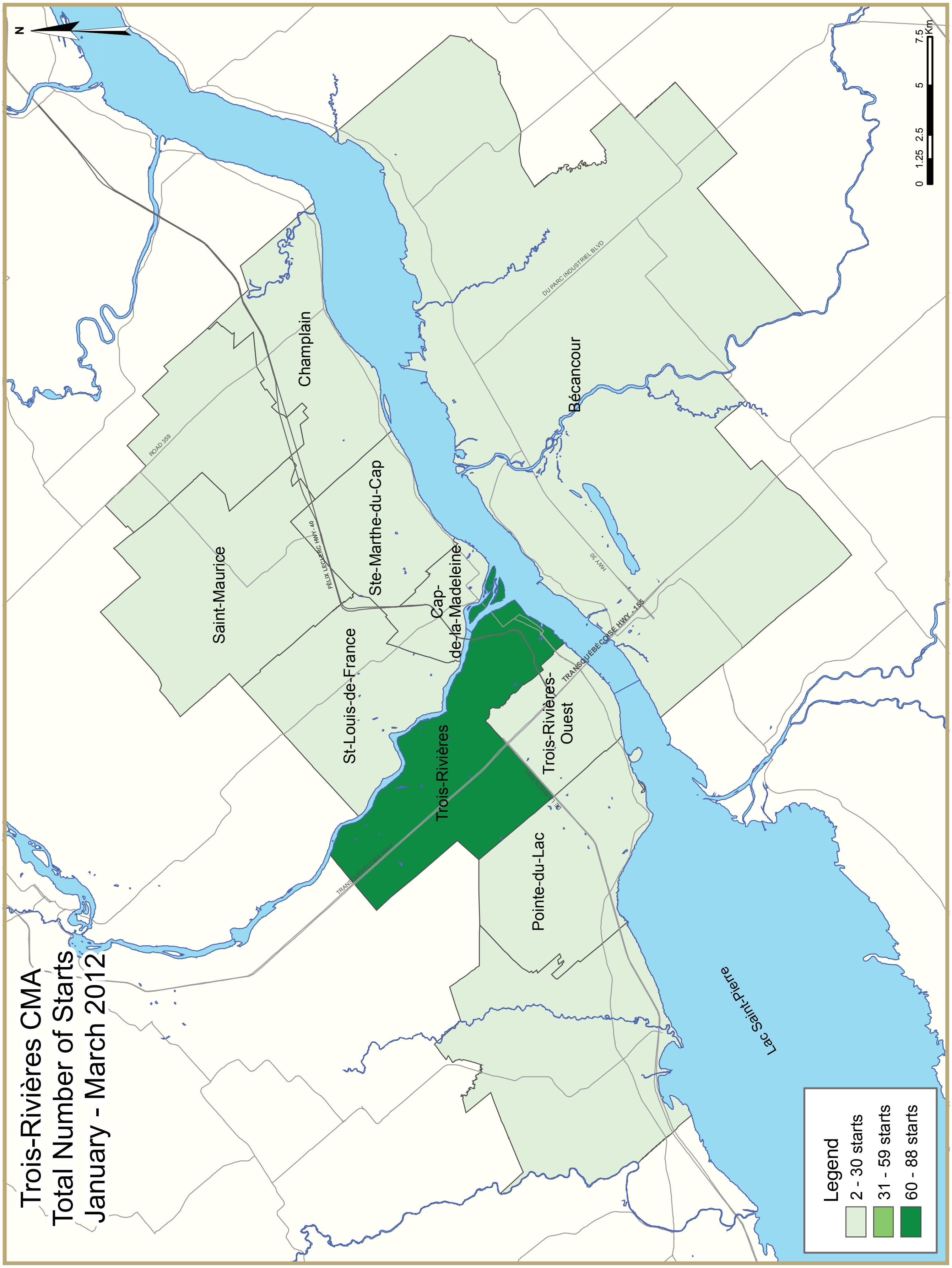
[1] Freehold homes refer to dwellings where the owner also holds the title of ownership to the land.

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


Trois-Rivières CMA
Total Number of Starts
January - March 2012
N
Champlain
Bécancour
Saint-Maurice
Ste-Marthe-du-Cap
St-Louis-de-France
Cap-
de-la-Madeleine
Trois-Rivières
Trois-Rivières-
Ouest
Pointe-du-Lac
Lac Saint-Pierre
ROAD 359
FELIX LECLERC HWY - 40
DU PARC INDUSTRIEL BLVD
HWY 30
TRANSQUÉBECOISE HWY - 155
0 1.25 2.5 5 7.5
Km
Legend
2 - 30 starts
31 - 59 starts
60 - 88 starts

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1: Housing Activity Summary of Trois-Rivières CMA First Quarter 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2012	30	14	0	0	0	95	0	40	179
Q1 2011	25	8	0	0	0	0	0	77	110
% Change	20.0	75.0	n/a	n/a	n/a	n/a	n/a	-48.1	62.7
Year-to-date 2012	30	14	0	0	0	95	0	40	179
Year-to-date 2011	25	8	0	0	0	0	0	77	110
% Change	20.0	75.0	n/a	n/a	n/a	n/a	n/a	-48.1	62.7
UNDER CONSTRUCTION									
Q1 2012	34	68	4	0	0	109	0	225	440
Q1 2011	22	52	2	0	0	4	0	704	784
% Change	54.5	30.8	100.0	n/a	n/a	**	n/a	-68.0	-43.9
COMPLETIONS									
Q1 2012	23	28	0	0	0	74	0	84	209
Q1 2011	37	14	0	0	0	0	0	37	88
% Change	-37.8	100.0	n/a	n/a	n/a	n/a	n/a	127.0	137.5
Year-to-date 2012	23	28	0	0	0	74	0	84	209
Year-to-date 2011	37	14	0	0	0	0	0	37	88
% Change	-37.8	100.0	n/a	n/a	n/a	n/a	n/a	127.0	137.5
COMPLETED & NOT ABSORBED									
Q1 2012	19	36	2	0	0	22	0	188	267
Q1 2011	26	33	0	0	0	23	0	66	148
% Change	-26.9	9.1	n/a	n/a	n/a	-4.3	n/a	184.8	80.4
ABSORBED									
Q1 2012	21	19	0	0	0	72	0	85	197
Q1 2011	29	13	0	0	0	4	0	24	70
% Change	-27.6	46.2	n/a	n/a	n/a	**	n/a	**	181.4
Year-to-date 2012	21	19	0	0	0	72	0	85	197
Year-to-date 2011	29	13	0	0	0	4	0	24	70
% Change	-27.6	46.2	n/a	n/a	n/a	**	n/a	**	181.4

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

Table 1.1: Housing Activity Summary by Submarket
First 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									
Centre									
Q1 2012	15	10	0	0	0	83	0	28	136
Q1 2011	11	6	0	0	0	0	0	69	86
Remainder of the CMA									
Q1 2012	15	4	0	0	0	12	0	12	43
Q1 2011	14	2	0	0	0	0	0	8	24
Trois-Rivières CMA									
Q1 2012	30	14	0	0	0	95	0	40	179
Q1 2011	25	8	0	0	0	0	0	77	110
UNDER CONSTRUCTION									
Centre									
Q1 2012	15	48	2	0	0	65	0	195	325
Q1 2011	10	36	2	0	0	4	0	594	646
Remainder of the CMA									
Q1 2012	19	20	2	0	0	44	0	30	115
Q1 2011	12	16	0	0	0	0	0	110	138
Trois-Rivières CMA									
Q1 2012	34	68	4	0	0	109	0	225	440
Q1 2011	22	52	2	0	0	4	0	704	784
COMPLETIONS									
Centre									
Q1 2012	14	20	0	0	0	70	0	54	158
Q1 2011	11	14	0	0	0	0	0	26	51
Remainder of the CMA									
Q1 2012	9	8	0	0	0	4	0	30	51
Q1 2011	26	0	0	0	0	0	0	11	37
Trois-Rivières CMA									
Q1 2012	23	28	0	0	0	74	0	84	209
Q1 2011	37	14	0	0	0	0	0	37	88

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

Table 1.1: Housing Activity Summary by Submarket First 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									
Centre									
Q1 2012	11	31	0	0	0	16	0	171	229
Q1 2011	15	23	0	0	0	9	0	48	95
Remainder of the CMA									
Q1 2012	8	5	2	0	0	6	0	17	38
Q1 2011	11	10	0	0	0	14	0	18	53
Trois-Rivières CMA									
Q1 2012	19	36	2	0	0	22	0	188	267
Q1 2011	26	33	0	0	0	23	0	66	148
ABSORBED									
Centre									
Q1 2012	11	15	0	0	0	67	0	54	147
Q1 2011	5	11	0	0	0	0	0	19	35
Remainder of the CMA									
Q1 2012	10	4	0	0	0	5	0	31	50
Q1 2011	24	2	0	0	0	4	0	5	35
Trois-Rivières CMA									
Q1 2012	21	19	0	0	0	72	0	85	197
Q1 2011	29	13	0	0	0	4	0	24	70

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

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centre	15	11	10	6	0	0	111	69	136	86	58.1
Trois-Rivières	6	4	6	2	0	0	76	26	88	32	175.0
Trois-Rivières-Ouest	2	3	0	4	0	0	19	26	21	33	-36.4
Cap-de-la-Madeleine	7	4	4	0	0	0	16	17	27	21	28.6
Remainder of the CMA	15	14	4	2	0	0	24	8	43	24	79.2
Bécancour	6	6	0	0	0	0	0	0	6	6	0.0
Champlain	0	0	0	0	0	0	12	0	12	0	n/a
Pointe-du-Lac	7	3	2	0	0	0	0	4	9	7	28.6
St-Louis-de-France	0	0	0	0	0	0	12	0	12	0	n/a
Sainte-Marthe-du-Cap	0	1	2	2	0	0	0	4	2	7	-71.4
Saint-Maurice	2	4	0	0	0	0	0	0	2	4	-50.0
Trois-Rivières CMA	30	25	14	8	0	0	135	77	179	110	62.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 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
Centre	15	11	10	6	0	0	111	69	136	86	58.1
Trois-Rivières	6	4	6	2	0	0	76	26	88	32	175.0
Trois-Rivières-Ouest	2	3	0	4	0	0	19	26	21	33	-36.4
Cap-de-la-Madeleine	7	4	4	0	0	0	16	17	27	21	28.6
Remainder of the CMA	15	14	4	2	0	0	24	8	43	24	79.2
Bécancour	6	6	0	0	0	0	0	0	6	6	0.0
Champlain	0	0	0	0	0	0	12	0	12	0	n/a
Pointe-du-Lac	7	3	2	0	0	0	0	4	9	7	28.6
St-Louis-de-France	0	0	0	0	0	0	12	0	12	0	n/a
Sainte-Marthe-du-Cap	0	1	2	2	0	0	0	4	2	7	-71.4
Saint-Maurice	2	4	0	0	0	0	0	0	2	4	-50.0
Trois-Rivières CMA	30	25	14	8	0	0	135	77	179	110	62.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market First Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centre	0	0	0	0	83	0	28	69
Trois-Rivières	0	0	0	0	60	0	16	26
Trois-Rivières-Ouest	0	0	0	0	13	0	6	26
Cap-de-la-Madeleine	0	0	0	0	10	0	6	17
Remainder of the CMA	0	0	0	0	12	0	12	8
Bécancour	0	0	0	0	0	0	0	0
Champlain	0	0	0	0	0	0	12	0
Pointe-du-Lac	0	0	0	0	0	0	0	4
St-Louis-de-France	0	0	0	0	12	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	4
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	95	0	40	77

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 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
Centre	0	0	0	0	83	0	28	69
Trois-Rivières	0	0	0	0	60	0	16	26
Trois-Rivières-Ouest	0	0	0	0	13	0	6	26
Cap-de-la-Madeleine	0	0	0	0	10	0	6	17
Remainder of the CMA	0	0	0	0	12	0	12	8
Bécancour	0	0	0	0	0	0	0	0
Champlain	0	0	0	0	0	0	12	0
Pointe-du-Lac	0	0	0	0	0	0	0	4
St-Louis-de-France	0	0	0	0	12	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	4
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	95	0	40	77

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centre	25	17	83	0	28	69	136	86
Trois-Rivières	12	6	60	0	16	26	88	32
Trois-Rivières-Ouest	2	7	13	0	6	26	21	33
Cap-de-la-Madeleine	11	4	10	0	6	17	27	21
Remainder of the CMA	19	16	12	0	12	8	43	24
Bécancour	6	6	0	0	0	0	6	6
Champlain	0	0	0	0	12	0	12	0
Pointe-du-Lac	9	3	0	0	0	4	9	7
St-Louis-de-France	0	0	12	0	0	0	12	0
Sainte-Marthe-du-Cap	2	3	0	0	0	4	2	7
Saint-Maurice	2	4	0	0	0	0	2	4
Trois-Rivières CMA	44	33	95	0	40	77	179	110

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centre	25	17	83	0	28	69	136	86
Trois-Rivières	12	6	60	0	16	26	88	32
Trois-Rivières-Ouest	2	7	13	0	6	26	21	33
Cap-de-la-Madeleine	11	4	10	0	6	17	27	21
Remainder of the CMA	19	16	12	0	12	8	43	24
Bécancour	6	6	0	0	0	0	6	6
Champlain	0	0	0	0	12	0	12	0
Pointe-du-Lac	9	3	0	0	0	4	9	7
St-Louis-de-France	0	0	12	0	0	0	12	0
Sainte-Marthe-du-Cap	2	3	0	0	0	4	2	7
Saint-Maurice	2	4	0	0	0	0	2	4
Trois-Rivières CMA	44	33	95	0	40	77	179	110

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centre	14	11	20	14	0	0	124	26	158	51	**
Trois-Rivières	5	5	10	10	0	0	82	10	97	25	**
Trois-Rivières-Ouest	5	3	8	4	0	0	18	8	31	15	106.7
Cap-de-la-Madeleine	4	3	2	0	0	0	24	8	30	11	172.7
Remainder of the CMA	9	26	8	0	0	0	34	11	51	37	37.8
Bécancour	2	15	0	0	0	0	0	8	2	23	-91.3
Champlain	0	0	0	0	0	0	0	0	0	0	n/a
Pointe-du-Lac	6	3	2	0	0	0	24	3	32	6	**
St-Louis-de-France	1	2	0	0	0	0	4	0	5	2	150.0
Sainte-Marthe-du-Cap	0	2	6	0	0	0	6	0	12	2	**
Saint-Maurice	0	4	0	0	0	0	0	0	0	4	-100.0
Trois-Rivières CMA	23	37	28	14	0	0	158	37	209	88	137.5

Table 3.1: Completions by Submarket and by Dwelling Type January - March 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
Centre	14	11	20	14	0	0	124	26	158	51	**
Trois-Rivières	5	5	10	10	0	0	82	10	97	25	**
Trois-Rivières-Ouest	5	3	8	4	0	0	18	8	31	15	106.7
Cap-de-la-Madeleine	4	3	2	0	0	0	24	8	30	11	172.7
Remainder of the CMA	9	26	8	0	0	0	34	11	51	37	37.8
Bécancour	2	15	0	0	0	0	0	8	2	23	-91.3
Champlain	0	0	0	0	0	0	0	0	0	0	n/a
Pointe-du-Lac	6	3	2	0	0	0	24	3	32	6	**
St-Louis-de-France	1	2	0	0	0	0	4	0	5	2	150.0
Sainte-Marthe-du-Cap	0	2	6	0	0	0	6	0	12	2	**
Saint-Maurice	0	4	0	0	0	0	0	0	0	4	-100.0
Trois-Rivières CMA	23	37	28	14	0	0	158	37	209	88	137.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market First Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centre	0	0	0	0	70	0	54	26
Trois-Rivières	0	0	0	0	70	0	12	10
Trois-Rivières-Ouest	0	0	0	0	0	0	18	8
Cap-de-la-Madeleine	0	0	0	0	0	0	24	8
Remainder of the CMA	0	0	0	0	4	0	30	11
Bécancour	0	0	0	0	0	0	0	8
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	24	3
St-Louis-de-France	0	0	0	0	4	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	6	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	74	0	84	37

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 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
Centre	0	0	0	0	70	0	54	26
Trois-Rivières	0	0	0	0	70	0	12	10
Trois-Rivières-Ouest	0	0	0	0	0	0	18	8
Cap-de-la-Madeleine	0	0	0	0	0	0	24	8
Remainder of the CMA	0	0	0	0	4	0	30	11
Bécancour	0	0	0	0	0	0	0	8
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	24	3
St-Louis-de-France	0	0	0	0	4	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	6	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	74	0	84	37

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market
First Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centre	34	25	70	0	54	26	158	51
Trois-Rivières	15	15	70	0	12	10	97	25
Trois-Rivières-Ouest	13	7	0	0	18	8	31	15
Cap-de-la-Madeleine	6	3	0	0	24	8	30	11
Remainder of the CMA	17	26	4	0	30	11	51	37
Bécancour	2	15	0	0	0	8	2	23
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	8	3	0	0	24	3	32	6
St-Louis-de-France	1	2	4	0	0	0	5	2
Sainte-Marthe-du-Cap	6	2	0	0	6	0	12	2
Saint-Maurice	0	4	0	0	0	0	0	4
Trois-Rivières CMA	51	51	74	0	84	37	209	88

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centre	34	25	70	0	54	26	158	51
Trois-Rivières	15	15	70	0	12	10	97	25
Trois-Rivières-Ouest	13	7	0	0	18	8	31	15
Cap-de-la-Madeleine	6	3	0	0	24	8	30	11
Remainder of the CMA	17	26	4	0	30	11	51	37
Bécancour	2	15	0	0	0	8	2	23
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	8	3	0	0	24	3	32	6
St-Louis-de-France	1	2	4	0	0	0	5	2
Sainte-Marthe-du-Cap	6	2	0	0	6	0	12	2
Saint-Maurice	0	4	0	0	0	0	0	4
Trois-Rivières CMA	51	51	74	0	84	37	209	88

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range First Quarter 2012													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q1 2012	0	0.0	1	9.1	2	18.2	5	45.5	3	27.3	11	225,000	231,913
Q1 2011	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--
Year-to-date 2012	0	0.0	1	9.1	2	18.2	5	45.5	3	27.3	11	225,000	231,913
Year-to-date 2011	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--
Remainder of the CMA													
Q1 2012	0	0.0	2	20.0	3	30.0	1	10.0	4	40.0	10	197,500	253,493
Q1 2011	2	10.0	3	15.0	8	40.0	4	20.0	3	15.0	20	177,500	191,435
Year-to-date 2012	0	0.0	2	20.0	3	30.0	1	10.0	4	40.0	10	197,500	253,493
Year-to-date 2011	2	10.0	3	15.0	8	40.0	4	20.0	3	15.0	20	177,500	191,435
Trois-Rivières CMA													
Q1 2012	0	0.0	3	14.3	5	23.8	6	28.6	7	33.3	21	216,900	242,189
Q1 2011	2	8.0	3	12.0	10	40.0	5	20.0	5	20.0	25	185,000	209,718
Year-to-date 2012	0	0.0	3	14.3	5	23.8	6	28.6	7	33.3	21	216,900	242,189
Year-to-date 2011	2	8.0	3	12.0	10	40.0	5	20.0	5	20.0	25	185,000	209,718

Source: CMHC (Market Absorption Survey)

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

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

Submarket	Q1 2012	Q1 2011	% Change	YTD 2012	YTD 2011	% Change
Centre	231,913	--	n/a	231,913	--	n/a
Trois-Rivières	--	--	n/a	--	--	n/a
Trois-Rivières-Ouest	--	--	n/a	--	--	n/a
Cap-de-la-Madeleine	--	--	n/a	--	--	n/a
Remainder of the CMA	253,493	191,435	32.4	253,493	191,435	32.4
Bécancour	--	169,130	n/a	--	169,130	n/a
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	--	--	n/a	--	--	n/a
St-Louis-de-France	--	--	n/a	--	--	n/a
Sainte-Marthe-du-Cap	--	--	n/a	--	--	n/a
Saint-Maurice	--	--	n/a	--	--	n/a
Trois-Rivières CMA	242,189	209,718	15.5	242,189	209,718	15.5

Source: CMHC (Market Absorption Survey)

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

Table 5: MLS® Residential Activity[1] for Trois-Rivières

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q1 2012	246	434	536	159,491	6.5	157,742	7.3
Q1 2011	219	384	479	164,434	6.6	156,088	6.9
% Change	12.3	13.0	11.8	-3.0	n/a	1.1	n/a
YTD 2012	246	434	536	159,491	6.5	n/a	n/a
YTD 2011	219	384	479	164,434	6.6	n/a	n/a
% Change	12.3	13.0	11.8	-3.0	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2012	21	--	101	--	--	--	--
Q1 2011	9	--	60	--	--	--	--
% Change	133.3	n/a	69.8	n/a	n/a	n/a	n/a
YTD 2012	21	--	101	--	--	n/a	n/a
YTD 2011	9	--	60	--	--	n/a	n/a
% Change	133.3	n/a	69.8	n/a	n/a	n/a	n/a
PLEX*							
Q1 2012	37	--	124	--	10.1	--	--
Q1 2011	39	--	119	--	9.2	--	--
% Change	-5.1	n/a	4.2	n/a	n/a	n/a	n/a
YTD 2012	37	--	124	157,520	10.1	n/a	n/a
YTD 2011	39	--	119	159,453	9.2	n/a	n/a
% Change	-5.1	n/a	4.2	-1.2	n/a	n/a	n/a
TOTAL							
Q1 2012	305	595	770	157,777	7.6	155,876	8.1
Q1 2011	267	501	662	161,837	7.4	156,017	7.5
% Change	14.2	18.8	16.4	-2.5	n/a	-0.1	n/a
YTD 2012	305	595	770	157,777	7.6	n/a	n/a
YTD 2011	267	501	662	161,837	7.4	n/a	n/a
% Change	14.2	18.8	16.4	-2.5	n/a	n/a	n/a

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

Table 6: Economic Indicators
First Quarter 2012

		Interest Rates			NHPI, Total, (Quebec) 2007=100	CPI (Quebec) 2002 =100	Trois-Rivières 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	113.6	116.4	67.9	8.9	60.0	727
	February	607	3.50	5.44	113.9	116.7	69.1	8.2	60.5	731
	March	601	3.50	5.34	113.9	118.3	69.3	8.5	60.8	728
	April	621	3.70	5.69	114.2	118.5	68.5	8.7	60.3	720
	May	616	3.70	5.59	114.7	118.9	68.2	8.5	59.8	716
	June	604	3.50	5.39	114.6	118.2	68.5	8.7	60.2	712
	July	604	3.50	5.39	114.5	118.3	69.3	8.1	60.5	716
	August	604	3.50	5.39	114.8	118.5	68.8	8.5	60.3	722
	September	592	3.50	5.19	114.8	118.7	68.9	8.8	60.4	737
	October	598	3.50	5.29	114.9	119.0	69.5	8.9	61.0	744
	November	598	3.50	5.29	115.4	119.3	70.9	8.8	62.2	747
	December	598	3.50	5.29	115.7	118.7	71.8	9.1	63.1	742
2012	January	598	3.50	5.29	115.7	119.7	72.2	8.5	62.9	738
	February	595	3.20	5.24	116.0	120.4	72.2	8.1	62.7	741
	March	595	3.20	5.24		120.8	72.2	7.6	62.3	749
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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