HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

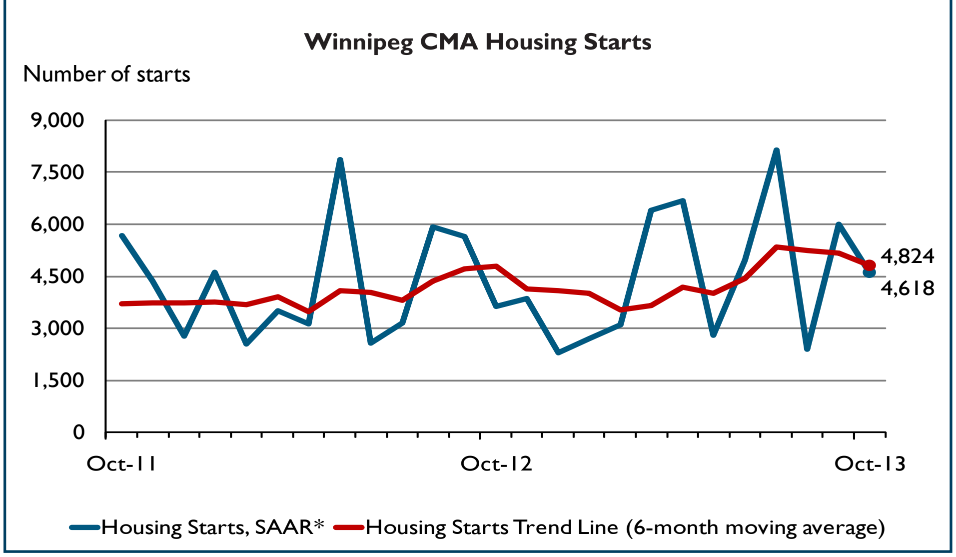
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2013

Highlights

- Pace of housing starts moderated in October
- Actual year-to-date starts up 12 per cent
- Single-detached inventories increasing substantially

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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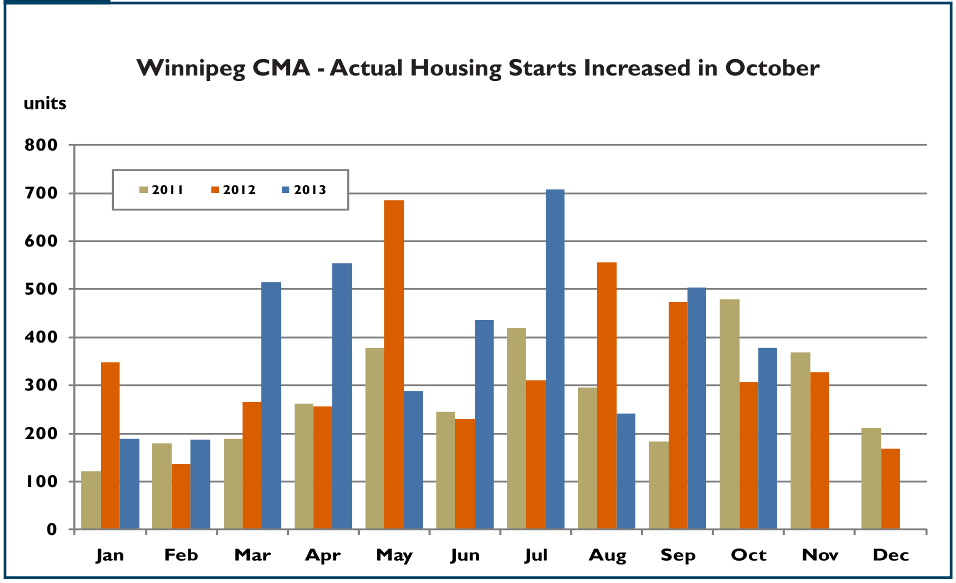
Housing Market Overview

The trend in total housing starts in the Winnipeg Census Metropolitan Area (CMA) moderated to 4,824 units in October compared to 5,169 in September. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts. Despite the moderation, the trend remains at an elevated level based on strength in the multi-family sector. Overall housing starts in Winnipeg remain on track to surpass 2012 levels.

Actual housing starts totalled 379 units in October, 24 per cent more than the 306 units started in October 2012. Gains recorded in the multi-family sector offset a decline in the single-detached sector. This brought the number of homes started in the first ten months of 2013 to 4,002 units an increase of 12 per cent over the 3,569 recorded in the corresponding period of 2012.

Multi-family starts, which include semi-detached units, rows, and apartments, totalled 230 units in October, substantially more than the 131 units started during October 2012. As a result, the year-to-date total was 2,160 units, 22 per cent higher than it was during the corresponding period of 2012. All but 13 of the units started in October were for the ownership market, bringing the total number of units started year-to-date for this segment to 1,432, an increase of 50 per cent over the number started in the corresponding period of 2012. This represents two-thirds of all multi-family units started in the first ten months of 2013. There have been 728 multi-family starts destined for rental tenure to the end of October, 11 per cent fewer than for the same period of 2012.

Figure 2

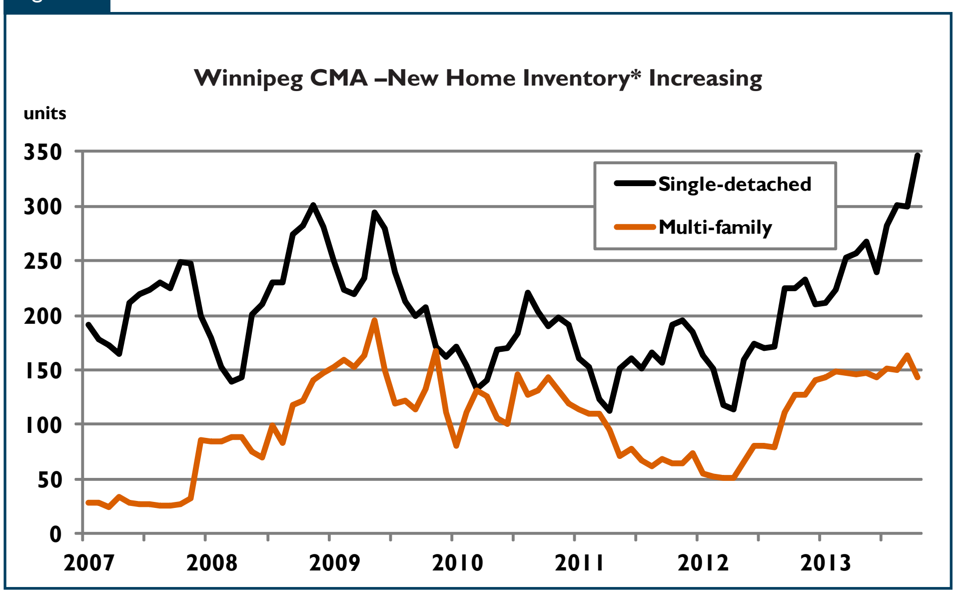


Source: CMHC

There were 489 multi-family units absorbed in the ownership market during the first ten months of 2013, 3.6 per cent fewer than in the same period of 2012. Meanwhile, there were 501 units completed over the same period, 12 per cent fewer than the number of multi-family dwellings completed in 2012. As a result the inventory of multi-family units available for ownership at the end of October 2013 was 143 units, 12 per cent higher than one year prior.

In the single-detached market, a total of 149 units were started in October, 15 per cent fewer than the175 started in October of 2012. This brought the number of single-family homes started year-to-date to 1,842, 2.3 per cent more than in the same period

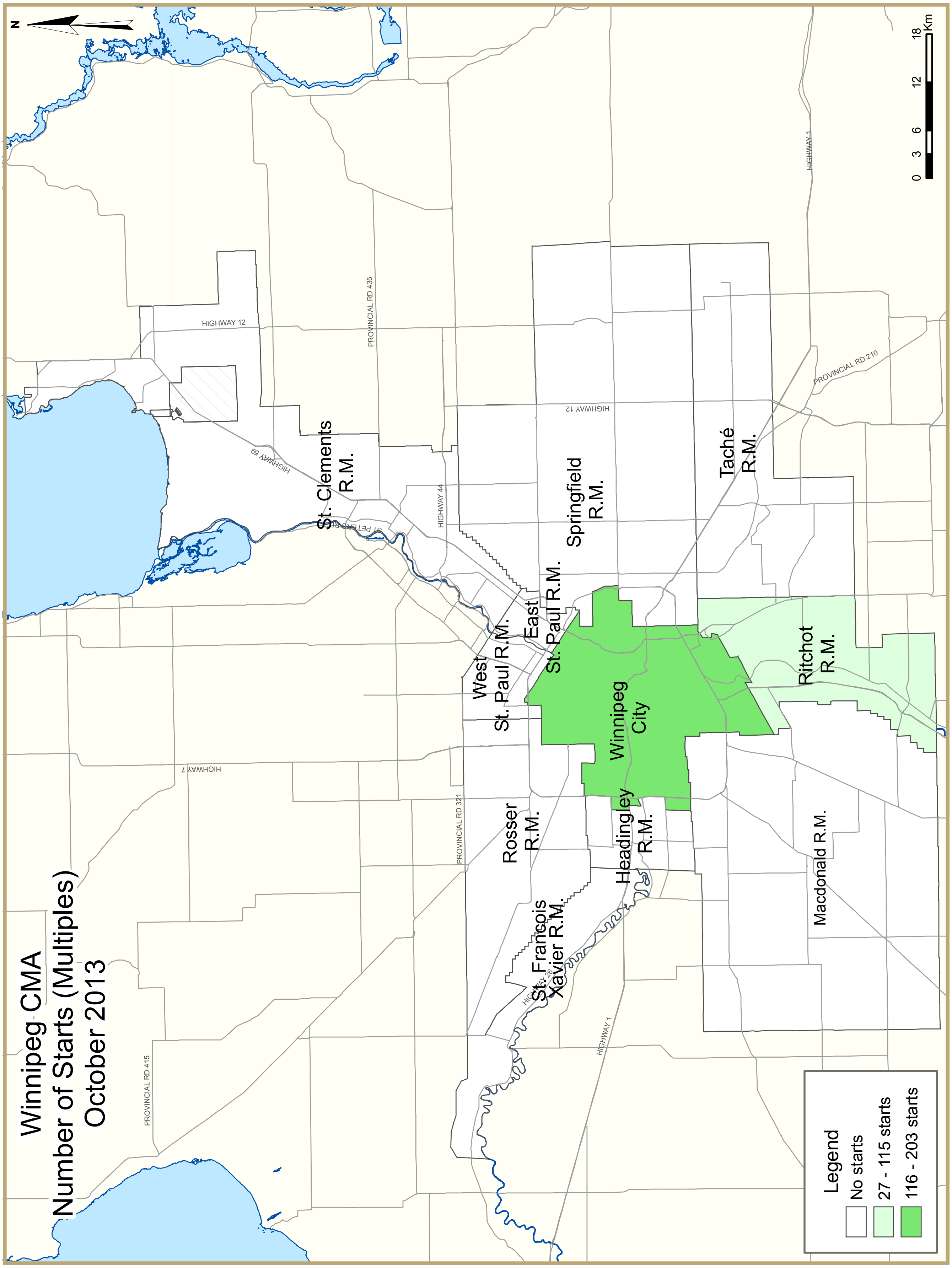
Figure 3

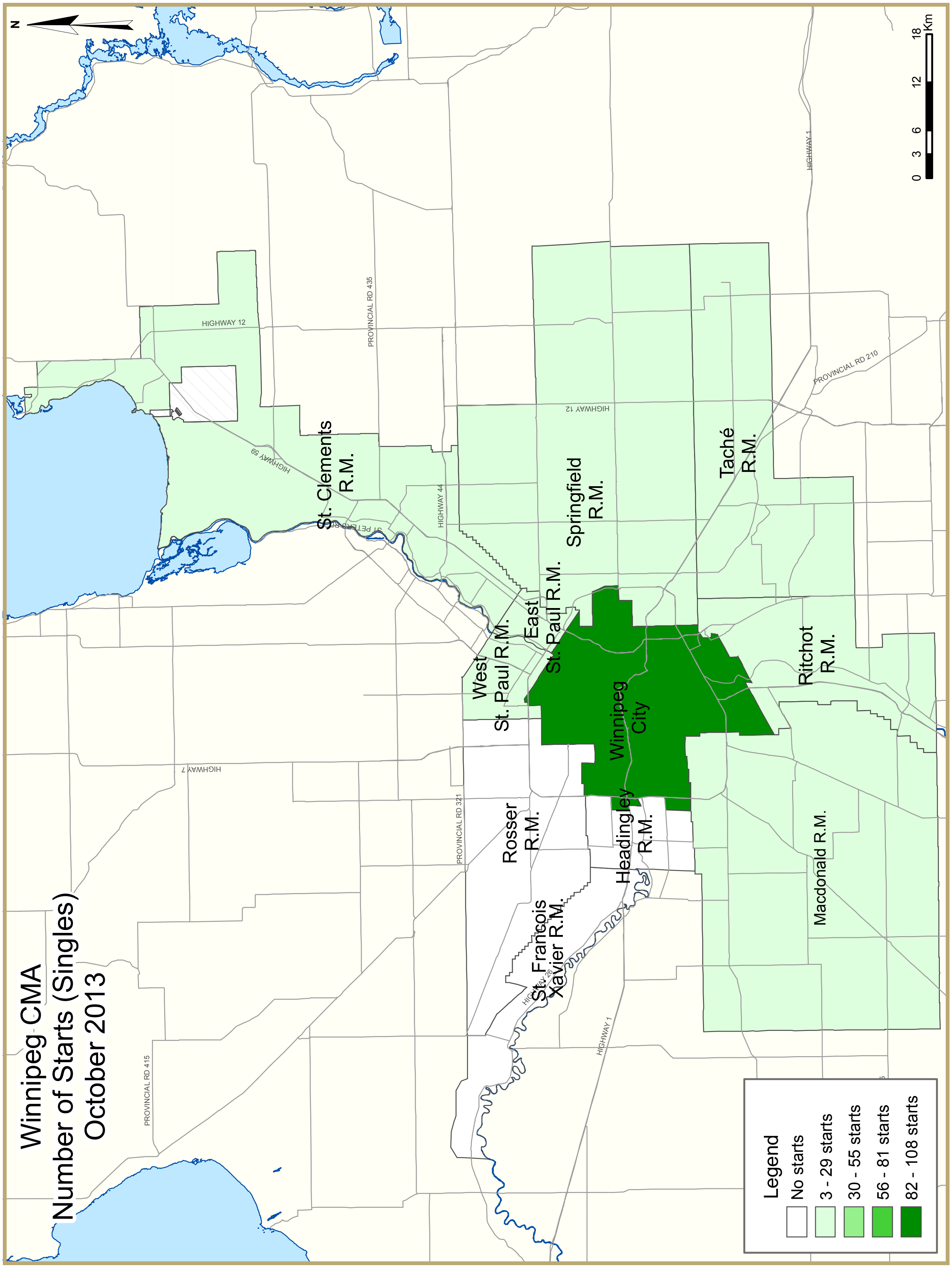


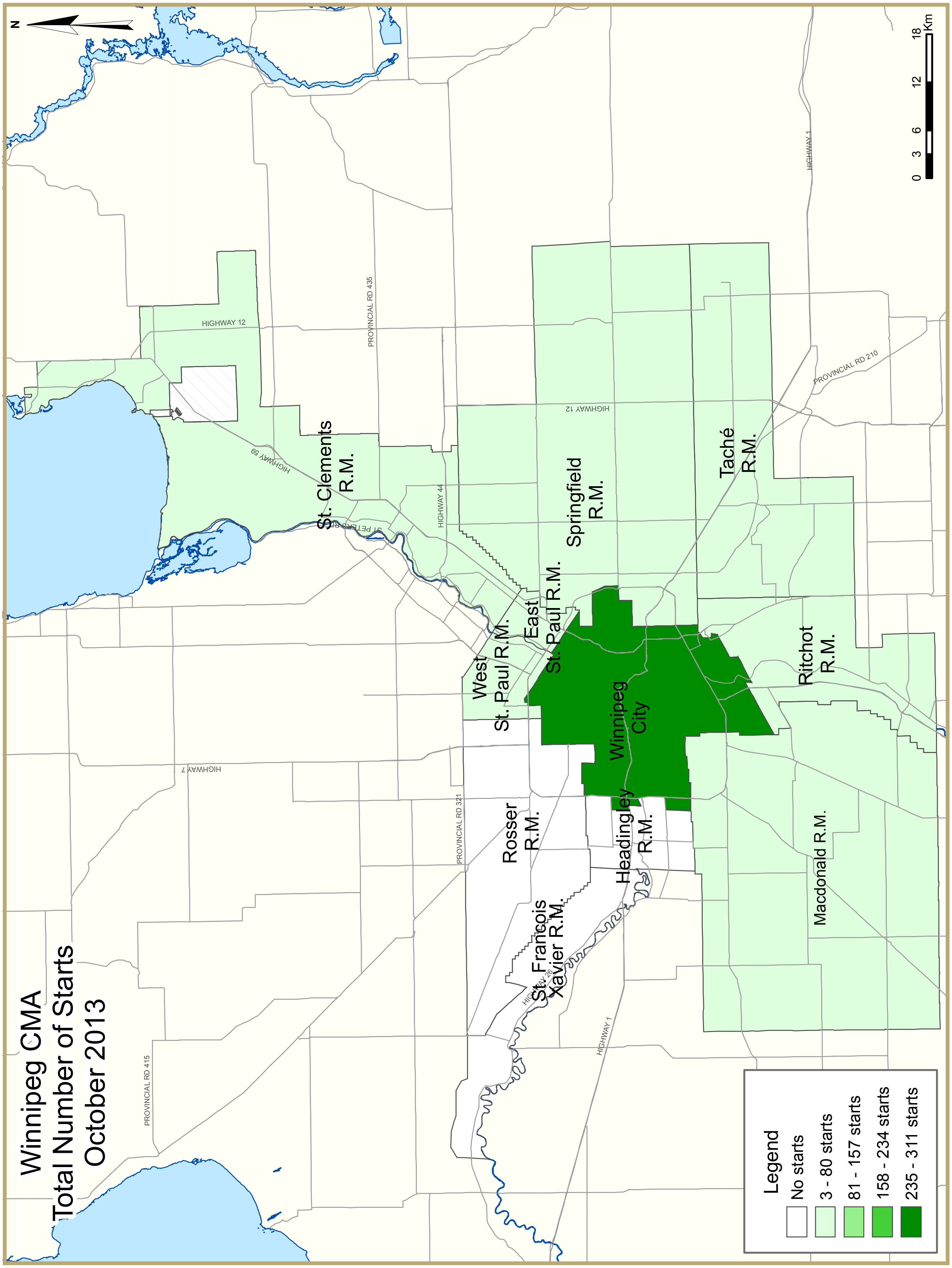
Source: CMHC (*excludes rental)

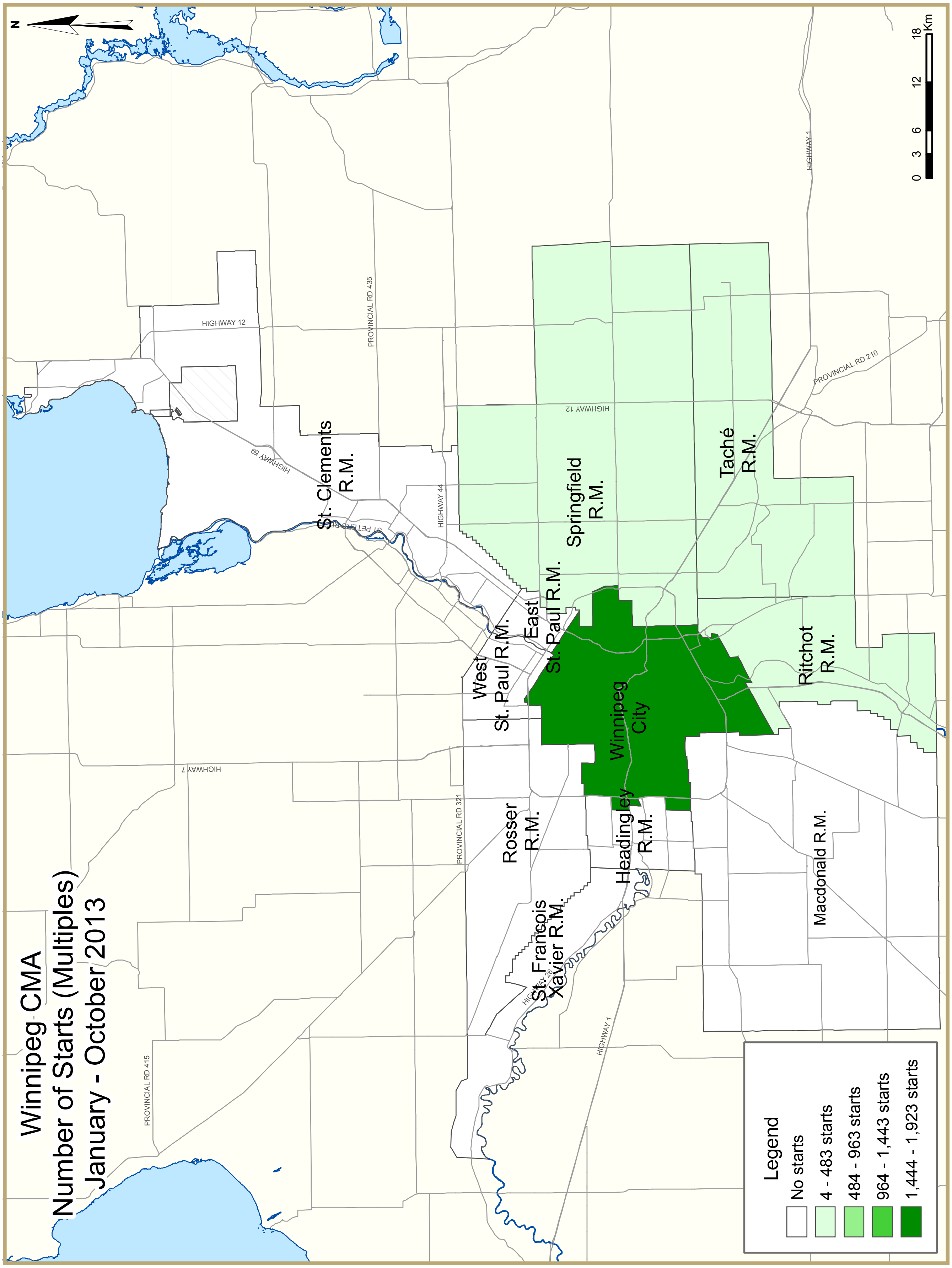
one year earlier. Meanwhile, builders completed 2,015 single-detached units in the first ten months of 2013, 21 per cent more than in the same period last year. Under the same comparison, the number of units absorbed totalled 1,875, 17 per cent more than one year prior. This brought the inventory of complete and unabsorbed single-detached homes available at the end of October to 346 units, 54 per cent higher than in October one year ago and the highest level on record.

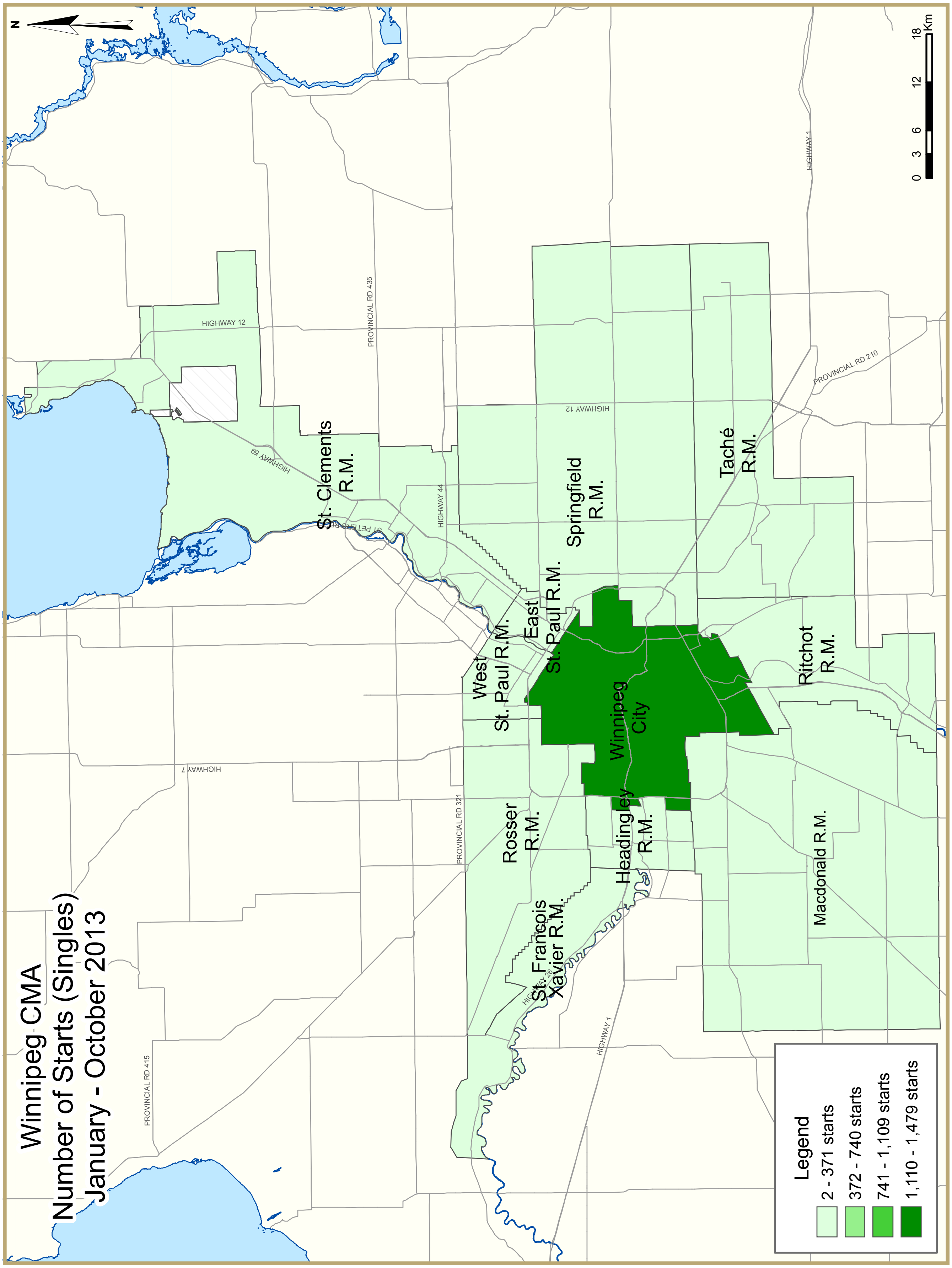
The average absorbed price of a new single-detached home in the Winnipeg CMA was $415,263 in October 2013, 5.7 per cent lower than in October of 2012. The reduction in average price was not due to cost pressures, but rather a compositional shift toward lower price ranges. In October 2013, units under $450,000 captured 65 per cent of all absorptions, up from 62 in the previous year. Despite October's reduction, the year-to-date average price increased to $420,362, up 5.1 per cent from the $400,019 posted one year prior.

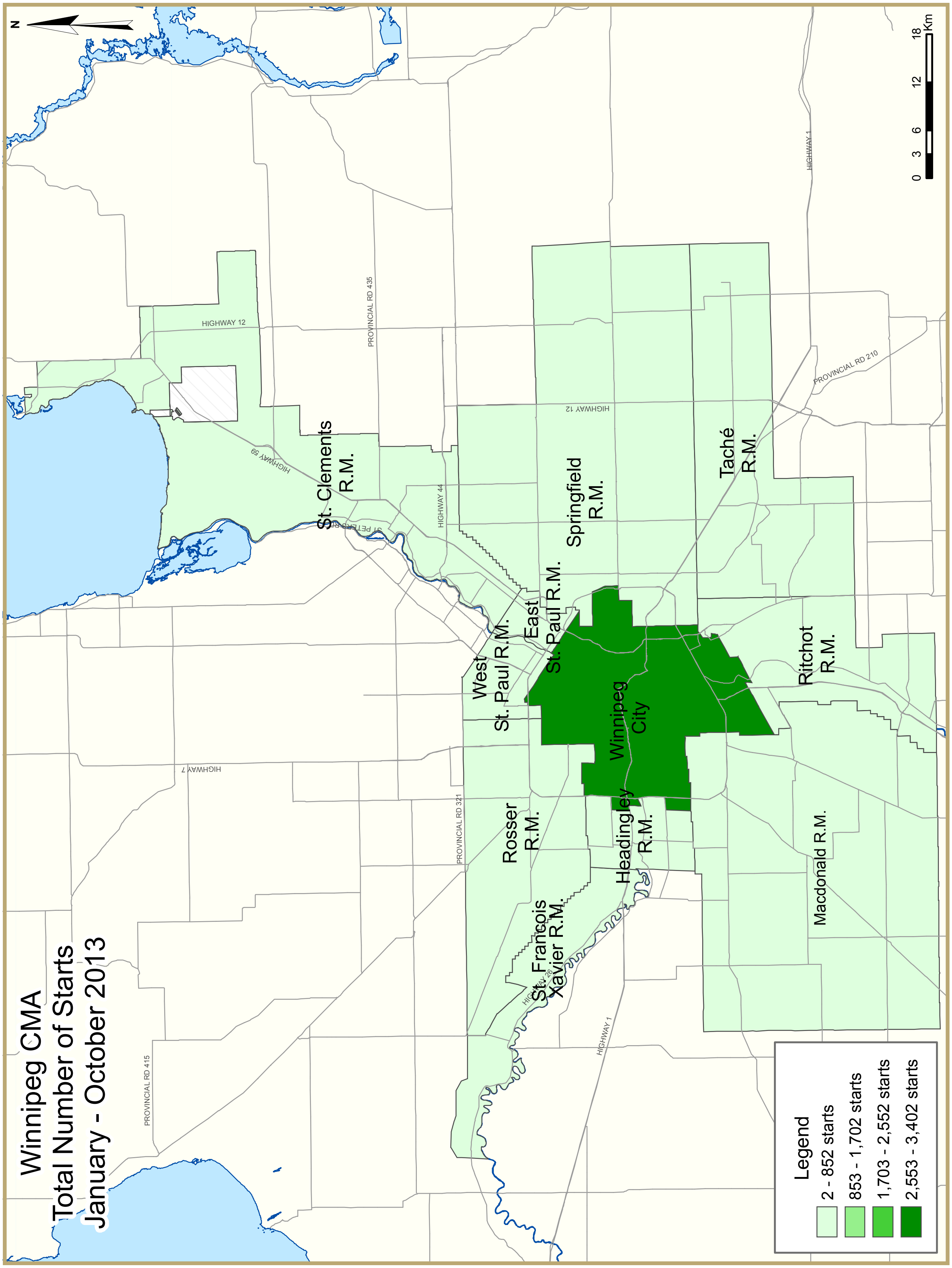

Winnipeg CMA
Number of Starts (Multiples)
October 2013
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210
0 3 6 12 18 Km
Legend
No starts
27 - 115 starts
116 - 203 starts


Winnipeg CMA
Number of Starts (Singles)
October 2013
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210
N
0 3 6 12 18 Km
Legend
No starts
3 - 29 starts
30 - 55 starts
56 - 81 starts
82 - 108 starts


Winnipeg CMA
Total Number of Starts
October 2013
Legend
No starts
3 - 80 starts
81 - 157 starts
158 - 234 starts
235 - 311 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415
N
0 3 6 12 18 Km


Winnipeg CMA
Number of Starts (Multiples)
January - October 2013
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415
0 3 6 12 18 Km
Legend
No starts
4 - 483 starts
484 - 963 starts
964 - 1,443 starts
1,444 - 1,923 starts


Winnipeg CMA
Number of Starts (Singles)
January - October 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210
Legend
2 - 371 starts
372 - 740 starts
741 - 1,109 starts
1,110 - 1,479 starts



Winnipeg CMA
Total Number of Starts
January - October 2013
Legend
2 - 852 starts
853 - 1,702 starts
1,703 - 2,552 starts
2,553 - 3,402 starts
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	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:

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

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) October 2013		
Winnipeg CMA[1]	September 2013	October 2013
Trend[2]	5,169	4,824
SAAR	5,996	4,618
	October 2012	October 2013
Actual		
October - Single-Detached	175	149
October - Multiples	131	230
October - Total	306	379
January to October - Single-Detached	1,800	1,842
January to October - Multiples	1,769	2,160
January to October - Total	3,569	4,002

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA October 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2013	145	6	0	4	79	132	6	7	379
October 2012	174	4	0	1	36	15	0	76	306
% Change	-16.7	50.0	n/a	**	119.4	**	n/a	-90.8	23.9
Year-to-date 2013	1,831	100	0	11	312	1,020	35	693	4,002
Year-to-date 2012	1,791	64	3	9	197	689	0	816	3,569
% Change	2.2	56.3	-100.0	22.2	58.4	48.0	n/a	-15.1	12.1
UNDER CONSTRUCTION									
October 2013	1,035	74	0	8	347	1,442	27	1,022	3,955
October 2012	1,130	52	3	12	112	766	0	1,012	3,087
% Change	-8.4	42.3	-100.0	-33.3	**	88.3	n/a	1.0	28.1
COMPLETIONS									
October 2013	195	12	0	0	14	6	5	195	427
October 2012	275	2	0	0	35	42	0	106	460
% Change	-29.1	**	n/a	n/a	-60.0	-85.7	n/a	84.0	-7.2
Year-to-date 2013	2,007	64	5	8	100	332	11	602	3,129
Year-to-date 2012	1,648	18	0	9	201	350	77	455	2,758
% Change	21.8	**	n/a	-11.1	-50.2	-5.1	-85.7	32.3	13.5
COMPLETED & NOT ABSORBED									
October 2013	346	17	0	0	13	113	n/a	n/a	489
October 2012	220	4	0	5	35	89	n/a	n/a	353
% Change	57.3	**	n/a	-100.0	-62.9	27.0	n/a	n/a	38.5
ABSORBED									
October 2013	148	6	0	0	34	12	n/a	n/a	200
October 2012	270	5	0	0	15	35	n/a	n/a	325
% Change	-45.2	20.0	n/a	n/a	126.7	-65.7	n/a	n/a	-38.5
Year-to-date 2013	1,863	39	5	12	125	320	n/a	n/a	2,364
Year-to-date 2012	1,588	21	0	17	176	310	n/a	n/a	2,112
% Change	17.3	85.7	n/a	-29.4	-29.0	3.2	n/a	n/a	11.9

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

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
October 2013	108	6	0	0	70	120	0	7	311
October 2012	132	4	0	0	36	15	0	76	263
East St. Paul R.M.									
October 2013	9	0	0	0	0	0	0	0	9
October 2012	4	0	0	1	0	0	0	0	5
Headingley R.M.									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
October 2013	5	0	0	0	0	0	0	0	5
October 2012	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
October 2013	1	0	0	4	9	12	6	0	32
October 2012	7	0	0	0	0	0	0	0	7
Rosser R.M.									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2013	8	0	0	0	0	0	0	0	8
October 2012	10	0	0	0	0	0	0	0	10
St. Francois Xavier R.M.									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	2	0	0	0	0	0	0	0	2
Springfield R.M.									
October 2013	7	0	0	0	0	0	0	0	7
October 2012	8	0	0	0	0	0	0	0	8
Tache R.M.									
October 2013	4	0	0	0	0	0	0	0	4
October 2012	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
October 2013	3	0	0	0	0	0	0	0	3
October 2012	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2013	145	6	0	4	79	132	6	7	379
October 2012	174	4	0	1	36	15	0	76	306

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

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership - Freehold - Single	Ownership - Freehold - Semi	Ownership - Freehold - Row, Apt. & Other	Ownership - Condominium - Single	Ownership - Condominium - Row and Semi	Ownership - Condominium - Apt. & Other	Rental - Single, Semi, and Row	Rental - Apt. & Other	Total*
UNDER CONSTRUCTION									
Winnipeg City									
October 2013	805	68	0	4	306	1,321	9	1,022	3,535
October 2012	872	48	3	0	106	742	0	976	2,747
East St. Paul R.M.									
October 2013	49	0	0	0	0	0	0	0	49
October 2012	10	0	0	5	0	0	0	0	15
Headingley R.M.									
October 2013	11	0	0	0	0	0	0	0	11
October 2012	25	0	0	0	0	0	0	36	61
MacDonald R.M.									
October 2013	25	0	0	0	0	0	0	0	25
October 2012	24	0	0	0	0	0	0	0	24
Ritchot R.M.									
October 2013	11	6	0	4	41	100	18	0	180
October 2012	28	4	0	0	6	0	0	0	38
Rosser R.M.									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
October 2013	35	0	0	0	0	0	0	0	35
October 2012	46	0	0	0	0	0	0	0	46
St. Francois Xavier R.M.									
October 2013	10	0	0	0	0	0	0	0	10
October 2012	7	0	0	0	0	0	0	0	7
Springfield R.M.									
October 2013	38	0	0	0	0	0	0	0	38
October 2012	56	0	0	7	0	0	0	0	63
Tache R.M.									
October 2013	31	0	0	0	0	21	0	0	52
October 2012	39	0	0	0	0	24	0	0	63
West St. Paul R.M.									
October 2013	20	0	0	0	0	0	0	0	20
October 2012	22	0	0	0	0	0	0	0	22
Winnipeg CMA									
October 2013	1,035	74	0	8	347	1,442	27	1,022	3,955
October 2012	1,130	52	3	12	112	766	0	1,012	3,087

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

Table 1.2: Housing Activity Summary by Submarket October 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
October 2013	165	12	0	0	6	6	0	195	384
October 2012	218	2	0	0	35	0	0	106	361
East St. Paul R.M.									
October 2013	3	0	0	0	0	0	0	0	3
October 2012	2	0	0	0	0	0	0	0	2
Headingley R.M.									
October 2013	2	0	0	0	0	0	0	0	2
October 2012	5	0	0	0	0	0	0	0	5
Macdonald R.M.									
October 2013	4	0	0	0	0	0	0	0	4
October 2012	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
October 2013	2	0	0	0	8	0	5	0	15
October 2012	9	0	0	0	0	12	0	0	21
Rosser R.M.									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2013	11	0	0	0	0	0	0	0	11
October 2012	8	0	0	0	0	30	0	0	38
St. Francois Xavier R.M.									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	3	0	0	0	0	0	0	0	3
Springfield R.M.									
October 2013	5	0	0	0	0	0	0	0	5
October 2012	19	0	0	0	0	0	0	0	19
Tache R.M.									
October 2013	1	0	0	0	0	0	0	0	1
October 2012	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
October 2013	2	0	0	0	0	0	0	0	2
October 2012	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2013	195	12	0	0	14	6	5	195	427
October 2012	275	2	0	0	35	42	0	106	460

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

Table 1.2: Housing Activity Summary by Submarket October 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
October 2013	265	11	0	0	12	90	n/a	n/a	378
October 2012	173	4	0	0	32	63	n/a	n/a	272
East St. Paul R.M.									
October 2013	10	0	0	0	0	0	n/a	n/a	10
October 2012	0	0	0	1	0	0	n/a	n/a	1
Headingley R.M.									
October 2013	3	0	0	0	0	0	n/a	n/a	3
October 2012	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
October 2013	20	0	0	0	0	0	n/a	n/a	20
October 2012	12	0	0	0	0	0	n/a	n/a	12
Ritchot R.M.									
October 2013	15	0	0	0	1	9	n/a	n/a	25
October 2012	5	0	0	0	3	6	n/a	n/a	14
Rosser R.M.									
October 2013	0	0	0	0	0	0	n/a	n/a	0
October 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
October 2013	5	0	0	0	0	1	n/a	n/a	6
October 2012	1	0	0	0	0	20	n/a	n/a	21
St. Francois Xavier R.M.									
October 2013	2	0	0	0	0	0	n/a	n/a	2
October 2012	2	0	0	0	0	0	n/a	n/a	2
Springfield R.M.									
October 2013	19	6	0	0	0	0	n/a	n/a	25
October 2012	25	0	0	4	0	0	n/a	n/a	29
Tache R.M.									
October 2013	5	0	0	0	0	13	n/a	n/a	18
October 2012	0	0	0	0	0	0	n/a	n/a	0
West St. Paul R.M.									
October 2013	2	0	0	0	0	0	n/a	n/a	2
October 2012	1	0	0	0	0	0	n/a	n/a	1
Winnipeg CMA									
October 2013	346	17	0	0	13	113	n/a	n/a	489
October 2012	220	4	0	5	35	89	n/a	n/a	353

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

Table 1.2: Housing Activity Summary by Submarket October 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
October 2013	121	6	0	0	26	12	n/a	n/a	165
October 2012	211	5	0	0	15	18	n/a	n/a	249
East St. Paul R.M.									
October 2013	1	0	0	0	0	0	n/a	n/a	1
October 2012	3	0	0	0	0	0	n/a	n/a	3
Headingley R.M.									
October 2013	2	0	0	0	0	0	n/a	n/a	2
October 2012	7	0	0	0	0	0	n/a	n/a	7
MacDonald R.M.									
October 2013	2	0	0	0	0	0	n/a	n/a	2
October 2012	7	0	0	0	0	0	n/a	n/a	7
Ritchot R.M.									
October 2013	3	0	0	0	8	0	n/a	n/a	11
October 2012	9	0	0	0	0	6	n/a	n/a	15
Rosser R.M.									
October 2013	0	0	0	0	0	0	n/a	n/a	0
October 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
October 2013	8	0	0	0	0	0	n/a	n/a	8
October 2012	8	0	0	0	0	11	n/a	n/a	19
St. Francois Xavier R.M.									
October 2013	0	0	0	0	0	0	n/a	n/a	0
October 2012	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
October 2013	8	0	0	0	0	0	n/a	n/a	8
October 2012	17	0	0	0	0	0	n/a	n/a	17
Tache R.M.									
October 2013	1	0	0	0	0	0	n/a	n/a	1
October 2012	7	0	0	0	0	0	n/a	n/a	7
West St. Paul R.M.									
October 2013	2	0	0	0	0	0	n/a	n/a	2
October 2012	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
October 2013	148	6	0	0	34	12	n/a	n/a	200
October 2012	270	5	0	0	15	35	n/a	n/a	325

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

Table 1.3: History of Housing Starts of Winnipeg CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type October 2013												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	% Change
Winnipeg City	108	132	6	8	70	32	127	91	311	263	18.3
East St. Paul R.M.	9	5	0	0	0	0	0	0	9	5	80.0
Headingley R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
MacDonald R.M.	5	6	0	0	0	0	0	0	5	6	-16.7
Ritchot R.M.	5	7	0	0	15	0	12	0	32	7	**
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	8	10	0	0	0	0	0	0	8	10	-20.0
St. Francois Xavier R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Springfield R.M.	7	8	0	0	0	0	0	0	7	8	-12.5
Tache R.M.	4	4	0	0	0	0	0	0	4	4	0.0
West St. Paul R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Winnipeg CMA	149	175	6	8	85	32	139	91	379	306	23.9

Table 2.1: Starts by Submarket and by Dwelling Type January - October 2013												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Winnipeg City	1,479	1,441	92	98	265	150	1,566	1,445	3,402	3,134	8.6
East St. Paul R.M.	56	18	0	0	0	0	0	0	56	18	**
Headingley R.M.	8	35	0	0	0	0	0	0	8	35	-77.1
MacDonald R.M.	62	40	0	0	0	0	0	0	62	40	55.0
Ritchot R.M.	31	42	8	10	78	6	112	12	229	70	**
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	53	42	0	0	0	0	0	0	53	42	26.2
St. Francois Xavier R.M.	14	10	0	0	0	0	0	0	14	10	40.0
Springfield R.M.	73	120	4	0	0	0	0	0	77	120	-35.8
Tache R.M.	44	35	0	0	0	0	35	48	79	83	-4.8
West St. Paul R.M.	20	15	0	0	0	0	0	0	20	15	33.3
Winnipeg CMA	1,842	1,800	104	108	343	156	1,713	1,505	4,002	3,569	12.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market October 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Winnipeg City	70	32	0	0	120	15	7	76
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	9	0	6	0	12	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	79	32	6	0	132	15	7	76

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - October 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	259	150	6	0	873	677	693	768
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	49	6	29	0	112	12	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	35	0	0	48
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	308	156	35	0	1,020	689	693	816

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market October 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Winnipeg City	114	136	190	51	7	76	311	263
East St. Paul R.M.	9	4	0	1	0	0	9	5
Headingley R.M.	0	1	0	0	0	0	0	1
MacDonald R.M.	5	6	0	0	0	0	5	6
Ritchot R.M.	1	7	25	0	6	0	32	7
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	8	10	0	0	0	0	8	10
St. Francois Xavier R.M.	0	2	0	0	0	0	0	2
Springfield R.M.	7	8	0	0	0	0	7	8
Tache R.M.	4	4	0	0	0	0	4	4
West St. Paul R.M.	3	0	0	0	0	0	3	0
Winnipeg CMA	151	178	215	52	13	76	379	306

Table 2.5: Starts by Submarket and by Intended Market January - October 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	1,563	1,504	1,140	862	699	768	3,402	3,134
East St. Paul R.M.	56	14	0	4	0	0	56	18
Headingley R.M.	8	35	0	0	0	0	8	35
MacDonald R.M.	62	40	0	0	0	0	62	40
Ritchot R.M.	35	46	165	24	29	0	229	70
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	53	42	0	0	0	0	53	42
St. Francois Xavier R.M.	14	10	0	0	0	0	14	10
Springfield R.M.	74	115	3	5	0	0	77	120
Tache R.M.	44	35	35	0	0	48	79	83
West St. Paul R.M.	20	15	0	0	0	0	20	15
Winnipeg CMA	1,931	1,858	1,343	895	728	816	4,002	3,569

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	% Change
Winnipeg City	165	218	12	6	6	31	201	106	384	361	6.4
East St. Paul R.M.	3	2	0	0	0	0	0	0	3	2	50.0
Headingley R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
MacDonald R.M.	4	4	0	0	0	0	0	0	4	4	0.0
Ritchot R.M.	2	9	0	0	13	0	0	12	15	21	-28.6
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	11	8	0	0	0	0	0	30	11	38	-71.1
St. Francois Xavier R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Springfield R.M.	5	19	0	0	0	0	0	0	5	19	-73.7
Tache R.M.	1	7	0	0	0	0	0	0	1	7	-85.7
West St. Paul R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Winnipeg CMA	195	275	12	6	19	31	201	148	427	460	-7.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Winnipeg City	1,596	1,340	72	40	73	234	858	739	2,599	2,353	10.5
East St. Paul R.M.	23	11	0	0	0	0	0	0	23	11	109.1
Headingley R.M.	35	18	0	0	0	0	0	0	35	18	94.4
MacDonald R.M.	63	40	0	0	0	0	0	0	63	40	57.5
Ritchot R.M.	51	38	6	0	19	6	40	12	116	56	107.1
Rosser R.M.	4	2	0	0	0	0	0	0	4	2	100.0
St. Clements R.M.	57	38	0	0	0	0	0	30	57	68	-16.2
St. Francois Xavier R.M.	12	3	0	0	0	0	0	0	12	3	**
Springfield R.M.	98	121	8	0	0	0	0	0	106	121	-12.4
Tache R.M.	49	33	0	0	0	14	38	24	87	71	22.5
West St. Paul R.M.	27	15	0	0	0	0	0	0	27	15	80.0
Winnipeg CMA	2,015	1,659	86	40	92	254	936	805	3,129	2,758	13.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market October 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Winnipeg City	6	31	0	0	6	0	195	106
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	8	0	5	0	0	12	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	30	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	14	31	5	0	6	42	195	106

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - October 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	73	173	0	61	256	308	602	431
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	8	6	11	0	40	12	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	30	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	14	38	0	0	24
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	81	179	11	75	334	350	602	455

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Winnipeg City	177	220	12	35	195	106	384	361
East St. Paul R.M.	3	2	0	0	0	0	3	2
Headingley R.M.	2	5	0	0	0	0	2	5
MacDonald R.M.	4	4	0	0	0	0	4	4
Ritchot R.M.	2	9	8	12	5	0	15	21
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	11	8	0	30	0	0	11	38
St. Francois Xavier R.M.	0	3	0	0	0	0	0	3
Springfield R.M.	5	19	0	0	0	0	5	19
Tache R.M.	1	7	0	0	0	0	1	7
West St. Paul R.M.	2	0	0	0	0	0	2	0
Winnipeg CMA	207	277	20	77	200	106	427	460

Table 3.5: Completions by Submarket and by Intended Market
January - October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	1,651	1,356	346	503	602	494	2,599	2,353
East St. Paul R.M.	22	10	1	1	0	0	23	11
Headingley R.M.	35	18	0	0	0	0	35	18
MacDonald R.M.	63	40	0	0	0	0	63	40
Ritchot R.M.	57	38	48	18	11	0	116	56
Rosser R.M.	4	2	0	0	0	0	4	2
St. Clements R.M.	57	38	0	30	0	0	57	68
St. Francois Xavier R.M.	12	3	0	0	0	0	12	3
Springfield R.M.	99	113	7	8	0	0	106	121
Tache R.M.	49	33	38	0	0	38	87	71
West St. Paul R.M.	27	15	0	0	0	0	27	15
Winnipeg CMA	2,076	1,666	440	560	613	532	3,129	2,758

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
October 2013	16	13.6	10	8.5	29	24.6	23	19.5	40	33.9	118	400,000	411,894
October 2012	14	6.8	51	24.9	41	20.0	25	12.2	74	36.1	205	397,410	433,067
Year-to-date 2013	127	8.7	275	18.9	406	27.8	226	15.5	424	29.1	1,458	390,000	416,562
Year-to-date 2012	179	14.4	337	27.2	270	21.8	187	15.1	267	21.5	1,240	367,043	395,048
East St. Paul R.M.													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	1	10.0	0	0.0	0	0.0	0	0.0	9	90.0	10	639,950	613,670
Year-to-date 2012	0	0.0	0	0.0	2	16.7	1	8.3	9	75.0	12	530,890	517,975
Headingley R.M.													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2013	0	0.0	5	17.2	2	6.9	7	24.1	15	51.7	29	460,000	490,384
Year-to-date 2012	0	0.0	1	7.1	1	7.1	0	0.0	12	85.7	14	580,906	649,690
MacDonald R.M.													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
October 2012	0	0.0	2	28.6	1	14.3	0	0.0	4	57.1	7	--	--
Year-to-date 2013	1	2.1	1	2.1	1	2.1	8	16.7	37	77.1	48	467,000	497,506
Year-to-date 2012	2	6.7	5	16.7	3	10.0	0	0.0	20	66.7	30	477,537	452,377
Ritchot R.M.													
October 2013	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
October 2012	1	33.3	0	0.0	1	33.3	1	33.3	0	0.0	3	--	--
Year-to-date 2013	3	7.5	3	7.5	16	40.0	12	30.0	6	15.0	40	367,600	395,351
Year-to-date 2012	4	19.0	4	19.0	3	14.3	3	14.3	7	33.3	21	389,900	406,961
Rosser R.M.													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	3	37.5	0	0.0	1	12.5	0	0.0	4	50.0	8	--	--
Year-to-date 2012	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	--	--
St. Francois Xavier R.M.													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	1	11.1	1	11.1	7	77.8	9	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range October 2013													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
October 2013	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	--	--
October 2012	0	0.0	2	16.7	5	41.7	4	33.3	1	8.3	12	391,436	392,134
Year-to-date 2013	10	13.0	14	18.2	20	26.0	14	18.2	19	24.7	77	390,000	388,984
Year-to-date 2012	10	11.8	18	21.2	22	25.9	21	24.7	14	16.5	85	389,900	389,974
Tache R.M.													
October 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
October 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	1	16.7	3	50.0	1	16.7	1	16.7	6	--	--
Year-to-date 2012	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	--	--
West St. Paul R.M.													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	7.1	0	0.0	0	0.0	2	14.3	11	78.6	14	549,950	509,006
Year-to-date 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Winnipeg CMA													
October 2013	16	12.3	10	7.7	33	25.4	25	19.2	46	35.4	130	400,508	415,263
October 2012	15	6.3	56	23.4	48	20.1	30	12.6	90	37.7	239	400,332	440,387
Year-to-date 2013	146	8.6	299	17.6	450	26.5	271	16.0	533	31.4	1,699	396,000	420,362
Year-to-date 2012	195	13.8	367	25.9	305	21.5	216	15.2	335	23.6	1,418	374,684	400,019

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2013						
Submarket	Oct 2013	Oct 2012	% Change	YTD 2013	YTD 2012	% Change
Winnipeg City	411,894	433,067	-4.9	416,562	395,048	5.4
East St. Paul R.M.	--	--	n/a	613,670	517,975	18.5
Headingley R.M.	--	--	n/a	490,384	649,690	-24.5
MacDonald R.M.	--	--	n/a	497,506	452,377	10.0
Ritchot R.M.	--	--	n/a	395,351	406,961	-2.9
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	392,134	n/a	388,984	389,974	-0.3
Tache R.M.	--	--	n/a	--	--	n/a
West St. Paul R.M.	--	--	n/a	509,006	--	n/a
Winnipeg CMA	415,263	440,387	-5.7	420,362	400,019	5.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
October 2013

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2012	January	516	-1.7	1,003	942	1,286	78.0	237,832	3.5	246,368
	February	731	0.1	1,010	1,150	1,394	72.5	250,754	9.9	254,391
	March	1,029	-7.5	997	1,482	1,410	70.7	247,459	2.3	240,431
	April	1,250	14.6	1,067	1,885	1,401	76.2	261,263	8.6	251,286
	May	1,499	9.7	1,011	1,977	1,338	75.6	266,379	7.2	253,145
	June	1,396	-4.5	1,014	1,786	1,415	71.7	257,095	5.4	249,114
	July	1,150	-2.5	969	1,493	1,299	74.6	249,175	4.6	250,663
	August	1,152	-4.4	1,000	1,590	1,420	70.4	248,301	5.1	253,822
	September	973	-14.4	1,001	1,506	1,446	69.2	248,750	4.8	255,209
	October	1,042	3.1	996	1,367	1,402	71.0	259,434	6.1	260,053
	November	793	-3.5	998	945	1,406	71.0	263,786	11.7	272,191
	December	563	-14.3	1,027	549	1,458	70.4	257,719	-4.2	263,024
2013	January	565	9.5	1,043	998	1,360	76.7	248,720	4.6	257,555
	February	631	-13.7	941	1,015	1,323	71.1	270,463	7.9	274,319
	March	783	-23.9	853	1,397	1,388	61.5	271,198	9.6	264,309
	April	1,179	-5.7	950	1,845	1,361	69.8	270,218	3.4	259,980
	May	1,462	-2.5	998	2,242	1,485	67.2	274,437	3.0	260,874
	June	1,394	-0.1	1,074	1,929	1,546	69.5	274,121	6.6	265,553
	July	1,287	11.9	1,020	1,793	1,511	67.5	262,727	5.4	265,294
	August	1,209	4.9	1,061	1,790	1,597	66.4	261,666	5.4	267,580
	September	1,052	8.1	1,010	1,907	1,603	63.0	256,380	3.1	264,653
	October	1,118	7.3	1,053	1,529	1,611	65.4	271,946	4.8	271,738
	November									
	December									
	Q3 2012	3,275	-7.0		4,589			248,741	4.8	
	Q3 2013	3,548	8.3		5,490			260,483	4.7	
	YTD 2012	10,738	-0.7		15,178			254,274	5.9	
	YTD 2013	10,680	-0.5		16,445			267,201	5.1	

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

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

Table 6: Economic Indicators
October 2013

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2012	January	598	3.50	5.29	126.4	118.6	414	5.8	70.0	789
	February	595	3.20	5.24	126.9	118.7	416	5.8	70.2	784
	March	595	3.20	5.24	127.8	119.2	417	5.7	70.3	780
	April	607	3.20	5.44	128.1	120.0	419	5.6	70.4	777
	May	601	3.20	5.34	128.3	120.4	420	5.4	70.3	781
	June	595	3.20	5.24	129.2	120.0	419	5.4	70.0	783
	July	595	3.10	5.24	129.5	119.9	416	5.5	69.6	791
	August	595	3.10	5.24	129.7	120.2	415	5.7	69.5	795
	September	595	3.10	5.24	130.4	120.6	416	5.6	69.5	797
	October	595	3.10	5.24	131.0	120.9	416	5.5	69.4	800
	November	595	3.10	5.24	131.5	120.8	416	5.4	69.3	799
	December	595	3.00	5.24	132.6	119.9	416	5.5	69.3	798
2013	January	595	3.00	5.24	133.8	120.0	419	5.4	69.6	790
	February	595	3.00	5.24	133.9	121.3	420	5.4	69.6	788
	March	590	3.00	5.14	134.3	121.9	420	5.4	69.6	785
	April	590	3.00	5.14	135.1	122.2	419	5.8	69.6	786
	May	590	3.00	5.14	135.8	122.6	418	6.3	69.7	790
	June	590	3.14	5.14	136.0	123.1	420	6.3	69.8	795
	July	590	3.14	5.14	136.3	123.4	421	6.2	69.8	804
	August	601	3.14	5.34	136.3	123.4	421	5.9	69.6	811
	September	601	3.14	5.34	136.4	123.6	420	6.0	69.4	816
	October	601	3.14	5.34		123.6	420	5.9	69.2	815
	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 2011 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 modeled 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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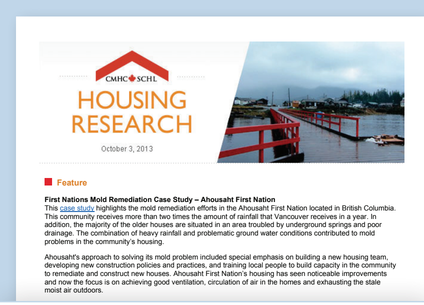

CMHC SCHL

HOUSING RESEARCH

October 3, 2013

Feature

First Nations Mold Remediation Case Study – Ahousaht First Nation

This case study highlights the mold remediation efforts in the Ahousaht First Nation located in British Columbia. This community receives more than two times the amount of rainfall that Vancouver receives in a year. In addition, the majority of the older houses are situated in an area troubled by underground springs and poor drainage. The combination of heavy rainfall and problematic ground water conditions contributed to mold problems in the community's housing.

Ahousaht's approach to solving its mold problem included special emphasis on building a new housing team, developing new construction policies and practices, and training local people to build capacity in the community to remediate and construct new houses. Ahousaht First Nation's housing has seen noticeable improvements and now the focus is on achieving good ventilation, circulation of air in the homes and exhausting the stale moist air outdoors.

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