

# HOUSING NOW

## Winnipeg CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2013

## Home Market

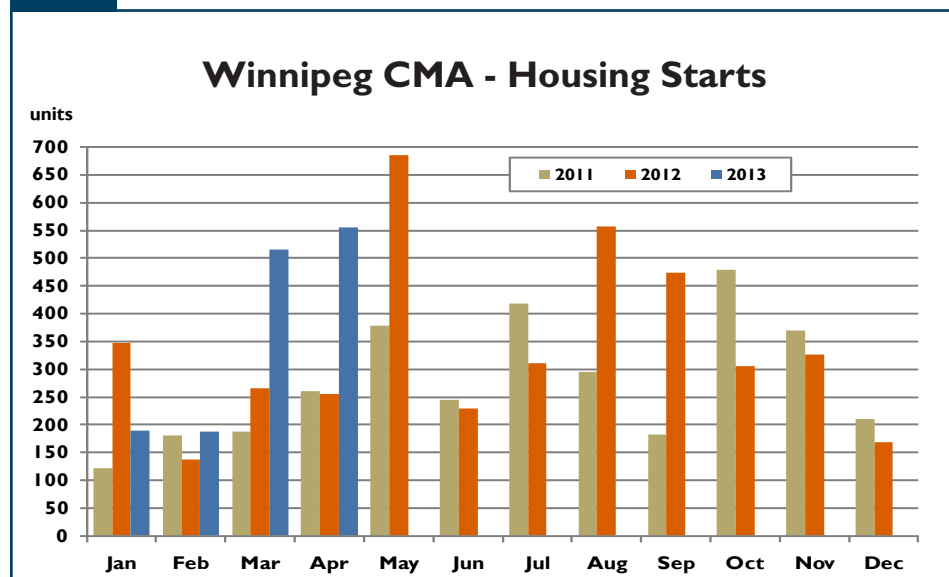
### Winnipeg Housing Starts Increase in April

Home builders in the Winnipeg Census Metropolitan Area (CMA) broke ground on 555 units in April 2013, more than double the 256 units started in April 2012. Both the single-detached and multi-family sectors saw increases over the previous year. This

brought year-to-date total starts to 1,446 units, 44 per cent more than the 1,007 units recorded in the first four months of 2012.

There were 272 single-detached homes started in April, 62 per cent more than the 168 initiated in April 2012. This added to a strong showing in March and brought the number of single-family homes started in the first four months of the year to 680 units, surpassing last year's total

Figure 1



Source: CMHC

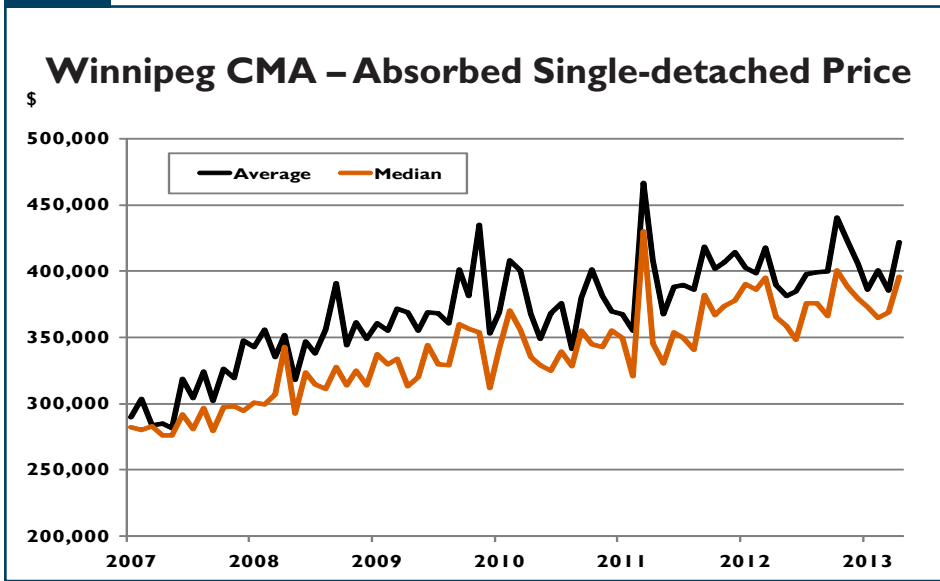
## Table of Contents

|    |                           |
|----|---------------------------|
| 1  | Home Market               |
| 4  | Maps of Winnipeg          |
| 10 | Housing Now Report Tables |
| 11 | Summary by Market         |
| 17 | Starts                    |
| 21 | Completions               |
| 24 | Absorptions               |
| 26 | Average Price             |
| 27 | MLS® Activity             |
| 28 | Economic Indicators       |

## SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation). View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Figure 2



Source: CMHC

for the same period by 21 per cent. There was also a substantial increase in the number of homes completed in April when finishing touches were put on 245 homes compared to only 78 one year earlier. This brought the year-to-date number of homes completed to 692, almost triple the number completed during the same period of 2012. With completions outpacing starts, the number of units under construction at the end of April declined to 1,205 units, down nine per cent from a year earlier.

There were 240 single-detached homes absorbed in the ownership market in April 2013, substantially more than the 82 absorbed in April of 2012. This brought the number of units absorbed in the first four months of 2013 to 642 units, more than double the number absorbed during the corresponding period last year. Despite high absorption levels, the inventory of completed and unoccupied single-detached homes available for ownership at the end of April was 257 units, more than double the 114 units in inventory at the end of April 2012 and the highest level

since mid-2009. Notwithstanding, total supply, which includes the number of units under construction and in inventory, was little changed at the end of April compared to a year earlier at 1,462 units. At the current 12-month average rate of absorption, this represents eight months of supply.

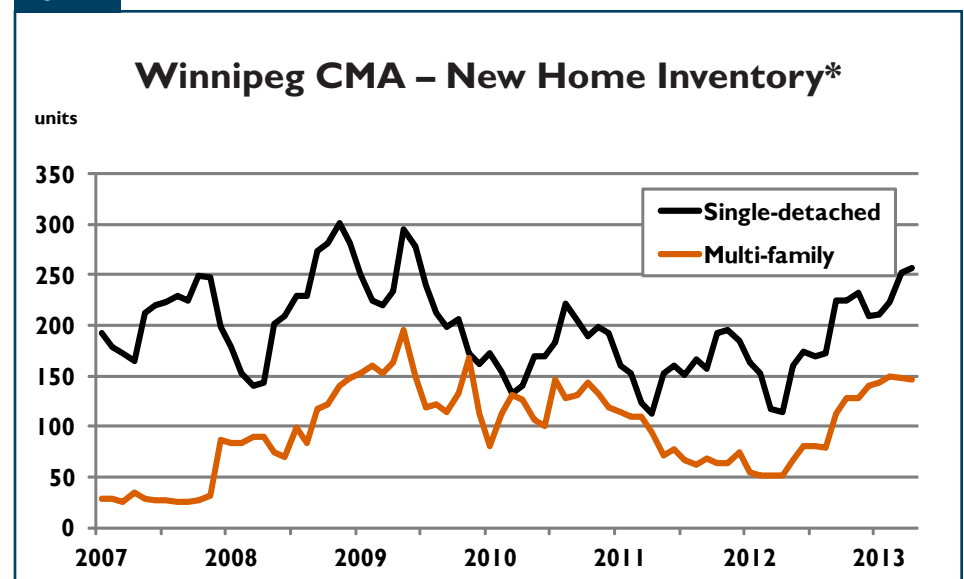
The average absorbed price of a new single-detached home in the Winnipeg

CMA in April 2013 was \$421,775, eight per cent higher than in April of 2012. This reversed the downward trend experienced in the first three months of 2013 and brought the year-to-date average absorbed price to \$403,936, within one per cent of where it stood to the end of April of the previous year.

The multi-family sector, which includes semi-detached units, rows, and apartments, saw 283 units break ground in April 2013, substantially more than the 88 units started during the same month one year earlier. Of these, 267 units were rental apartments, while the remaining 16 were lower density semi-detached and row units intended for ownership. To the end of April, multi-family starts numbered 766 units, 72 per cent more than were started during the first four months of 2012. With 627 starts, the majority of these units were for the rental market.

With a heightened supply of multi-family units, the 72 per cent gain in starts to-date is not expected to be sustained. The number of multi-family

Figure 3

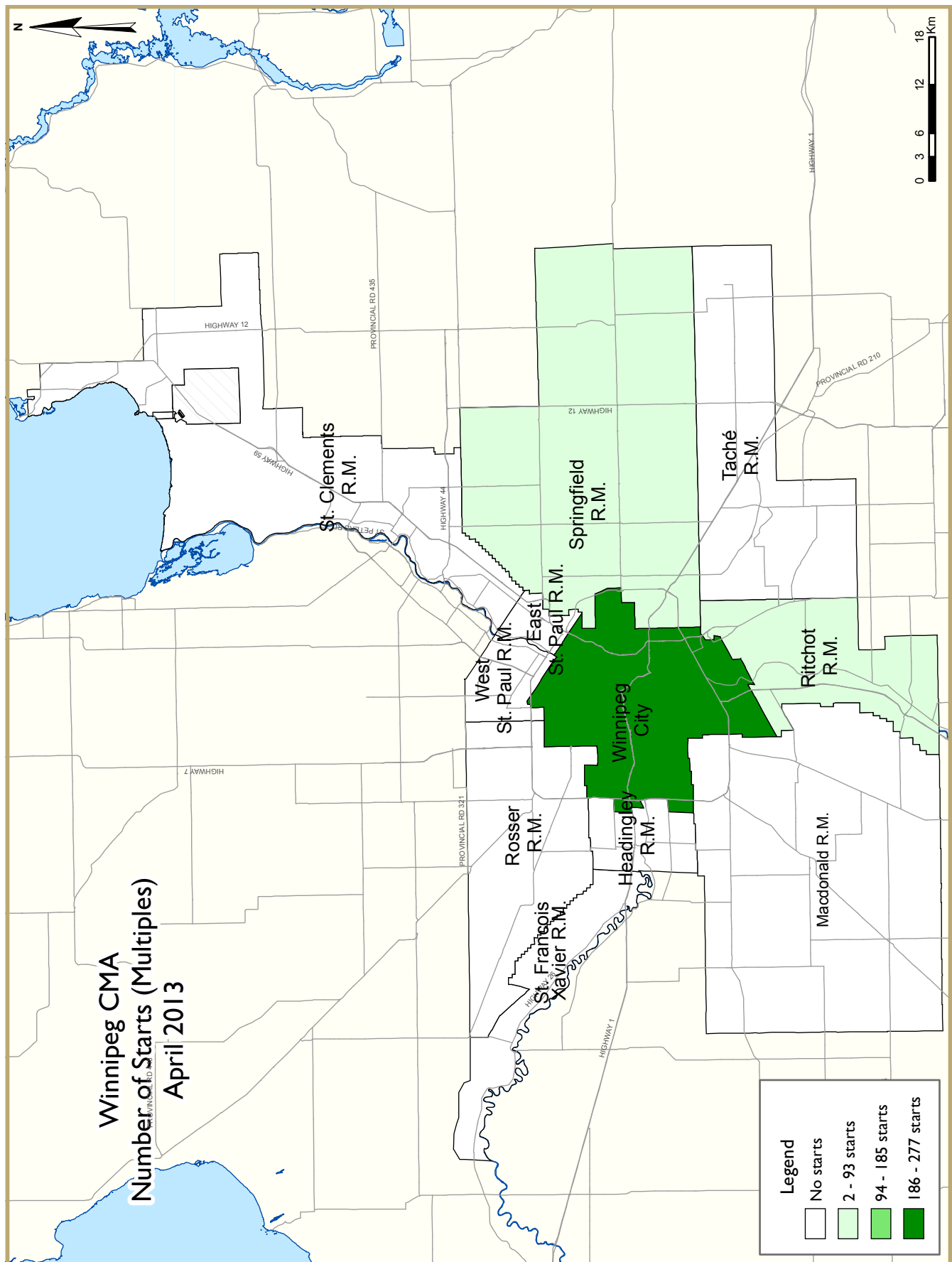


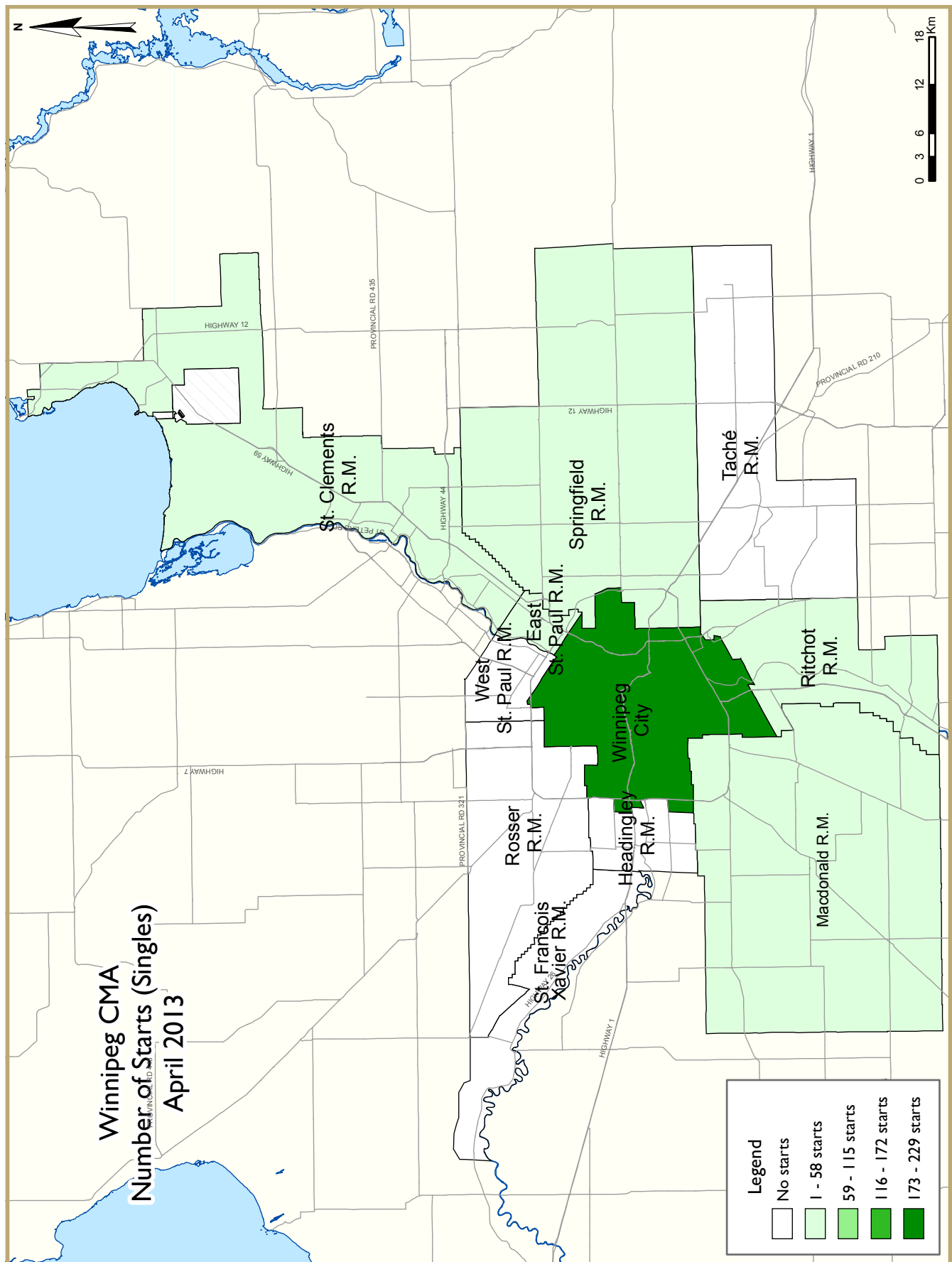
Source: CMHC (\*excludes rental)

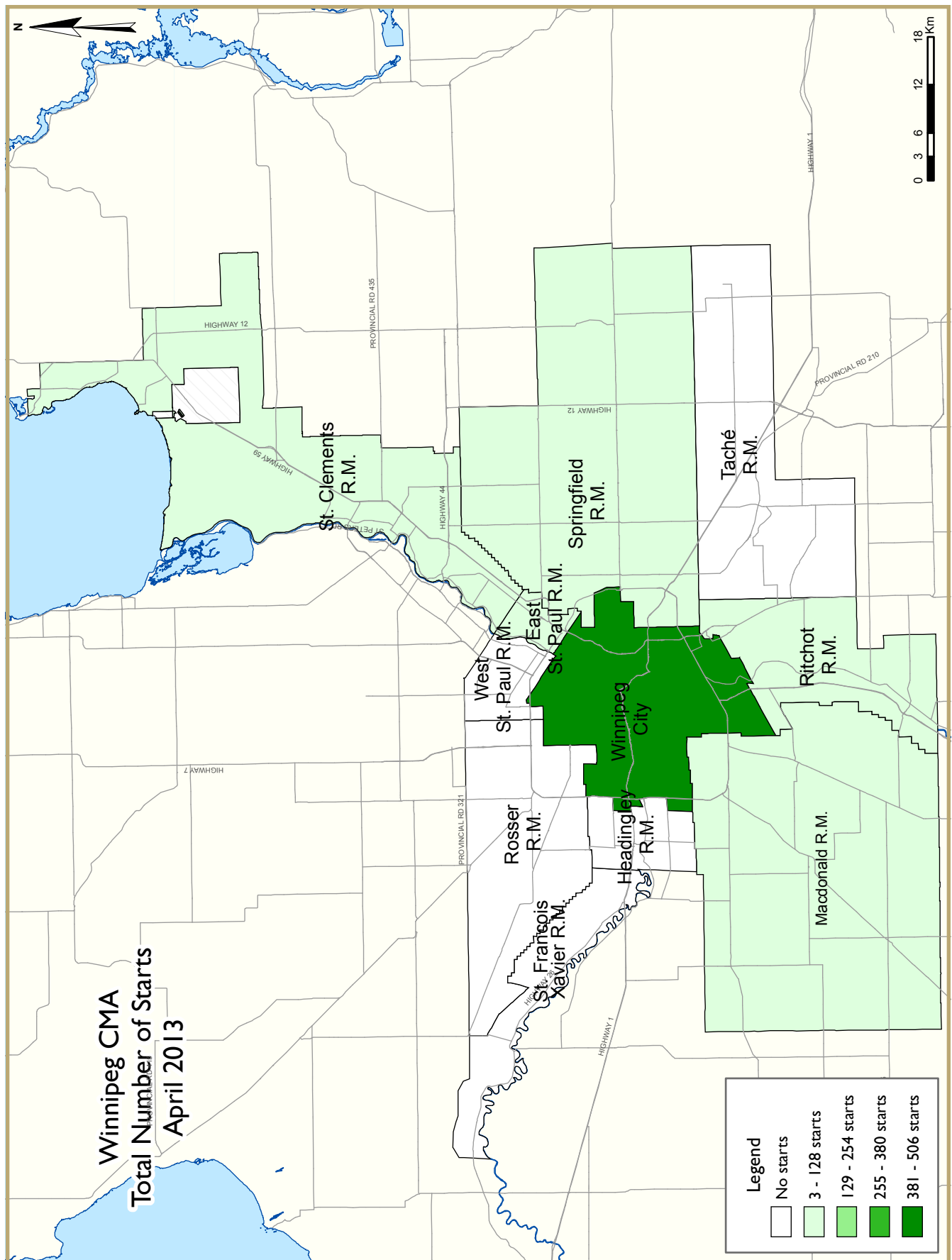
units under construction at the end of April 2013 was 2,490, up 66 per cent from the 1,501 units in April 2012.

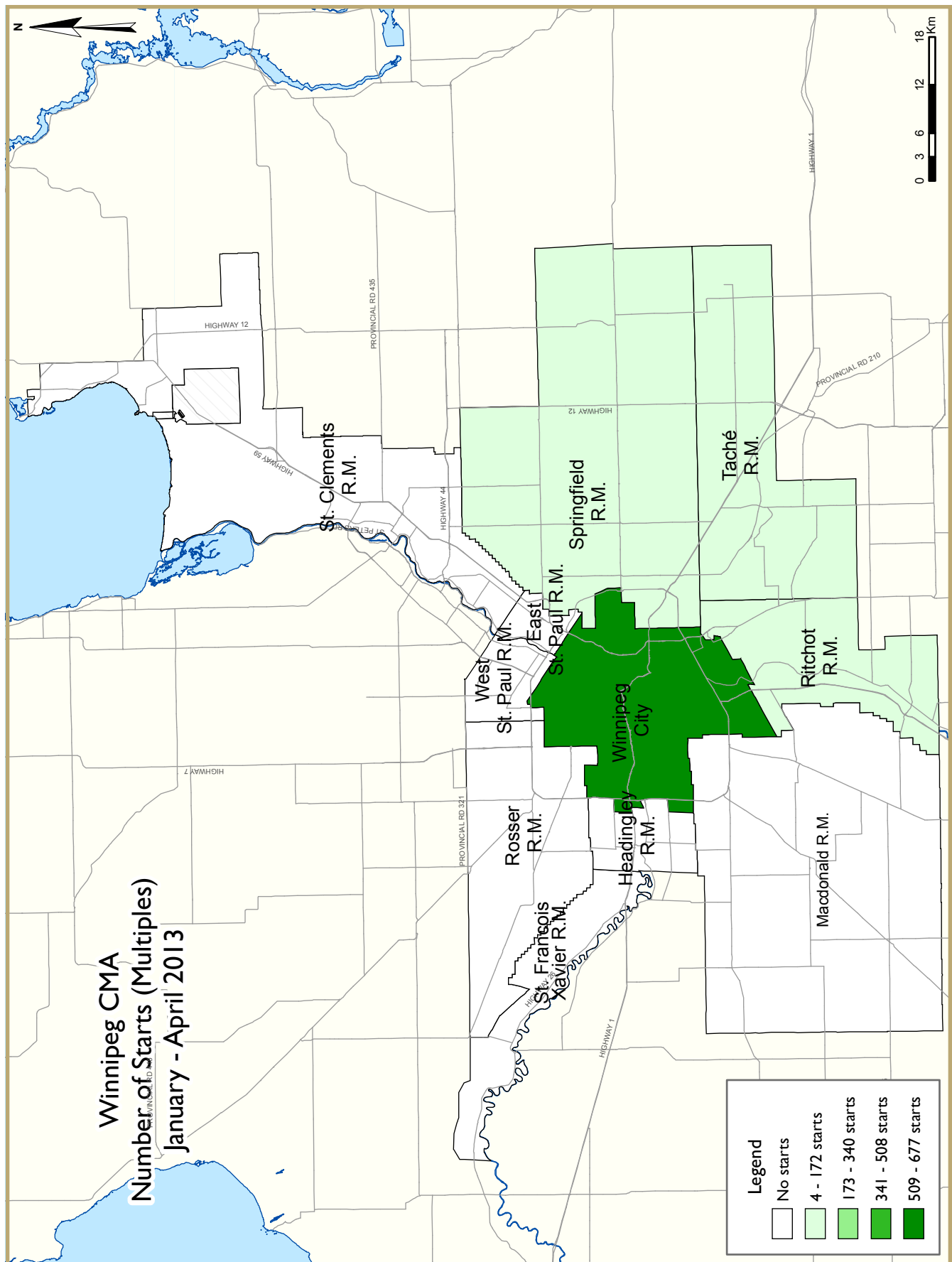
This also represented the highest number of units under construction since 1989. There were two multi-family units completed in April compared to 63 one year earlier. This brought the number of completions during the first four months of 2013 to 144 units, 35 per cent fewer than during the same period of 2012.

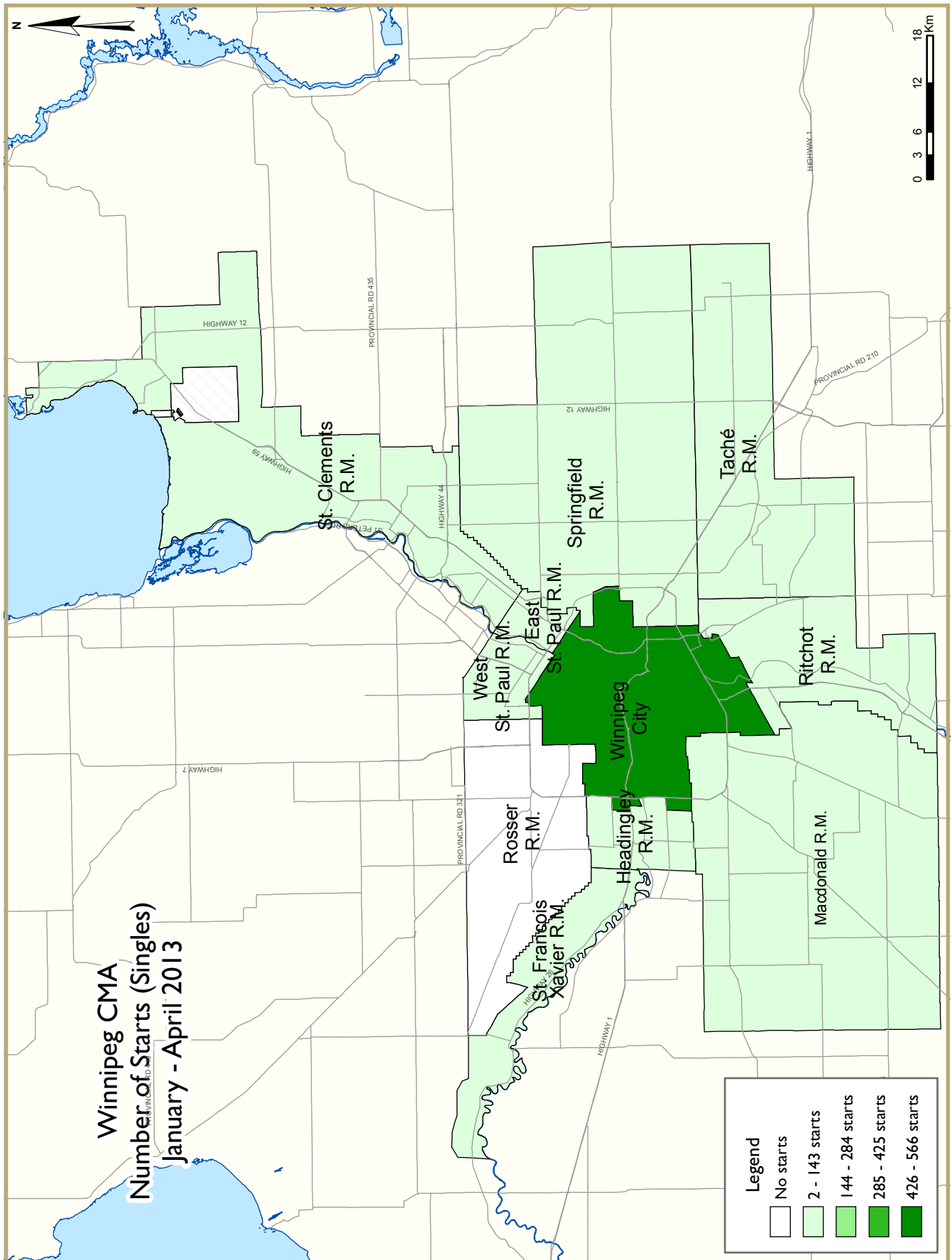
There were four multi-family units in the ownership market absorbed in April, while there were none in April 2012. Year-to-date, absorptions in this market now number 125 units, identical to the number that were absorbed during the first four months of 2012. The inventory of multi-family units available for ownership at the end of April 2013 stood at 146 units, nearly triple the 51 units in inventory during the same month one year ago.















## 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
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

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

**Table 1: Housing Activity Summary of Winnipeg CMA**  
**April 2013**

|                          | 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                   |           |       |                      |             |                 |                 |                             |                 |        |
| April 2013               | 271       | 6     | 0                    | 1           | 10              | 0               | 0                           | 267             | 555    |
| April 2012               | 168       | 2     | 0                    | 0           | 14              | 24              | 0                           | 48              | 256    |
| % Change                 | 61.3      | 200.0 | n/a                  | n/a         | -28.6           | -100.0          | n/a                         | **              | 116.8  |
| Year-to-date 2013        | 677       | 14    | 0                    | 3           | 30              | 95              | 0                           | 627             | 1,446  |
| Year-to-date 2012        | 559       | 18    | 0                    | 2           | 81              | 164             | 0                           | 183             | 1,007  |
| % Change                 | 21.1      | -22.2 | n/a                  | 50.0        | -63.0           | -42.1           | n/a                         | **              | 43.6   |
| UNDER CONSTRUCTION       |           |       |                      |             |                 |                 |                             |                 |        |
| April 2013               | 1,199     | 28    | 7                    | 6           | 140             | 848             | 0                           | 1,467           | 3,695  |
| April 2012               | 1,320     | 26    | 0                    | 8           | 169             | 491             | 21                          | 795             | 2,830  |
| % Change                 | -9.2      | 7.7   | n/a                  | -25.0       | -17.2           | 72.7            | -100.0                      | 84.5            | 30.6   |
| COMPLETIONS              |           |       |                      |             |                 |                 |                             |                 |        |
| April 2013               | 244       | 2     | 0                    | 1           | 0               | 0               | 0                           | 0               | 247    |
| April 2012               | 77        | 0     | 0                    | 1           | 0               | 0               | 0                           | 63              | 141    |
| % Change                 | **        | n/a   | n/a                  | 0.0         | n/a             | n/a             | n/a                         | -100.0          | 75.2   |
| Year-to-date 2013        | 689       | 26    | 0                    | 3           | 26              | 86              | 0                           | 6               | 836    |
| Year-to-date 2012        | 228       | 0     | 0                    | 5           | 26              | 76              | 55                          | 63              | 453    |
| % Change                 | **        | n/a   | n/a                  | -40.0       | 0.0             | 13.2            | -100.0                      | -90.5           | 84.5   |
| COMPLETED & NOT ABSORBED |           |       |                      |             |                 |                 |                             |                 |        |
| April 2013               | 253       | 4     | 0                    | 4           | 53              | 89              | n/a                         | n/a             | 403    |
| April 2012               | 108       | 4     | 0                    | 6           | 7               | 40              | n/a                         | n/a             | 165    |
| % Change                 | 134.3     | 0.0   | n/a                  | -33.3       | **              | 122.5           | n/a                         | n/a             | 144.2  |
| ABSORBED                 |           |       |                      |             |                 |                 |                             |                 |        |
| April 2013               | 238       | 4     | 0                    | 2           | 0               | 0               | n/a                         | n/a             | 244    |
| April 2012               | 80        | 0     | 0                    | 2           | 0               | 0               | n/a                         | n/a             | 82     |
| % Change                 | 197.5     | n/a   | n/a                  | 0.0         | n/a             | n/a             | n/a                         | n/a             | 197.6  |
| Year-to-date 2013        | 639       | 16    | 0                    | 3           | 11              | 98              | n/a                         | n/a             | 767    |
| Year-to-date 2012        | 292       | 3     | 0                    | 11          | 29              | 93              | n/a                         | n/a             | 428    |
| % Change                 | 118.8     | **    | n/a                  | -72.7       | -62.1           | 5.4             | n/a                         | n/a             | 79.2   |

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

**Table I.1: Housing Activity Summary by Submarket**  
**April 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            |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 229       | 0    | 0                 | 0           | 10           | 0            | 0                     | 267          | 506    |
| April 2012               | 156       | 2    | 0                 | 0           | 14           | 24           | 0                     | 0            | 196    |
| East St. Paul R.M.       |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 7         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 7      |
| April 2012               | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| Headingley R.M.          |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| April 2012               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| MacDonald R.M.           |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 12        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 12     |
| April 2012               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| Ritchot R.M.             |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 1         | 2    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| April 2012               | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| Rosser R.M.              |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| April 2012               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| St. Clements R.M.        |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 4         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 4      |
| April 2012               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| St. Francois Xavier R.M. |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| April 2012               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| Springfield R.M.         |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 18        | 4    | 0                 | 1           | 0            | 0            | 0                     | 0            | 23     |
| April 2012               | 5         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 5      |
| Tache R.M.               |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| April 2012               | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 48           | 51     |
| West St. Paul R.M.       |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| April 2012               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| Winnipeg CMA             |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 271       | 6    | 0                 | 1           | 10           | 0            | 0                     | 267          | 555    |
| April 2012               | 168       | 2    | 0                 | 0           | 14           | 24           | 0                     | 48           | 256    |

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

**Table 1.1: Housing Activity Summary by Submarket**  
**April 2013**

|                          | 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 |                             |                 |        |
| UNDER CONSTRUCTION       |           |      |                      |             |                 |                 |                             |                 |        |
| Winnipeg City            |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 956       | 18   | 7                    | 0           | 132             | 721             | 0                           | 1,467           | 3,301  |
| April 2012               | 1,073     | 26   | 0                    | 0           | 169             | 461             | 7                           | 711             | 2,447  |
| East St. Paul R.M.       |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 18        | 0    | 0                    | 1           | 0               | 0               | 0                           | 0               | 19     |
| April 2012               | 11        | 0    | 0                    | 4           | 0               | 0               | 0                           | 0               | 15     |
| Headingley R.M.          |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 30        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 30     |
| April 2012               | 13        | 0    | 0                    | 0           | 0               | 0               | 0                           | 36              | 49     |
| MacDonald R.M.           |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 48        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 48     |
| April 2012               | 37        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 37     |
| Ritchot R.M.             |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 31        | 4    | 0                    | 0           | 8               | 68              | 0                           | 0               | 111    |
| April 2012               | 21        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 21     |
| Rosser R.M.              |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 2         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 2      |
| April 2012               | 1         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 1      |
| St. Clements R.M.        |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 20        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 20     |
| April 2012               | 45        | 0    | 0                    | 0           | 0               | 30              | 0                           | 0               | 75     |
| St. Francois Xavier R.M. |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 10        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 10     |
| April 2012               | 1         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 1      |
| Springfield R.M.         |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 52        | 6    | 0                    | 5           | 0               | 0               | 0                           | 0               | 63     |
| April 2012               | 69        | 0    | 0                    | 4           | 0               | 0               | 0                           | 0               | 73     |
| Tache R.M.               |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 11        | 0    | 0                    | 0           | 0               | 59              | 0                           | 0               | 70     |
| April 2012               | 29        | 0    | 0                    | 0           | 0               | 0               | 14                          | 48              | 91     |
| West St. Paul R.M.       |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 21        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 21     |
| April 2012               | 20        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 20     |
| Winnipeg CMA             |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 1,199     | 28   | 7                    | 6           | 140             | 848             | 0                           | 1,467           | 3,695  |
| April 2012               | 1,320     | 26   | 0                    | 8           | 169             | 491             | 21                          | 795             | 2,830  |

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

**Table I.1: Housing Activity Summary by Submarket**  
**April 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            |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 210       | 2    | 0                 | 0           | 0            | 0            | 0                     | 0            | 212    |
| April 2012               | 53        | 0    | 0                 | 0           | 0            | 0            | 0                     | 63           | 116    |
| East St. Paul R.M.       |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| April 2012               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| Headingley R.M.          |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 6         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 6      |
| April 2012               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| Macdonald R.M.           |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 6         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 6      |
| April 2012               | 2         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 2      |
| Ritchot R.M.             |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| April 2012               | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| Rosser R.M.              |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| April 2012               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| St. Clements R.M.        |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 6         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 6      |
| April 2012               | 2         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 2      |
| St. Francois Xavier R.M. |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| April 2012               | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| Springfield R.M.         |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 9         | 0    | 0                 | 1           | 0            | 0            | 0                     | 0            | 10     |
| April 2012               | 9         | 0    | 0                 | 1           | 0            | 0            | 0                     | 0            | 10     |
| Tache R.M.               |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| April 2012               | 9         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 9      |
| West St. Paul R.M.       |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| April 2012               | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| Winnipeg CMA             |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 244       | 2    | 0                 | 1           | 0            | 0            | 0                     | 0            | 247    |
| April 2012               | 77        | 0    | 0                 | 1           | 0            | 0            | 0                     | 63           | 141    |

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

**Table I.1: Housing Activity Summary by Submarket**  
**April 2013**

|                          | 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 |                             |                 |        |
| COMPLETED & NOT ABSORBED |           |      |                      |             |                 |                 |                             |                 |        |
| Winnipeg City            |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 199       | 2    | 0                    | 0           | 47              | 79              | n/a                         | n/a             | 327    |
| April 2012               | 93        | 4    | 0                    | 0           | 6               | 39              | n/a                         | n/a             | 142    |
| East St. Paul R.M.       |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 2         | 0    | 0                    | 1           | 0               | 0               | n/a                         | n/a             | 3      |
| April 2012               | 0         | 0    | 0                    | 2           | 0               | 0               | n/a                         | n/a             | 2      |
| Headingley R.M.          |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 10        | 0    | 0                    | 0           | 0               | 0               | n/a                         | n/a             | 10     |
| April 2012               | 0         | 0    | 0                    | 0           | 0               | 0               | n/a                         | n/a             | 0      |
| MacDonald R.M.           |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 11        | 0    | 0                    | 0           | 0               | 0               | n/a                         | n/a             | 11     |
| April 2012               | 3         | 0    | 0                    | 0           | 0               | 0               | n/a                         | n/a             | 3      |
| Ritchot R.M.             |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 5         | 2    | 0                    | 0           | 6               | 3               | n/a                         | n/a             | 16     |
| April 2012               | 0         | 0    | 0                    | 0           | 0               | 0               | n/a                         | n/a             | 0      |
| Rosser R.M.              |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 0         | 0    | 0                    | 0           | 0               | 0               | n/a                         | n/a             | 0      |
| April 2012               | 0         | 0    | 0                    | 0           | 0               | 0               | n/a                         | n/a             | 0      |
| St. Clements R.M.        |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 2         | 0    | 0                    | 0           | 0               | 6               | n/a                         | n/a             | 8      |
| April 2012               | 2         | 0    | 0                    | 0           | 0               | 1               | n/a                         | n/a             | 3      |
| St. Francois Xavier R.M. |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 1         | 0    | 0                    | 0           | 0               | 0               | n/a                         | n/a             | 1      |
| April 2012               | 0         | 0    | 0                    | 0           | 0               | 0               | n/a                         | n/a             | 0      |
| Springfield R.M.         |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 22        | 0    | 0                    | 3           | 0               | 0               | n/a                         | n/a             | 25     |
| April 2012               | 9         | 0    | 0                    | 4           | 0               | 0               | n/a                         | n/a             | 13     |
| Tache R.M.               |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 0         | 0    | 0                    | 0           | 0               | 1               | n/a                         | n/a             | 1      |
| April 2012               | 1         | 0    | 0                    | 0           | 1               | 0               | n/a                         | n/a             | 2      |
| West St. Paul R.M.       |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 1         | 0    | 0                    | 0           | 0               | 0               | n/a                         | n/a             | 1      |
| April 2012               | 0         | 0    | 0                    | 0           | 0               | 0               | n/a                         | n/a             | 0      |
| Winnipeg CMA             |           |      |                      |             |                 |                 |                             |                 |        |
| April 2013               | 253       | 4    | 0                    | 4           | 53              | 89              | n/a                         | n/a             | 403    |
| April 2012               | 108       | 4    | 0                    | 6           | 7               | 40              | n/a                         | n/a             | 165    |

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

**Table I.1: Housing Activity Summary by Submarket**  
**April 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            |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 204       | 4    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 208    |
| April 2012               | 59        | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 59     |
| East St. Paul R.M.       |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 0         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 0      |
| April 2012               | 0         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 0      |
| Headingley R.M.          |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 1         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 1      |
| April 2012               | 0         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 0      |
| MacDonald R.M.           |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 8         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 8      |
| April 2012               | 1         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 1      |
| Ritchot R.M.             |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 3         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 3      |
| April 2012               | 4         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 4      |
| Rosser R.M.              |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 0         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 0      |
| April 2012               | 0         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 0      |
| St. Clements R.M.        |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 5         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 5      |
| April 2012               | 2         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 2      |
| St. Francois Xavier R.M. |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 0         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 0      |
| April 2012               | 0         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 0      |
| Springfield R.M.         |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 13        | 0    | 0                 | 2           | 0            | 0            | n/a                   | n/a          | 15     |
| April 2012               | 4         | 0    | 0                 | 2           | 0            | 0            | n/a                   | n/a          | 6      |
| Tache R.M.               |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 3         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 3      |
| April 2012               | 9         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 9      |
| West St. Paul R.M.       |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 1         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 1      |
| April 2012               | 1         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 1      |
| Winnipeg CMA             |           |      |                   |             |              |              |                       |              |        |
| April 2013               | 238       | 4    | 0                 | 2           | 0            | 0            | n/a                   | n/a          | 244    |
| April 2012               | 80        | 0    | 0                 | 2           | 0            | 0            | n/a                   | n/a          | 82     |

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



**Table 1.2: 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**  
**April 2013**

| Submarket                | Single     |            | Semi       |            | Row        |            | Apt. & Other |            | Total      |            |              |
|--------------------------|------------|------------|------------|------------|------------|------------|--------------|------------|------------|------------|--------------|
|                          | April 2013 | April 2012 | April 2013 | April 2012 | April 2013 | April 2012 | April 2013   | April 2012 | April 2013 | April 2012 | % Change     |
| Winnipeg City            | 229        | 156        | 2          | 4          | 8          | 12         | 267          | 24         | 506        | 196        | 158.2        |
| East St. Paul R.M.       | 7          | 1          | 0          | 0          | 0          | 0          | 0            | 0          | 7          | 1          | **           |
| Headingley R.M.          | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0          | n/a          |
| MacDonald R.M.           | 12         | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 12         | 0          | n/a          |
| Ritchot R.M.             | 1          | 3          | 2          | 0          | 0          | 0          | 0            | 0          | 3          | 3          | 0.0          |
| Rosser R.M.              | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0          | n/a          |
| St. Clements R.M.        | 4          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 4          | 0          | n/a          |
| St. Francois Xavier R.M. | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0          | n/a          |
| Springfield R.M.         | 19         | 5          | 4          | 0          | 0          | 0          | 0            | 0          | 23         | 5          | **           |
| Tache R.M.               | 0          | 3          | 0          | 0          | 0          | 0          | 0            | 48         | 0          | 51         | -100.0       |
| West St. Paul R.M.       | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0          | n/a          |
| <b>Winnipeg CMA</b>      | <b>272</b> | <b>168</b> | <b>8</b>   | <b>4</b>   | <b>8</b>   | <b>12</b>  | <b>267</b>   | <b>72</b>  | <b>555</b> | <b>256</b> | <b>116.8</b> |

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - April 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            | 566        | 462        | 10        | 30        | 20        | 69        | 647          | 299        | 1,243        | 860          | 44.5        |
| East St. Paul R.M.       | 8          | 7          | 0         | 0         | 0         | 0         | 0            | 0          | 8            | 7            | 14.3        |
| Headingley R.M.          | 5          | 7          | 0         | 0         | 0         | 0         | 0            | 0          | 5            | 7            | -28.6       |
| MacDonald R.M.           | 34         | 21         | 0         | 0         | 0         | 0         | 0            | 0          | 34           | 21           | 61.9        |
| Ritchot R.M.             | 9          | 4          | 2         | 0         | 8         | 0         | 40           | 0          | 59           | 4            | **          |
| Rosser R.M.              | 0          | 1          | 0         | 0         | 0         | 0         | 0            | 0          | 0            | 1            | -100.0      |
| St. Clements R.M.        | 11         | 10         | 0         | 0         | 0         | 0         | 0            | 0          | 11           | 10           | 10.0        |
| St. Francois Xavier R.M. | 2          | 1          | 0         | 0         | 0         | 0         | 0            | 0          | 2            | 1            | 100.0       |
| Springfield R.M.         | 35         | 39         | 4         | 0         | 0         | 0         | 0            | 0          | 39           | 39           | 0.0         |
| Tache R.M.               | 6          | 5          | 0         | 0         | 0         | 0         | 35           | 48         | 41           | 53           | -22.6       |
| West St. Paul R.M.       | 4          | 4          | 0         | 0         | 0         | 0         | 0            | 0          | 4            | 4            | 0.0         |
| <b>Winnipeg CMA</b>      | <b>680</b> | <b>561</b> | <b>16</b> | <b>30</b> | <b>28</b> | <b>69</b> | <b>722</b>   | <b>347</b> | <b>1,446</b> | <b>1,007</b> | <b>43.6</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
April 2013**

| Submarket                | Row                      |            |            |            | Apt. & Other             |            |            |            |
|--------------------------|--------------------------|------------|------------|------------|--------------------------|------------|------------|------------|
|                          | Freehold and Condominium |            | Rental     |            | Freehold and Condominium |            | Rental     |            |
|                          | April 2013               | April 2012 | April 2013 | April 2012 | April 2013               | April 2012 | April 2013 | April 2012 |
| Winnipeg City            | 8                        | 12         | 0          | 0          | 0                        | 24         | 267        | 0          |
| East St. Paul R.M.       | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Headingley R.M.          | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| MacDonald R.M.           | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Ritchot R.M.             | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Rosser R.M.              | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| St. Clements R.M.        | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| St. Francois Xavier R.M. | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Springfield R.M.         | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Tache R.M.               | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 48         |
| West St. Paul R.M.       | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| <b>Winnipeg CMA</b>      | <b>8</b>                 | <b>12</b>  | <b>0</b>   | <b>0</b>   | <b>0</b>                 | <b>24</b>  | <b>267</b> | <b>48</b>  |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - April 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            | 20                       | 69        | 0        | 0        | 20                       | 164        | 627        | 135        |
| 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         | 0        | 0        | 40                       | 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        | 35                       | 0          | 0          | 48         |
| West St. Paul R.M.       | 0                        | 0         | 0        | 0        | 0                        | 0          | 0          | 0          |
| <b>Winnipeg CMA</b>      | <b>28</b>                | <b>69</b> | <b>0</b> | <b>0</b> | <b>95</b>                | <b>164</b> | <b>627</b> | <b>183</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**April 2013**

| Submarket                | Freehold   |            | Condominium |            | Rental     |            | Total*     |            |
|--------------------------|------------|------------|-------------|------------|------------|------------|------------|------------|
|                          | April 2013 | April 2012 | April 2013  | April 2012 | April 2013 | April 2012 | April 2013 | April 2012 |
| Winnipeg City            | 229        | 158        | 10          | 38         | 267        | 0          | 506        | 196        |
| East St. Paul R.M.       | 7          | 1          | 0           | 0          | 0          | 0          | 7          | 1          |
| Headingley R.M.          | 0          | 0          | 0           | 0          | 0          | 0          | 0          | 0          |
| MacDonald R.M.           | 12         | 0          | 0           | 0          | 0          | 0          | 12         | 0          |
| Ritchot R.M.             | 3          | 3          | 0           | 0          | 0          | 0          | 3          | 3          |
| Rosser R.M.              | 0          | 0          | 0           | 0          | 0          | 0          | 0          | 0          |
| St. Clements R.M.        | 4          | 0          | 0           | 0          | 0          | 0          | 4          | 0          |
| St. Francois Xavier R.M. | 0          | 0          | 0           | 0          | 0          | 0          | 0          | 0          |
| Springfield R.M.         | 22         | 5          | 1           | 0          | 0          | 0          | 23         | 5          |
| Tache R.M.               | 0          | 3          | 0           | 0          | 0          | 48         | 0          | 51         |
| West St. Paul R.M.       | 0          | 0          | 0           | 0          | 0          | 0          | 0          | 0          |
| <b>Winnipeg CMA</b>      | <b>277</b> | <b>170</b> | <b>11</b>   | <b>38</b>  | <b>267</b> | <b>48</b>  | <b>555</b> | <b>256</b> |

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - April 2013**

| Submarket                | Freehold   |            | Condominium |            | Rental     |            | Total*       |              |
|--------------------------|------------|------------|-------------|------------|------------|------------|--------------|--------------|
|                          | YTD 2013   | YTD 2012   | YTD 2013    | YTD 2012   | YTD 2013   | YTD 2012   | YTD 2013     | YTD 2012     |
| Winnipeg City            | 574        | 480        | 42          | 245        | 627        | 135        | 1,243        | 860          |
| East St. Paul R.M.       | 8          | 5          | 0           | 2          | 0          | 0          | 8            | 7            |
| Headingley R.M.          | 5          | 7          | 0           | 0          | 0          | 0          | 5            | 7            |
| MacDonald R.M.           | 34         | 21         | 0           | 0          | 0          | 0          | 34           | 21           |
| Ritchot R.M.             | 11         | 4          | 48          | 0          | 0          | 0          | 59           | 4            |
| Rosser R.M.              | 0          | 1          | 0           | 0          | 0          | 0          | 0            | 1            |
| St. Clements R.M.        | 11         | 10         | 0           | 0          | 0          | 0          | 11           | 10           |
| St. Francois Xavier R.M. | 2          | 1          | 0           | 0          | 0          | 0          | 2            | 1            |
| Springfield R.M.         | 36         | 39         | 3           | 0          | 0          | 0          | 39           | 39           |
| Tache R.M.               | 6          | 5          | 35          | 0          | 0          | 48         | 41           | 53           |
| West St. Paul R.M.       | 4          | 4          | 0           | 0          | 0          | 0          | 4            | 4            |
| <b>Winnipeg CMA</b>      | <b>691</b> | <b>577</b> | <b>128</b>  | <b>247</b> | <b>627</b> | <b>183</b> | <b>1,446</b> | <b>1,007</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**April 2013**

| Submarket                | Single     |            | Semi       |            | Row        |            | Apt. & Other |            | Total      |            |             |
|--------------------------|------------|------------|------------|------------|------------|------------|--------------|------------|------------|------------|-------------|
|                          | April 2013 | April 2012 | April 2013 | April 2012 | April 2013 | April 2012 | April 2013   | April 2012 | April 2013 | April 2012 | % Change    |
| Winnipeg City            | 210        | 53         | 2          | 0          | 0          | 0          | 0            | 63         | 212        | 116        | 82.8        |
| East St. Paul R.M.       | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0          | n/a         |
| Headingley R.M.          | 6          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 6          | 0          | n/a         |
| MacDonald R.M.           | 6          | 2          | 0          | 0          | 0          | 0          | 0            | 0          | 6          | 2          | 200.0       |
| Ritchot R.M.             | 3          | 1          | 0          | 0          | 0          | 0          | 0            | 0          | 3          | 1          | 200.0       |
| Rosser R.M.              | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0          | n/a         |
| St. Clements R.M.        | 6          | 2          | 0          | 0          | 0          | 0          | 0            | 0          | 6          | 2          | 200.0       |
| St. Francois Xavier R.M. | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0          | n/a         |
| Springfield R.M.         | 10         | 10         | 0          | 0          | 0          | 0          | 0            | 0          | 10         | 10         | 0.0         |
| Tache R.M.               | 3          | 9          | 0          | 0          | 0          | 0          | 0            | 0          | 3          | 9          | -66.7       |
| West St. Paul R.M.       | 1          | 1          | 0          | 0          | 0          | 0          | 0            | 0          | 1          | 1          | 0.0         |
| <b>Winnipeg CMA</b>      | <b>245</b> | <b>78</b>  | <b>2</b>   | <b>0</b>   | <b>0</b>   | <b>0</b>   | <b>0</b>     | <b>63</b>  | <b>247</b> | <b>141</b> | <b>75.2</b> |

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - April 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            | 536        | 159        | 26        | 4        | 24        | 77        | 92           | 139        | 678        | 379        | 78.9        |
| East St. Paul R.M.       | 5          | 0          | 0         | 0        | 0         | 0         | 0            | 0          | 5          | 0          | n/a         |
| Headingley R.M.          | 13         | 2          | 0         | 0        | 0         | 0         | 0            | 0          | 13         | 2          | **          |
| MacDonald R.M.           | 12         | 8          | 0         | 0        | 0         | 0         | 0            | 0          | 12         | 8          | 50.0        |
| Ritchot R.M.             | 13         | 7          | 2         | 0        | 0         | 0         | 0            | 0          | 15         | 7          | 114.3       |
| Rosser R.M.              | 0          | 1          | 0         | 0        | 0         | 0         | 0            | 0          | 0          | 1          | -100.0      |
| St. Clements R.M.        | 30         | 7          | 0         | 0        | 0         | 0         | 0            | 0          | 30         | 7          | **          |
| St. Francois Xavier R.M. | 0          | 0          | 0         | 0        | 0         | 0         | 0            | 0          | 0          | 0          | n/a         |
| Springfield R.M.         | 42         | 30         | 0         | 0        | 0         | 0         | 0            | 0          | 42         | 30         | 40.0        |
| Tache R.M.               | 31         | 13         | 0         | 0        | 0         | 0         | 0            | 0          | 31         | 13         | 138.5       |
| West St. Paul R.M.       | 10         | 6          | 0         | 0        | 0         | 0         | 0            | 0          | 10         | 6          | 66.7        |
| <b>Winnipeg CMA</b>      | <b>692</b> | <b>233</b> | <b>28</b> | <b>4</b> | <b>24</b> | <b>77</b> | <b>92</b>    | <b>139</b> | <b>836</b> | <b>453</b> | <b>84.5</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
April 2013**

| Submarket                | Row                      |            |            |            | Apt. & Other             |            |            |            |
|--------------------------|--------------------------|------------|------------|------------|--------------------------|------------|------------|------------|
|                          | Freehold and Condominium |            | Rental     |            | Freehold and Condominium |            | Rental     |            |
|                          | April 2013               | April 2012 | April 2013 | April 2012 | April 2013               | April 2012 | April 2013 | April 2012 |
| Winnipeg City            | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 63         |
| East St. Paul R.M.       | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Headingley R.M.          | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| MacDonald R.M.           | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Ritchot R.M.             | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Rosser R.M.              | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| St. Clements R.M.        | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| St. Francois Xavier R.M. | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Springfield R.M.         | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Tache R.M.               | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| West St. Paul R.M.       | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| <b>Winnipeg CMA</b>      | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 63         |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - April 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            | 24                       | 22       | 0        | 55       | 86                       | 76       | 6        | 63       |
| East St. Paul R.M.       | 0                        | 0        | 0        | 0        | 0                        | 0        | 0        | 0        |
| Headingley R.M.          | 0                        | 0        | 0        | 0        | 0                        | 0        | 0        | 0        |
| MacDonald R.M.           | 0                        | 0        | 0        | 0        | 0                        | 0        | 0        | 0        |
| Ritchot R.M.             | 0                        | 0        | 0        | 0        | 0                        | 0        | 0        | 0        |
| Rosser R.M.              | 0                        | 0        | 0        | 0        | 0                        | 0        | 0        | 0        |
| St. Clements R.M.        | 0                        | 0        | 0        | 0        | 0                        | 0        | 0        | 0        |
| St. Francois Xavier R.M. | 0                        | 0        | 0        | 0        | 0                        | 0        | 0        | 0        |
| Springfield R.M.         | 0                        | 0        | 0        | 0        | 0                        | 0        | 0        | 0        |
| Tache R.M.               | 0                        | 0        | 0        | 0        | 0                        | 0        | 0        | 0        |
| West St. Paul R.M.       | 0                        | 0        | 0        | 0        | 0                        | 0        | 0        | 0        |
| <b>Winnipeg CMA</b>      | 24                       | 22       | 0        | 55       | 86                       | 76       | 6        | 63       |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**April 2013**

| Submarket                | Freehold   |            | Condominium |            | Rental     |            | Total*     |            |
|--------------------------|------------|------------|-------------|------------|------------|------------|------------|------------|
|                          | April 2013 | April 2012 | April 2013  | April 2012 | April 2013 | April 2012 | April 2013 | April 2012 |
| Winnipeg City            | 212        | 53         | 0           | 0          | 0          | 63         | 212        | 116        |
| East St. Paul R.M.       | 0          | 0          | 0           | 0          | 0          | 0          | 0          | 0          |
| Headingley R.M.          | 6          | 0          | 0           | 0          | 0          | 0          | 6          | 0          |
| MacDonald R.M.           | 6          | 2          | 0           | 0          | 0          | 0          | 6          | 2          |
| Ritchot R.M.             | 3          | 1          | 0           | 0          | 0          | 0          | 3          | 1          |
| Rosser R.M.              | 0          | 0          | 0           | 0          | 0          | 0          | 0          | 0          |
| St. Clements R.M.        | 6          | 2          | 0           | 0          | 0          | 0          | 6          | 2          |
| St. Francois Xavier R.M. | 0          | 0          | 0           | 0          | 0          | 0          | 0          | 0          |
| Springfield R.M.         | 9          | 9          | 1           | 1          | 0          | 0          | 10         | 10         |
| Tache R.M.               | 3          | 9          | 0           | 0          | 0          | 0          | 3          | 9          |
| West St. Paul R.M.       | 1          | 1          | 0           | 0          | 0          | 0          | 1          | 1          |
| <b>Winnipeg CMA</b>      | <b>246</b> | <b>77</b>  | <b>1</b>    | <b>1</b>   | <b>0</b>   | <b>63</b>  | <b>247</b> | <b>141</b> |

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

| Submarket                | Freehold   |            | Condominium |            | Rental   |            | Total*     |            |
|--------------------------|------------|------------|-------------|------------|----------|------------|------------|------------|
|                          | YTD 2013   | YTD 2012   | YTD 2013    | YTD 2012   | YTD 2013 | YTD 2012   | YTD 2013   | YTD 2012   |
| Winnipeg City            | 560        | 159        | 112         | 102        | 6        | 118        | 678        | 379        |
| East St. Paul R.M.       | 4          | 0          | 1           | 0          | 0        | 0          | 5          | 0          |
| Headingley R.M.          | 13         | 2          | 0           | 0          | 0        | 0          | 13         | 2          |
| MacDonald R.M.           | 12         | 8          | 0           | 0          | 0        | 0          | 12         | 8          |
| Ritchot R.M.             | 15         | 7          | 0           | 0          | 0        | 0          | 15         | 7          |
| Rosser R.M.              | 0          | 1          | 0           | 0          | 0        | 0          | 0          | 1          |
| St. Clements R.M.        | 30         | 7          | 0           | 0          | 0        | 0          | 30         | 7          |
| St. Francois Xavier R.M. | 0          | 0          | 0           | 0          | 0        | 0          | 0          | 0          |
| Springfield R.M.         | 40         | 25         | 2           | 5          | 0        | 0          | 42         | 30         |
| Tache R.M.               | 31         | 13         | 0           | 0          | 0        | 0          | 31         | 13         |
| West St. Paul R.M.       | 10         | 6          | 0           | 0          | 0        | 0          | 10         | 6          |
| <b>Winnipeg CMA</b>      | <b>715</b> | <b>228</b> | <b>115</b>  | <b>107</b> | <b>6</b> | <b>118</b> | <b>836</b> | <b>453</b> |

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**April 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            |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2013               | 22           | 11.1      | 43                    | 21.7      | 40                    | 20.2      | 30                    | 15.2      | 63          | 31.8      | 198   | 386,918           | 417,847            |
| April 2012               | 5            | 8.8       | 15                    | 26.3      | 18                    | 31.6      | 10                    | 17.5      | 9           | 15.8      | 57    | 367,000           | 397,372            |
| Year-to-date 2013        | 46           | 9.7       | 117                   | 24.7      | 117                   | 24.7      | 72                    | 15.2      | 121         | 25.6      | 473   | 377,000           | 402,444            |
| Year-to-date 2012        | 37           | 19.0      | 37                    | 19.0      | 37                    | 19.0      | 32                    | 16.4      | 52          | 26.7      | 195   | 382,785           | 405,081            |
| East St. Paul R.M.       |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2013               | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| April 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            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1                     | 25.0      | 3           | 75.0      | 4     | --                | --                 |
| Headingley R.M.          |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2013               | 0            | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0                     | 0.0       | 0           | 0.0       | 1     | --                | --                 |
| April 2012               | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2013        | 0            | 0.0       | 0                     | 0.0       | 1                     | 50.0      | 0                     | 0.0       | 1           | 50.0      | 2     | --                | --                 |
| Year-to-date 2012        | 0            | 0.0       | 1                     | 50.0      | 1                     | 50.0      | 0                     | 0.0       | 0           | 0.0       | 2     | --                | --                 |
| MacDonald R.M.           |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2013               | 0            | 0.0       | 0                     | 0.0       | 1                     | 14.3      | 1                     | 14.3      | 5           | 71.4      | 7     | --                | --                 |
| April 2012               | 0            | 0.0       | 1                     | 100.0     | 0                     | 0.0       | 0                     | 0.0       | 0           | 0.0       | 1     | --                | --                 |
| Year-to-date 2013        | 0            | 0.0       | 0                     | 0.0       | 1                     | 12.5      | 1                     | 12.5      | 6           | 75.0      | 8     | --                | --                 |
| Year-to-date 2012        | 0            | 0.0       | 2                     | 22.2      | 2                     | 22.2      | 0                     | 0.0       | 5           | 55.6      | 9     | --                | --                 |
| Ritchot R.M.             |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2013               | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1                     | 33.3      | 2           | 66.7      | 3     | --                | --                 |
| April 2012               | 3            | 75.0      | 1                     | 25.0      | 0                     | 0.0       | 0                     | 0.0       | 0           | 0.0       | 4     | --                | --                 |
| Year-to-date 2013        | 3            | 23.1      | 3                     | 23.1      | 2                     | 15.4      | 3                     | 23.1      | 2           | 15.4      | 13    | 350,000           | 371,938            |
| Year-to-date 2012        | 3            | 37.5      | 3                     | 37.5      | 2                     | 25.0      | 0                     | 0.0       | 0           | 0.0       | 8     | --                | --                 |
| Rosser R.M.              |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2013               | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| April 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.        |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2013               | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| April 2012               | 0            | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0                     | 0.0       | 0           | 0.0       | 1     | --                | --                 |
| Year-to-date 2013        | 1            | 33.3      | 0                     | 0.0       | 1                     | 33.3      | 0                     | 0.0       | 1           | 33.3      | 3     | --                | --                 |
| Year-to-date 2012        | 0            | 0.0       | 0                     | 0.0       | 1                     | 50.0      | 1                     | 50.0      | 0           | 0.0       | 2     | --                | --                 |
| St. Francois Xavier R.M. |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2013               | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| April 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     | --                | --                 |

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**April 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.   |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2013         | 3            | 25.0      | 0                     | 0.0       | 1                     | 8.3       | 4                     | 33.3      | 4           | 33.3      | 12    | 414,900           | 395,740            |
| April 2012         | 1            | 20.0      | 2                     | 40.0      | 1                     | 20.0      | 1                     | 20.0      | 0           | 0.0       | 5     | --                | --                 |
| Year-to-date 2013  | 6            | 23.1      | 4                     | 15.4      | 2                     | 7.7       | 6                     | 23.1      | 8           | 30.8      | 26    | 404,950           | 373,507            |
| Year-to-date 2012  | 6            | 23.1      | 7                     | 26.9      | 6                     | 23.1      | 4                     | 15.4      | 3           | 11.5      | 26    | 352,265           | 369,574            |
| Tache R.M.         |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2013         | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| April 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       | 2                     | 66.7      | 0                     | 0.0       | 1           | 33.3      | 3     | --                | --                 |
| Year-to-date 2012  | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 2           | 100.0     | 2     | --                | --                 |
| West St. Paul R.M. |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2013         | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| April 2012         | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2013  | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 5           | 100.0     | 5     | --                | --                 |
| Year-to-date 2012  | 0            | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0                     | 0.0       | 0           | 0.0       | 1     | --                | --                 |
| Winnipeg CMA       |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| April 2013         | 25           | 11.3      | 43                    | 19.5      | 43                    | 19.5      | 36                    | 16.3      | 74          | 33.5      | 221   | 396,000           | 421,775            |
| April 2012         | 9            | 13.0      | 19                    | 27.5      | 20                    | 29.0      | 11                    | 15.9      | 10          | 14.5      | 69    | 365,640           | 389,447            |
| Year-to-date 2013  | 56           | 10.5      | 124                   | 23.3      | 126                   | 23.6      | 82                    | 15.4      | 145         | 27.2      | 533   | 378,980           | 403,936            |
| Year-to-date 2012  | 46           | 18.5      | 50                    | 20.1      | 50                    | 20.1      | 38                    | 15.3      | 65          | 26.1      | 249   | 382,785           | 401,930            |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
April 2013**

| Submarket                | April 2013     | April 2012     | % Change   | YTD 2013       | YTD 2012       | % Change   |
|--------------------------|----------------|----------------|------------|----------------|----------------|------------|
| Winnipeg City            | 417,847        | 397,372        | 5.2        | 402,444        | 405,081        | -0.7       |
| East St. Paul R.M.       | --             | --             | n/a        | --             | --             | n/a        |
| Headingley R.M.          | --             | --             | n/a        | --             | --             | n/a        |
| MacDonald R.M.           | --             | --             | n/a        | --             | --             | n/a        |
| Ritchot R.M.             | --             | --             | n/a        | 371,938        | --             | n/a        |
| 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.         | 395,740        | --             | n/a        | 373,507        | 369,574        | 1.1        |
| Tache R.M.               | --             | --             | n/a        | --             | --             | n/a        |
| West St. Paul R.M.       | --             | --             | n/a        | --             | --             | n/a        |
| <b>Winnipeg CMA</b>      | <b>421,775</b> | <b>389,447</b> | <b>8.3</b> | <b>403,936</b> | <b>401,930</b> | <b>0.5</b> |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Winnipeg  
April 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     | 243,665            |    |
|      | February  | 731             | 0.1     | 1,010    | 1,150                  | 1,394           | 72.5                     | 250,754            | 9.9     | 256,354            |    |
|      | March     | 1,029           | -7.5    | 997      | 1,482                  | 1,410           | 70.7                     | 247,459            | 2.3     | 248,326            |    |
|      | April     | 1,250           | 14.6    | 1,067    | 1,885                  | 1,401           | 76.2                     | 261,263            | 8.6     | 248,823            |    |
|      | May       | 1,499           | 9.7     | 1,011    | 1,977                  | 1,338           | 75.6                     | 266,379            | 7.2     | 255,453            |    |
|      | June      | 1,396           | -4.5    | 1,014    | 1,786                  | 1,415           | 71.7                     | 257,095            | 5.4     | 252,969            |    |
|      | July      | 1,150           | -2.5    | 969      | 1,493                  | 1,299           | 74.6                     | 249,175            | 4.6     | 245,260            |    |
|      | August    | 1,152           | -4.4    | 1,000    | 1,590                  | 1,420           | 70.4                     | 248,301            | 5.1     | 252,308            |    |
|      | September | 973             | -14.4   | 1,001    | 1,506                  | 1,446           | 69.2                     | 248,750            | 4.8     | 256,042            |    |
|      | October   | 1,042           | 3.1     | 996      | 1,367                  | 1,402           | 71.0                     | 259,434            | 6.1     | 263,536            |    |
|      | November  | 793             | -3.5    | 998      | 945                    | 1,406           | 71.0                     | 263,786            | 11.7    | 270,671            |    |
|      | December  | 563             | -14.3   | 1,027    | 549                    | 1,458           | 70.4                     | 257,719            | -4.2    | 267,420            |    |
| 2013 | January   | 565             | 9.5     | 1,043    | 998                    | 1,360           | 76.7                     | 248,720            | 4.6     | 258,872            |    |
|      | February  | 631             | -13.7   | 941      | 1,015                  | 1,323           | 71.1                     | 270,463            | 7.9     | 268,123            |    |
|      | March     | 783             | -23.9   | 853      | 1,397                  | 1,388           | 61.5                     | 271,198            | 9.6     | 269,826            |    |
|      | April     | 1,179           | -5.7    | 958      | 1,845                  | 1,332           | 71.9                     | 270,218            | 3.4     | 249,751            |    |
|      | May       |                 |         |          |                        |                 |                          |                    |         |                    |    |
|      | June      |                 |         |          |                        |                 |                          |                    |         |                    |    |
|      | July      |                 |         |          |                        |                 |                          |                    |         |                    |    |
|      | August    |                 |         |          |                        |                 |                          |                    |         |                    |    |
|      | September |                 |         |          |                        |                 |                          |                    |         |                    |    |
|      | October   |                 |         |          |                        |                 |                          |                    |         |                    |    |
|      | November  |                 |         |          |                        |                 |                          |                    |         |                    |    |
|      | December  |                 |         |          |                        |                 |                          |                    |         |                    |    |
|      | Q1 2012   | 2,276           | -3.8    |          | 3,574                  |                 |                          | 246,334            | 4.8     |                    |    |
|      | Q1 2013   | 1,979           | -13.0   |          | 3,410                  |                 |                          | 264,546            | 7.4     |                    |    |
|      | YTD 2012  | 3,526           | 2.0     |          | 5,459                  |                 |                          | 251,627            | 6.3     |                    |    |
|      | YTD 2013  | 3,158           | -10.4   |          | 5,255                  |                 |                          | 266,664            | 6.0     |                    |    |

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**  
**April 2013**

|      |           | Interest Rates            |                       |               | NHPI, Total,<br>Winnipeg<br>CMA<br>2007=100 | CPI,<br>2002<br>=100 | Winnipeg 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 |   |                      |                         |                             |                              |                                    |
| 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          |   | 122.2                | 419                     | 5.8                         | 69.6                         | 786                                |
|      | 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 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.

## CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at [www.cmhc.ca](http://www.cmhc.ca) or follow us on [Twitter](#), [YouTube](#) and [Flickr](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.  
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)

For more information on MAC and the wealth of housing market information available to you, visit us today at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2013 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at [chic@cmhc.ca](mailto:chic@cmhc.ca); 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:  
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

# Housing market intelligence you can count on



## FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

**Get the market intelligence you need today!**

**Click [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation) to view, download or subscribe.**

On June 1, 2012, CMHC's Market Analysis Centre turned 25!

CMHC's Market Analysis Centre has a strong history as the Canadian housing industry's "go-to" resource for the most reliable, impartial and up-to-date housing market data analysis and forecasts, in the country.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –**  
Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –**  
Information on current housing market activities – starts, rents, vacancy rates and much more.

## Affordable Housing Web Forums

CMHC's Affordable Housing Web Forums are distance-learning seminars that bring interested participants and industry experts together using phone and web technology. You can participate, listen, see and learn without the expense of travelling.

**Register on-line!**

[www.cmhc.ca/ahc](http://www.cmhc.ca/ahc)

