HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2013

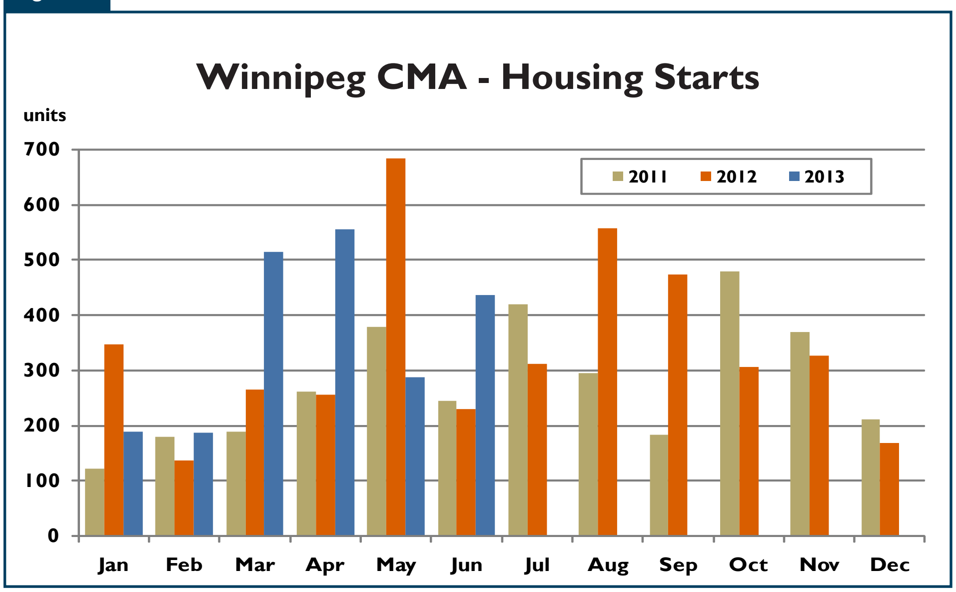
Home Market

Winnipeg Housing Starts Increase in June

Home builders in the Winnipeg Census Metropolitan Area (CMA) broke ground on 437 units in June 2013, almost double the 230 units started in June 2012. The increase was in both the single-detached and multi-family sectors. This brought the year-to-date total at the mid-point of the year to 2,171 housing starts, an increase of 13 per cent over the 1,922 units recorded in the first half of 2012.

Foundations were poured on 193 single-detached homes in June, 50 per cent more than the 129 initiated in June 2012. As a result, there were 1,133 single-detached homes started in the first six months of 2013, 20 per cent more than in the same period last year. The elevated level of starts

Figure 1



Source: CMHC

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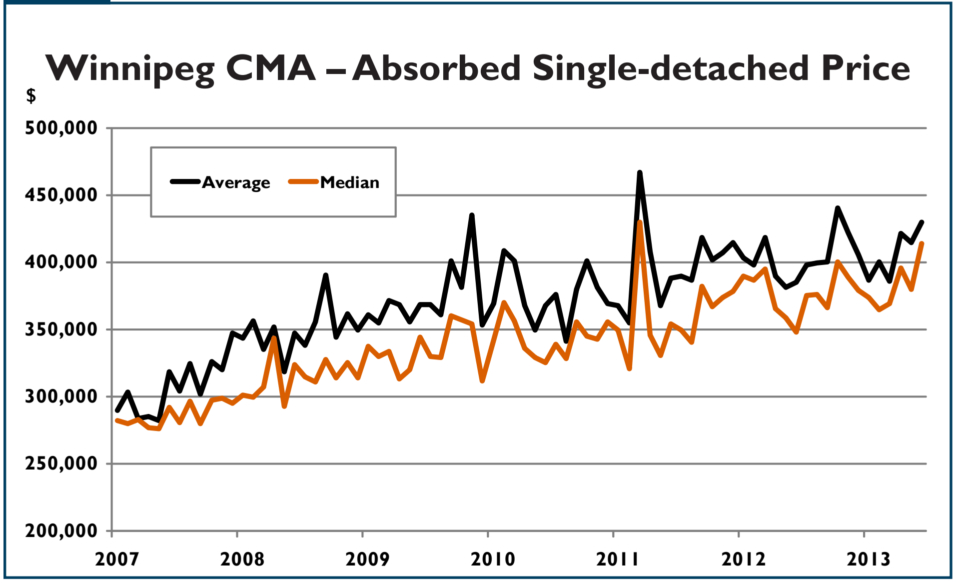
Figure 2



Source: CMHC

contributed to a 13 per cent increase in the number of homes under construction at the end of June 2013, which stood at 1,346 single-detached units compared to 1,191 at the end of June 2012. June also saw the finishing touches put on 105 homes, 27 per cent fewer than in the corresponding month last year. However, the total number of completions in the first half of 2013 numbered 1,003 units, 33 per cent more than were completed during the same period of 2012.

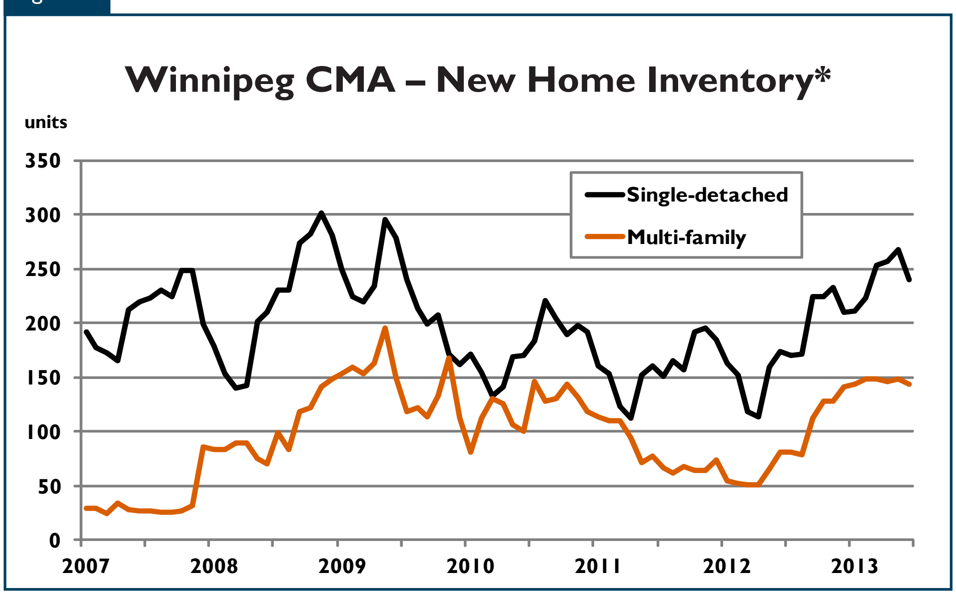
There were 133 single-detached homes absorbed in June 2013, 4.7 per cent more than the 127 absorbed in June of 2012. This brought the number of units absorbed in the first six months of 2013 to 970 units, 27 per cent more than the corresponding period last year. With completions slightly outpacing absorptions so far this year, the inventory of completed and unoccupied single-detached homes available at the end of June totalled 240 units, up 40 per cent from the prior year. Nonetheless this was down slightly from the 268 units in inventory at the end of May 2013. Total supply, which includes units under construction and in inventory stood at 1,586 units at the end of June, 16 per cent higher than one year earlier.

The average absorbed price of a new single-detached home in the Winnipeg CMA in June 2013 was $429,659, 18 per cent higher than in June of 2012. This increase was largely compositional as the share of homes absorbed above $450,000 in June rose to 38 per cent from 15 per cent one year ago. The year-to-date average price was $410,232, an increase of six per cent over the average price of $386,263 recorded at the mid-point of 2012.

The multi-family sector, which includes semi-detached units, rows, and apartments, saw 244 units begin construction in June 2013. This was substantially more than the 101 units started during the same month one year earlier. To the end of June, multi-family starts numbered 1,038 units, six per cent more than were started during the first half of 2012. Of these, 658 units were for the rental market while the remaining 380 were for ownership tenure. Vacancy rates in the rental market have been trending higher but remained below two per cent in the latest April Rental Market Survey spurring developers of new projects.

The number of multi-family units under construction at the end of June 2013 was 2,519, 42 per cent more than at the end of June 2012.

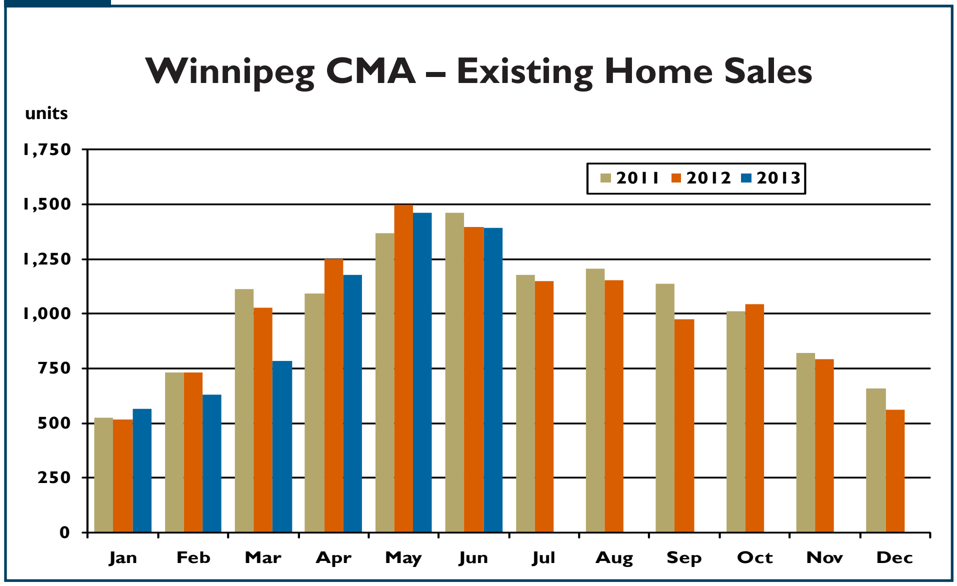
Figure 3



Source: CMHC (*excludes rental)

Meanwhile, there were 161 multi-family units completed in the month, 20 per cent fewer than the 201 units one year earlier. This brought the number of completions during the first half of 2013 to 389 units, 19 per cent fewer than during the same period of 2012. There were 53 condo and freehold multi-family units absorbed in June, less than half of the 109 that were absorbed in June 2012. As a result, year-to-date absorptions in the ownership market now number 212 units, 22 per cent fewer than in the first six months of 2012. The inventory of multi-family units available for ownership at the end of June 2013 climbed to 144 units, substantially more than the 81 units in inventory during the same month one year ago.

Figure 4



Source: CREA

Resale Market

Sales weaker in first half of 2013

Sales of existing homes continued to moderate in the second quarter of 2013. However, the decline was not as acute as during the first quarter. From April to June sales totalled 4,035 units, three per cent less than during the same period of 2012. This brought year-to-date sales to 6,014 transactions, down six per cent compared to last year. More homeowners put their existing homes on the market as the number of new listings between April and June numbered 6,016 units, an increase of seven per cent compared to the previous year. As a result, the sales-to-new-listings ratio declined to 67 per cent in the second quarter of 2013 from 73 per cent in the corresponding period last year.

With sales down and new listings up, active listings during the second quarter averaged 1,625 units, up 19 per cent compared to the second quarter of 2012 and the highest average for a second quarter since 2001. This brought the sales-to-active listings ratio to 83 per cent in the second quarter of 2013, down 18 percentage points from the second quarter of last year. Despite a higher number of listings, the resale market continues to favour the seller. As a result, the average price in the second quarter rose 4.4 per cent year-over-year to $273,095. This was, however, more modest price growth than during the first quarter when the price grew by more than seven per cent. After six months of activity, year-to-date average price was $270,282 an increase of 5.5 per cent compared to the mid-point of 2012.

Economy

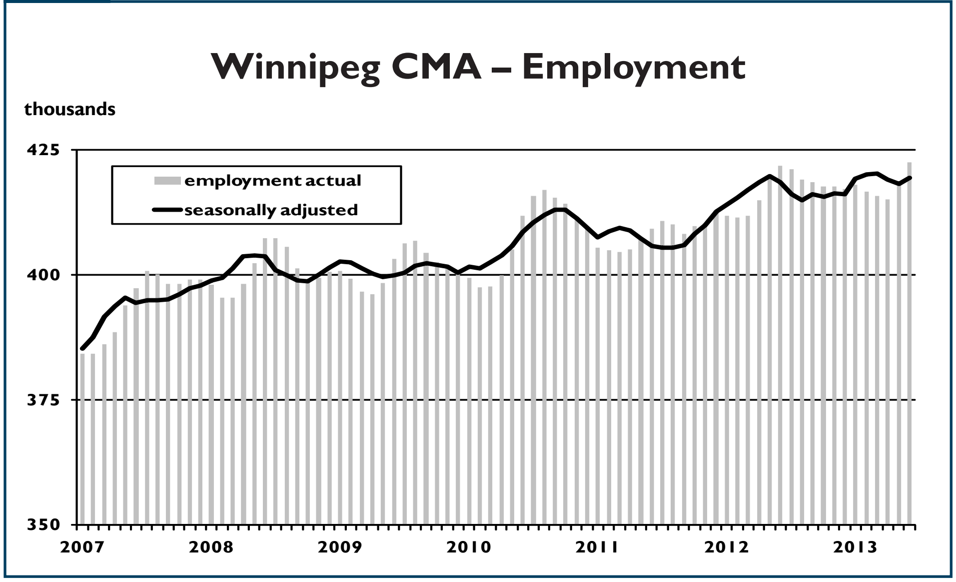
Job creation slowing

Employment growth in the Winnipeg CMA slowed in the first half of 2013, posting a year-over-year increase of only 0.6 per cent. On average, there were 2,350 more people employed in June 2013 than in the same month last year. Gains were concentrated in full-time jobs, where there was a one per cent increase in the number of people employed. This increase was countered by a 1.2 per cent loss in part-time jobs. Most of the jobs gained in the first half of this year came in the construction and service sectors where there were 1,900 and 2,000 more people employed than in the second quarter of 2012, respectively. Winnipeg's labour force saw an increase of just below one per cent in the first half of 2013 compared to 2012. This contributed to an increase in the year-to-date average unemployment rate from 5.5

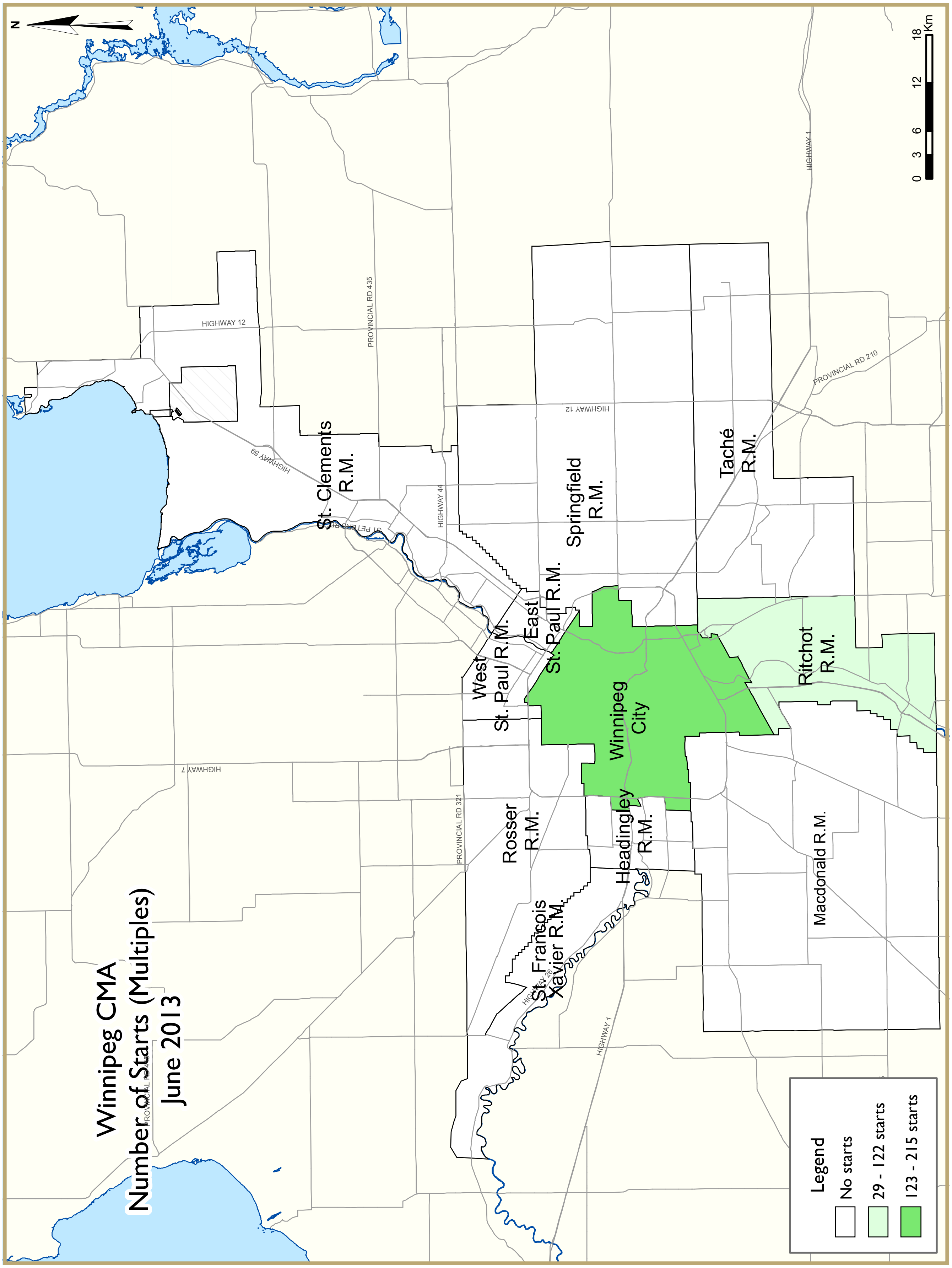
per cent in June 2012 to 5.8 per cent in June 2013. Average weekly earnings continued to post only modest increases, rising only 1.1 per cent under the same comparison.

Net migration to the Winnipeg CMA generally trends with the province as whole. In the first quarter of 2013, Manitoba posted a net inflow of 1,802 migrants, 14 per cent fewer people than in the first quarter of 2012. Most of the decrease was due to lower levels of international immigration where the number of migrants at 2,229 was 22 per cent less than during the first quarter of 2012. There was also a net outflow of 796 people to other provinces. This was partially offset by an increase in the number of non-permanent residents where the gain of 369 new residents in the first quarter 2013 was substantially more than the 56 that arrived during the same period one year ago.

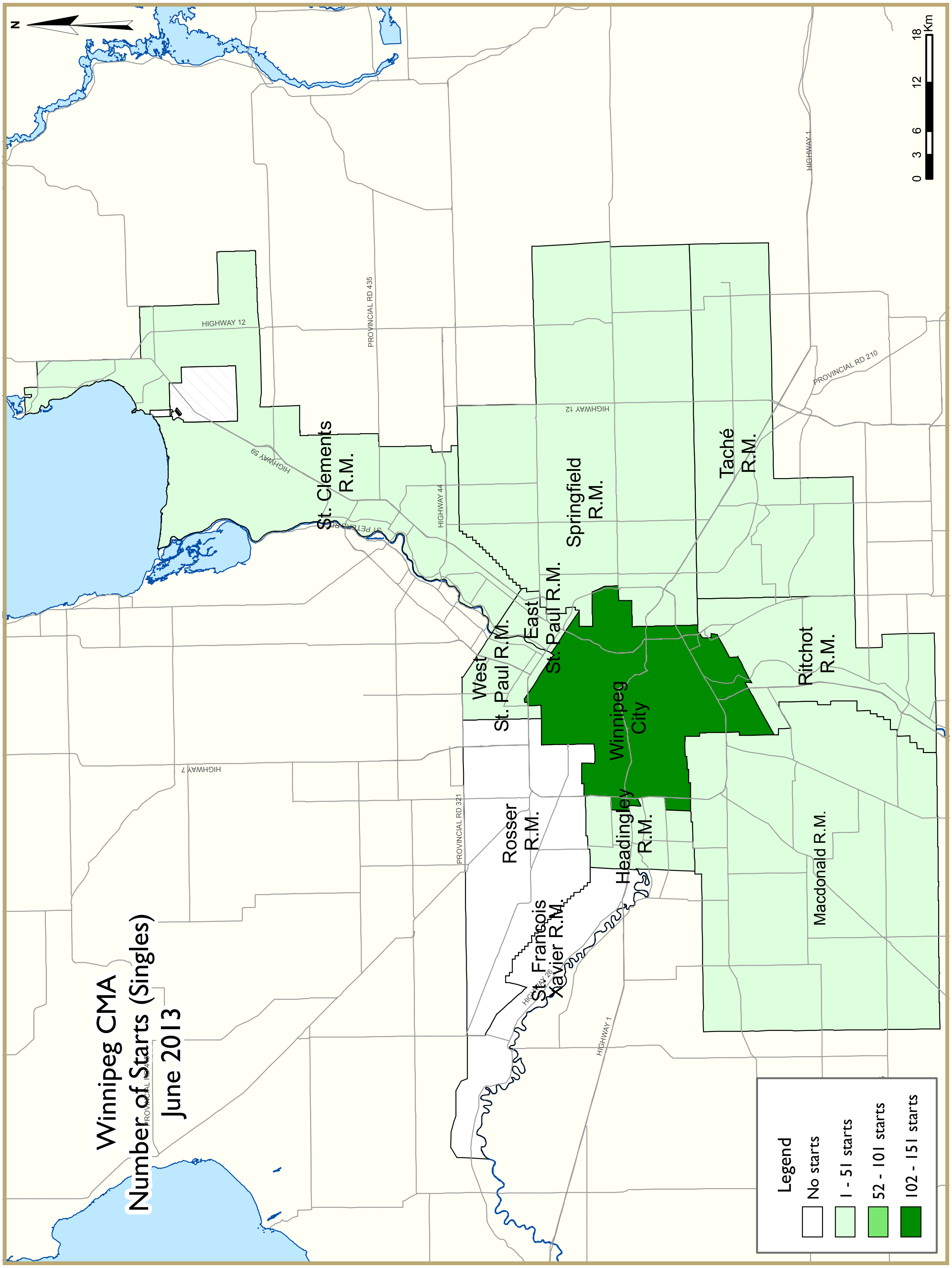
Figure 4

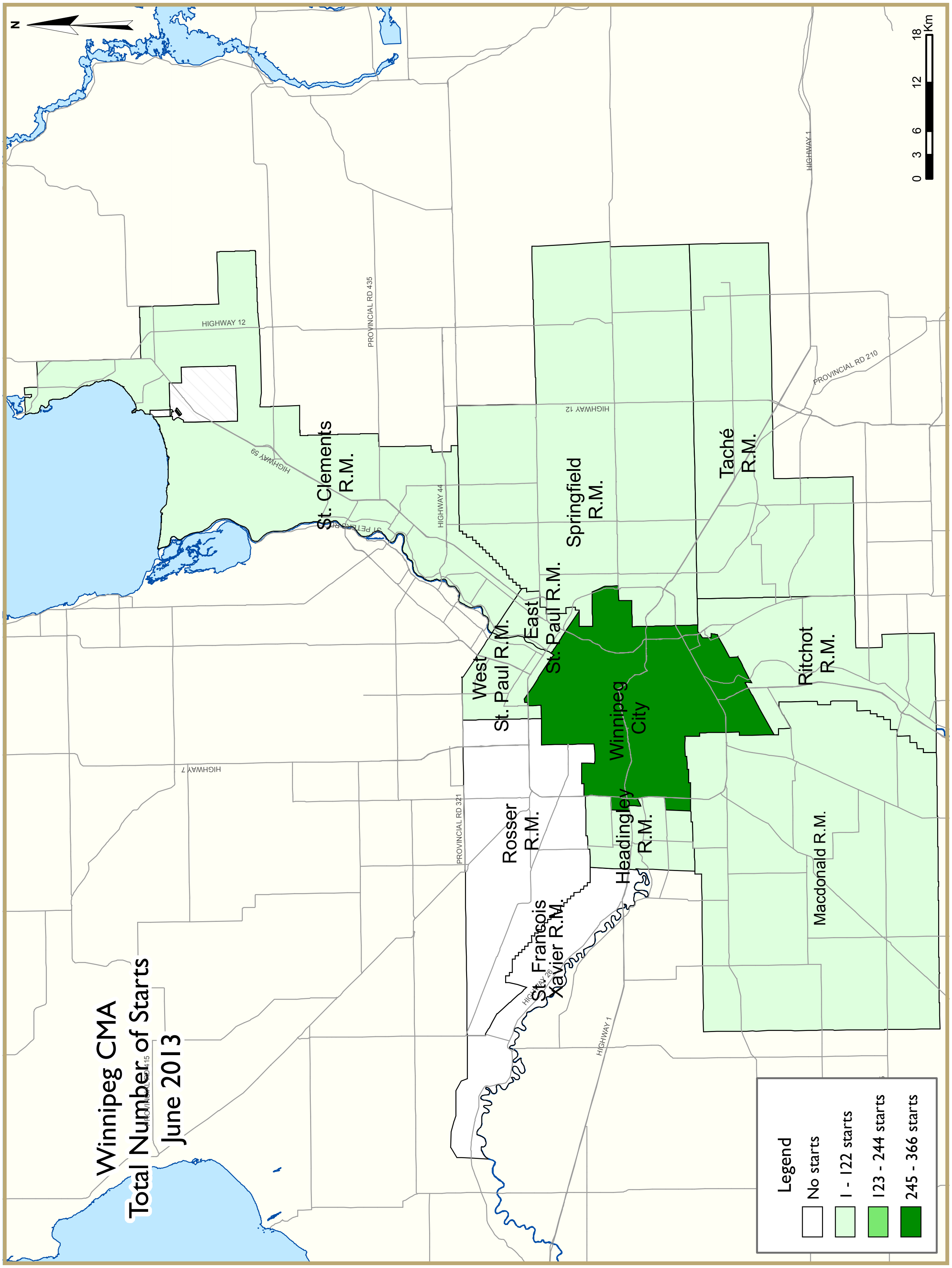


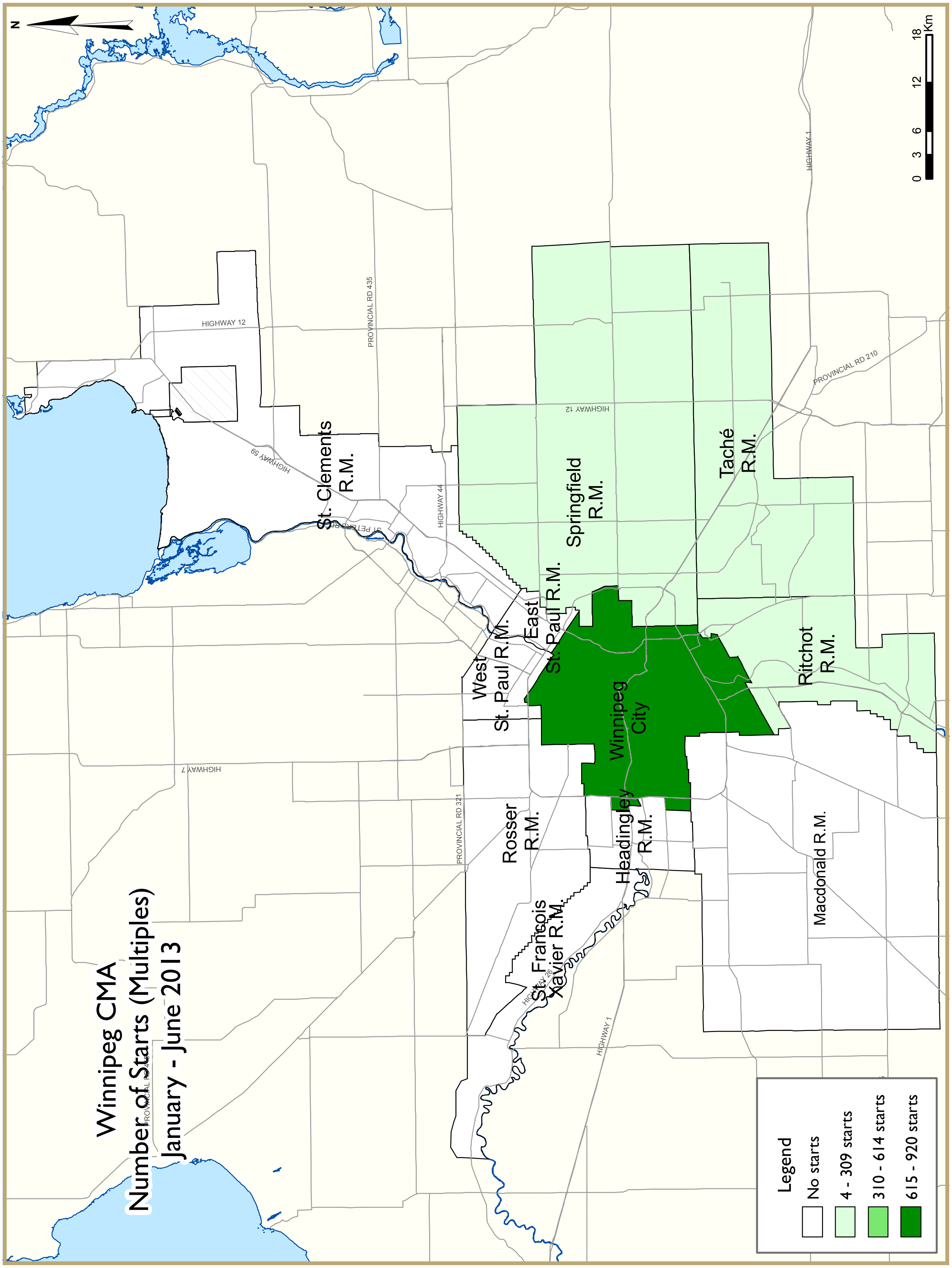
Source: Statistics Canada

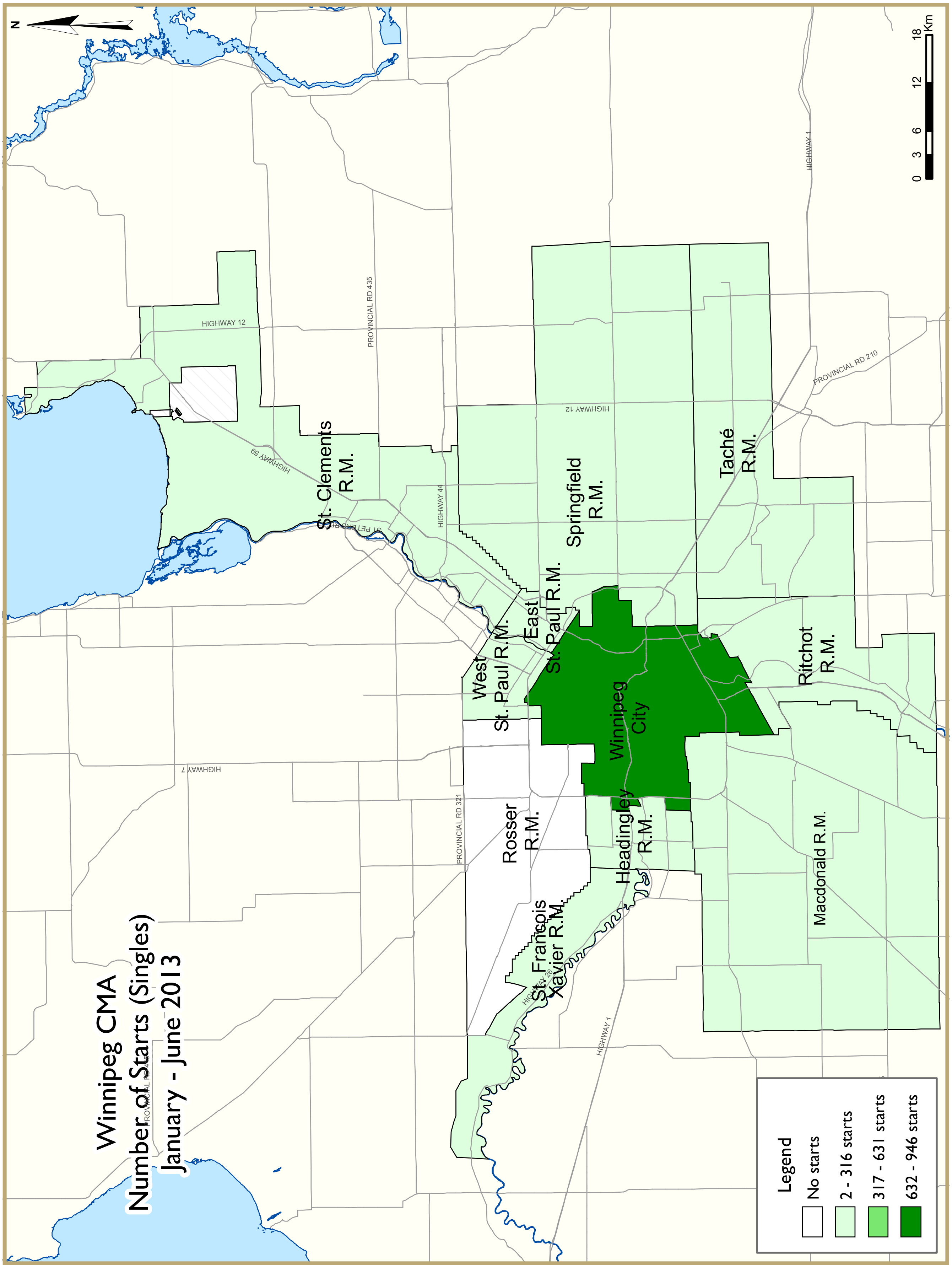


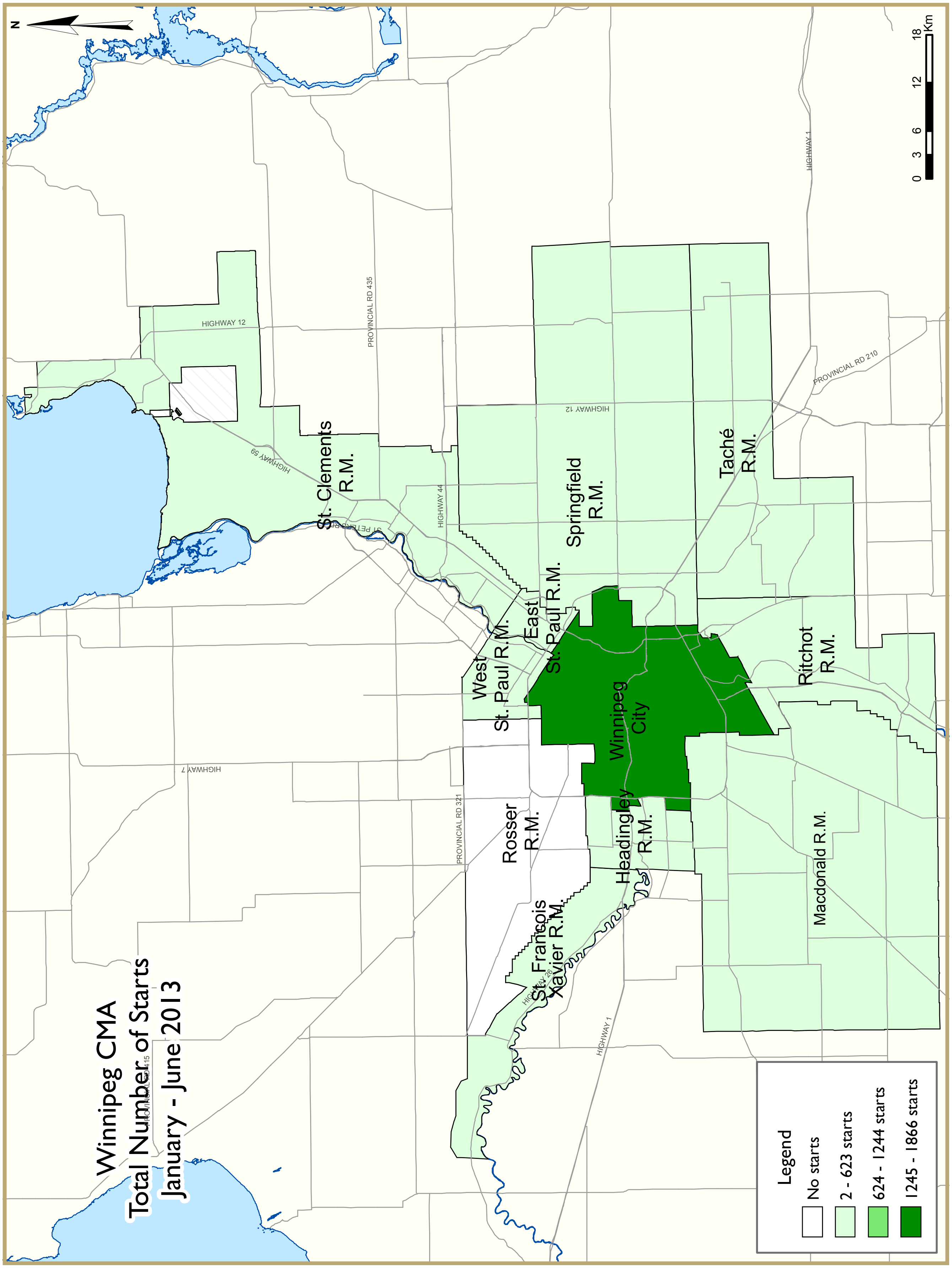
Winnipeg CMA
Number of Starts (Multiples)
June 2013
Legend
No starts
29 - 122 starts
123 - 215 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
0 3 6 12 18 Km
N


Winnipeg CMA
Number of Starts (Singles)
June 2013
Legend
No starts
1 - 51 starts
52 - 101 starts
102 - 151 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 210
0 3 6 12 18 Km
N


Winnipeg CMA
Total Number of Starts
June 2013
Legend
No starts
1 - 122 starts
123 - 244 starts
245 - 366 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 210
0 3 6 12 18 Km
N


Winnipeg CMA
Number of Starts (Multiples)
January - June 2013
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 210
Legend
No starts
4 - 309 starts
310 - 614 starts
615 - 920 starts
0 3 6 12 18 Km
N


Winnipeg CMA
Number of Starts (Singles)
January - June 2013
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
Macdonald R.M.
St. François Xavier R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
Legend
No starts
2 - 316 starts
317 - 631 starts
632 - 946 starts
N
0 3 6 12 18 Km


Winnipeg CMA
Total Number of Starts
January - June 2013
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 210
N
0 3 6 12 18 Km
Legend
No starts
2 - 623 starts
624 - 1244 starts
1245 - 1866 starts

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

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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
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2013	193	28	0	0	55	130	23	8	437
June 2012	129	4	3	0	14	0	0	80	230
% Change	49.6	**	-100.0	n/a	**	n/a	n/a	-90.0	90.0
Year-to-date 2013	1,130	68	0	3	87	225	23	635	2,171
Year-to-date 2012	942	32	3	3	129	352	0	461	1,922
% Change	20.0	112.5	-100.0	0.0	-32.6	-36.1	n/a	37.7	13.0
UNDER CONSTRUCTION									
June 2013	1,342	68	9	4	173	846	23	1,400	3,865
June 2012	1,185	36	3	6	163	571	6	991	2,961
% Change	13.2	88.9	200.0	-33.3	6.1	48.2	**	41.3	30.5
COMPLETIONS									
June 2013	105	2	0	0	24	23	0	112	266
June 2012	142	0	0	0	52	72	8	70	344
% Change	-26.1	n/a	n/a	n/a	-53.8	-68.1	-100.0	60.0	-22.7
Year-to-date 2013	1,000	38	0	3	52	133	0	166	1,392
Year-to-date 2012	747	2	0	7	82	196	70	133	1,237
% Change	33.9	**	n/a	-57.1	-36.6	-32.1	-100.0	24.8	12.5
COMPLETED & NOT ABSORBED									
June 2013	239	5	0	1	59	80	n/a	n/a	384
June 2012	167	4	0	5	11	66	n/a	n/a	253
% Change	43.1	25.0	n/a	-80.0	**	21.2	n/a	n/a	51.8
ABSORBED									
June 2013	132	6	0	1	15	32	n/a	n/a	186
June 2012	127	0	0	0	46	63	n/a	n/a	236
% Change	3.9	n/a	n/a	n/a	-67.4	-49.2	n/a	n/a	-21.2
Year-to-date 2013	964	27	0	6	31	154	n/a	n/a	1,182
Year-to-date 2012	748	5	0	14	81	187	n/a	n/a	1,035
% Change	28.9	**	n/a	-57.1	-61.7	-17.6	n/a	n/a	14.2

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

Table 1.1: Housing Activity Summary by Submarket June 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									
June 2013	151	22	0	0	55	130	0	8	366
June 2012	92	4	3	0	14	0	0	80	193
East St. Paul R.M.									
June 2013	7	0	0	0	0	0	0	0	7
June 2012	0	0	0	0	0	0	0	0	0
Headingley R.M.									
June 2013	1	0	0	0	0	0	0	0	1
June 2012	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
June 2013	9	0	0	0	0	0	0	0	9
June 2012	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
June 2013	6	6	0	0	0	0	23	0	35
June 2012	3	0	0	0	0	0	0	0	3
Rosser R.M.									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2013	2	0	0	0	0	0	0	0	2
June 2012	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2013	4	0	0	0	0	0	0	0	4
June 2012	24	0	0	0	0	0	0	0	24
Tache R.M.									
June 2013	9	0	0	0	0	0	0	0	9
June 2012	1	0	0	0	0	0	0	0	1
West St. Paul R.M.									
June 2013	4	0	0	0	0	0	0	0	4
June 2012	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
June 2013	193	28	0	0	55	130	23	8	437
June 2012	129	4	3	0	14	0	0	80	230

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

Table 1.1: Housing Activity Summary by Submarket June 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
June 2013	1,106	58	9	0	165	719	0	1,400	3,457
June 2012	931	36	3	0	157	529	6	919	2,581
East St. Paul R.M.									
June 2013	30	0	0	1	0	0	0	0	31
June 2012	6	0	0	4	0	0	0	0	10
Headingley R.M.									
June 2013	14	0	0	0	0	0	0	0	14
June 2012	16	0	0	0	0	0	0	36	52
MacDonald R.M.									
June 2013	42	0	0	0	0	0	0	0	42
June 2012	41	0	0	0	0	0	0	0	41
Ritchot R.M.									
June 2013	19	6	0	0	8	68	23	0	124
June 2012	25	0	0	0	6	0	0	0	31
Rosser R.M.									
June 2013	2	0	0	0	0	0	0	0	2
June 2012	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2013	26	0	0	0	0	0	0	0	26
June 2012	43	0	0	0	0	30	0	0	73
St. Francois Xavier R.M.									
June 2013	3	0	0	0	0	0	0	0	3
June 2012	5	0	0	0	0	0	0	0	5
Springfield R.M.									
June 2013	57	4	0	3	0	0	0	0	64
June 2012	66	0	0	2	0	0	0	0	68
Tache R.M.									
June 2013	23	0	0	0	0	59	0	0	82
June 2012	30	0	0	0	0	12	0	36	78
West St. Paul R.M.									
June 2013	20	0	0	0	0	0	0	0	20
June 2012	22	0	0	0	0	0	0	0	22
Winnipeg CMA									
June 2013	1,342	68	9	4	173	846	23	1,400	3,865
June 2012	1,185	36	3	6	163	571	6	991	2,961

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

Table 1.1: Housing Activity Summary by Submarket June 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									
June 2013	77	0	0	0	24	23	0	112	236
June 2012	111	0	0	0	52	72	1	70	306
East St. Paul R.M.									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	1	0	0	0	0	0	0	0	1
Headingley R.M.									
June 2013	7	0	0	0	0	0	0	0	7
June 2012	0	0	0	0	0	0	0	0	0
Macdonald R.M.									
June 2013	4	0	0	0	0	0	0	0	4
June 2012	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
June 2013	13	2	0	0	0	0	0	0	15
June 2012	2	0	0	0	0	0	0	0	2
Rosser R.M.									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
June 2013	1	0	0	0	0	0	0	0	1
June 2012	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2013	1	0	0	0	0	0	0	0	1
June 2012	21	0	0	0	0	0	0	0	21
Tache R.M.									
June 2013	1	0	0	0	0	0	0	0	1
June 2012	3	0	0	0	0	0	7	0	10
West St. Paul R.M.									
June 2013	1	0	0	0	0	0	0	0	1
June 2012	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
June 2013	105	2	0	0	24	23	0	112	266
June 2012	142	0	0	0	52	72	8	70	344

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

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
June 2013	173	2	0	0	57	70	n/a	n/a	302
June 2012	140	4	0	0	11	65	n/a	n/a	220
East St. Paul R.M.									
June 2013	3	0	0	1	0	0	n/a	n/a	4
June 2012	0	0	0	2	0	0	n/a	n/a	2
Headingley R.M.									
June 2013	4	0	0	0	0	0	n/a	n/a	4
June 2012	3	0	0	0	0	0	n/a	n/a	3
MacDonald R.M.									
June 2013	11	0	0	0	0	0	n/a	n/a	11
June 2012	3	0	0	0	0	0	n/a	n/a	3
Ritchot R.M.									
June 2013	19	1	0	0	1	3	n/a	n/a	24
June 2012	1	0	0	0	0	0	n/a	n/a	1
Rosser R.M.									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
June 2013	1	0	0	0	0	6	n/a	n/a	7
June 2012	1	0	0	0	0	1	n/a	n/a	2
St. Francois Xavier R.M.									
June 2013	3	0	0	0	0	0	n/a	n/a	3
June 2012	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
June 2013	25	2	0	0	1	0	n/a	n/a	28
June 2012	18	0	0	3	0	0	n/a	n/a	21
Tache R.M.									
June 2013	0	0	0	0	0	1	n/a	n/a	1
June 2012	1	0	0	0	0	0	n/a	n/a	1
West St. Paul R.M.									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
June 2013	239	5	0	1	59	80	n/a	n/a	384
June 2012	167	4	0	5	11	66	n/a	n/a	253

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

Table 1.1: Housing Activity Summary by Submarket June 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									
June 2013	100	2	0	0	14	32	n/a	n/a	148
June 2012	103	0	0	0	46	63	n/a	n/a	212
East St. Paul R.M.									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	1	0	0	0	0	0	n/a	n/a	1
Headingley R.M.									
June 2013	13	0	0	0	0	0	n/a	n/a	13
June 2012	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
June 2013	5	0	0	0	0	0	n/a	n/a	5
June 2012	0	0	0	0	0	0	n/a	n/a	0
Ritchot R.M.									
June 2013	4	4	0	0	0	0	n/a	n/a	8
June 2012	1	0	0	0	0	0	n/a	n/a	1
Rosser R.M.									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	1	0	0	0	0	0	n/a	n/a	1
St. Clements R.M.									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	3	0	0	0	0	0	n/a	n/a	3
St. Francois Xavier R.M.									
June 2013	4	0	0	0	0	0	n/a	n/a	4
June 2012	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
June 2013	3	0	0	1	1	0	n/a	n/a	5
June 2012	15	0	0	0	0	0	n/a	n/a	15
Tache R.M.									
June 2013	1	0	0	0	0	0	n/a	n/a	1
June 2012	3	0	0	0	0	0	n/a	n/a	3
West St. Paul R.M.									
June 2013	2	0	0	0	0	0	n/a	n/a	2
June 2012	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
June 2013	132	6	0	1	15	32	n/a	n/a	186
June 2012	127	0	0	0	46	63	n/a	n/a	236

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
June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	% Change
Winnipeg City	151	92	22	18	55	3	138	80	366	193	89.6
East St. Paul R.M.	7	0	0	0	0	0	0	0	7	0	n/a
Headingley R.M.	1	1	0	0	0	0	0	0	1	1	0.0
MacDonald R.M.	9	3	0	0	0	0	0	0	9	3	200.0
Ritchot R.M.	6	3	6	0	23	0	0	0	35	3	**
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	4	24	0	0	0	0	0	0	4	24	-83.3
Tache R.M.	9	1	0	0	0	0	0	0	9	1	**
West St. Paul R.M.	4	3	0	0	0	0	0	0	4	3	33.3
Winnipeg CMA	193	129	28	18	78	3	138	80	437	230	90.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 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	946	770	60	58	75	100	785	765	1,866	1,693	10.2
East St. Paul R.M.	21	8	0	0	0	0	0	0	21	8	162.5
Headingley R.M.	6	14	0	0	0	0	0	0	6	14	-57.1
MacDonald R.M.	44	28	0	0	0	0	0	0	44	28	57.1
Ritchot R.M.	18	14	8	0	31	6	40	0	97	20	**
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	19	18	0	0	0	0	0	0	19	18	5.6
St. Francois Xavier R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
Springfield R.M.	50	69	4	0	0	0	0	0	54	69	-21.7
Tache R.M.	19	11	0	0	0	0	35	48	54	59	-8.5
West St. Paul R.M.	8	7	0	0	0	0	0	0	8	7	14.3
Winnipeg CMA	1,133	945	72	58	106	106	860	813	2,171	1,922	13.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Winnipeg City	55	3	0	0	130	0	8	80
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	23	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	55	3	23	0	130	0	8	80

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 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	75	100	0	0	150	352	635	413
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	8	6	23	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
Winnipeg CMA	83	106	23	0	225	352	635	461

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Winnipeg City	173	99	185	14	8	80	366	193
East St. Paul R.M.	7	0	0	0	0	0	7	0
Headingley R.M.	1	1	0	0	0	0	1	1
MacDonald R.M.	9	3	0	0	0	0	9	3
Ritchot R.M.	12	3	0	0	23	0	35	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	2	0	0	0	0	2	2
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	4	24	0	0	0	0	4	24
Tache R.M.	9	1	0	0	0	0	9	1
West St. Paul R.M.	4	3	0	0	0	0	4	3
Winnipeg CMA	221	136	185	14	31	80	437	230

Table 2.5: Starts by Submarket and by Intended Market January - June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	1,002	805	229	475	635	413	1,866	1,693
East St. Paul R.M.	21	5	0	3	0	0	21	8
Headingley R.M.	6	14	0	0	0	0	6	14
MacDonald R.M.	44	28	0	0	0	0	44	28
Ritchot R.M.	26	14	48	6	23	0	97	20
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	19	18	0	0	0	0	19	18
St. Francois Xavier R.M.	2	5	0	0	0	0	2	5
Springfield R.M.	51	69	3	0	0	0	54	69
Tache R.M.	19	11	35	0	0	48	54	59
West St. Paul R.M.	8	7	0	0	0	0	8	7
Winnipeg CMA	1,198	977	315	484	658	461	2,171	1,922

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type June 2013												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	% Change
Winnipeg City	77	112	8	2	16	50	135	142	236	306	-22.9
East St. Paul R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Headingley R.M.	7	0	0	0	0	0	0	0	7	0	n/a
MacDonald R.M.	4	0	0	0	0	0	0	0	4	0	n/a
Ritchot R.M.	13	2	2	0	0	0	0	0	15	2	**
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	1	21	0	0	0	0	0	0	1	21	-95.2
Tache R.M.	1	3	0	0	0	7	0	0	1	10	-90.0
West St. Paul R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Winnipeg CMA	105	143	10	2	16	57	135	142	266	344	-22.7

Table 3.1: Completions by Submarket and by Dwelling Type January - June 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	766	610	40	8	40	131	299	329	1,145	1,078	6.2
East St. Paul R.M.	6	6	0	0	0	0	0	0	6	6	0.0
Headingley R.M.	30	6	0	0	0	0	0	0	30	6	**
MacDonald R.M.	28	11	0	0	0	0	0	0	28	11	154.5
Ritchot R.M.	34	13	6	0	0	0	0	0	40	13	**
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	32	17	0	0	0	0	0	0	32	17	88.2
St. Francois Xavier R.M.	7	0	0	0	0	0	0	0	7	0	n/a
Springfield R.M.	53	65	4	0	0	0	0	0	57	65	-12.3
Tache R.M.	32	18	0	0	0	14	0	0	32	32	0.0
West St. Paul R.M.	15	7	0	0	0	0	0	0	15	7	114.3
Winnipeg CMA	1,003	755	50	8	40	145	299	329	1,392	1,237	12.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Winnipeg City	16	50	0	0	23	72	112	70
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	7	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	16	50	0	7	23	72	112	70

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 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	40	76	0	55	133	196	166	133
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	14	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	40	76	0	69	133	196	166	133

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Winnipeg City	77	111	47	124	112	71	236	306
East St. Paul R.M.	0	1	0	0	0	0	0	1
Headingley R.M.	7	0	0	0	0	0	7	0
MacDonald R.M.	4	0	0	0	0	0	4	0
Ritchot R.M.	15	2	0	0	0	0	15	2
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	0	3	0	0	0	0	0	3
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	1	21	0	0	0	0	1	21
Tache R.M.	1	3	0	0	0	7	1	10
West St. Paul R.M.	1	0	0	0	0	0	1	0
Winnipeg CMA	107	142	47	124	112	78	266	344

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	796	611	183	278	166	189	1,145	1,078
East St. Paul R.M.	5	5	1	1	0	0	6	6
Headingley R.M.	30	6	0	0	0	0	30	6
MacDonald R.M.	28	11	0	0	0	0	28	11
Ritchot R.M.	40	13	0	0	0	0	40	13
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	32	17	0	0	0	0	32	17
St. Francois Xavier R.M.	7	0	0	0	0	0	7	0
Springfield R.M.	53	59	4	6	0	0	57	65
Tache R.M.	32	18	0	0	0	14	32	32
West St. Paul R.M.	15	7	0	0	0	0	15	7
Winnipeg CMA	1,038	749	188	285	166	203	1,392	1,237

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 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													
June 2013	14	14.0	14	14.0	22	22.0	16	16.0	34	34.0	100	402,485	420,910
June 2012	20	20.4	30	30.6	25	25.5	10	10.2	13	13.3	98	349,195	358,347
Year-to-date 2013	70	9.6	167	23.0	188	25.9	111	15.3	191	26.3	727	379,000	405,686
Year-to-date 2012	107	18.4	154	26.4	130	22.3	87	14.9	105	18.0	583	363,207	383,739
East St. Paul R.M.													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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	2	25.0	1	12.5	5	62.5	8	--	--
Headingley R.M.													
June 2013	0	0.0	2	15.4	0	0.0	4	30.8	7	53.8	13	460,000	472,559
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	4	16.0	2	8.0	5	20.0	14	56.0	25	460,000	478,765
Year-to-date 2012	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	--	--
MacDonald R.M.													
June 2013	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
June 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	4.3	4	17.4	18	78.3	23	467,000	538,445
Year-to-date 2012	0	0.0	2	16.7	2	16.7	0	0.0	8	66.7	12	475,891	441,125
Ritchot R.M.													
June 2013	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	3	15.0	3	15.0	6	30.0	5	25.0	3	15.0	20	367,600	386,320
Year-to-date 2012	3	27.3	3	27.3	2	18.2	1	9.1	2	18.2	11	343,360	373,705
Rosser R.M.													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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.													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	3	60.0	0	0.0	1	20.0	0	0.0	1	20.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
St. Francois Xavier R.M.													
June 2013	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
June 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	25.0	0	0.0	3	75.0	4	--	--
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 June 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.													
June 2013	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	--	--
June 2012	0	0.0	2	16.7	2	16.7	5	41.7	3	25.0	12	412,875	421,654
Year-to-date 2013	9	25.0	6	16.7	6	16.7	6	16.7	9	25.0	36	362,450	366,658
Year-to-date 2012	7	14.9	12	25.5	9	19.1	12	25.5	7	14.9	47	388,973	384,317
Tache R.M.													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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	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.													
June 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 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	6	100.0	6	--	--
Year-to-date 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Winnipeg CMA													
June 2013	15	11.5	17	13.1	26	20.0	22	16.9	50	38.5	130	413,825	429,659
June 2012	20	18.2	32	29.1	27	24.5	15	13.6	16	14.5	110	359,210	365,254
Year-to-date 2013	85	10.0	180	21.2	207	24.4	131	15.4	246	29.0	849	380,000	410,232
Year-to-date 2012	117	17.4	173	25.8	149	22.2	102	15.2	130	19.4	671	366,135	386,263

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2013						
Submarket	June 2013	June 2012	% Change	YTD 2013	YTD 2012	% Change
Winnipeg City	420,910	358,347	17.5	405,686	383,739	5.7
East St. Paul R.M.	--	--	n/a	--	--	n/a
Headingley R.M.	472,559	--	n/a	478,765	--	n/a
MacDonald R.M.	--	--	n/a	538,445	441,125	22.1
Ritchot R.M.	--	--	n/a	386,320	373,705	3.4
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	421,654	n/a	366,658	384,317	-4.6
Tache R.M.	--	--	n/a	--	--	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
Winnipeg CMA	429,659	365,254	17.6	410,232	386,263	6.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg June 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	950	1,845	1,361	69.8	270,218	3.4	255,043
	May	1,462	-2.5	998	2,242	1,485	67.2	274,437	3.0	262,189
	June	1,394	-0.1	1,068	1,929	1,555	68.7	274,121	6.6	266,851
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	4,145	5.8		5,648			261,710	7.0	
	Q2 2013	4,035	-2.7		6,016			273,095	4.4	
	YTD 2012	6,421	2.1		9,222			256,260	6.3	
	YTD 2013	6,014	-6.3		9,426			270,282	5.5	

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

Table 6: Economic Indicators
June 2013

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2012	January	598	3.50	5.29	126.4	118.6	414	5.8	70.0	789
	February	595	3.20	5.24	126.9	118.7	416	5.8	70.2	784
	March	595	3.20	5.24	127.8	119.2	417	5.7	70.3	780
	April	607	3.20	5.44	128.1	120.0	419	5.6	70.4	777
	May	601	3.20	5.34	128.3	120.4	420	5.4	70.3	781
	June	595	3.20	5.24	129.2	120.0	419	5.4	70.0	783
	July	595	3.10	5.24	129.5	119.9	416	5.5	69.6	791
	August	595	3.10	5.24	129.7	120.2	415	5.7	69.5	795
	September	595	3.10	5.24	130.4	120.6	416	5.6	69.5	797
	October	595	3.10	5.24	131.0	120.9	416	5.5	69.4	800
	November	595	3.10	5.24	131.5	120.8	416	5.4	69.3	799
	December	595	3.00	5.24	132.6	119.9	416	5.5	69.3	798
2013	January	595	3.00	5.24	133.8	120.0	419	5.4	69.6	790
	February	595	3.00	5.24	133.9	121.3	420	5.4	69.6	788
	March	590	3.00	5.14	134.3	121.9	420	5.4	69.6	785
	April	590	3.00	5.14	135.1	122.2	419	5.8	69.6	786
	May	590	3.00	5.14	135.8	122.6	418	6.3	69.7	790
	June	590	3.14	5.14		123.1	420	6.3	69.8	795
	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 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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