HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

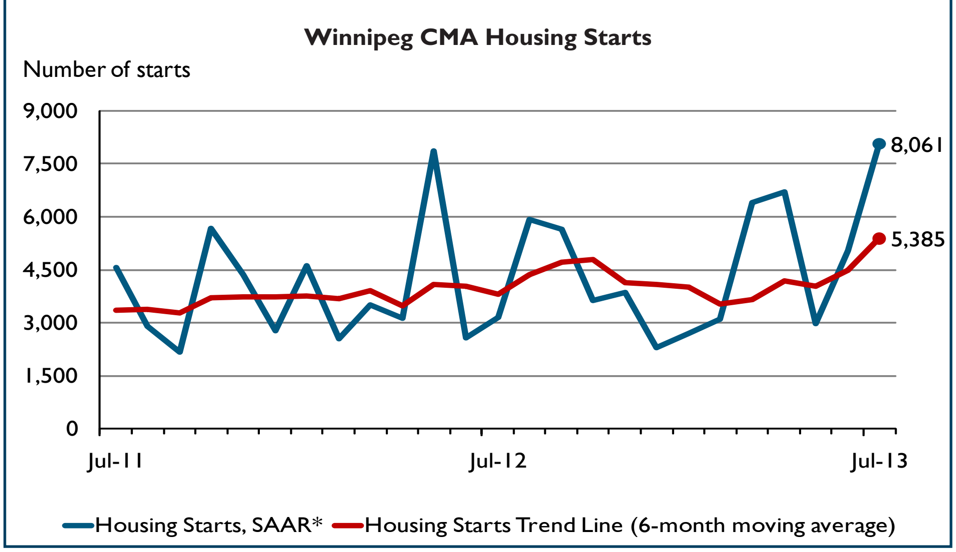
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2013

Highlights

- Multi-family sector pushes up trend in total starts
- Single-detached inventories on the rise
- Majority of starts in July destined for the condominium market

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate

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

Table of Contents

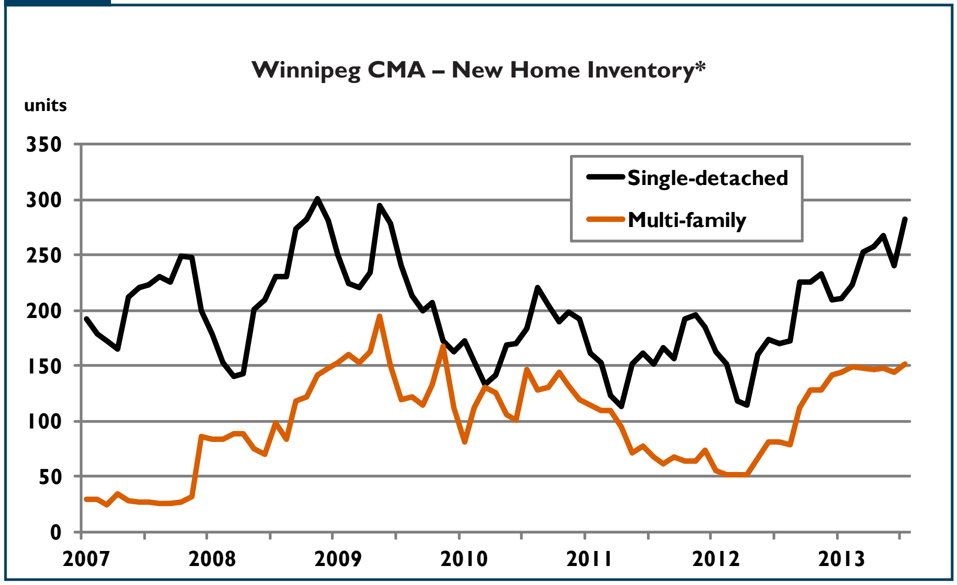
Canada

Housing market intelligence you can count on

CMHC SCHL HOME TO CANADIANS

Housing Market Overview

Figure 2



Source: CMHC (*excludes rental)

Housing starts in the Winnipeg Census Metropolitan Area (CMA) were trending at 5,385 units in July compared to 4,491 in June. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts totalled 707 units in July 2013, more than double the 311 units started in July 2012. An increase in multi-family starts more than offset a decrease in the single-detached sector. This brought the year-to-date total at the end of July to 2,878 housing starts, an increase of 29 per cent over the 2,233 units recorded in the first seven months of 2012.

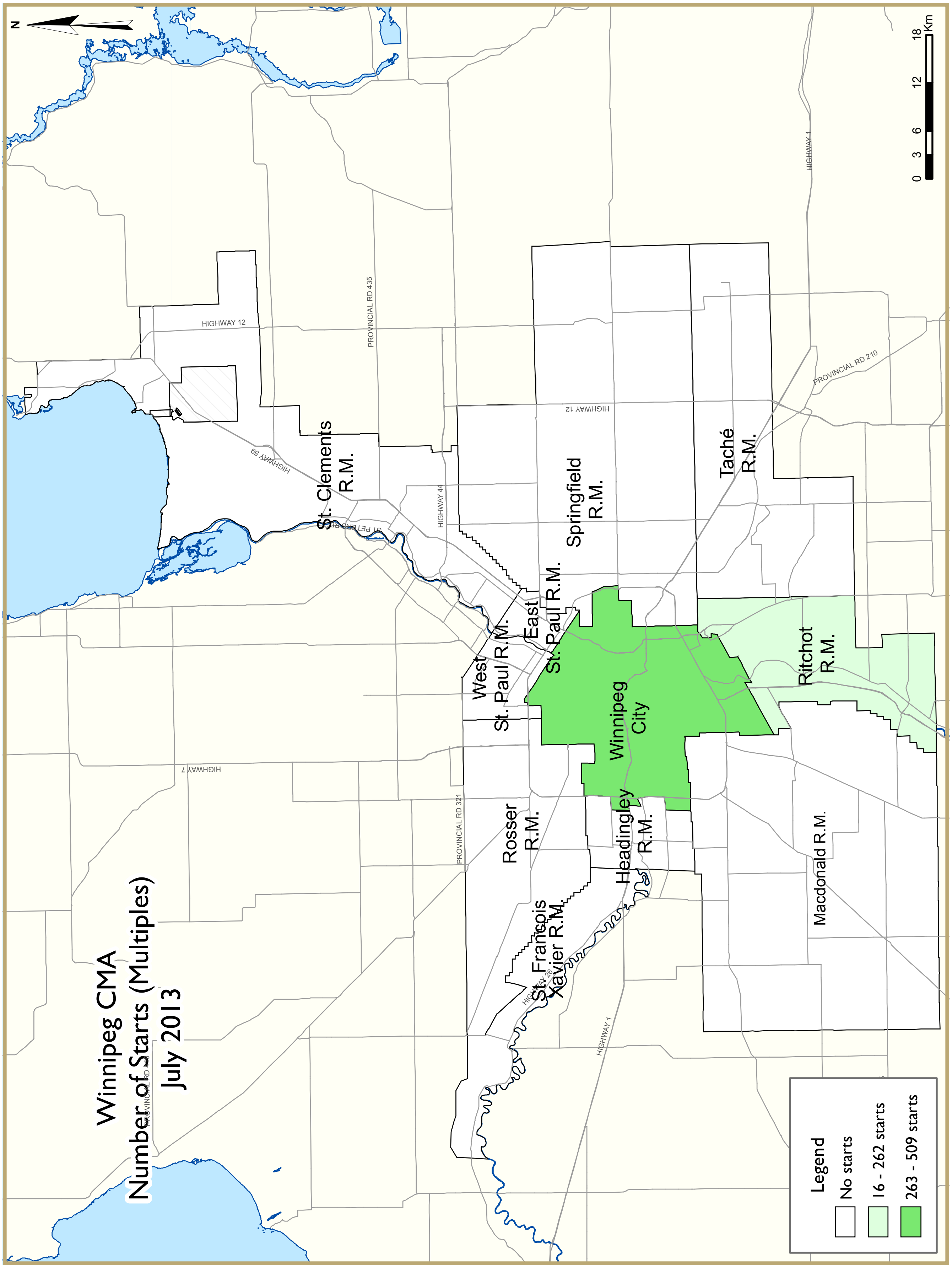
There were 182 single-detached homes started in July, compared to 234 in July 2012, representing a decrease of 22 per cent. Despite this reduction, the number of single-detached homes started in the first seven months of 2013, at 1,315 units, was 12 per cent greater than the same period a year earlier. Demand for new homes has been supported by continued population gains, stable employment, and low mortgage rates.

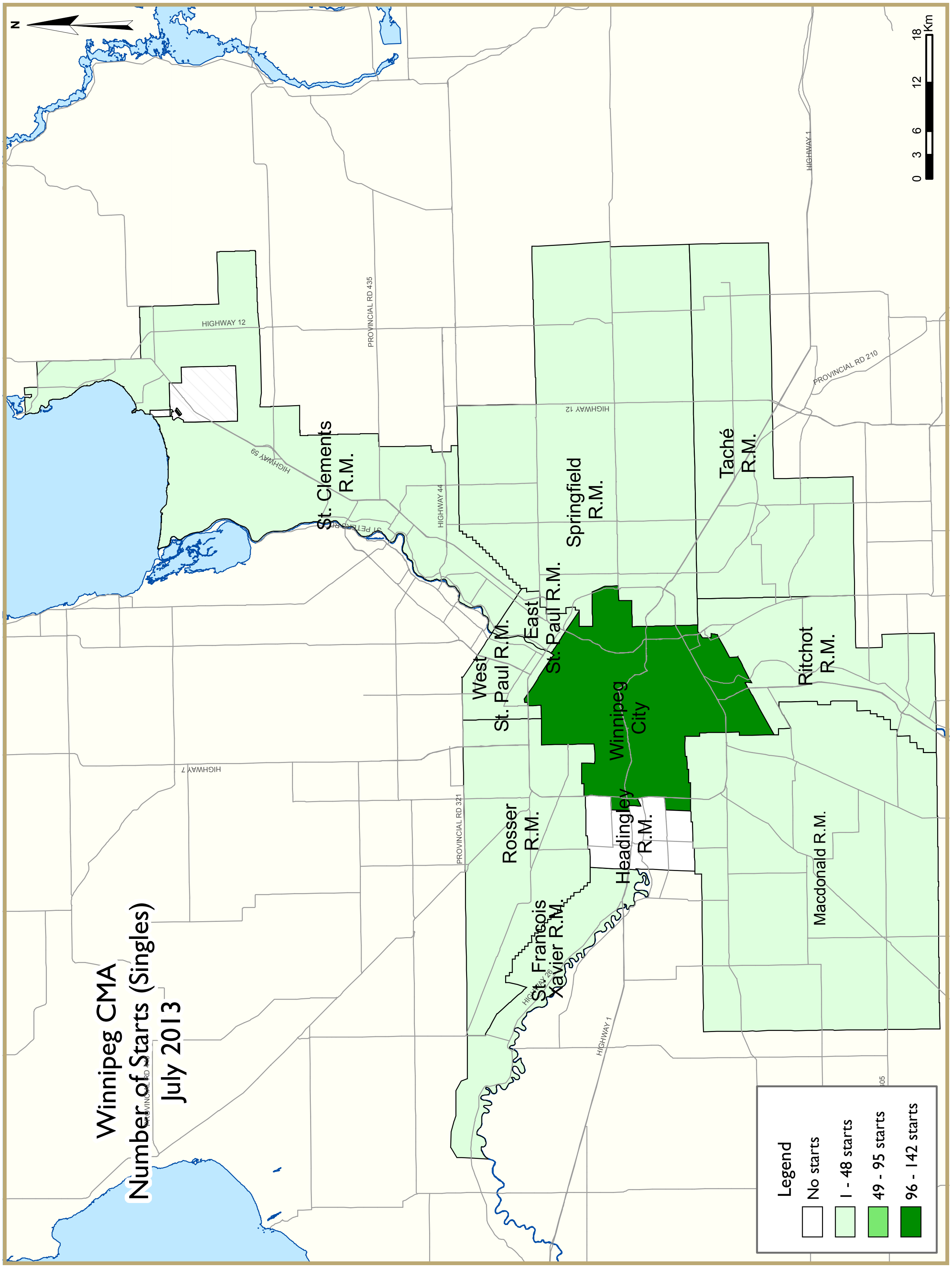
There were 379 homes completed in July, substantially more than the 219 completed in July 2012. This brings the number of units completed year-to-date to 1,382, 42 per cent higher than the same period last year. In parallel with the increase in completions, there were 337 single-detached homes absorbed in the ownership market in July, 53 per cent more than the 220 absorbed in July of 2012. This brought the number of units absorbed in the first seven months of 2013 to 1,307 units, 33 per cent more than during the corresponding period last year. However, with completions slightly outpacing absorptions so far in 2013, the inventory of completed and unoccupied single-detached homes available at the end of July stood at 282 units, up 67 per cent from the prior year and 17 per cent higher than the 240 units in inventory at the end of June 2013.

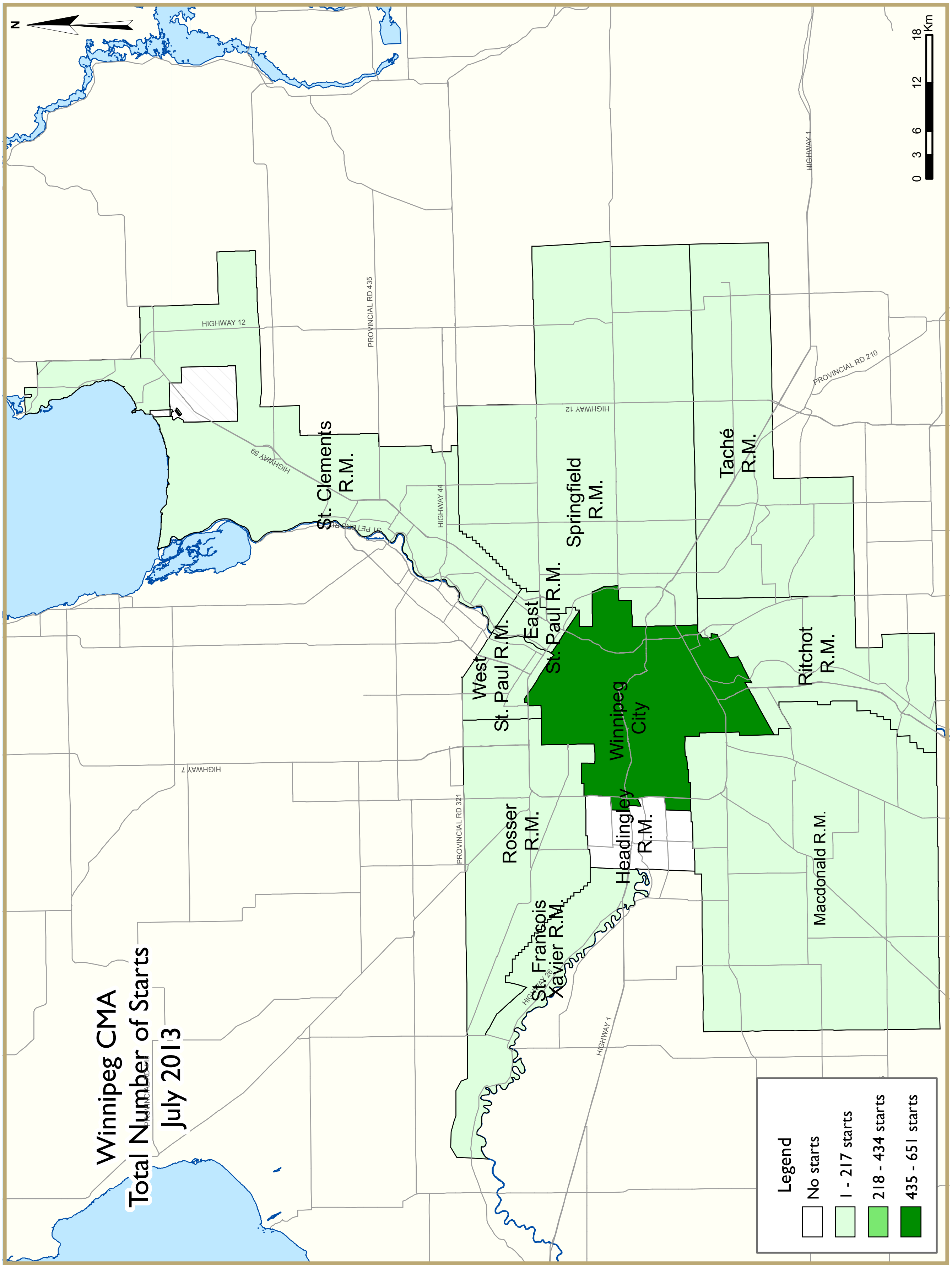
The average absorbed price of a new single-detached home in the Winnipeg CMA in July 2013 was $423,503, six per cent higher than in July of 2012. This was similar to the increase in the year-to-date average price of $413,848, which was up from $388,888 in the first seven months of 2012.

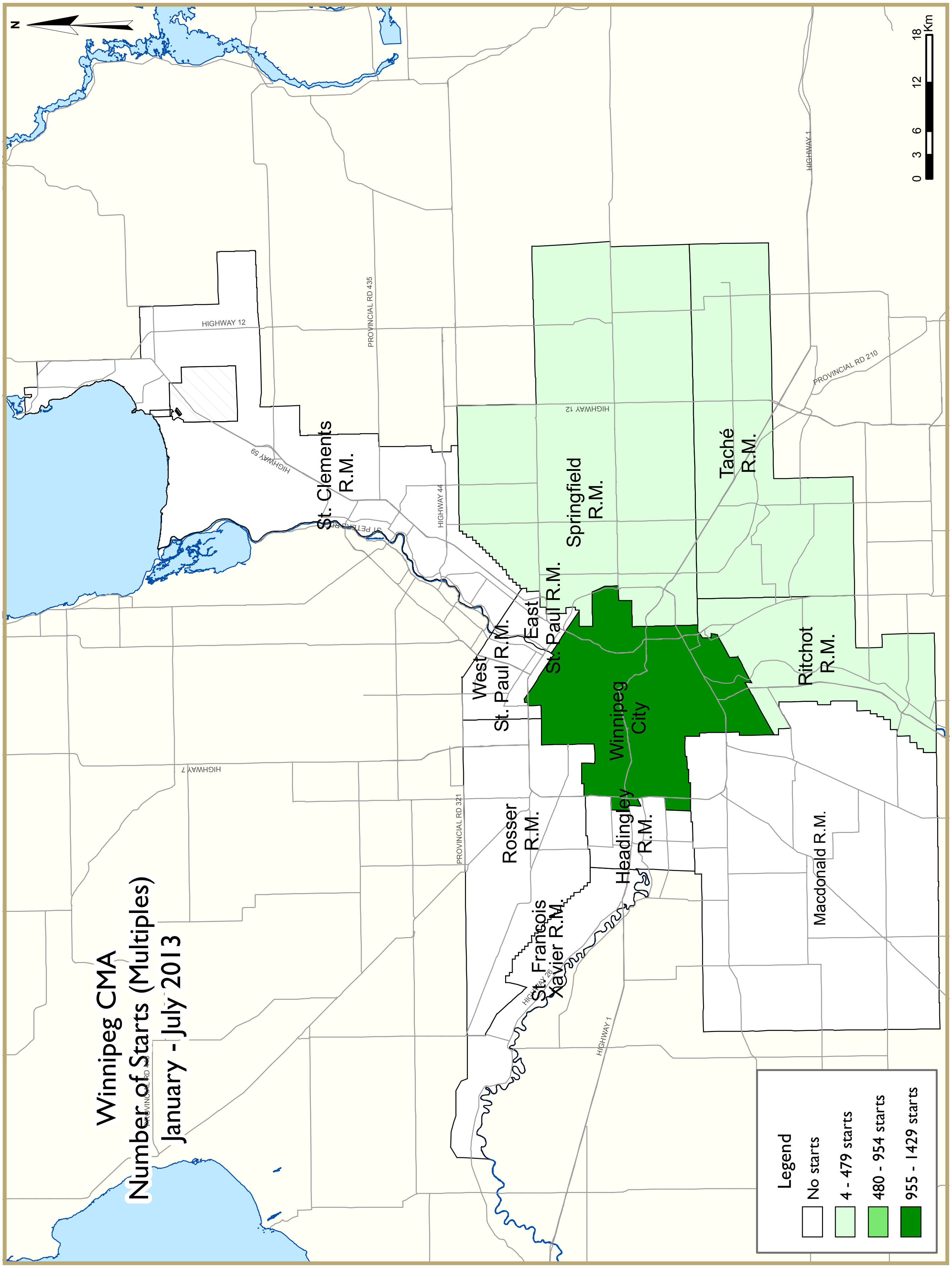
The gain in starts in July was fuelled by the multi-family sector, which includes semi-detached units, rows, and apartments. This sector saw construction begin on 525 units, substantially more than the 77 units started during the same month one year earlier. The majority of these, 505 units, are destined for condominium tenure. There were 1,563 multi-family units started during the first seven months of 2013, 48 per cent more than were started during the corresponding period of 2012. Multi-family construction in Winnipeg has been supported by demand for condominiums among first-time buyers and empty nesters, as well as low vacancy rates in the rental sector.

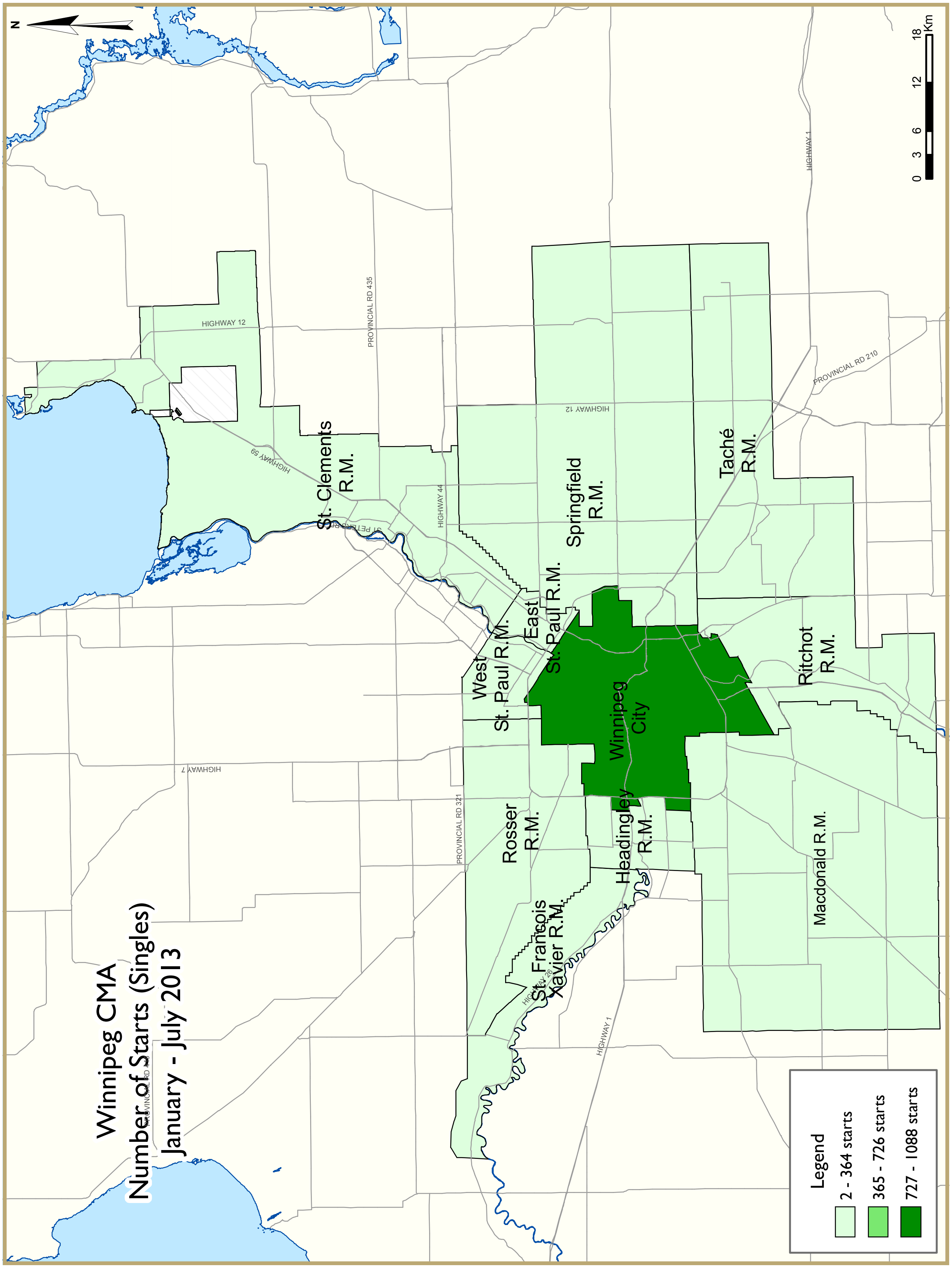
As a result of elevated starts, there were 2,740 multi-family units under construction at the end of July 2013, an increase of 76 per cent compared to July 2012 and the highest number since 1988. The inventory of multi-family units available for ownership at the end of July 2013 climbed to 152 units, compared to 81 units in inventory during the same month one year earlier. Nevertheless, this was only eight units more than were in the ownership market inventory at the end of June 2013.

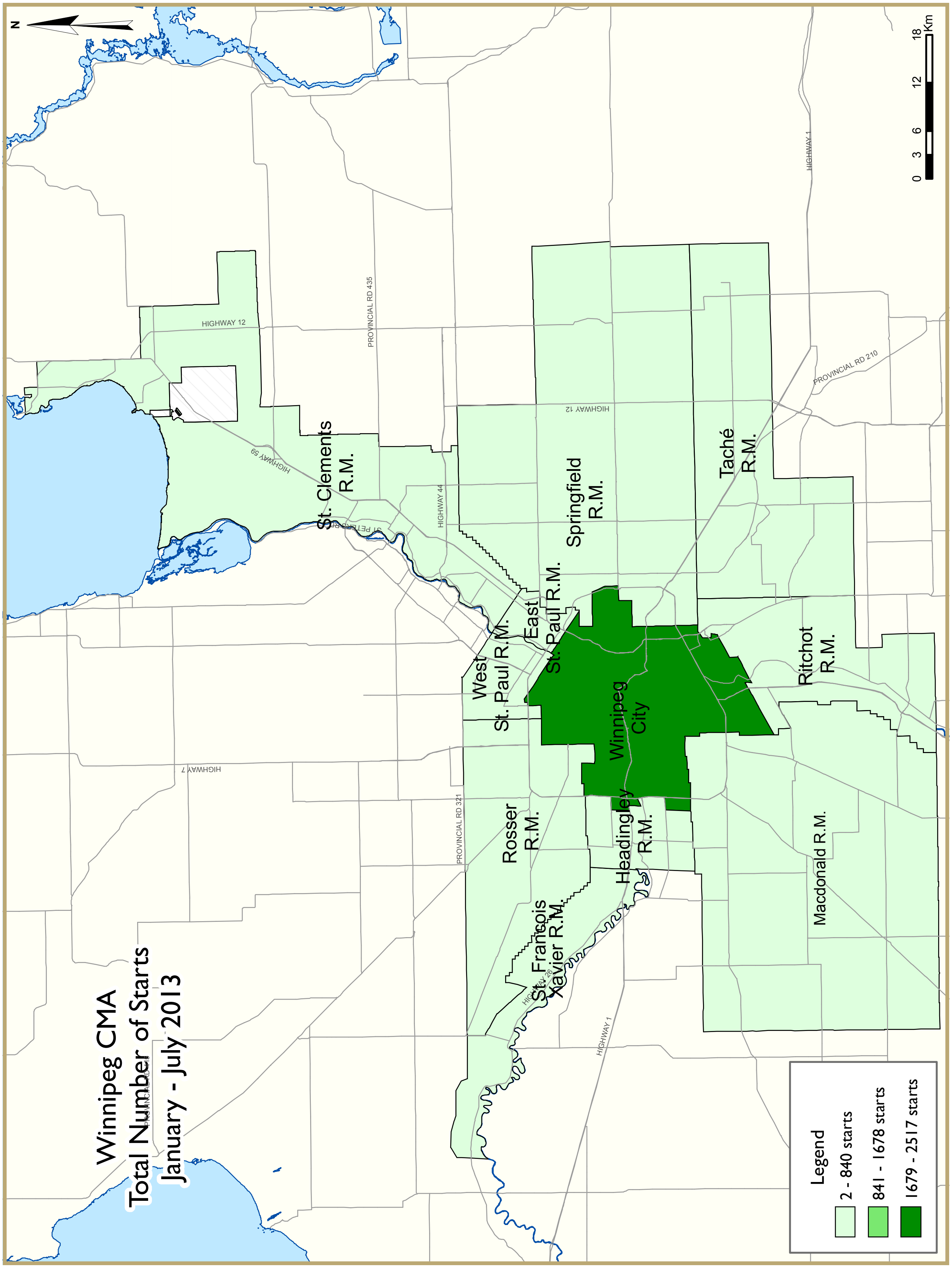

Winnipeg CMA
Number of Starts (Multiples)
July 2013
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 210
0 3 6 12 18 Km
N
Legend
No starts
16 - 262 starts
263 - 509 starts


Winnipeg CMA
Number of Starts (Singles)
July 2013
Legend
No starts
1 - 48 starts
49 - 95 starts
96 - 142 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
N
0 3 6 12 18 Km


Winnipeg CMA
Total Number of Starts
July 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 210
Legend
No starts
1 - 217 starts
218 - 434 starts
435 - 651 starts


Winnipeg CMA
Number of Starts (Multiples)
January - July 2013
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. 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
0 3 6 12 18 Km
Legend
No starts
4 - 479 starts
480 - 954 starts
955 - 1429 starts


Winnipeg CMA
Number of Starts (Singles)
January - July 2013
Legend
2 - 364 starts
365 - 726 starts
727 - 1088 starts
0 3 6 12 18 Km
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 210


Winnipeg CMA
Total Number of Starts
January - July 2013
Legend
2 - 840 starts
841 - 1678 starts
1679 - 2517 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
N
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

Available in SELECTED Reports:

SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend) July 2013		
Winnipeg CMA[1]	June 2013	July 2013
Trend[2]	4,491	5,385
SAAR	5,045	8,061
	July 2012	July 2013
Actual		
July - Single-Detached	234	182
July - Multiples	77	525
July - Total	311	707
January to July - Single-Detached	1,179	1,315
January to July - Multiples	1,054	1,563
January to July - Total	2,233	2,878

Source: CMHC

[1] Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA July 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2013	179	14	0	3	45	460	0	6	707
July 2012	230	16	0	4	2	59	0	0	311
% Change	-22.2	-12.5	n/a	-25.0	**	**	n/a	n/a	127.3
Year-to-date 2013	1,309	82	0	6	132	685	23	641	2,878
Year-to-date 2012	1,172	48	3	7	131	411	0	461	2,233
% Change	11.7	70.8	-100.0	-14.3	0.8	66.7	n/a	39.0	28.9
UNDER CONSTRUCTION									
July 2013	1,143	82	9	6	195	1,227	26	1,201	3,889
July 2012	1,196	50	3	10	127	606	0	775	2,767
% Change	-4.4	64.0	200.0	-40.0	53.5	102.5	n/a	55.0	40.5
COMPLETIONS									
July 2013	376	0	0	3	20	79	0	201	679
July 2012	219	2	0	0	38	24	6	216	505
% Change	71.7	-100.0	n/a	n/a	-47.4	**	-100.0	-6.9	34.5
Year-to-date 2013	1,376	38	0	6	72	212	0	367	2,071
Year-to-date 2012	966	4	0	7	120	220	76	349	1,742
% Change	42.4	**	n/a	-14.3	-40.0	-3.6	-100.0	5.2	18.9
COMPLETED & NOT ABSORBED									
July 2013	280	4	0	2	48	100	n/a	n/a	434
July 2012	164	2	0	5	16	63	n/a	n/a	250
% Change	70.7	100.0	n/a	-60.0	200.0	58.7	n/a	n/a	73.6
ABSORBED									
July 2013	335	1	0	2	31	59	n/a	n/a	428
July 2012	220	4	0	0	33	27	n/a	n/a	284
% Change	52.3	-75.0	n/a	n/a	-6.1	118.5	n/a	n/a	50.7
Year-to-date 2013	1,299	28	0	8	62	213	n/a	n/a	1,610
Year-to-date 2012	968	9	0	14	114	214	n/a	n/a	1,319
% Change	34.2	**	n/a	-42.9	-45.6	-0.5	n/a	n/a	22.1

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

Table 1.2: Housing Activity Summary by Submarket July 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									
July 2013	139	14	0	3	45	444	0	6	651
July 2012	186	12	0	0	2	47	0	0	247
East St. Paul R.M.									
July 2013	14	0	0	0	0	0	0	0	14
July 2012	0	0	0	0	0	0	0	0	0
Headingley R.M.									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
July 2013	2	0	0	0	0	0	0	0	2
July 2012	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
July 2013	3	0	0	0	0	16	0	0	19
July 2012	7	4	0	0	0	12	0	0	23
Rosser R.M.									
July 2013	2	0	0	0	0	0	0	0	2
July 2012	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
July 2013	7	0	0	0	0	0	0	0	7
July 2012	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
July 2013	3	0	0	0	0	0	0	0	3
July 2012	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2013	1	0	0	0	0	0	0	0	1
July 2012	19	0	0	4	0	0	0	0	23
Tache R.M.									
July 2013	7	0	0	0	0	0	0	0	7
July 2012	9	0	0	0	0	0	0	0	9
West St. Paul R.M.									
July 2013	1	0	0	0	0	0	0	0	1
July 2012	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2013	179	14	0	3	45	460	0	6	707
July 2012	230	16	0	4	2	59	0	0	311

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

Table 1.2: Housing Activity Summary by Submarket
July 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									
July 2013	937	72	9	5	187	1,112	3	1,201	3,526
July 2012	934	46	3	0	121	552	0	727	2,383
East St. Paul R.M.									
July 2013	38	0	0	1	0	0	0	0	39
July 2012	6	0	0	4	0	0	0	0	10
Headingley R.M.									
July 2013	11	0	0	0	0	0	0	0	11
July 2012	12	0	0	0	0	0	0	36	48
MacDonald R.M.									
July 2013	33	0	0	0	0	0	0	0	33
July 2012	33	0	0	0	0	0	0	0	33
Ritchot R.M.									
July 2013	15	6	0	0	8	56	23	0	108
July 2012	27	4	0	0	6	12	0	0	49
Rosser R.M.									
July 2013	2	0	0	0	0	0	0	0	2
July 2012	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
July 2013	28	0	0	0	0	0	0	0	28
July 2012	43	0	0	0	0	30	0	0	73
St. Francois Xavier R.M.									
July 2013	5	0	0	0	0	0	0	0	5
July 2012	5	0	0	0	0	0	0	0	5
Springfield R.M.									
July 2013	39	4	0	0	0	0	0	0	43
July 2012	81	0	0	6	0	0	0	0	87
Tache R.M.									
July 2013	21	0	0	0	0	59	0	0	80
July 2012	35	0	0	0	0	12	0	12	59
West St. Paul R.M.									
July 2013	14	0	0	0	0	0	0	0	14
July 2012	19	0	0	0	0	0	0	0	19
Winnipeg CMA									
July 2013	1,143	82	9	6	195	1,227	26	1,201	3,889
July 2012	1,196	50	3	10	127	606	0	775	2,767

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

Table 1.2: Housing Activity Summary by Submarket July 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									
July 2013	306	0	0	0	20	51	0	201	578
July 2012	183	2	0	0	38	24	6	192	445
East St. Paul R.M.									
July 2013	6	0	0	0	0	0	0	0	6
July 2012	0	0	0	0	0	0	0	0	0
Headingley R.M.									
July 2013	3	0	0	0	0	0	0	0	3
July 2012	4	0	0	0	0	0	0	0	4
Macdonald R.M.									
July 2013	11	0	0	0	0	0	0	0	11
July 2012	10	0	0	0	0	0	0	0	10
Ritchot R.M.									
July 2013	7	0	0	0	0	28	0	0	35
July 2012	5	0	0	0	0	0	0	0	5
Rosser R.M.									
July 2013	2	0	0	0	0	0	0	0	2
July 2012	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2013	5	0	0	0	0	0	0	0	5
July 2012	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
July 2013	1	0	0	0	0	0	0	0	1
July 2012	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2013	19	0	0	3	0	0	0	0	22
July 2012	4	0	0	0	0	0	0	0	4
Tache R.M.									
July 2013	9	0	0	0	0	0	0	0	9
July 2012	4	0	0	0	0	0	0	24	28
West St. Paul R.M.									
July 2013	7	0	0	0	0	0	0	0	7
July 2012	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
July 2013	376	0	0	3	20	79	0	201	679
July 2012	219	2	0	0	38	24	6	216	505

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

Table 1.2: Housing Activity Summary by Submarket
July 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									
July 2013	208	1	0	0	47	78	n/a	n/a	334
July 2012	136	2	0	0	16	62	n/a	n/a	216
East St. Paul R.M.									
July 2013	4	0	0	1	0	0	n/a	n/a	5
July 2012	0	0	0	2	0	0	n/a	n/a	2
Headingley R.M.									
July 2013	6	0	0	0	0	0	n/a	n/a	6
July 2012	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
July 2013	13	0	0	0	0	0	n/a	n/a	13
July 2012	5	0	0	0	0	0	n/a	n/a	5
Ritchot R.M.									
July 2013	18	1	0	0	1	15	n/a	n/a	35
July 2012	1	0	0	0	0	0	n/a	n/a	1
Rosser R.M.									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
July 2013	1	0	0	0	0	6	n/a	n/a	7
July 2012	1	0	0	0	0	1	n/a	n/a	2
St. Francois Xavier R.M.									
July 2013	2	0	0	0	0	0	n/a	n/a	2
July 2012	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
July 2013	24	2	0	1	0	0	n/a	n/a	27
July 2012	18	0	0	3	0	0	n/a	n/a	21
Tache R.M.									
July 2013	2	0	0	0	0	1	n/a	n/a	3
July 2012	1	0	0	0	0	0	n/a	n/a	1
West St. Paul R.M.									
July 2013	2	0	0	0	0	0	n/a	n/a	2
July 2012	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
July 2013	280	4	0	2	48	100	n/a	n/a	434
July 2012	164	2	0	5	16	63	n/a	n/a	250

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

Table 1.2: Housing Activity Summary by Submarket July 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									
July 2013	271	1	0	0	30	43	n/a	n/a	345
July 2012	185	4	0	0	33	27	n/a	n/a	249
East St. Paul R.M.									
July 2013	5	0	0	0	0	0	n/a	n/a	5
July 2012	0	0	0	0	0	0	n/a	n/a	0
Headingley R.M.									
July 2013	1	0	0	0	0	0	n/a	n/a	1
July 2012	5	0	0	0	0	0	n/a	n/a	5
MacDonald R.M.									
July 2013	9	0	0	0	0	0	n/a	n/a	9
July 2012	8	0	0	0	0	0	n/a	n/a	8
Ritchot R.M.									
July 2013	8	0	0	0	0	16	n/a	n/a	24
July 2012	5	0	0	0	0	0	n/a	n/a	5
Rosser R.M.									
July 2013	2	0	0	0	0	0	n/a	n/a	2
July 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
July 2013	5	0	0	0	0	0	n/a	n/a	5
July 2012	6	0	0	0	0	0	n/a	n/a	6
St. Francois Xavier R.M.									
July 2013	2	0	0	0	0	0	n/a	n/a	2
July 2012	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
July 2013	20	0	0	2	1	0	n/a	n/a	23
July 2012	4	0	0	0	0	0	n/a	n/a	4
Tache R.M.									
July 2013	7	0	0	0	0	0	n/a	n/a	7
July 2012	4	0	0	0	0	0	n/a	n/a	4
West St. Paul R.M.									
July 2013	5	0	0	0	0	0	n/a	n/a	5
July 2012	3	0	0	0	0	0	n/a	n/a	3
Winnipeg CMA									
July 2013	335	1	0	2	31	59	n/a	n/a	428
July 2012	220	4	0	0	33	27	n/a	n/a	284

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

Table 1.3: History of Housing Starts of Winnipeg CMA 2003 - 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type July 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	% Change
Winnipeg City	142	186	14	14	45	0	450	47	651	247	163.6
East St. Paul R.M.	14	0	0	0	0	0	0	0	14	0	n/a
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Ritchot R.M.	3	7	0	4	0	0	16	12	19	23	-17.4
Rosser R.M.	2	1	0	0	0	0	0	0	2	1	100.0
St. Clements R.M.	7	6	0	0	0	0	0	0	7	6	16.7
St. Francois Xavier R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Springfield R.M.	1	23	0	0	0	0	0	0	1	23	-95.7
Tache R.M.	7	9	0	0	0	0	0	0	7	9	-22.2
West St. Paul R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Winnipeg CMA	182	234	14	18	45	0	466	59	707	311	127.3

Table 2.1: Starts by Submarket and by Dwelling Type January - July 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Winnipeg City	1,088	956	74	72	120	100	1,235	812	2,517	1,940	29.7
East St. Paul R.M.	35	8	0	0	0	0	0	0	35	8	**
Headingley R.M.	6	14	0	0	0	0	0	0	6	14	-57.1
MacDonald R.M.	46	30	0	0	0	0	0	0	46	30	53.3
Ritchot R.M.	21	21	8	4	31	6	56	12	116	43	169.8
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	26	24	0	0	0	0	0	0	26	24	8.3
St. Francois Xavier R.M.	5	5	0	0	0	0	0	0	5	5	0.0
Springfield R.M.	51	92	4	0	0	0	0	0	55	92	-40.2
Tache R.M.	26	20	0	0	0	0	35	48	61	68	-10.3
West St. Paul R.M.	9	7	0	0	0	0	0	0	9	7	28.6
Winnipeg CMA	1,315	1,179	86	76	151	106	1,326	872	2,878	2,233	28.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market July 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Winnipeg City	45	0	0	0	444	47	6	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	16	12	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	45	0	0	0	460	59	6	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - July 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	120	100	0	0	594	399	641	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	56	12	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	35	0	0	48
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	128	106	23	0	685	411	641	461

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Winnipeg City	153	198	492	49	6	0	651	247
East St. Paul R.M.	14	0	0	0	0	0	14	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	2	2	0	0	0	0	2	2
Ritchot R.M.	3	11	16	12	0	0	19	23
Rosser R.M.	2	1	0	0	0	0	2	1
St. Clements R.M.	7	6	0	0	0	0	7	6
St. Francois Xavier R.M.	3	0	0	0	0	0	3	0
Springfield R.M.	1	19	0	4	0	0	1	23
Tache R.M.	7	9	0	0	0	0	7	9
West St. Paul R.M.	1	0	0	0	0	0	1	0
Winnipeg CMA	193	246	508	65	6	0	707	311

Table 2.5: Starts by Submarket and by Intended Market January - July 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	1,155	1,003	721	524	641	413	2,517	1,940
East St. Paul R.M.	35	5	0	3	0	0	35	8
Headingley R.M.	6	14	0	0	0	0	6	14
MacDonald R.M.	46	30	0	0	0	0	46	30
Ritchot R.M.	29	25	64	18	23	0	116	43
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	26	24	0	0	0	0	26	24
St. Francois Xavier R.M.	5	5	0	0	0	0	5	5
Springfield R.M.	52	88	3	4	0	0	55	92
Tache R.M.	26	20	35	0	0	48	61	68
West St. Paul R.M.	9	7	0	0	0	0	9	7
Winnipeg CMA	1,391	1,223	823	549	664	461	2,878	2,233

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type July 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	% Change
Winnipeg City	306	183	8	12	12	34	252	216	578	445	29.9
East St. Paul R.M.	6	0	0	0	0	0	0	0	6	0	n/a
Headingley R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
MacDonald R.M.	11	10	0	0	0	0	0	0	11	10	10.0
Ritchot R.M.	7	5	0	0	0	0	28	0	35	5	**
Rosser R.M.	2	0	0	0	0	0	0	0	2	0	n/a
St. Clements R.M.	5	6	0	0	0	0	0	0	5	6	-16.7
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	22	4	0	0	0	0	0	0	22	4	**
Tache R.M.	9	4	0	0	0	0	0	24	9	28	-67.9
West St. Paul R.M.	7	3	0	0	0	0	0	0	7	3	133.3
Winnipeg CMA	379	219	8	12	12	34	280	240	679	505	34.5

Table 3.1: Completions by Submarket and by Dwelling Type January - July 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Winnipeg City	1,072	793	48	20	52	165	551	545	1,723	1,523	13.1
East St. Paul R.M.	12	6	0	0	0	0	0	0	12	6	100.0
Headingley R.M.	33	10	0	0	0	0	0	0	33	10	**
MacDonald R.M.	39	21	0	0	0	0	0	0	39	21	85.7
Ritchot R.M.	41	18	6	0	0	0	28	0	75	18	**
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	37	23	0	0	0	0	0	0	37	23	60.9
St. Francois Xavier R.M.	8	0	0	0	0	0	0	0	8	0	n/a
Springfield R.M.	75	69	4	0	0	0	0	0	79	69	14.5
Tache R.M.	41	22	0	0	0	14	0	24	41	60	-31.7
West St. Paul R.M.	22	10	0	0	0	0	0	0	22	10	120.0
Winnipeg CMA	1,382	974	58	20	52	179	579	569	2,071	1,742	18.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market July 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Winnipeg City	12	28	0	6	51	24	201	192
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	28	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	24
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	12	28	0	6	79	24	201	216

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - July 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	52	104	0	61	184	220	367	325
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	28	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	24
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	52	104	0	75	212	220	367	349

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market July 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Winnipeg City	306	185	71	62	201	198	578	445
East St. Paul R.M.	6	0	0	0	0	0	6	0
Headingley R.M.	3	4	0	0	0	0	3	4
MacDonald R.M.	11	10	0	0	0	0	11	10
Ritchot R.M.	7	5	28	0	0	0	35	5
Rosser R.M.	2	0	0	0	0	0	2	0
St. Clements R.M.	5	6	0	0	0	0	5	6
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	19	4	3	0	0	0	22	4
Tache R.M.	9	4	0	0	0	24	9	28
West St. Paul R.M.	7	3	0	0	0	0	7	3
Winnipeg CMA	376	221	102	62	201	222	679	505

Table 3.5: Completions by Submarket and by Intended Market January - July 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	1,102	796	254	340	367	387	1,723	1,523
East St. Paul R.M.	11	5	1	1	0	0	12	6
Headingley R.M.	33	10	0	0	0	0	33	10
MacDonald R.M.	39	21	0	0	0	0	39	21
Ritchot R.M.	47	18	28	0	0	0	75	18
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	37	23	0	0	0	0	37	23
St. Francois Xavier R.M.	8	0	0	0	0	0	8	0
Springfield R.M.	72	63	7	6	0	0	79	69
Tache R.M.	41	22	0	0	0	38	41	60
West St. Paul R.M.	22	10	0	0	0	0	22	10
Winnipeg CMA	1,414	970	290	347	367	425	2,071	1,742

Source: CMHC (Starts and Completions Survey)

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

Submarket	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
July 2013	17	6.3	60	22.2	87	32.2	35	13.0	71	26.3	270	380,000	420,196
July 2012	25	14.5	51	29.7	33	19.2	36	20.9	27	15.7	172	361,810	385,498
Year-to-date 2013	87	8.7	227	22.8	275	27.6	146	14.6	262	26.3	997	379,389	409,616
Year-to-date 2012	132	17.5	205	27.2	163	21.6	123	16.3	132	17.5	755	362,900	384,139
East St. Paul R.M.													
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
July 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	2	25.0	1	12.5	5	62.5	8	--	--
Headingley R.M.													
July 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
July 2012	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2013	0	0.0	5	19.2	2	7.7	5	19.2	14	53.8	26	460,000	472,274
Year-to-date 2012	0	0.0	1	14.3	1	14.3	0	0.0	5	71.4	7	--	--
MacDonald R.M.													
July 2013	1	11.1	1	11.1	0	0.0	3	33.3	4	44.4	9	--	--
July 2012	1	14.3	0	0.0	0	0.0	0	0.0	6	85.7	7	--	--
Year-to-date 2013	1	3.1	1	3.1	1	3.1	7	21.9	22	68.8	32	467,000	503,324
Year-to-date 2012	1	5.3	2	10.5	2	10.5	0	0.0	14	73.7	19	478,191	456,779
Ritchot R.M.													
July 2013	0	0.0	0	0.0	2	28.6	5	71.4	0	0.0	7	--	--
July 2012	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
Year-to-date 2013	3	11.1	3	11.1	8	29.6	10	37.0	3	11.1	27	367,600	389,726
Year-to-date 2012	3	20.0	4	26.7	2	13.3	2	13.3	4	26.7	15	373,999	394,684
Rosser R.M.													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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.													
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	3	50.0	0	0.0	1	16.7	0	0.0	2	33.3	6	--	--
Year-to-date 2012	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	--	--
St. Francois Xavier R.M.													
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 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	20.0	0	0.0	4	80.0	5	--	--
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
July 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.													
July 2013	1	5.6	4	22.2	5	27.8	3	16.7	5	27.8	18	391,825	419,816
July 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2013	10	18.5	10	18.5	11	20.4	9	16.7	14	25.9	54	381,057	384,377
Year-to-date 2012	7	14.0	12	24.0	9	18.0	13	26.0	9	18.0	50	389,900	389,005
Tache R.M.													
July 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
July 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
West St. Paul R.M.													
July 2013	1	20.0	0	0.0	0	0.0	2	40.0	2	40.0	5	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	9.1	0	0.0	0	0.0	2	18.2	8	72.7	11	549,900	497,826
Year-to-date 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Winnipeg CMA													
July 2013	20	6.3	66	20.8	95	29.9	48	15.1	89	28.0	318	389,189	423,503
July 2012	26	13.5	52	27.1	33	17.2	40	20.8	41	21.4	192	375,500	398,060
Year-to-date 2013	105	9.0	246	21.1	302	25.9	179	15.3	335	28.7	1,167	383,841	413,848
Year-to-date 2012	143	16.6	225	26.1	182	21.1	142	16.5	171	19.8	863	367,000	388,888

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2013						
Submarket	July 2013	July 2012	% Change	YTD 2013	YTD 2012	% Change
Winnipeg City	420,196	385,498	9.0	409,616	384,139	6.6
East St. Paul R.M.	--	--	n/a	--	--	n/a
Headingley R.M.	--	--	n/a	472,274	--	n/a
MacDonald R.M.	--	--	n/a	503,324	456,779	10.2
Ritchot R.M.	--	--	n/a	389,726	394,684	-1.3
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.	419,816	--	n/a	384,377	389,005	-1.2
Tache R.M.	--	--	n/a	--	--	n/a
West St. Paul R.M.	--	--	n/a	497,826	--	n/a
Winnipeg CMA	423,503	398,060	6.4	413,848	388,888	6.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
July 2013

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2012	January	516	-1.7	1,003	942	1,286	78.0	237,832	3.5	246,368
	February	731	0.1	1,010	1,150	1,394	72.5	250,754	9.9	254,391
	March	1,029	-7.5	997	1,482	1,410	70.7	247,459	2.3	240,431
	April	1,250	14.6	1,067	1,885	1,401	76.2	261,263	8.6	251,286
	May	1,499	9.7	1,011	1,977	1,338	75.6	266,379	7.2	253,145
	June	1,396	-4.5	1,014	1,786	1,415	71.7	257,095	5.4	249,114
	July	1,150	-2.5	969	1,493	1,299	74.6	249,175	4.6	250,663
	August	1,152	-4.4	1,000	1,590	1,420	70.4	248,301	5.1	253,822
	September	973	-14.4	1,001	1,506	1,446	69.2	248,750	4.8	255,209
	October	1,042	3.1	996	1,367	1,402	71.0	259,434	6.1	260,053
	November	793	-3.5	998	945	1,406	71.0	263,786	11.7	272,191
	December	563	-14.3	1,027	549	1,458	70.4	257,719	-4.2	263,024
2013	January	565	9.5	1,043	998	1,360	76.7	248,720	4.6	257,555
	February	631	-13.7	941	1,015	1,323	71.1	270,463	7.9	274,319
	March	783	-23.9	853	1,397	1,388	61.5	271,198	9.6	264,309
	April	1,179	-5.7	950	1,845	1,361	69.8	270,218	3.4	259,980
	May	1,462	-2.5	998	2,242	1,485	67.2	274,437	3.0	260,874
	June	1,394	-0.1	1,074	1,929	1,546	69.5	274,121	6.6	265,553
	July	1,287	11.9	1,016	1,793	1,492	68.1	262,727	5.4	265,461
	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	7,571	1.4		10,715			255,183	6.1	
	YTD 2013	7,301	-3.6		11,219			268,950	5.4	

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 July 2013											
		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. 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	135.1	122.2	419	5.8	69.6	786
	May	590	3.00	5.14	135.8	122.6	418	6.3	69.7	790
	June	590	3.14	5.14	136.0	123.1	420	6.3	69.8	795
	July	590	3.14	5.14		123.4	421	6.2	69.8	804
	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.

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 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

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

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

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 to view, download or subscribe.

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.

Download CMHC's 2013 Mortgage Consumer Survey!

- Get a unique perspective on attitudes and behaviours of recent mortgage consumers.
- Find out just how easy it is to leverage the survey findings.
- Identify opportunities and build stronger relationships with your clients.

Download it today at www.cmhc.ca/2013survey

64191_2013_M08

02-07-13