HOUSING MARKET INFORMATION

HOUSING NOW
Peterborough CMA

CANADA MORTGAGE AND HOUSING CORPORATION

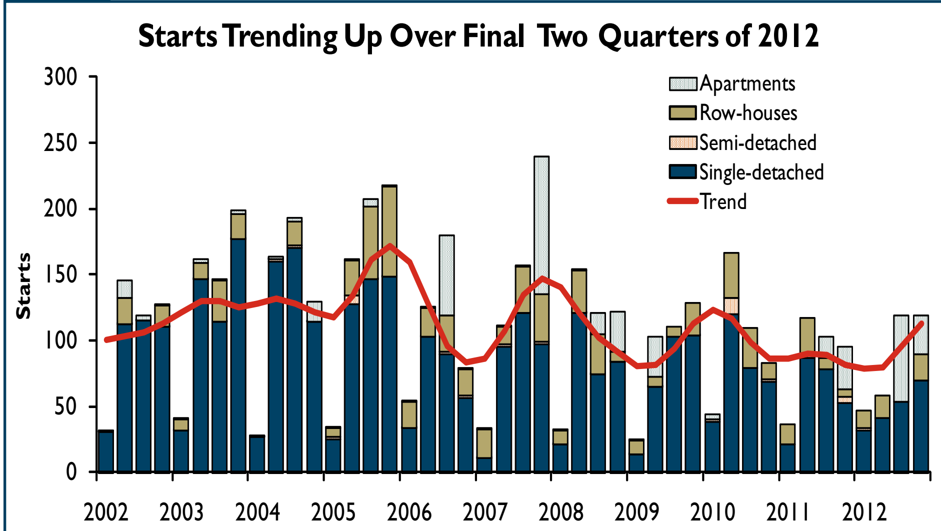
Date Released: First Quarter 2013

New Home Market

Annual starts finished down slightly from 2011

Housing starts were higher in the fourth quarter of 2012 in the Peterborough CMA compared to the same period one year earlier. A greater number of single-detached and row-housing starts accounted for the difference. Following adjustment for seasonal and irregular factors, total starts were also up from the previous quarter. The level of construction activity over the past two quarters has reversed the downward trend that began in the second half of 2011. Apartment starts were similar to the fourth quarter of 2011. However, annual apartment starts for 2012 were nearly double that of 2011 due to the irregular number of units started in the third quarter. Annual single-

Figure 1



Source: CMHC

Table of Contents

detached housing starts, which are less volatile and therefore a better gauge of the trend in construction activity, were down from 2011.

Starts were similar in the fourth quarter of 2012 over a year prior in all sub-markets, with the exception of Peterborough City where construction had increased. The City of Peterborough accounted for approximately three quarters of all housing starts in the CMA during the past quarter, up from its historical average of two-thirds. However, its share of annual starts in the CMA was smaller than in 2011. Residential construction activity moderated across all dwelling types in Peterborough City in 2012, with the exception of apartment structures. There was greater construction in 2012 in the townships of Otonabee-South Monaghan and Douro-Dummer.

The average price of a new single-detached home in the CMA was about $340,000, up from $325,000 in the previous quarter. More new homes sold over $300,000 from October to year end, compared to any other quarter of 2012. The annual average price was approximately $328,000, down slightly from 2011. The trend in annual average price has been relatively flat since 2009. The gap between the average price and median price was smaller in 2012, evidence that a larger share of lower priced new homes were started in the past year.

Resale Market

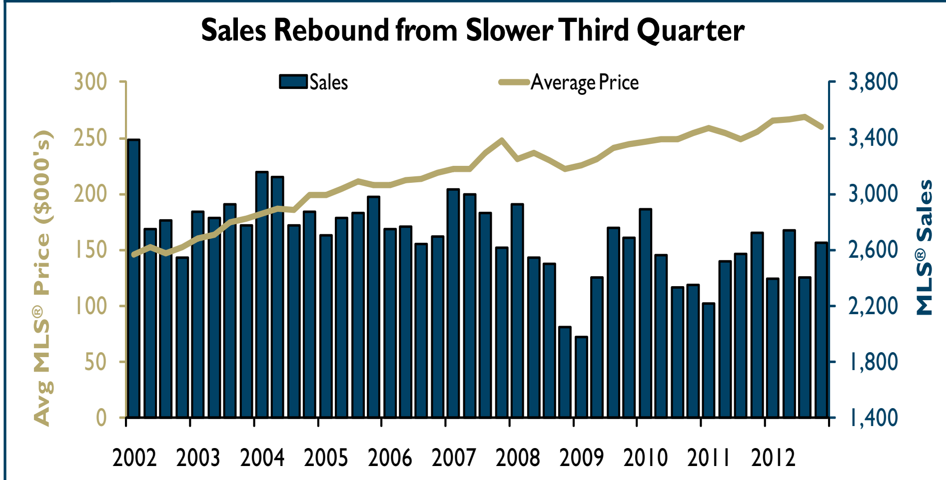
Balanced market conditions persist

Sales of MLS®[1] listed properties in the Peterborough CMA were just slightly higher than the fourth quarter of 2011. After seasonal adjustment, existing home sales were up 10 per cent from the previous quarter, which had an unusually low number of sales in September. Annual sales were similar to 2011. Demand for resale homes has remained stable with employment increasing for the second consecutive year. Employment has slowly worked its way back towards the level achieved prior to the economic downturn that began in 2009.

New listings and the average MLS® price for properties sold in Peterborough were both relatively unchanged from the fourth quarter of 2011. After seasonal adjustment, new listings increased slightly more than sales. As a result the sales-to-new-listings ratio moved down slightly to 53 per cent. The resale market remained balanced with favourable conditions for both buyers and sellers. There was a minor change in the seasonally adjusted price this quarter, as balanced market conditions placed little pressure on prices.

On an annual basis, the average MLS® price grew approximately four percent from 2011. The composition of sales contributed to the rise in average price, with a greater percentage of sales over $300,000 in 2012. Annual listings decreased slightly while sales narrowly surpassed the total from 2011, leading to a minor increase in the sales to new listings ratio.

Figure 2



Source: CMHC, adapted from CREA (MLS®).
Note: Sales are seasonally adjusted and are multipled by 4 to show an annual rate. Prices are seasonally adjusted
MLS® is a registered trademark of the Canadian Real Estate Association

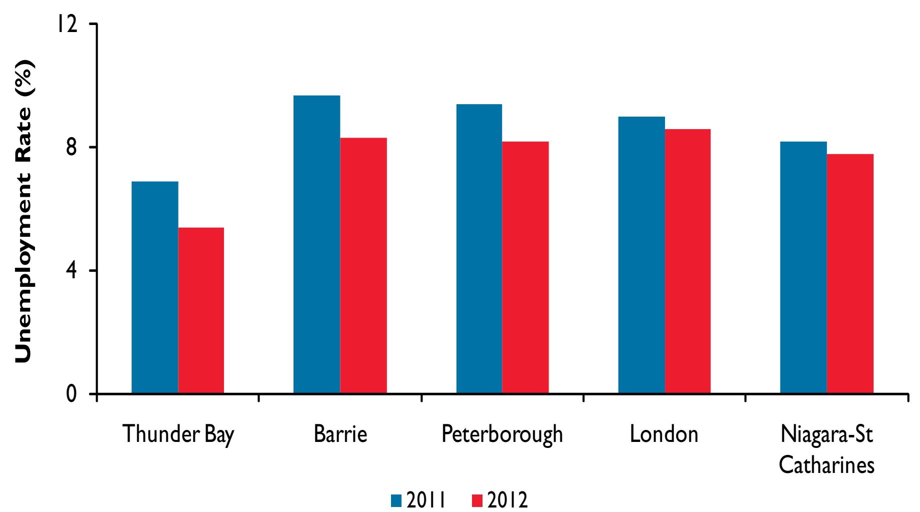
[1] MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Peterborough Had Third Highest Reduction in Unemployment Rate in 2012

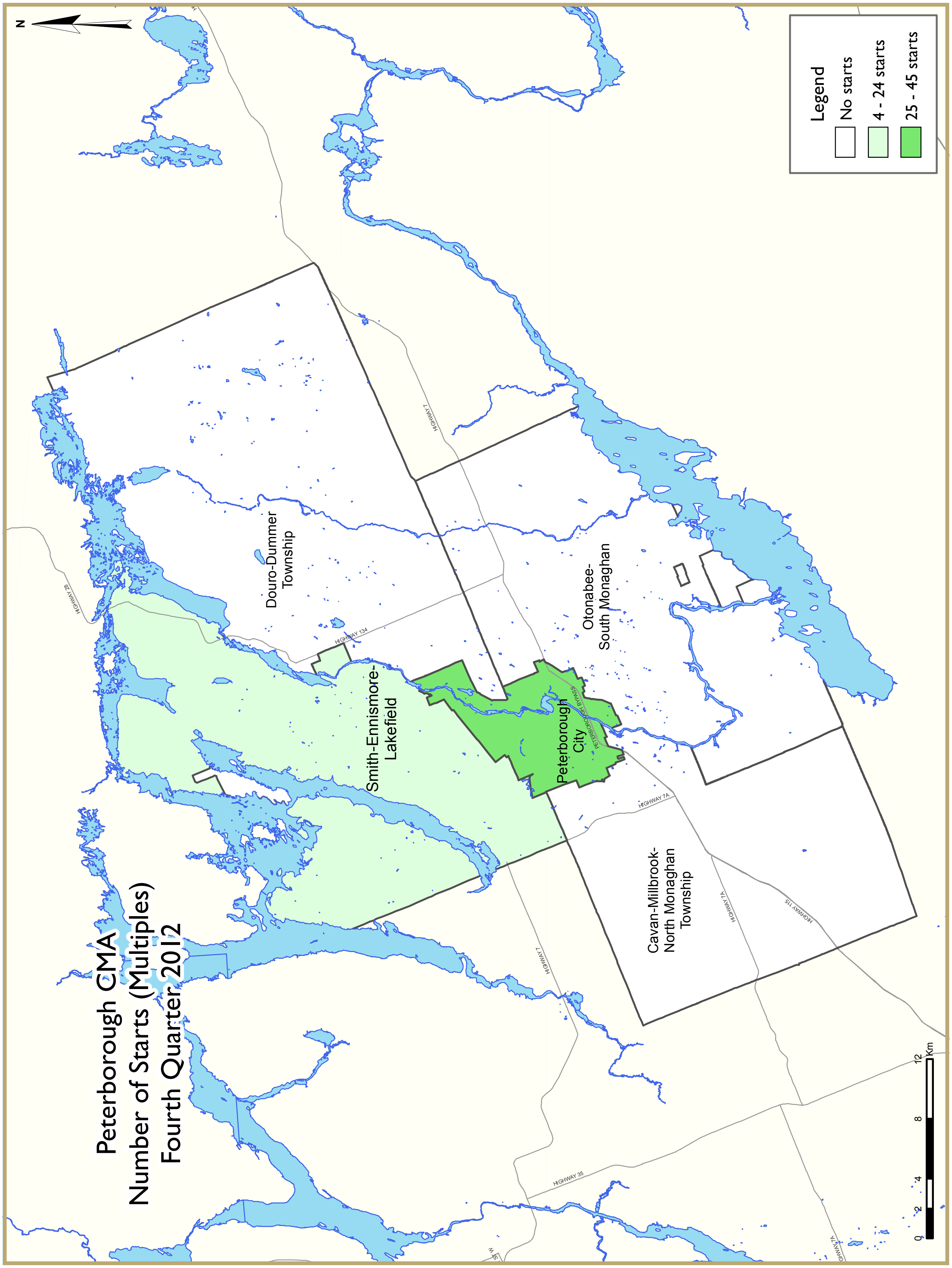
The annual unemployment rate in Peterborough moved down from 2011 to 2012. Only the unemployment rates of Thunder Bay and Barrie fell more during that period among Ontario CMAs. In fact, fewer than half of Ontario CMAs had any drop in their annual unemployment rate.

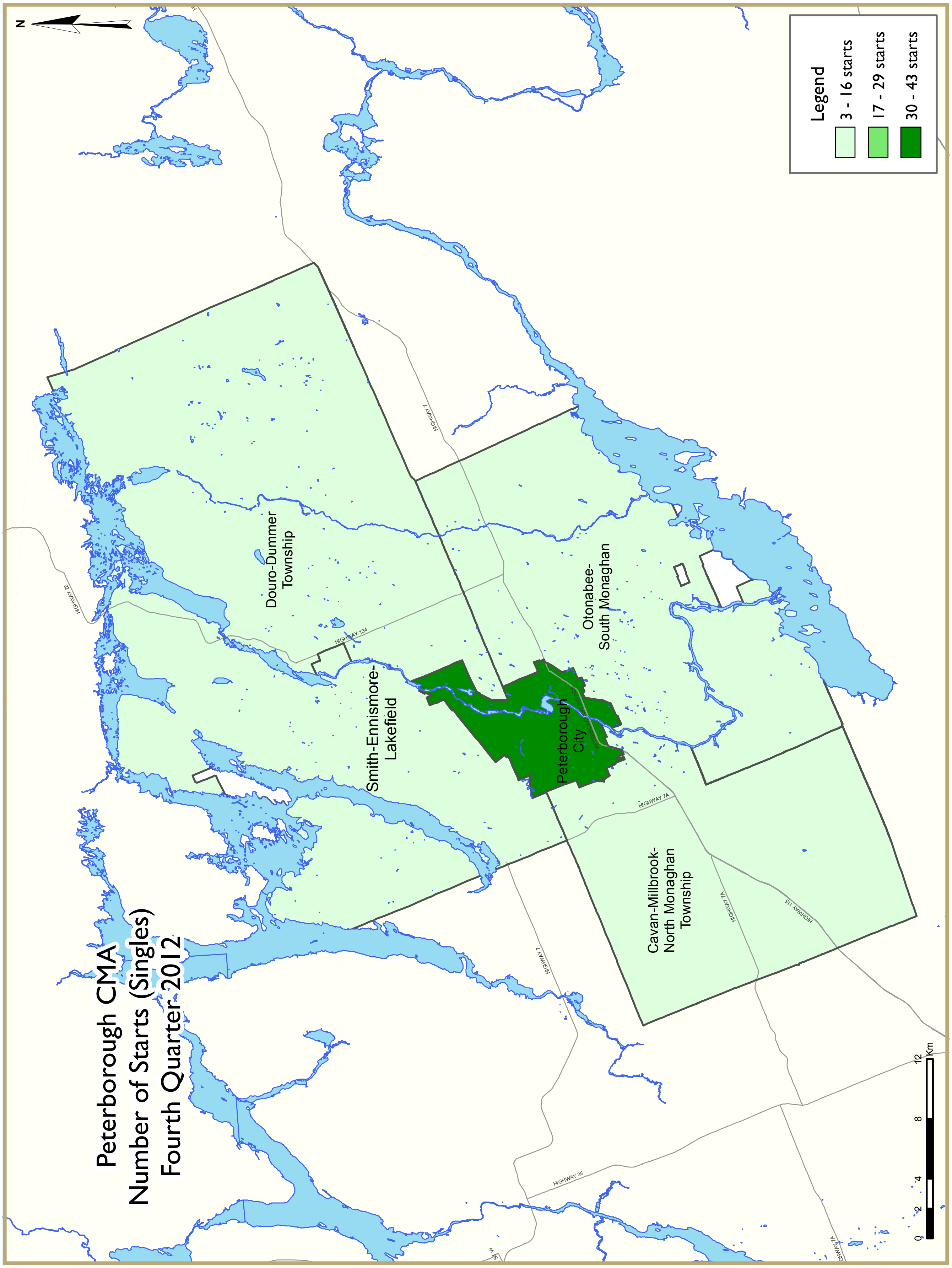
Growth in both employment and the labour force indicates that employment prospects generally improved in Peterborough. In 2012, a greater number of Peterborough residents gained employment and were actively seeking employment. The unemployment rate moved down despite a greater number of people in the job market, as employment grew more than the labour force. More than one job was created for every additional person seeking employment. In particular, full time employment grew this year, which helped to maintain homeownership demand. Generally, higher full time employment allows more people to consider the longer term commitment of homeownership due to greater income stability. Employment was also higher for those in the 25-44 age group, which tends to include both first-time and move-up buyers. Based on industry sectors, the largest gain in employment came from services. Employment in the manufacturing sector also increased for the second consecutive year after hitting a low point in 2010.

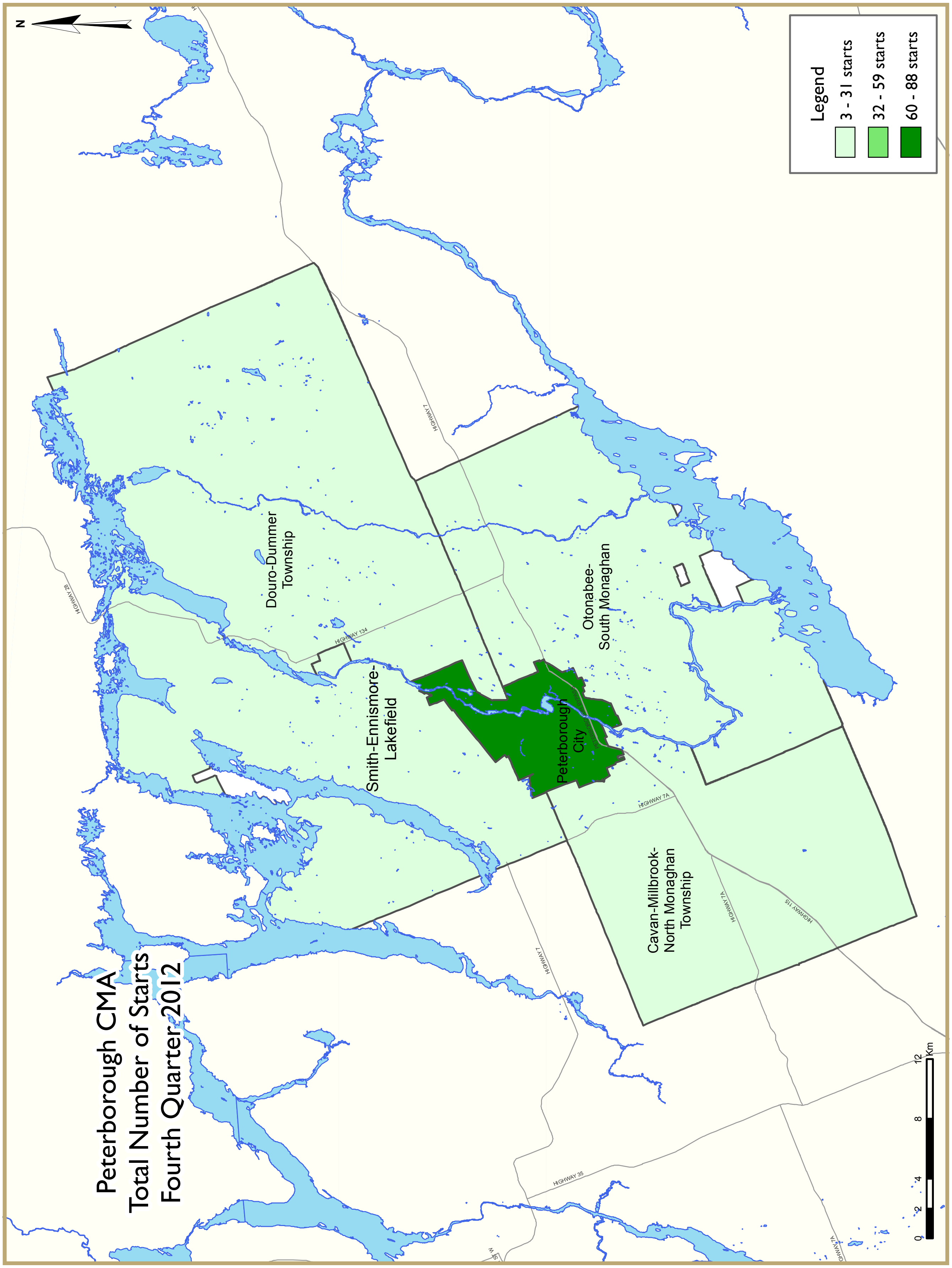
Figure 3

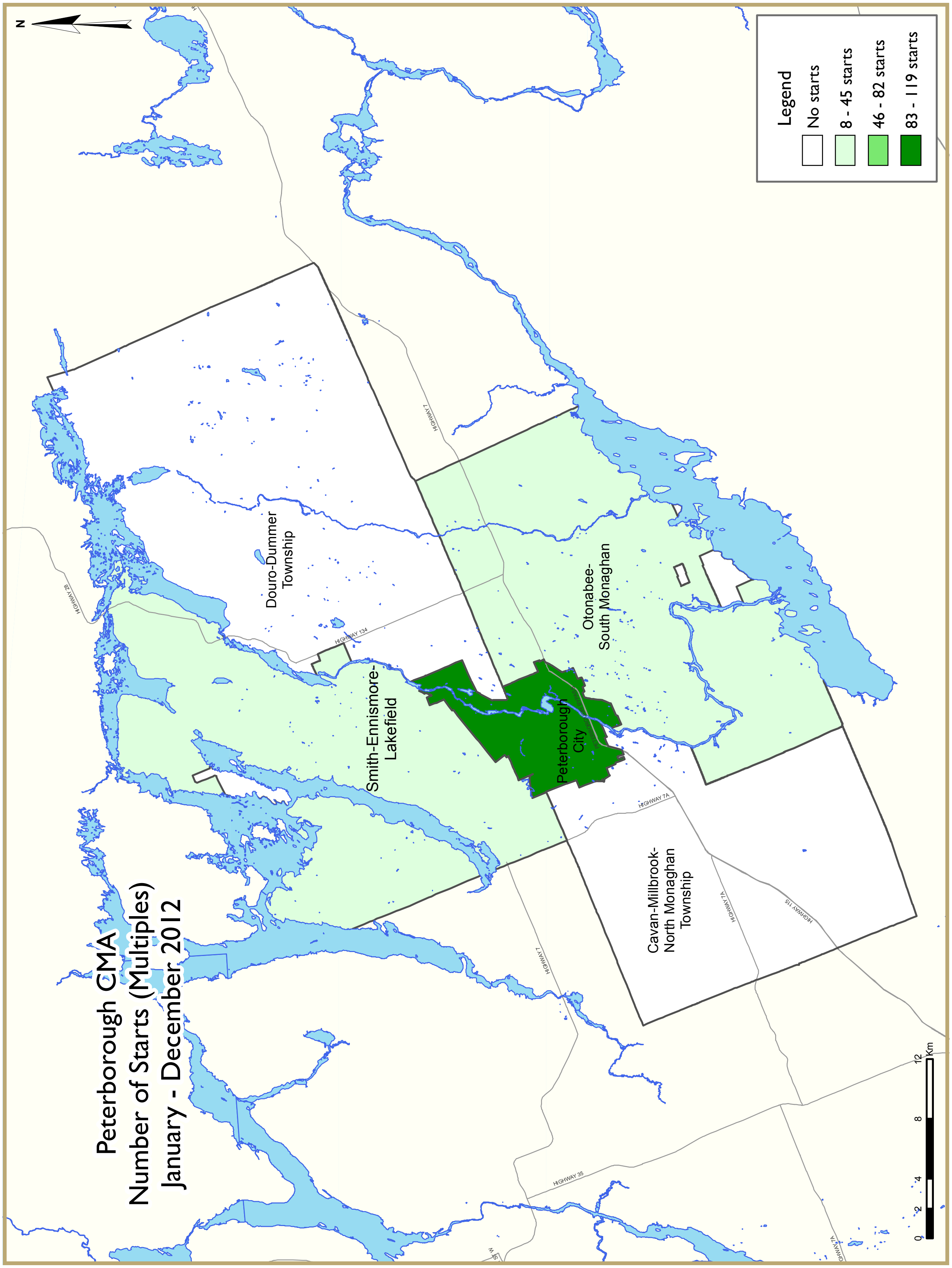


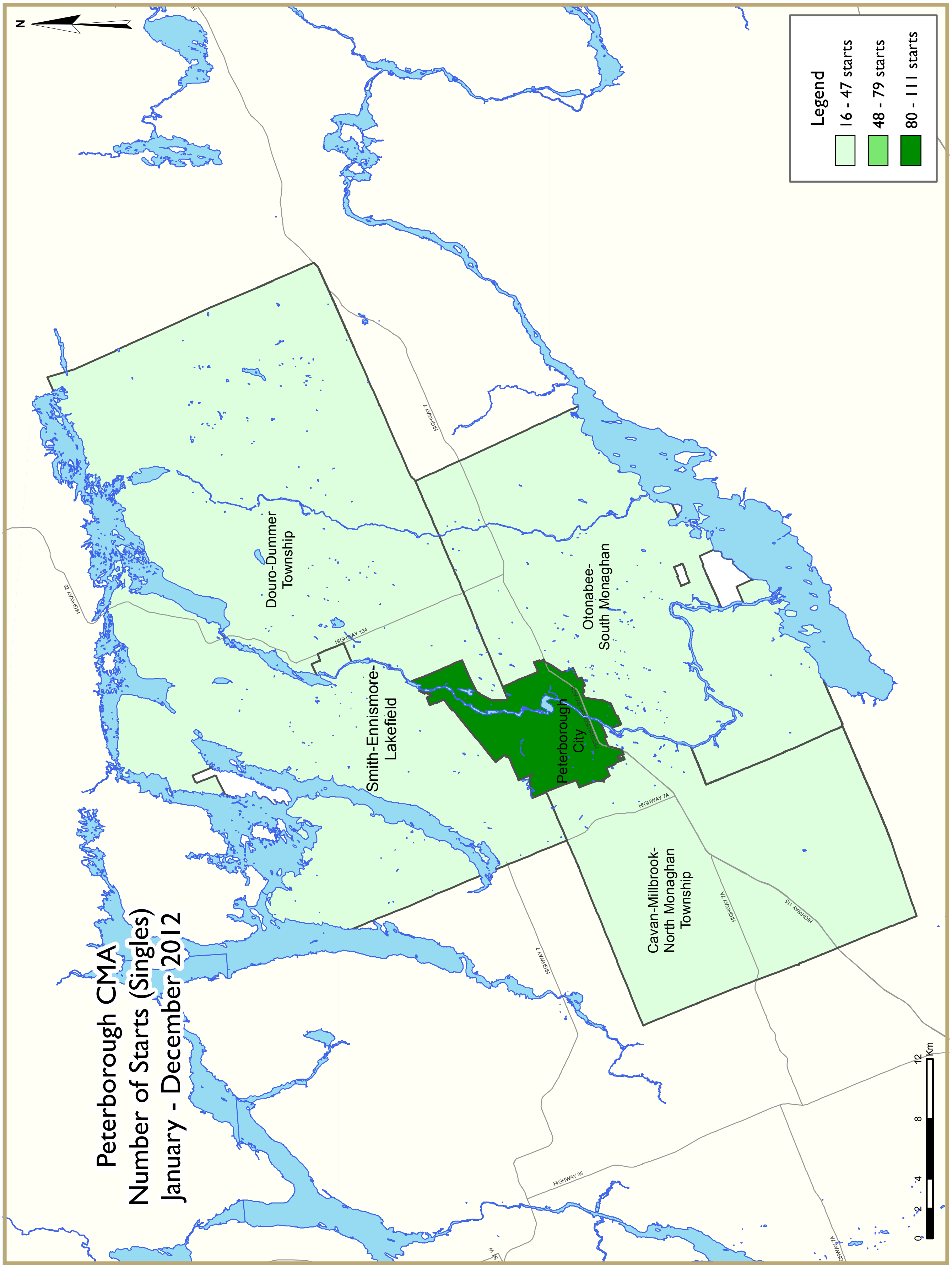
Source: Statistics Canada

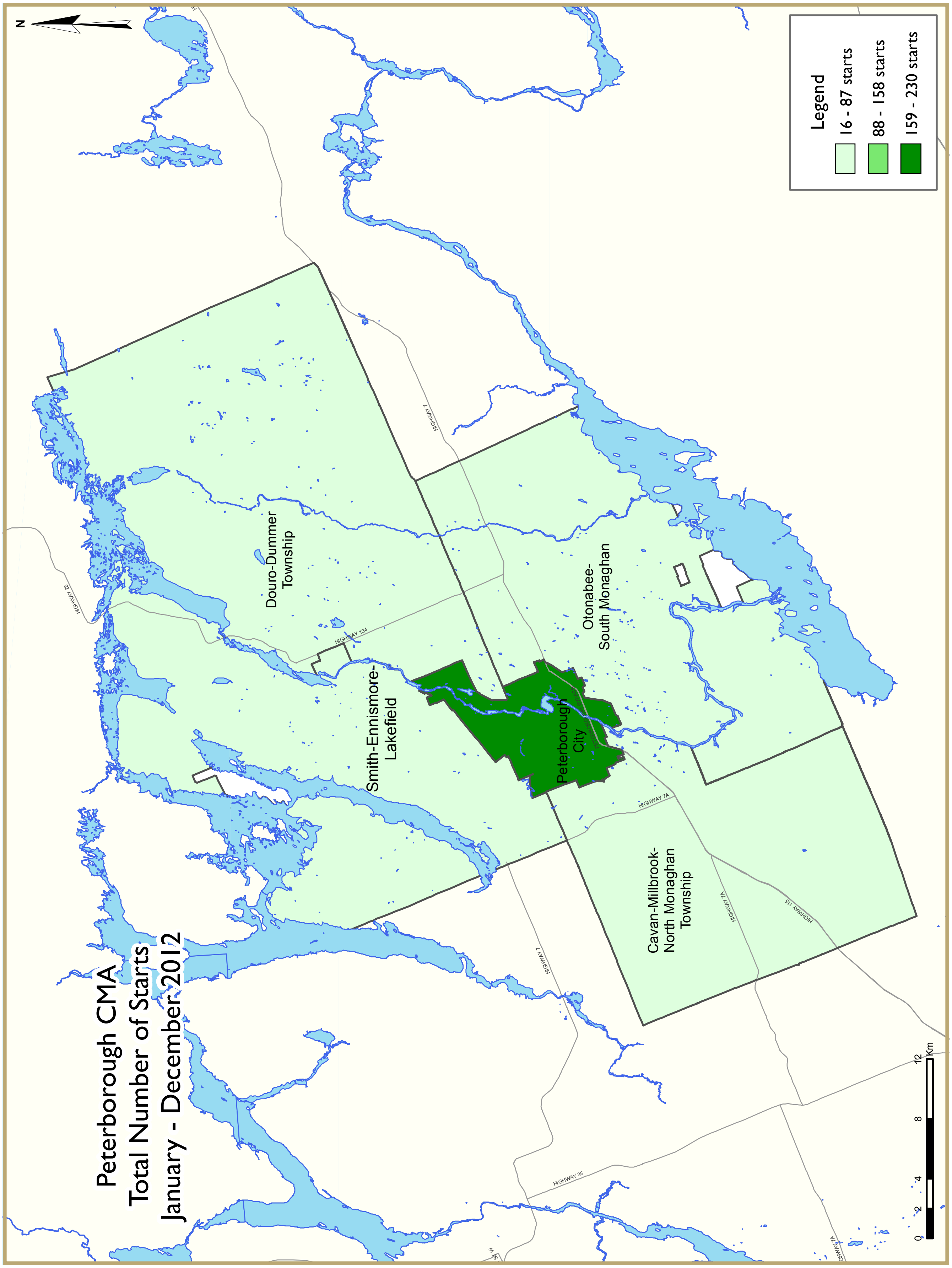

Peterborough CMA
Number of Starts (Multiples)
Fourth Quarter 2012
N
Legend
No starts
4 - 24 starts
25 - 45 starts
Douro-Dummer
Township
Smith-Ennismore-
Lakefield
Peterborough
City
Otonabee-
South Monaghan
Cavan-Millbrook-
North Monaghan
Township
HIGHWAY 134
HIGHWAY 7
HIGHWAY 7A
HIGHWAY 28
HIGHWAY 35
HIGHWAY 115
0
2
4
8
12
Km


Peterborough CMA
Number of Starts (Singles)
Fourth Quarter 2012
Legend
3 - 16 starts
17 - 29 starts
30 - 43 starts
Douro-Dummer Township
Otonabee-South Monaghan
Smith-Ennismore-Lakefield
Peterborough City
Cavan-Millbrook-North Monaghan Township
HIGHWAY 7
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 115
HIGHWAY 35
HIGHWAY 28
N
0 2 4 8 12 Km


Peterborough CMA
Total Number of Starts
Fourth Quarter 2012
Legend
3 - 31 starts
32 - 59 starts
60 - 88 starts
N
Douro-Dummer Township
Otonabee-South Monaghan
Smith-Ennismore-Lakefield
Peterborough City
Cavan-Millbrook-North Monaghan Township
HIGHWAY 7
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 115
HIGHWAY 28
HIGHWAY 35
0 2 4 8 12 Km


Peterborough CMA
Number of Starts (Multiples)
January - December 2012
N
Legend
No starts
8 - 45 starts
46 - 82 starts
83 - 119 starts
Douro-Dummer Township
Otonabee-South Monaghan
Smith-Ennismore-Lakefield
Peterborough City
Cavan-Millbrook-North Monaghan Township
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 35
0 2 4 8 12 Km


Peterborough CMA
Number of Starts (Singles)
January - December 2012
Legend
16 - 47 starts
48 - 79 starts
80 - 111 starts
Douro-Dummer Township
Otonabee-South Monaghan
Smith-Ennismore-Lakefield
Peterborough City
Cavan-Millbrook-North Monaghan Township
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 35
N
0 2 4 8 12 Km


Peterborough CMA
Total Number of Starts
January - December 2012
Legend
16 - 87 starts
88 - 158 starts
159 - 230 starts
Douro-Dummer Township
Otonabee-South Monaghan
Smith-Ennismore-Lakefield
Peterborough City
Cavan-Millbrook-North Monaghan Township
HIGHWAY 7
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 115
HIGHWAY 35
HIGHWAY 28
N
0 2 4 8 12 Km

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 Peterborough CMA Fourth Quarter 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2012	70	0	4	0	6	0	10	29	119
Q4 2011	53	2	0	0	8	30	0	2	95
% Change	32.1	-100.0	n/a	n/a	-25.0	-100.0	n/a	**	25.3
Year-to-date 2012	197	0	18	0	28	30	10	60	343
Year-to-date 2011	239	4	36	0	24	30	0	18	351
% Change	-17.6	-100.0	-50.0	n/a	16.7	0.0	n/a	**	-2.3
UNDER CONSTRUCTION									
Q4 2012	189	0	18	0	52	60	10	60	389
Q4 2011	166	2	30	0	38	30	0	18	284
% Change	13.9	-100.0	-40.0	n/a	36.8	100.0	n/a	**	37.0
COMPLETIONS									
Q4 2012	50	0	8	0	2	0	0	0	60
Q4 2011	69	4	4	0	7	0	0	0	84
% Change	-27.5	-100.0	100.0	n/a	-71.4	n/a	n/a	n/a	-28.6
Year-to-date 2012	172	2	30	0	14	0	0	18	236
Year-to-date 2011	239	4	58	0	41	0	0	0	342
% Change	-28.0	-50.0	-48.3	n/a	-65.9	n/a	n/a	n/a	-31.0
COMPLETED & NOT ABSORBED									
Q4 2012	1	0	2	0	2	2	0	0	7
Q4 2011	1	0	0	0	1	3	0	0	5
% Change	0.0	n/a	n/a	n/a	100.0	-33.3	n/a	n/a	40.0
ABSORBED									
Q4 2012	48	0	6	0	2	0	0	0	56
Q4 2011	70	4	4	0	11	1	0	0	90
% Change	-31.4	-100.0	50.0	n/a	-81.8	-100.0	n/a	n/a	-37.8
Year-to-date 2012	171	0	28	0	13	1	0	2	215
Year-to-date 2011	243	4	58	0	45	3	0	6	359
% Change	-29.6	-100.0	-51.7	n/a	-71.1	-66.7	n/a	-66.7	-40.1

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

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Peterborough City									
Q4 2012	43	0	0	0	6	0	10	29	88
Q4 2011	25	2	0	0	8	30	0	2	67
Cavan Monaghan TP									
Q4 2012	3	0	0	0	0	0	0	0	3
Q4 2011	3	0	0	0	0	0	0	0	3
Douro-Dummer TP									
Q4 2012	5	0	0	0	0	0	0	0	5
Q4 2011	2	0	0	0	0	0	0	0	2
Otonabee-South Monaghan TP									
Q4 2012	6	0	0	0	0	0	0	0	6
Q4 2011	7	0	0	0	0	0	0	0	7
Smith-Ennismore-Lakefield TP									
Q4 2012	13	0	4	0	0	0	0	0	17
Q4 2011	16	0	0	0	0	0	0	0	16
Peterborough CMA									
Q4 2012	70	0	4	0	6	0	10	29	119
Q4 2011	53	2	0	0	8	30	0	2	95
UNDER CONSTRUCTION									
Peterborough City									
Q4 2012	93	0	18	0	52	60	10	41	274
Q4 2011	83	2	30	0	38	30	0	18	201
Cavan Monaghan TP									
Q4 2012	17	0	0	0	0	0	0	0	17
Q4 2011	17	0	0	0	0	0	0	0	17
Douro-Dummer TP									
Q4 2012	26	0	0	0	0	0	0	0	26
Q4 2011	22	0	0	0	0	0	0	0	22
Otonabee-South Monaghan TP									
Q4 2012	13	0	0	0	0	0	0	19	32
Q4 2011	10	0	0	0	0	0	0	0	10
Smith-Ennismore-Lakefield TP									
Q4 2012	40	0	0	0	0	0	0	0	40
Q4 2011	34	0	0	0	0	0	0	0	34
Peterborough CMA									
Q4 2012	189	0	18	0	52	60	10	60	389
Q4 2011	166	2	30	0	38	30	0	18	284

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

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Peterborough City									
Q4 2012	17	0	0	0	2	0	0	0	19
Q4 2011	45	4	4	0	7	0	0	0	60
Cavan Monaghan TP									
Q4 2012	3	0	0	0	0	0	0	0	3
Q4 2011	6	0	0	0	0	0	0	0	6
Douro-Dummer TP									
Q4 2012	8	0	0	0	0	0	0	0	8
Q4 2011	7	0	0	0	0	0	0	0	7
Otonabee-South Monaghan TP									
Q4 2012	5	0	0	0	0	0	0	0	5
Q4 2011	3	0	0	0	0	0	0	0	3
Smith-Ennismore-Lakefield TP									
Q4 2012	17	0	8	0	0	0	0	0	25
Q4 2011	8	0	0	0	0	0	0	0	8
Peterborough CMA									
Q4 2012	50	0	8	0	2	0	0	0	60
Q4 2011	69	4	4	0	7	0	0	0	84
COMPLETED & NOT ABSORBED									
Peterborough City									
Q4 2012	1	0	0	0	2	2	0	0	5
Q4 2011	1	0	0	0	1	3	0	0	5
Cavan Monaghan TP									
Q4 2012	0	0	0	0	0	0	0	0	0
Q4 2011	0	0	0	0	0	0	0	0	0
Douro-Dummer TP									
Q4 2012	0	0	0	0	0	0	0	0	0
Q4 2011	0	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP									
Q4 2012	0	0	0	0	0	0	0	0	0
Q4 2011	0	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP									
Q4 2012	0	0	2	0	0	0	0	0	2
Q4 2011	0	0	0	0	0	0	0	0	0
Peterborough CMA									
Q4 2012	1	0	2	0	2	2	0	0	7
Q4 2011	1	0	0	0	1	3	0	0	5

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

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Peterborough City									
Q4 2012	16	0	0	0	2	0	0	0	18
Q4 2011	46	4	4	0	9	1	0	0	64
Cavan Monaghan TP									
Q4 2012	3	0	0	0	0	0	0	0	3
Q4 2011	6	0	0	0	0	0	0	0	6
Douro-Dummer TP									
Q4 2012	8	0	0	0	0	0	0	0	8
Q4 2011	7	0	0	0	0	0	0	0	7
Otonabee-South Monaghan TP									
Q4 2012	5	0	0	0	0	0	0	0	5
Q4 2011	3	0	0	0	0	0	0	0	3
Smith-Ennismore-Lakefield TP									
Q4 2012	16	0	6	0	0	0	0	0	22
Q4 2011	8	0	0	0	2	0	0	0	10
Peterborough CMA									
Q4 2012	48	0	6	0	2	0	0	0	56
Q4 2011	70	4	4	0	11	1	0	0	90

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

Table 1.2: History of Housing Starts Peterborough 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	197	0	18	0	28	30	10	60	343
% Change	-17.6	-100.0	-50.0	n/a	16.7	0.0	n/a	**	-2.3
2011	239	4	36	0	24	30	0	18	351
% Change	-21.9	100.0	33.3	n/a	-63.1	n/a	n/a	**	-13.1
2010	306	2	27	0	65	0	0	4	404
% Change	7.0	n/a	0.0	n/a	**	n/a	-100.0	-86.7	8.9
2009	286	0	27	0	18	0	10	30	371
% Change	-4.3	n/a	-15.6	-100.0	-60.9	n/a	150.0	-34.8	-13.3
2008	299	0	32	1	46	0	4	46	428
% Change	-7.7	-100.0	-31.9	n/a	-25.8	-100.0	n/a	n/a	-20.7
2007	324	2	47	0	62	105	0	0	540
% Change	14.5	n/a	-16.1	n/a	59.0	n/a	n/a	-100.0	23.6
2006	283	0	56	0	39	0	0	59	437
% Change	-37.0	n/a	51.4	n/a	25.8	n/a	-100.0	**	-29.4
2005	449	0	37	0	31	0	98	4	619
% Change	-4.7	n/a	n/a	n/a	55.0	n/a	**	-81.0	20.4
2004	471	0	0	0	20	0	2	21	514
% Change	0.6	n/a	-100.0	n/a	-16.7	n/a	-80.0	**	-6.0
2003	468	0	39	0	24	0	10	3	547

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	% Change
Peterborough City	43	25	0	4	16	6	29	32	88	67	31.3
Cavan Monaghan TP	3	3	0	0	0	0	0	0	3	3	0.0
Douro-Dummer TP	5	2	0	0	0	0	0	0	5	2	150.0
Otonabee-South Monaghan TP	6	7	0	0	0	0	0	0	6	7	-14.3
Smith-Ennismore-Lakefield TP	13	16	0	0	4	0	0	0	17	16	6.3
Peterborough CMA	70	53	0	4	20	6	29	32	119	95	25.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Peterborough City	111	150	2	6	42	51	75	48	230	255	-9.8
Cavan Monaghan TP	16	16	0	0	0	0	0	0	16	16	0.0
Douro-Dummer TP	22	10	0	0	0	0	0	0	22	10	120.0
Otonabee-South Monaghan TP	18	12	0	0	0	0	19	0	37	12	**
Smith-Ennismore-Lakefield TP	30	51	0	0	8	7	0	0	38	58	-34.5
Peterborough CMA	197	239	2	6	50	58	94	48	343	351	-2.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011
Peterborough City	6	6	10	0	0	30	29	2
Cavan Monaghan TP	0	0	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	4	0	0	0	0	0	0	0
Peterborough CMA	10	6	10	0	0	30	29	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - December 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Peterborough City	32	51	10	0	34	30	41	18
Cavan Monaghan TP	0	0	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	19	0
Smith-Ennismore-Lakefield TP	8	7	0	0	0	0	0	0
Peterborough CMA	40	58	10	0	34	30	60	18

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011
Peterborough City	43	27	6	38	39	2	88	67
Cavan Monaghan TP	3	3	0	0	0	0	3	3
Douro-Dummer TP	5	2	0	0	0	0	5	2
Otonabee-South Monaghan TP	6	7	0	0	0	0	6	7
Smith-Ennismore-Lakefield TP	17	16	0	0	0	0	17	16
Peterborough CMA	74	55	6	38	39	2	119	95

Table 2.5: Starts by Submarket and by Intended Market January - December 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Peterborough City	121	183	58	54	51	18	230	255
Cavan Monaghan TP	16	16	0	0	0	0	16	16
Douro-Dummer TP	22	10	0	0	0	0	22	10
Otonabee-South Monaghan TP	18	12	0	0	19	0	37	12
Smith-Ennismore-Lakefield TP	38	58	0	0	0	0	38	58
Peterborough CMA	215	279	58	54	70	18	343	351

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Fourth Quarter 2012												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	% Change
Peterborough City	17	45	2	4	0	11	0	0	19	60	-68.3
Cavan Monaghan TP	3	6	0	0	0	0	0	0	3	6	-50.0
Douro-Dummer TP	8	7	0	0	0	0	0	0	8	7	14.3
Otonabee-South Monaghan TP	5	3	0	0	0	0	0	0	5	3	66.7
Smith-Ennismore-Lakefield TP	17	8	0	0	8	0	0	0	25	8	**
Peterborough CMA	50	69	2	4	8	11	0	0	60	84	-28.6

Table 3.1: Completions by Submarket and by Dwelling Type January - December 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Peterborough City	101	150	10	4	28	70	18	0	157	224	-29.9
Cavan Monaghan TP	15	14	0	0	0	18	0	0	15	32	-53.1
Douro-Dummer TP	18	21	0	0	0	0	0	0	18	21	-14.3
Otonabee-South Monaghan TP	14	14	0	0	0	0	0	0	14	14	0.0
Smith-Ennismore-Lakefield TP	24	40	0	0	8	11	0	0	32	51	-37.3
Peterborough CMA	172	239	10	4	36	99	18	0	236	342	-31.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011
Peterborough City	0	11	0	0	0	0	0	0
Cavan Monaghan TP	0	0	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	8	0	0	0	0	0	0	0
Peterborough CMA	8	11	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Peterborough City	28	70	0	0	0	0	18	0
Cavan Monaghan TP	0	18	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	8	11	0	0	0	0	0	0
Peterborough CMA	36	99	0	0	0	0	18	0

Table 3.4: Completions by Submarket and by Intended Market Fourth Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011
Peterborough City	17	53	2	7	0	0	19	60
Cavan Monaghan TP	3	6	0	0	0	0	3	6
Douro-Dummer TP	8	7	0	0	0	0	8	7
Otonabee-South Monaghan TP	5	3	0	0	0	0	5	3
Smith-Ennismore-Lakefield TP	25	8	0	0	0	0	25	8
Peterborough CMA	58	77	2	7	0	0	60	84

Table 3.5: Completions by Submarket and by Intended Market January - December 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Peterborough City	125	187	14	37	18	0	157	224
Cavan Monaghan TP	15	32	0	0	0	0	15	32
Douro-Dummer TP	18	21	0	0	0	0	18	21
Otonabee-South Monaghan TP	14	14	0	0	0	0	14	14
Smith-Ennismore-Lakefield TP	32	47	0	4	0	0	32	51
Peterborough CMA	204	301	14	41	18	0	236	342

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough City													
Q4 2012	2	12.5	2	12.5	7	43.8	4	25.0	1	6.3	16	320,000	332,891
Q4 2011	9	19.6	18	39.1	6	13.0	11	23.9	2	4.3	46	293,990	312,691
Year-to-date 2012	20	19.8	43	42.6	19	18.8	18	17.8	1	1.0	101	293,990	302,766
Year-to-date 2011	42	27.3	63	40.9	16	10.4	30	19.5	3	1.9	154	289,900	298,661
Cavan Monaghan TP													
Q4 2012	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	--	--
Q4 2011	1	16.7	4	66.7	0	0.0	1	16.7	0	0.0	6	--	--
Year-to-date 2012	1	6.7	6	40.0	4	26.7	1	6.7	3	20.0	15	320,000	377,467
Year-to-date 2011	2	14.3	4	28.6	2	14.3	3	21.4	3	21.4	14	329,000	392,786
Douro-Dummer TP													
Q4 2012	3	37.5	1	12.5	1	12.5	2	25.0	1	12.5	8	--	--
Q4 2011	1	14.3	2	28.6	1	14.3	1	14.3	2	28.6	7	--	--
Year-to-date 2012	6	33.3	2	11.1	2	11.1	2	11.1	6	33.3	18	327,000	380,111
Year-to-date 2011	2	9.5	3	14.3	4	19.0	3	14.3	9	42.9	21	379,000	531,138
Otonabee-South Monaghan TP													
Q4 2012	3	60.0	0	0.0	0	0.0	1	20.0	1	20.0	5	--	--
Q4 2011	2	66.7	0	0.0	0	0.0	1	33.3	0	0.0	3	--	--
Year-to-date 2012	3	25.0	3	25.0	1	8.3	1	8.3	4	33.3	12	304,500	335,000
Year-to-date 2011	6	42.9	1	7.1	0	0.0	3	21.4	4	28.6	14	309,500	337,071
Smith-Ennismore-Lakefield TP													
Q4 2012	5	31.3	3	18.8	1	6.3	3	18.8	4	25.0	16	314,450	339,681
Q4 2011	6	75.0	0	0.0	1	12.5	0	0.0	1	12.5	8	--	--
Year-to-date 2012	7	30.4	4	17.4	1	4.3	4	17.4	7	30.4	23	349,000	361,691
Year-to-date 2011	9	22.5	13	32.5	5	12.5	10	25.0	3	7.5	40	289,450	325,157
Peterborough CMA													
Q4 2012	14	29.2	6	12.5	10	20.8	10	20.8	8	16.7	48	320,000	340,795
Q4 2011	19	27.1	24	34.3	8	11.4	14	20.0	5	7.1	70	289,990	309,010
Year-to-date 2012	37	21.9	58	34.3	27	16.0	26	15.4	21	12.4	169	293,990	327,943
Year-to-date 2011	61	25.1	84	34.6	27	11.1	49	20.2	22	9.1	243	289,990	330,749

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2012						
Submarket	Q4 2012	Q4 2011	% Change	YTD 2012	YTD 2011	% Change
Peterborough City	332,891	312,691	6.5	302,766	298,661	1.4
Cavan Monaghan TP	--	--	n/a	377,467	392,786	-3.9
Douro-Dummer TP	--	--	n/a	380,111	531,138	-28.4
Otonabee-South Monaghan TP	--	--	n/a	335,000	337,071	-0.6
Smith-Ennismore-Lakefield TP	339,681	--	n/a	361,691	325,157	11.2
Peterborough CMA	340,795	309,010	10.3	327,943	330,749	-0.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Peterborough Fourth Quarter 2012										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	90	-25.0	179	311	390	45.9	232,135	4.0	252,175
	February	137	-30.5	181	342	390	46.4	239,111	3.1	262,444
	March	198	-7.9	195	605	440	44.3	247,255	4.9	261,982
	April	248	-19.5	200	529	412	48.5	250,136	1.2	253,751
	May	291	0.7	211	570	408	51.7	256,230	-2.2	247,378
	June	282	10.6	218	565	438	49.8	274,301	8.4	262,525
	July	261	0.8	204	494	437	46.7	272,934	4.1	259,930
	August	247	16.5	218	443	434	50.2	246,711	-1.5	248,618
	September	251	9.6	222	410	409	54.3	241,897	-3.5	240,054
	October	190	-8.2	184	350	418	44.0	261,115	2.5	259,585
	November	191	28.2	245	280	427	57.4	251,756	-2.1	250,638
	December	121	24.7	251	144	440	57.0	257,441	1.5	257,775
2012	January	93	3.3	190	342	424	44.8	259,756	11.9	284,731
	February	137	0.0	187	382	428	43.7	240,842	0.7	264,172
	March	211	6.6	223	565	404	55.2	235,404	-4.8	249,670
	April	309	24.6	237	527	405	58.5	270,841	8.3	277,141
	May	302	3.8	222	573	409	54.3	270,891	5.7	262,201
	June	290	2.8	226	519	400	56.5	273,632	-0.2	261,253
	July	275	5.4	220	431	382	57.6	276,707	1.4	260,968
	August	247	0.0	220	386	379	58.0	268,981	9.0	269,662
	September	179	-28.7	162	347	352	46.0	277,067	14.5	277,523
	October	232	22.1	227	368	442	51.4	262,050	0.4	259,168
	November	174	-8.9	222	267	407	54.5	247,268	-1.8	247,185
	December	104	-14.0	215	136	413	52.1	276,770	7.5	273,926
	Q4 2011	502	10.8		774			256,669	0.5	
	Q4 2012	510	1.6		771			260,008	1.3	
	YTD 2011	2,507	-1.2		5,043			254,604	1.9	
	YTD 2012	2,553	1.8		4,843			264,946	4.1	

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

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Fourth Quarter 2012

		Interest Rates			NHPI, Total, (Ontario) 2007=100	CPI, 2002 =100 (Ontario)	Peterborough Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2011	January	592	3.35	5.19	107.4	117.8	57.2	8.5	61.1	795
	February	607	3.50	5.44	107.9	118.0	57.1	9.2	61.5	794
	March	601	3.50	5.34	108.1	119.4	57.7	9.7	62.5	812
	April	621	3.70	5.69	108.7	119.9	58.3	9.6	63.0	812
	May	616	3.70	5.59	109.4	120.9	58.2	9.9	63.1	817
	June	604	3.50	5.39	110.0	120.2	57.5	10.0	62.4	824
	July	604	3.50	5.39	110.3	120.5	56.0	11.0	61.4	829
	August	604	3.50	5.39	110.6	120.6	54.9	11.2	60.3	824
	September	592	3.50	5.19	110.8	121.1	53.8	10.9	59.0	789
	October	598	3.50	5.29	111.2	121.0	54.5	10.1	59.1	780
	November	598	3.50	5.29	112.0	121.0	57.2	9.4	61.5	753
	December	598	3.50	5.29	112.2	120.3	61.7	7.3	65.0	758
2012	January	598	3.50	5.29	112.3	120.6	64.1	7.2	67.3	745
	February	595	3.20	5.24	112.7	121.4	64.4	7.5	67.8	753
	March	595	3.20	5.24	113.3	122.0	64.0	9.6	68.8	742
	April	607	3.20	5.44	113.6	122.4	64.6	9.6	69.6	764
	May	601	3.20	5.34	114.1	122.4	65.4	9.2	70.0	773
	June	595	3.20	5.24	114.5	121.6	64.9	8.2	68.7	790
	July	595	3.10	5.24	114.6	121.4	63.0	7.4	66.0	798
	August	595	3.10	5.24	114.9	121.8	59.5	7.0	62.1	816
	September	595	3.10	5.24	115.3	122.0	56.6	6.3	58.6	827
	October	595	3.10	5.24	115.6	122.2	53.8	6.1	55.6	837
	November	595	3.10	5.24	115.9	121.9	53.0	7.0	55.2	854
	December	595	3.00	5.24		121.3	51.6	8.5	54.7	865

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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

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.