H O U S I N G   M A R K E T   I N F O R M A T I O N

HOUSING NOW
Peterborough CMA

C A N A D A   M O R T G A G E   A N D   H O U S I N G   C O R P O R A T I O N

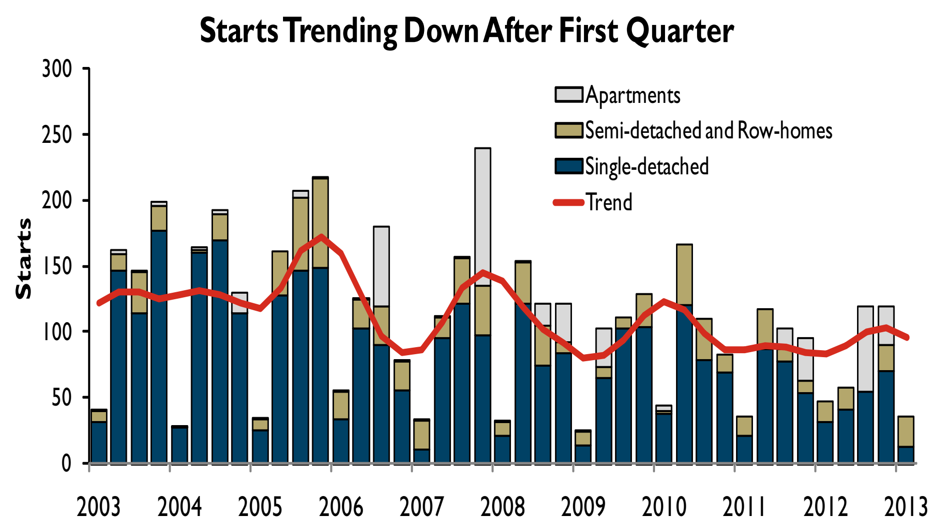
Date Released: Second Quarter 2013

New Home Market

Slow quarter for single-detached starts

Housing starts were lower in the first quarter of 2013 in the Peterborough CMA compared to the same period one year earlier. Fewer single-detached starts accounted for the disparity. Following adjustment for seasonal and irregular factors, total starts were also down from the previous quarter. In 2012 the upward trend in starts was largely due to apartment starts, which are highly volatile and do not occur every quarter in Peterborough. There were no apartment starts in the past quarter. More than half of starts were row homes. This quarter marked the first time in six years that row home starts surpassed single-detached starts.

Figure 1



Source: CMHC

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Canada

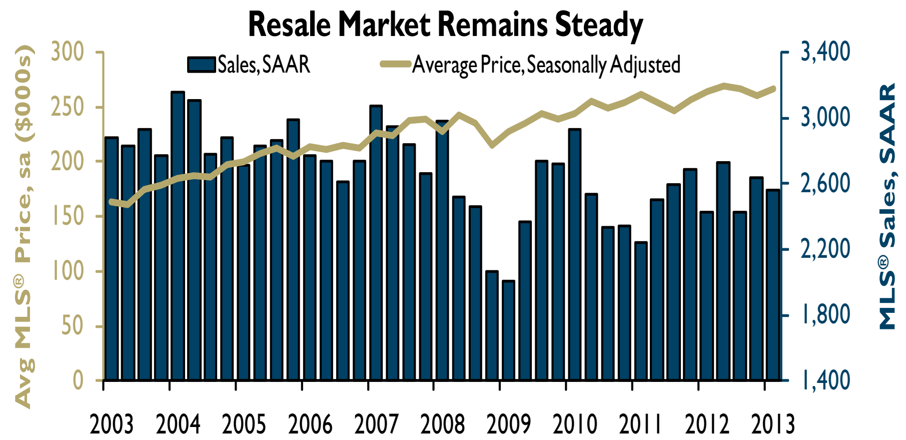
25 years of housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

Starts did not increase in the first quarter of 2013 over a year prior in any sub-market. The City of Peterborough accounted for approximately three quarters of all housing starts in the CMA during the past quarter, higher than its historical average of two-thirds. A greater share of construction occurred in the City of Peterborough as the majority of starts were row homes. In the Peterborough CMA, higher-density housing is primarily built in its largest sub-market.

More than 50 per cent of completed single-detached homes sold for $250,000-$350,000. However, this was a smaller percentage compared to the first quarter of 2012. A greater share of new homes sold for $350,000 or more in the past quarter. As a result, the average price of new single-detached homes increased year-over-year.

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.

Resale Market

Stable demand allow prices to rebound

Sales of MLS® listed properties in the Peterborough CMA were flat relative to the first quarter of 2012. After seasonal adjustment, existing home sales were down slightly from the previous quarter. If the pace of sales from this quarter were to continue for the entire year, annual sales would be similar to 2012. Demand has remained stable for resale homes in Peterborough.

New listings went in a different direction than sales, finishing 11 per cent lower than in the first quarter of 2012. New listings also decreased more than sales after seasonal adjustment, causing the sales-to-new-listings ratio to increase to 56 per cent. The resale market remained balanced with favourable conditions for both buyers and sellers. The decrease in new listings was partly a reaction to prices moderating in the previous quarter. The combination of stable housing demand and a decrease in new listings placed some upward pressure on prices. As a result, the seasonally adjusted price rebounded from the previous quarter. The average MLS® price for properties sold in Peterborough increased about six per cent from the first quarter of 2012.

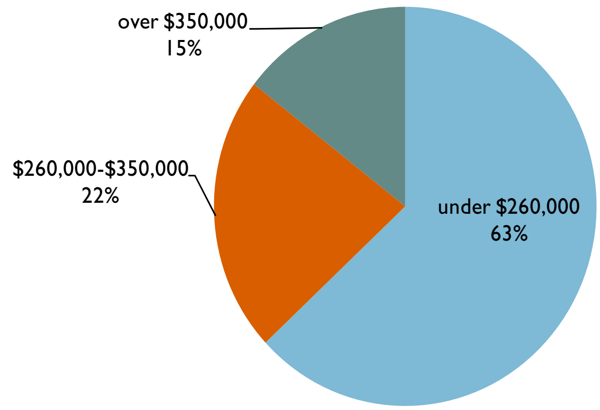
Higher-End Homes Gaining Market Share

During the past quarter, the proportion of homes purchased for $350,000 or greater increased in the resale market compared to the same period one year ago. Homes purchased for $260,000 or less were a smaller portion of sales activity in the first three months of 2013, with no significant variation in the $260,000-$350,000 price category. The change in the composition of sales suggests that move-up buyers increasingly drove home buying activity in the first quarter of 2013.

Move up home buyers generally come from the 45-64 age segment. Data from the latest Census showed that people aged 45-64 have become a larger percentage of the Peterborough population. Stable and growing full-time employment for this age group over the past two quarters has supported the stronger demand for higher-end homes. Equity gains from steady price appreciation and historically low mortgage rates also provided favourable conditions to upgrade to a more expensive property. Also, buyers from regions where housing is more expensive can purchase a comparable or larger home than their current residence at a lower price in Peterborough. Full time employment for the first time homebuyer segment typically aged 25-44 has been more volatile. In the Peterborough CMA first time buyers tend to purchase homes in the other two price categories.

Figure 5

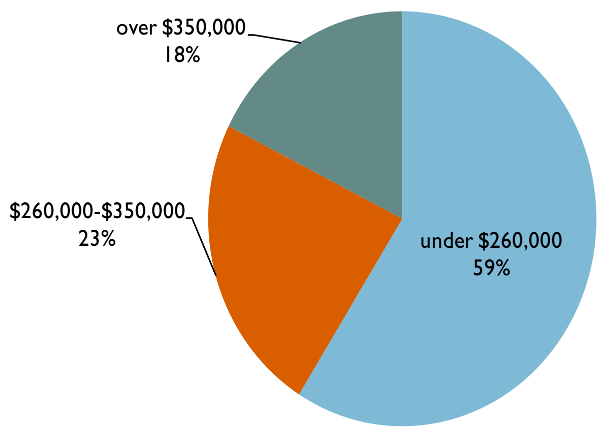
First Quarter 2012



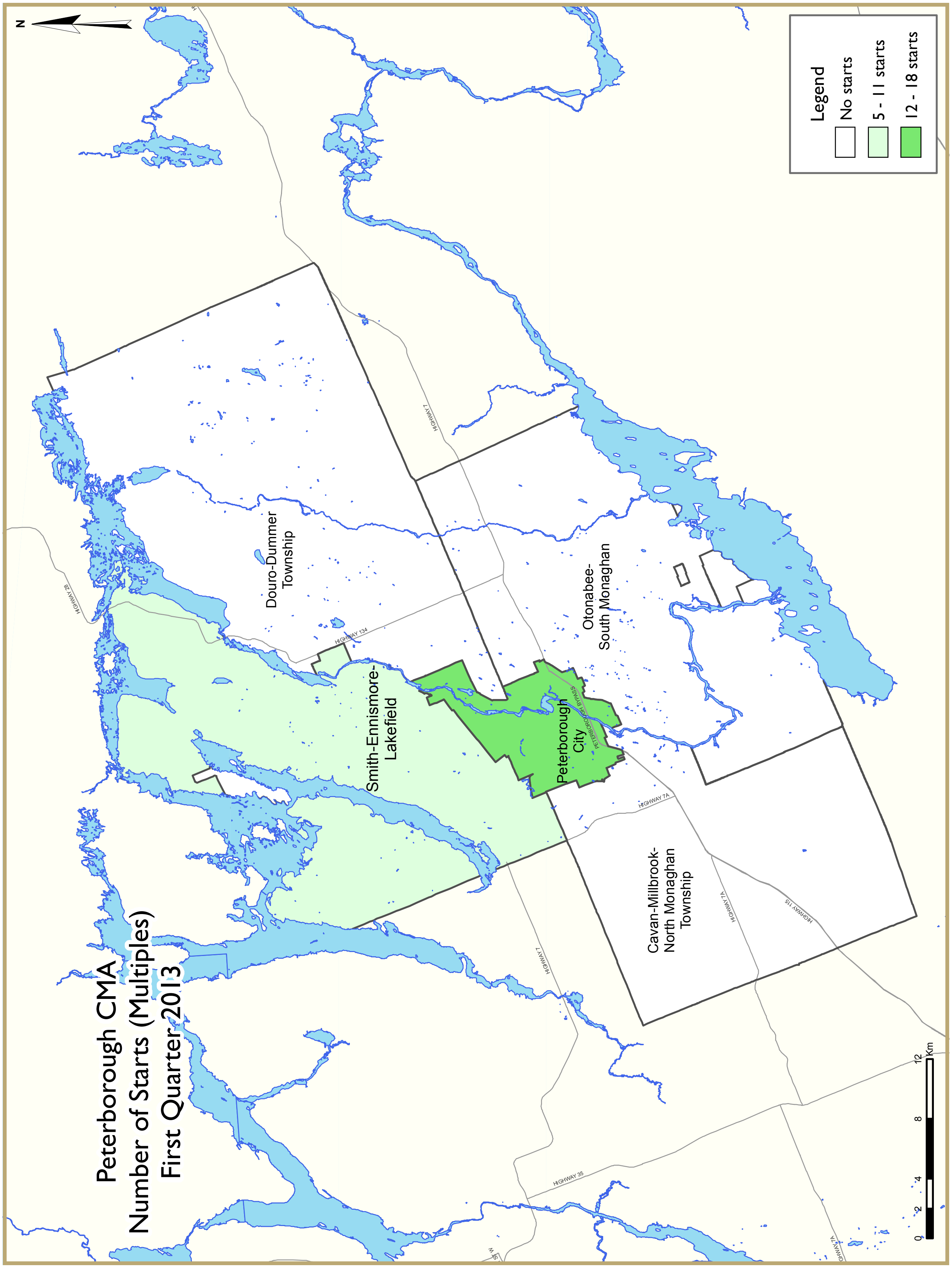
Source: CREA

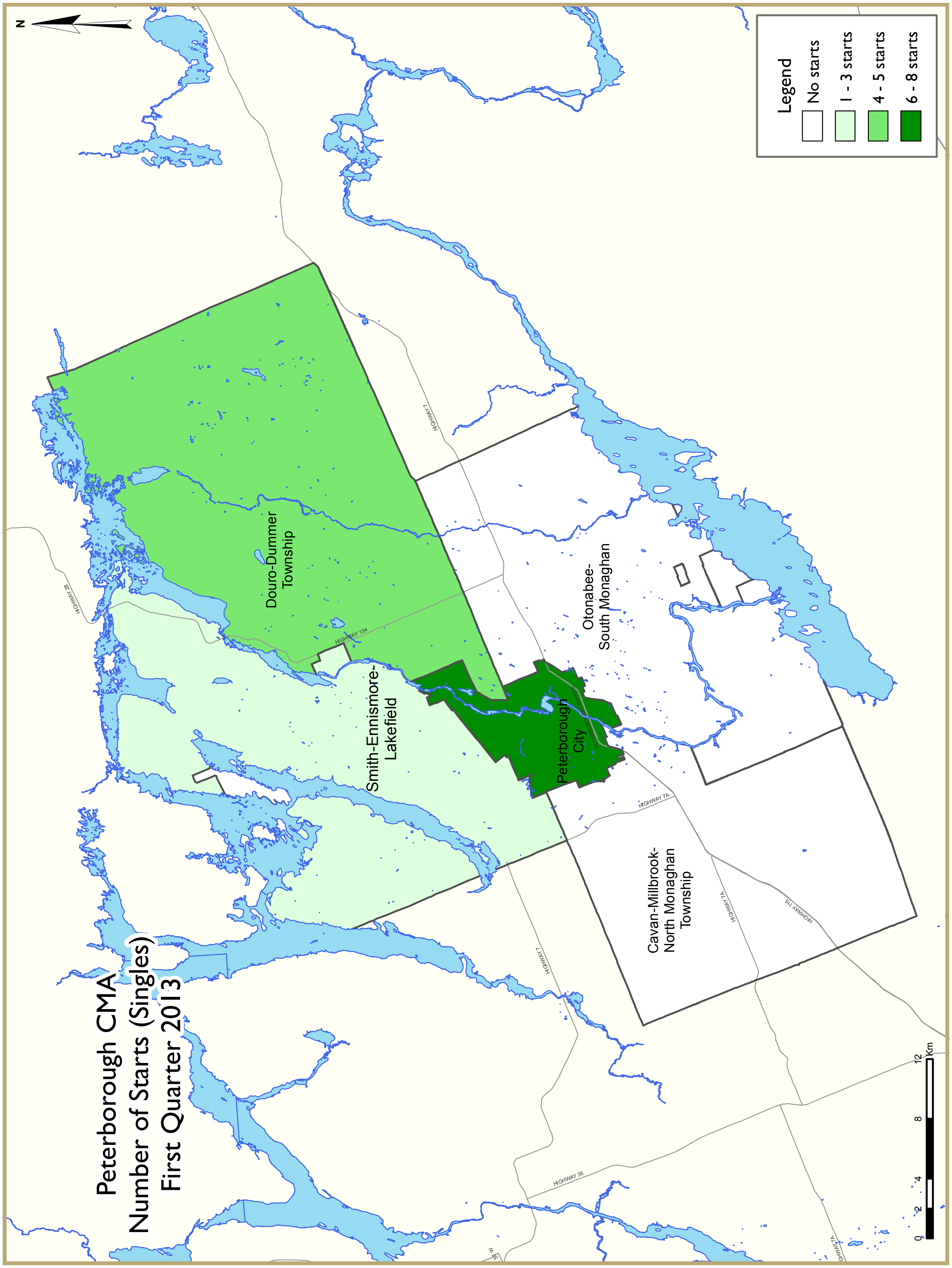
Figure 6

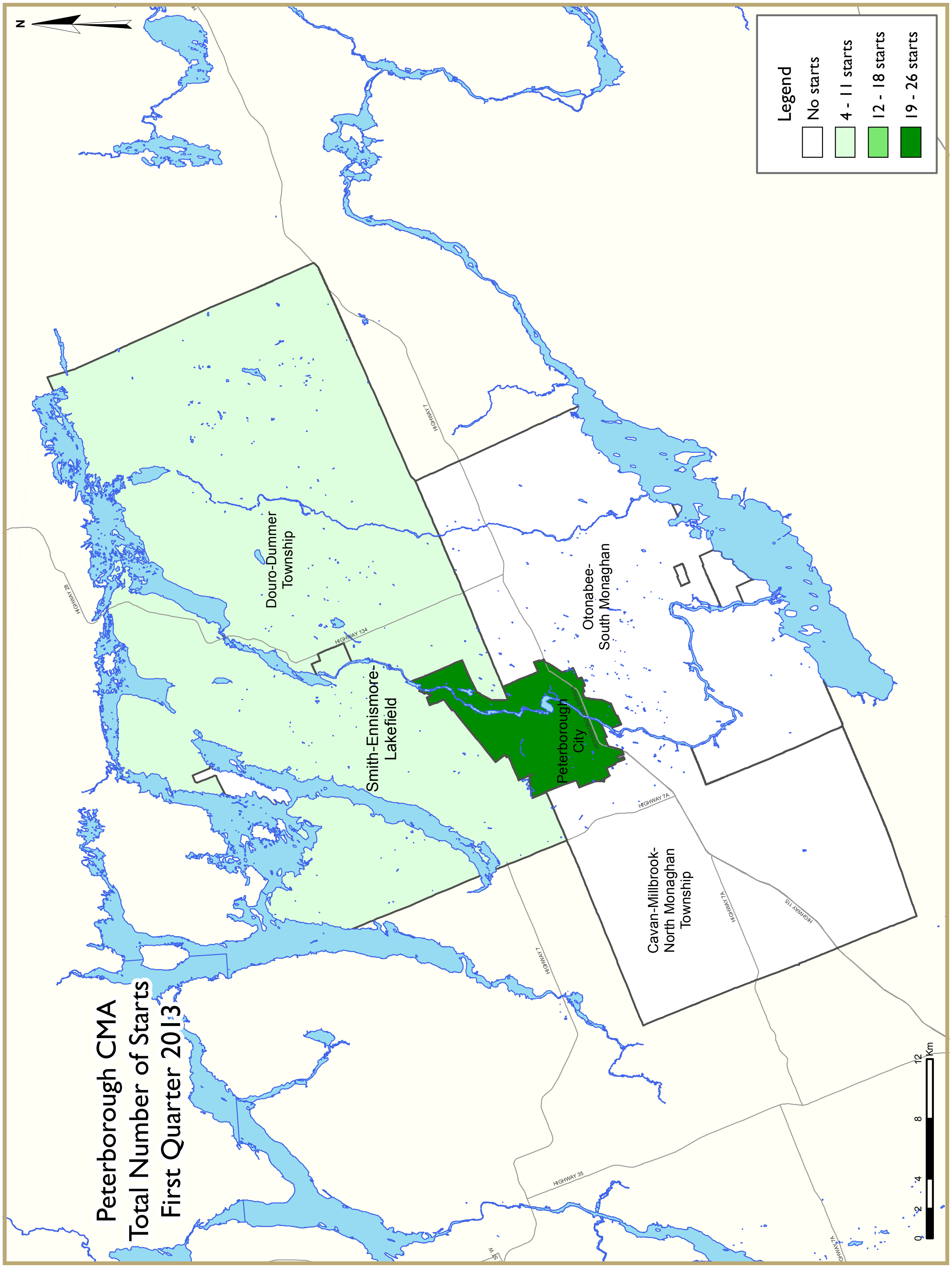
First Quarter 2013



Source: CREA


Peterborough CMA
Number of Starts (Multiples)
First Quarter 2013
Legend
No starts
5 - 11 starts
12 - 18 starts
Douro-Dummer Township
Smith-Ennismore-Lakefield
Peterborough City
Otonabee-South Monaghan
Cavan-Millbrook-North Monaghan Township
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 35
N
0 2 4 8 12 Km


Peterborough CMA
Number of Starts (Singles)
First Quarter 2013
Legend
No starts
1 - 3 starts
4 - 5 starts
6 - 8 starts
Douro-Dummer Township
Smith-Ennismore-Lakefield
Peterborough City
Otonabee-South Monaghan
Cavan-Millbrook-North Monaghan Township
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 7
HIGHWAY 115
HIGHWAY 35
HIGHWAY 28
0 2 4 8 12 Km
N


Peterborough CMA
Total Number of Starts
First Quarter 2013
Legend
No starts
4 - 11 starts
12 - 18 starts
19 - 26 starts
N
Douro-Dummer Township
Smith-Ennismore-Lakefield
Peterborough City
Otonabee-South Monaghan
Cavan-Millbrook-North Monaghan Township
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 35
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

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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 First Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2013	13	0	5	0	18	0	0	0	36
Q1 2012	32	0	6	0	9	0	0	0	47
% Change	-59.4	n/a	-16.7	n/a	100.0	n/a	n/a	n/a	-23.4
Year-to-date 2013	13	0	5	0	18	0	0	0	36
Year-to-date 2012	32	0	6	0	9	0	0	0	47
% Change	-59.4	n/a	-16.7	n/a	100.0	n/a	n/a	n/a	-23.4
UNDER CONSTRUCTION									
Q1 2013	150	0	9	0	60	60	10	60	349
Q1 2012	153	0	23	0	44	30	0	18	268
% Change	-2.0	n/a	-60.9	n/a	36.4	100.0	n/a	**	30.2
COMPLETIONS									
Q1 2013	52	0	14	0	10	0	0	0	76
Q1 2012	45	2	13	0	3	0	0	0	63
% Change	15.6	-100.0	7.7	n/a	**	n/a	n/a	n/a	20.6
Year-to-date 2013	52	0	14	0	10	0	0	0	76
Year-to-date 2012	45	2	13	0	3	0	0	0	63
% Change	15.6	-100.0	7.7	n/a	**	n/a	n/a	n/a	20.6
COMPLETED & NOT ABSORBED									
Q1 2013	4	0	0	0	2	1	n/a	n/a	7
Q1 2012	1	0	0	0	2	2	n/a	n/a	5
% Change	**	n/a	n/a	n/a	0.0	-50.0	n/a	n/a	40.0
ABSORBED									
Q1 2013	50	0	16	0	10	1	n/a	n/a	77
Q1 2012	45	0	13	0	2	1	n/a	n/a	61
% Change	11.1	n/a	23.1	n/a	**	0.0	n/a	n/a	26.2
Year-to-date 2013	50	0	16	0	10	1	n/a	n/a	77
Year-to-date 2012	45	0	13	0	2	1	n/a	n/a	61
% Change	11.1	n/a	23.1	n/a	**	0.0	n/a	n/a	26.2

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2013									
	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									
Q1 2013	8	0	5	0	13	0	0	0	26
Q1 2012	14	0	6	0	9	0	0	0	29
Cavan Monaghan TP									
Q1 2013	0	0	0	0	0	0	0	0	0
Q1 2012	3	0	0	0	0	0	0	0	3
Douro-Dummer TP									
Q1 2013	4	0	0	0	0	0	0	0	4
Q1 2012	4	0	0	0	0	0	0	0	4
Otonabee-South Monaghan TP									
Q1 2013	0	0	0	0	0	0	0	0	0
Q1 2012	6	0	0	0	0	0	0	0	6
Smith-Ennismore-Lakefield TP									
Q1 2013	1	0	0	0	5	0	0	0	6
Q1 2012	5	0	0	0	0	0	0	0	5
Peterborough CMA									
Q1 2013	13	0	5	0	18	0	0	0	36
Q1 2012	32	0	6	0	9	0	0	0	47
UNDER CONSTRUCTION									
Peterborough City									
Q1 2013	77	0	9	0	55	60	10	41	252
Q1 2012	64	0	23	0	44	30	0	18	179
Cavan Monaghan TP									
Q1 2013	16	0	0	0	0	0	0	0	16
Q1 2012	16	0	0	0	0	0	0	0	16
Douro-Dummer TP									
Q1 2013	26	0	0	0	0	0	0	0	26
Q1 2012	22	0	0	0	0	0	0	0	22
Otonabee-South Monaghan TP									
Q1 2013	13	0	0	0	0	0	0	19	32
Q1 2012	14	0	0	0	0	0	0	0	14
Smith-Ennismore-Lakefield TP									
Q1 2013	18	0	0	0	5	0	0	0	23
Q1 2012	37	0	0	0	0	0	0	0	37
Peterborough CMA									
Q1 2013	150	0	9	0	60	60	10	60	349
Q1 2012	153	0	23	0	44	30	0	18	268

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2013									
	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									
Q1 2013	24	0	14	0	10	0	0	0	48
Q1 2012	33	2	13	0	3	0	0	0	51
Cavan Monaghan TP									
Q1 2013	1	0	0	0	0	0	0	0	1
Q1 2012	4	0	0	0	0	0	0	0	4
Douro-Dummer TP									
Q1 2013	4	0	0	0	0	0	0	0	4
Q1 2012	4	0	0	0	0	0	0	0	4
Otonabee-South Monaghan TP									
Q1 2013	0	0	0	0	0	0	0	0	0
Q1 2012	2	0	0	0	0	0	0	0	2
Smith-Ennismore-Lakefield TP									
Q1 2013	23	0	0	0	0	0	0	0	23
Q1 2012	2	0	0	0	0	0	0	0	2
Peterborough CMA									
Q1 2013	52	0	14	0	10	0	0	0	76
Q1 2012	45	2	13	0	3	0	0	0	63
COMPLETED & NOT ABSORBED									
Peterborough City									
Q1 2013	4	0	0	0	2	1	n/a	n/a	7
Q1 2012	1	0	0	0	2	2	n/a	n/a	5
Cavan Monaghan TP									
Q1 2013	0	0	0	0	0	0	n/a	n/a	0
Q1 2012	0	0	0	0	0	0	n/a	n/a	0
Douro-Dummer TP									
Q1 2013	0	0	0	0	0	0	n/a	n/a	0
Q1 2012	0	0	0	0	0	0	n/a	n/a	0
Otonabee-South Monaghan TP									
Q1 2013	0	0	0	0	0	0	n/a	n/a	0
Q1 2012	0	0	0	0	0	0	n/a	n/a	0
Smith-Ennismore-Lakefield TP									
Q1 2013	0	0	0	0	0	0	n/a	n/a	0
Q1 2012	0	0	0	0	0	0	n/a	n/a	0
Peterborough CMA									
Q1 2013	4	0	0	0	2	1	n/a	n/a	7
Q1 2012	1	0	0	0	2	2	n/a	n/a	5

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2013									
	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									
Q1 2013	22	0	14	0	10	1	n/a	n/a	47
Q1 2012	33	0	13	0	2	1	n/a	n/a	49
Cavan Monaghan TP									
Q1 2013	1	0	0	0	0	0	n/a	n/a	1
Q1 2012	4	0	0	0	0	0	n/a	n/a	4
Douro-Dummer TP									
Q1 2013	4	0	0	0	0	0	n/a	n/a	4
Q1 2012	4	0	0	0	0	0	n/a	n/a	4
Otonabee-South Monaghan TP									
Q1 2013	0	0	0	0	0	0	n/a	n/a	0
Q1 2012	2	0	0	0	0	0	n/a	n/a	2
Smith-Ennismore-Lakefield TP									
Q1 2013	23	0	2	0	0	0	n/a	n/a	25
Q1 2012	2	0	0	0	0	0	n/a	n/a	2
Peterborough CMA									
Q1 2013	50	0	16	0	10	1	n/a	n/a	77
Q1 2012	45	0	13	0	2	1	n/a	n/a	61

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 First Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	% Change
Peterborough City	8	14	0	2	18	13	0	0	26	29	-10.3
Cavan Monaghan TP	0	3	0	0	0	0	0	0	0	3	-100.0
Douro-Dummer TP	4	4	0	0	0	0	0	0	4	4	0.0
Otonabee-South Monaghan TP	0	6	0	0	0	0	0	0	0	6	-100.0
Smith-Ennismore-Lakefield TP	1	5	0	0	5	0	0	0	6	5	20.0
Peterborough CMA	13	32	0	2	23	13	0	0	36	47	-23.4

Table 2.1: Starts by Submarket and by Dwelling Type January - March 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
Peterborough City	8	14	0	2	18	13	0	0	26	29	-10.3
Cavan Monaghan TP	0	3	0	0	0	0	0	0	0	3	-100.0
Douro-Dummer TP	4	4	0	0	0	0	0	0	4	4	0.0
Otonabee-South Monaghan TP	0	6	0	0	0	0	0	0	0	6	-100.0
Smith-Ennismore-Lakefield TP	1	5	0	0	5	0	0	0	6	5	20.0
Peterborough CMA	13	32	0	2	23	13	0	0	36	47	-23.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market First Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Peterborough City	18	13	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	5	0	0	0	0	0	0	0
Peterborough CMA	23	13	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 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
Peterborough City	18	13	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	5	0	0	0	0	0	0	0
Peterborough CMA	23	13	0	0	0	0	0	0

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Peterborough City	13	20	13	9	0	0	26	29
Cavan Monaghan TP	0	3	0	0	0	0	0	3
Douro-Dummer TP	4	4	0	0	0	0	4	4
Otonabee-South Monaghan TP	0	6	0	0	0	0	0	6
Smith-Ennismore-Lakefield TP	1	5	5	0	0	0	6	5
Peterborough CMA	18	38	18	9	0	0	36	47

Table 2.5: Starts by Submarket and by Intended Market January - March 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Peterborough City	13	20	13	9	0	0	26	29
Cavan Monaghan TP	0	3	0	0	0	0	0	3
Douro-Dummer TP	4	4	0	0	0	0	4	4
Otonabee-South Monaghan TP	0	6	0	0	0	0	0	6
Smith-Ennismore-Lakefield TP	1	5	5	0	0	0	6	5
Peterborough CMA	18	38	18	9	0	0	36	47

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	% Change
Peterborough City	24	33	0	2	24	16	0	0	48	51	-5.9
Cavan Monaghan TP	1	4	0	0	0	0	0	0	1	4	-75.0
Douro-Dummer TP	4	4	0	0	0	0	0	0	4	4	0.0
Otonabee-South Monaghan TP	0	2	0	0	0	0	0	0	0	2	-100.0
Smith-Ennismore-Lakefield TP	23	2	0	0	0	0	0	0	23	2	**
Peterborough CMA	52	45	0	2	24	16	0	0	76	63	20.6

Table 3.1: Completions by Submarket and by Dwelling Type January - March 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
Peterborough City	24	33	0	2	24	16	0	0	48	51	-5.9
Cavan Monaghan TP	1	4	0	0	0	0	0	0	1	4	-75.0
Douro-Dummer TP	4	4	0	0	0	0	0	0	4	4	0.0
Otonabee-South Monaghan TP	0	2	0	0	0	0	0	0	0	2	-100.0
Smith-Ennismore-Lakefield TP	23	2	0	0	0	0	0	0	23	2	**
Peterborough CMA	52	45	0	2	24	16	0	0	76	63	20.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market First Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Peterborough City	24	16	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	0	0	0	0	0	0	0	0
Peterborough CMA	24	16	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 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
Peterborough City	24	16	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	0	0	0	0	0	0	0	0
Peterborough CMA	24	16	0	0	0	0	0	0

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Peterborough City	38	48	10	3	0	0	48	51
Cavan Monaghan TP	1	4	0	0	0	0	1	4
Douro-Dummer TP	4	4	0	0	0	0	4	4
Otonabee-South Monaghan TP	0	2	0	0	0	0	0	2
Smith-Ennismore-Lakefield TP	23	2	0	0	0	0	23	2
Peterborough CMA	66	60	10	3	0	0	76	63

Table 3.5: Completions by Submarket and by Intended Market January - March 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Peterborough City	38	48	10	3	0	0	48	51
Cavan Monaghan TP	1	4	0	0	0	0	1	4
Douro-Dummer TP	4	4	0	0	0	0	4	4
Otonabee-South Monaghan TP	0	2	0	0	0	0	0	2
Smith-Ennismore-Lakefield TP	23	2	0	0	0	0	23	2
Peterborough CMA	66	60	10	3	0	0	76	63

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range First Quarter 2013													
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													
Q1 2013	0	0.0	8	36.4	6	27.3	5	22.7	3	13.6	22	330,900	355,620
Q1 2012	4	12.1	18	54.5	5	15.2	6	18.2	0	0.0	33	293,990	305,836
Year-to-date 2013	0	0.0	8	36.4	6	27.3	5	22.7	3	13.6	22	330,900	355,620
Year-to-date 2012	4	12.1	18	54.5	5	15.2	6	18.2	0	0.0	33	293,990	305,836
Cavan Monaghan TP													
Q1 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Q1 2012	0	0.0	2	50.0	1	25.0	0	0.0	1	25.0	4	--	--
Year-to-date 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	2	50.0	1	25.0	0	0.0	1	25.0	4	--	--
Douro-Dummer TP													
Q1 2013	1	25.0	1	25.0	0	0.0	2	50.0	0	0.0	4	--	--
Q1 2012	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2013	1	25.0	1	25.0	0	0.0	2	50.0	0	0.0	4	--	--
Year-to-date 2012	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0	4	--	--
Otonabee-South Monaghan TP													
Q1 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q1 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
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	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Smith-Ennismore-Lakefield TP													
Q1 2013	7	30.4	7	30.4	2	8.7	0	0.0	7	30.4	23	279,000	330,861
Q1 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2013	7	30.4	7	30.4	2	8.7	0	0.0	7	30.4	23	279,000	330,861
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Peterborough CMA													
Q1 2013	8	16.0	17	34.0	8	16.0	7	14.0	10	20.0	50	305,700	339,989
Q1 2012	6	13.3	23	51.1	6	13.3	7	15.6	3	6.7	45	293,900	323,102
Year-to-date 2013	8	16.0	17	34.0	8	16.0	7	14.0	10	20.0	50	305,700	339,989
Year-to-date 2012	6	13.3	23	51.1	6	13.3	7	15.6	3	6.7	45	293,900	323,102

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
First Quarter 2013

Submarket	Q1 2013	Q1 2012	% Change	YTD 2013	YTD 2012	% Change
Peterborough City	355,620	305,836	16.3	355,620	305,836	16.3
Cavan Monaghan TP	--	--	n/a	--	--	n/a
Douro-Dummer TP	--	--	n/a	--	--	n/a
Otonabee-South Monaghan TP	--	--	n/a	--	--	n/a
Smith-Ennismore-Lakefield TP	330,861	--	n/a	330,861	--	n/a
Peterborough CMA	339,989	323,102	5.2	339,989	323,102	5.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Peterborough First Quarter 2013										
		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
2012	January	93	3.3	198	342	425	46.6	259,756	11.9	278,843
	February	137	0.0	188	382	421	44.7	240,842	0.7	261,942
	March	211	6.6	220	565	412	53.4	235,404	-4.8	253,666
	April	309	24.6	234	527	408	57.4	270,841	8.3	284,275
	May	302	3.8	221	573	406	54.4	270,891	5.7	262,962
	June	290	2.8	227	519	396	57.3	273,632	-0.2	259,418
	July	275	5.4	220	431	374	58.8	276,707	1.4	258,581
	August	247	0.0	224	386	381	58.8	268,981	9.0	265,931
	September	179	-28.7	163	347	344	47.4	277,067	14.5	276,205
	October	232	22.1	225	368	439	51.3	262,050	0.4	259,485
	November	174	-8.9	221	267	412	53.6	247,268	-1.8	246,317
	December	104	-14.0	212	136	426	49.8	276,770	7.5	275,113
2013	January	100	7.5	211	350	423	49.9	240,356	-7.5	260,971
	February	153	11.7	214	284	325	65.8	253,216	5.1	269,465
	March	195	-7.6	215	514	400	53.8	267,161	13.5	268,358
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	441	3.8		1,289			242,229	0.3	
	Q1 2013	448	1.6		1,148			256,415	5.9	
	YTD 2012	441	3.8		1,289			242,227	0.3	
	YTD 2013	448	1.6		1,148			256,415	5.9	

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 First Quarter 2013											
		Interest Rates			NHPI, Total, (Ontario) 2007=100	CPI, 2002 =100 (Ontario)	Peterborough 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	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	116.0	121.3	51.6	8.5	54.7	865
2013	January	595	3.00	5.24	116.2	121.3	50.8	9.8	54.6	865
	February	595	3.00	5.24	116.2	122.8	50.2	9.9	53.9	839
	March	590	3.00	5.14		123.2	49.1	10.2	53.0	832
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree 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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