HOUSING MARKET INFORMATION

HOUSING NOW
Peterborough CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2013

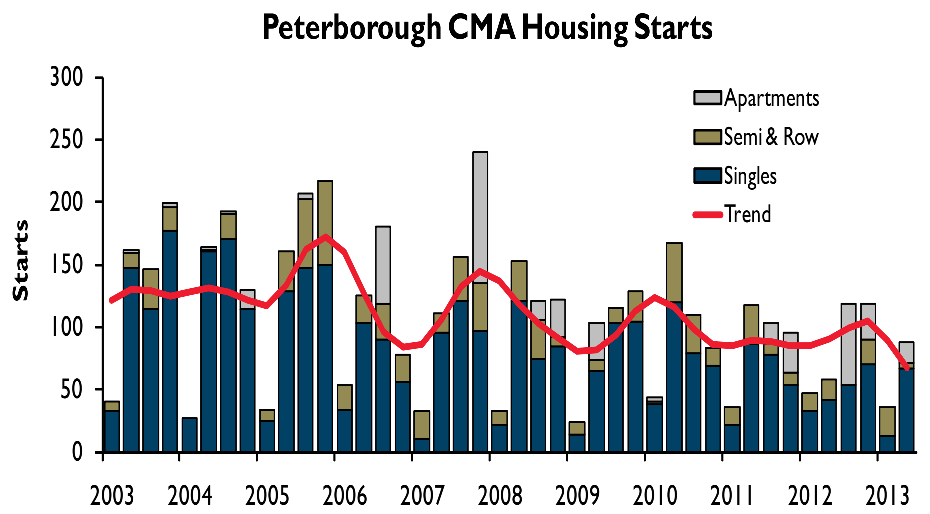
New Home Market

Stronger second quarter starts

Housing Starts were higher in the second quarter of 2013 in the Peterborough CMA compared to the same period one year earlier. It should be noted, that the increase was from a very low base as Q2 2012 had the lowest number of starts among all second quarters during the period 2002-2012. A greater number of single-detached starts accounted for the most of the increase. So far this year there were only 17 apartment units started. There were no semi-detached starts in the first half of 2013. The most recent semi-detached activity occurred over a year ago.

Trend data, as measured by a seasonally adjusted six month moving

Figure 1



Source: CMHC

Table of Contents

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average converted to quarterly, edged lower from the previous quarter.

Three out of five Peterborough submarkets edged lower when compared to the same period of the last year. The other two submarkets, Peterborough City and Cavan-Monaghan Township recorded greater single-detached construction activity, which elevated total housing starts above second quarter of 2012. The City of Peterborough continues to remain the most popular submarket for newly constructed single-detached and multi-dwelling units. During the past quarter The City accounted for more than three quarters of all housing starts in the CMA, up from its historical average of two thirds.

The average price of newly build single-detached homes increased 5.6 per cent from $320,236 in Q2 2012 to $338,166 in Q2 2013. In the second quarter of 2013, almost 49 per cent of all newly build single-detached homes were sold in the range of $300,000 - $350,000. A year prior to that less than one per cent were sold in this price range with the majority of sales (over 39 per cent) occurred in $250,000-$299,999 range.

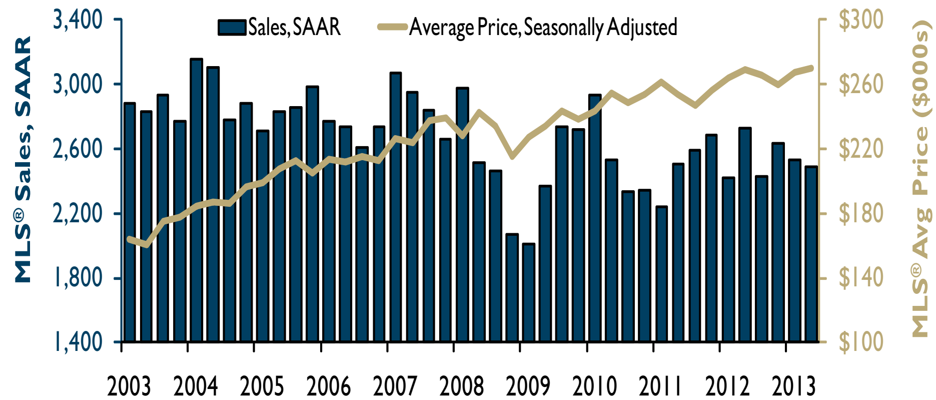
Resale Market

Price is slightly higher but essentially unchanged

Second quarter sales of existing homes showed mixed results in the Peterborough area. While low

Figure 2

Peterborough MLS® Sales* and Average Price*



Source: CMHC adapted from CREA (MLS®)
* Both sales and prices are seasonally adjusted. In addition, quarterly sales data are multiplied by 4 to show an annual rate

mortgage carrying cost supported demand, both global and local economic uncertainty weighted on consumers' homebuying intentions. Peterborough and The Kawarthas Association of REALTORS® reported 829 sales in the second quarter of 2013 a decline of eight per cent in comparison to the same period a year earlier, but well above the five-year average of 628. With employment slowly working its way back towards the level achieved prior to the economic downturn, demand for resale homes will stabilize.

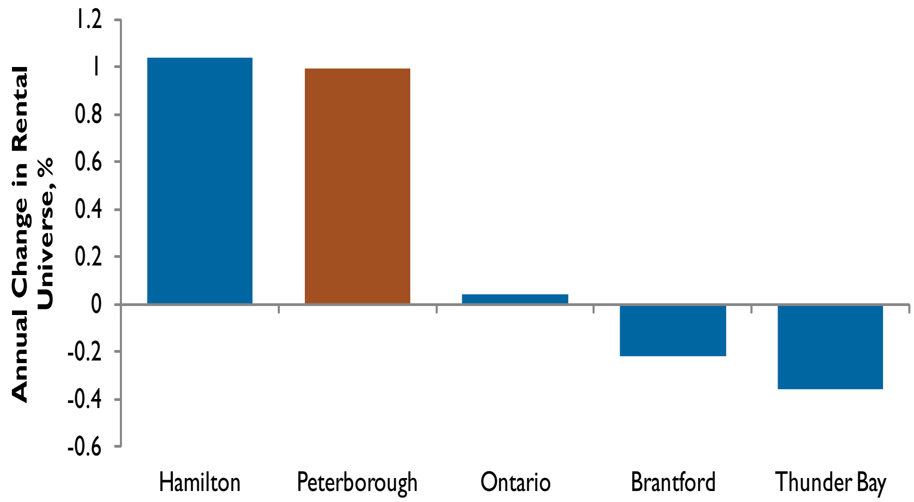
New listings and the average MLS® price for properties sold in Peterborough both were relatively unchanged from the second quarter of 2012. When seasonally adjusted, new listings increased slightly while sales inched down, leading to a minor decrease in sales-to-new listings ratio. The market remains balanced with no upward pressure on prices. Seasonally adjusted price was somewhat higher, but virtually unchanged.

The breakdown of MLS® listed sales by price range shows that during the last quarter 16 per cent of all residential dwellings were purchased between $200,000 and $224,999, followed by 12 per cent acquired for $300,000-$349,999 and 11 per cent for $225,000-$249,999. Homes sold between $250,000 and $299,999 were a smaller portion of sales activity, with the smallest activity recorded for properties under $100,000 and above $750,000.

Rental Supply is Up

According to Canada Mortgage and Housing Corporation's Spring 2013 rental market survey, the stock of rental apartments (universe) increased by almost one per cent in the Peterborough Census Metropolitan Area (CMA). It is the second highest increase among all Ontario CMAs, with only Hamilton CMA being slightly higher at 1.04 per cent. The increase directly affected vacancy rates, which moved higher to 3.4 per cent in April 2013 from 2.3 per cent in April 2012.

Figure 3

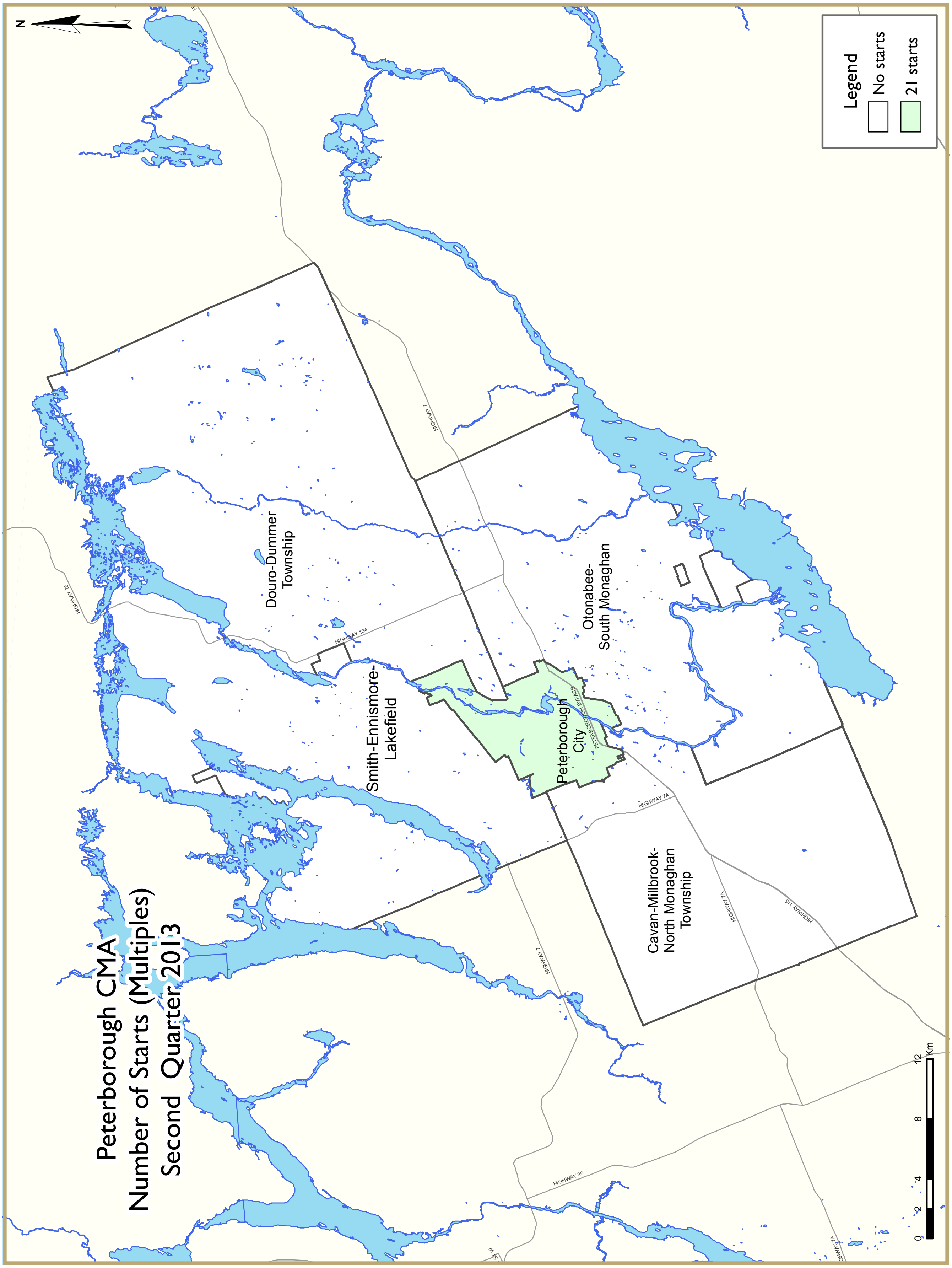


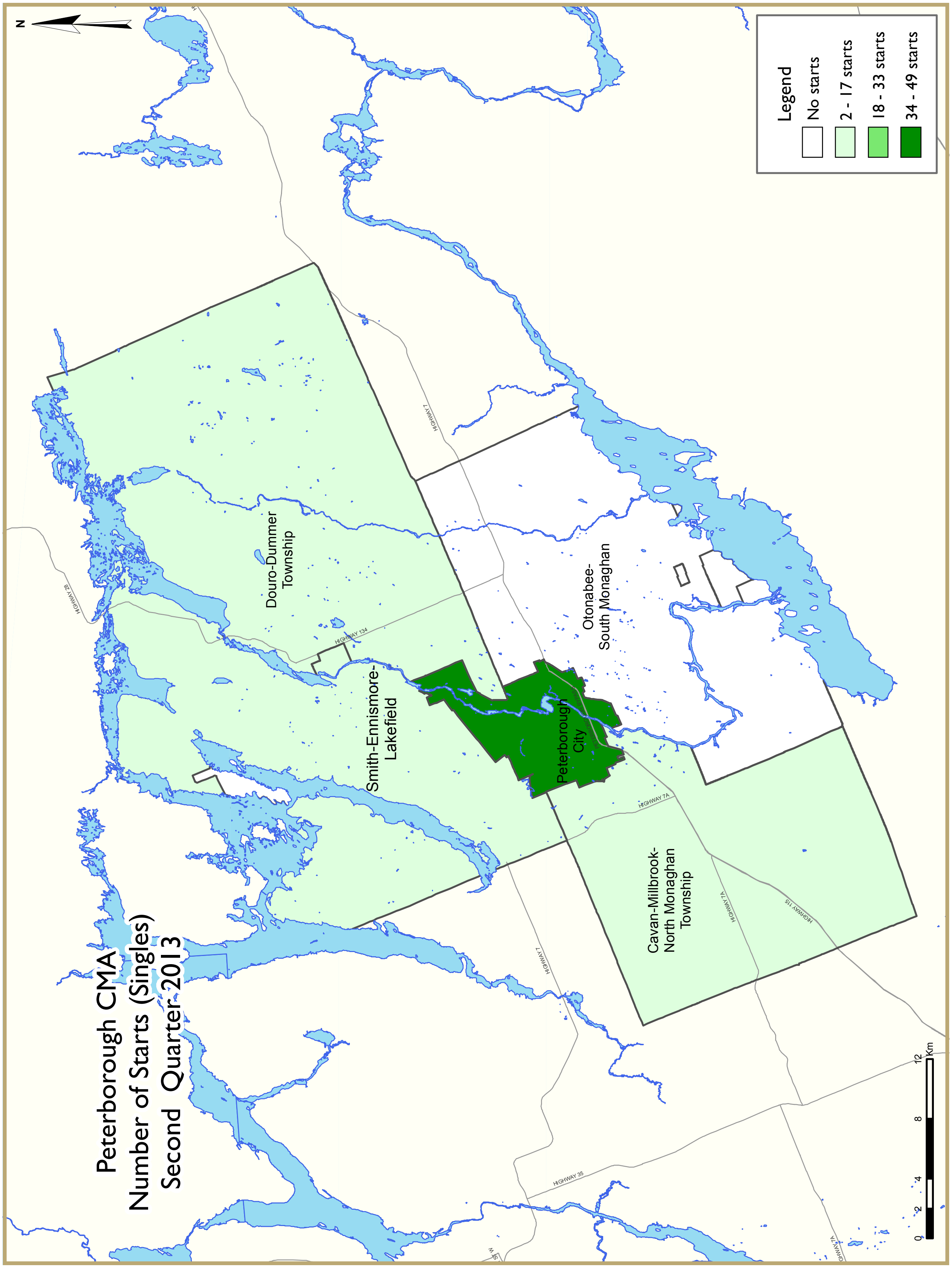
Source: CMHC, RMS April 2013

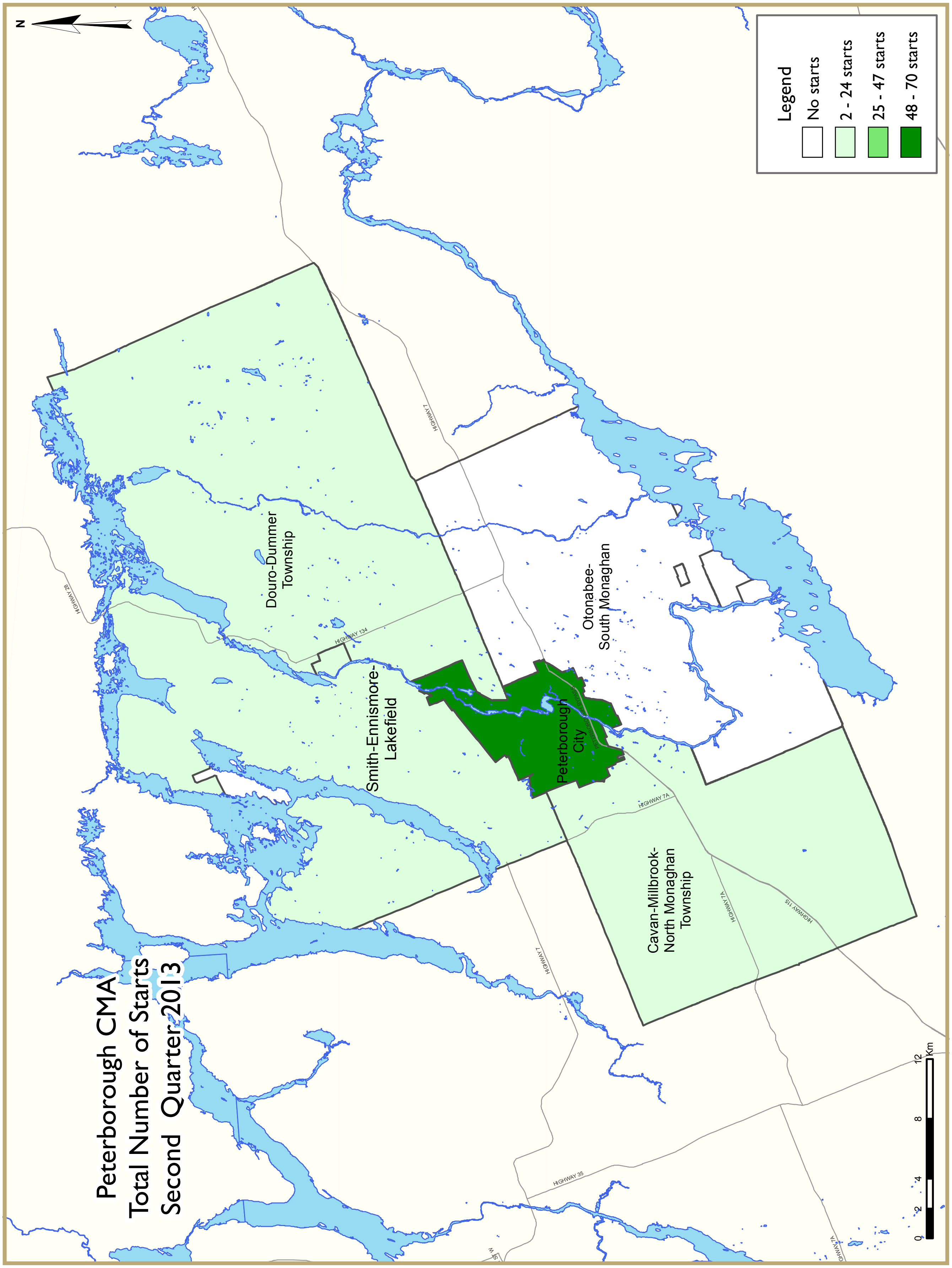
However, the apartment availability rate for Peterborough CMA declined to an average of 5.6 per cent from 7.4 per cent during the same period last year.

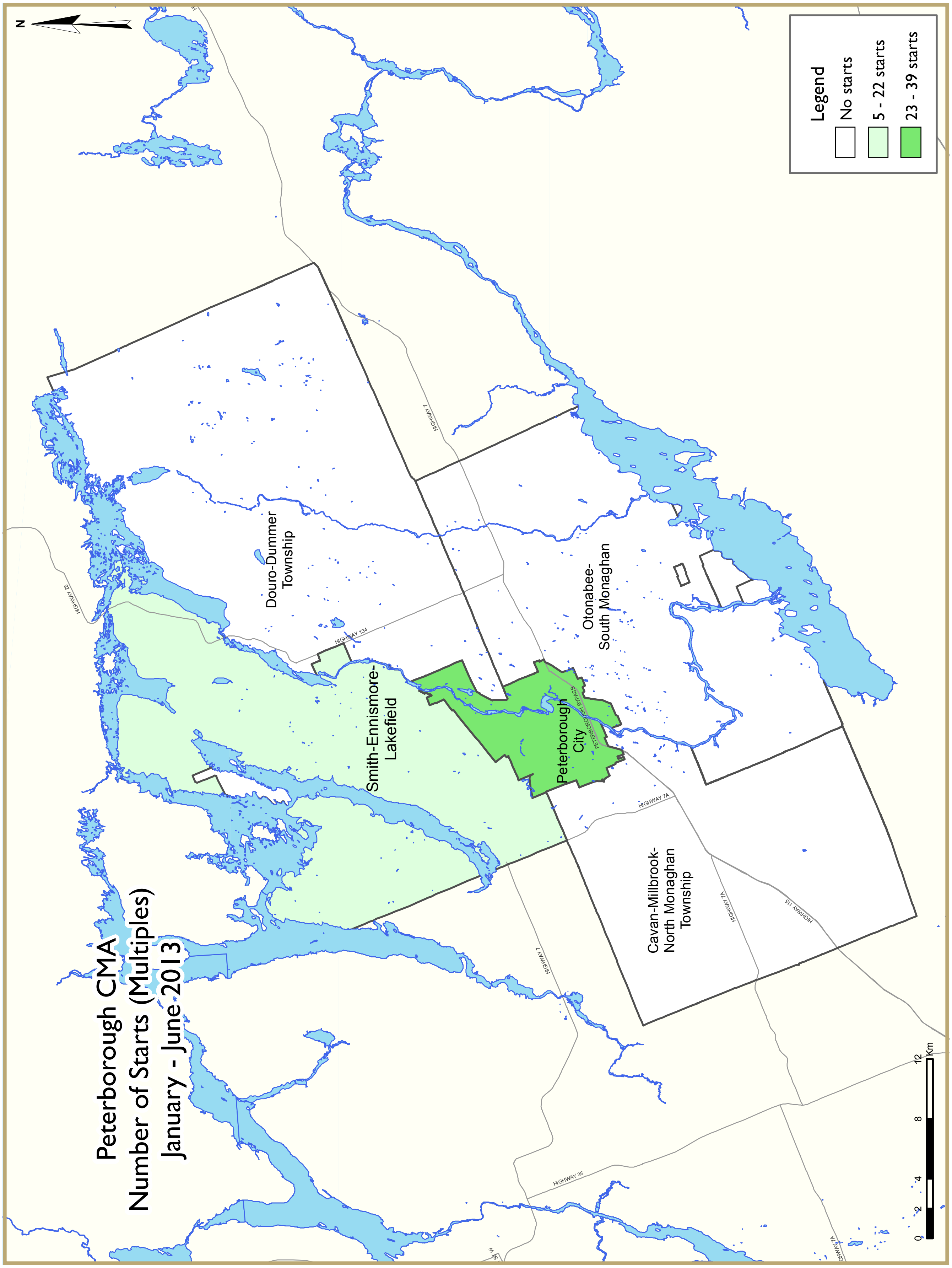
The difference between the availability rate and vacancy rate shows how many tenants have given their notice and plan on moving. In the Peterborough CMA, this variance decreased to 2.2 per cent from 5.1 per cent a year earlier. This lower difference suggests that fewer tenants have immediate intentions to relocate.

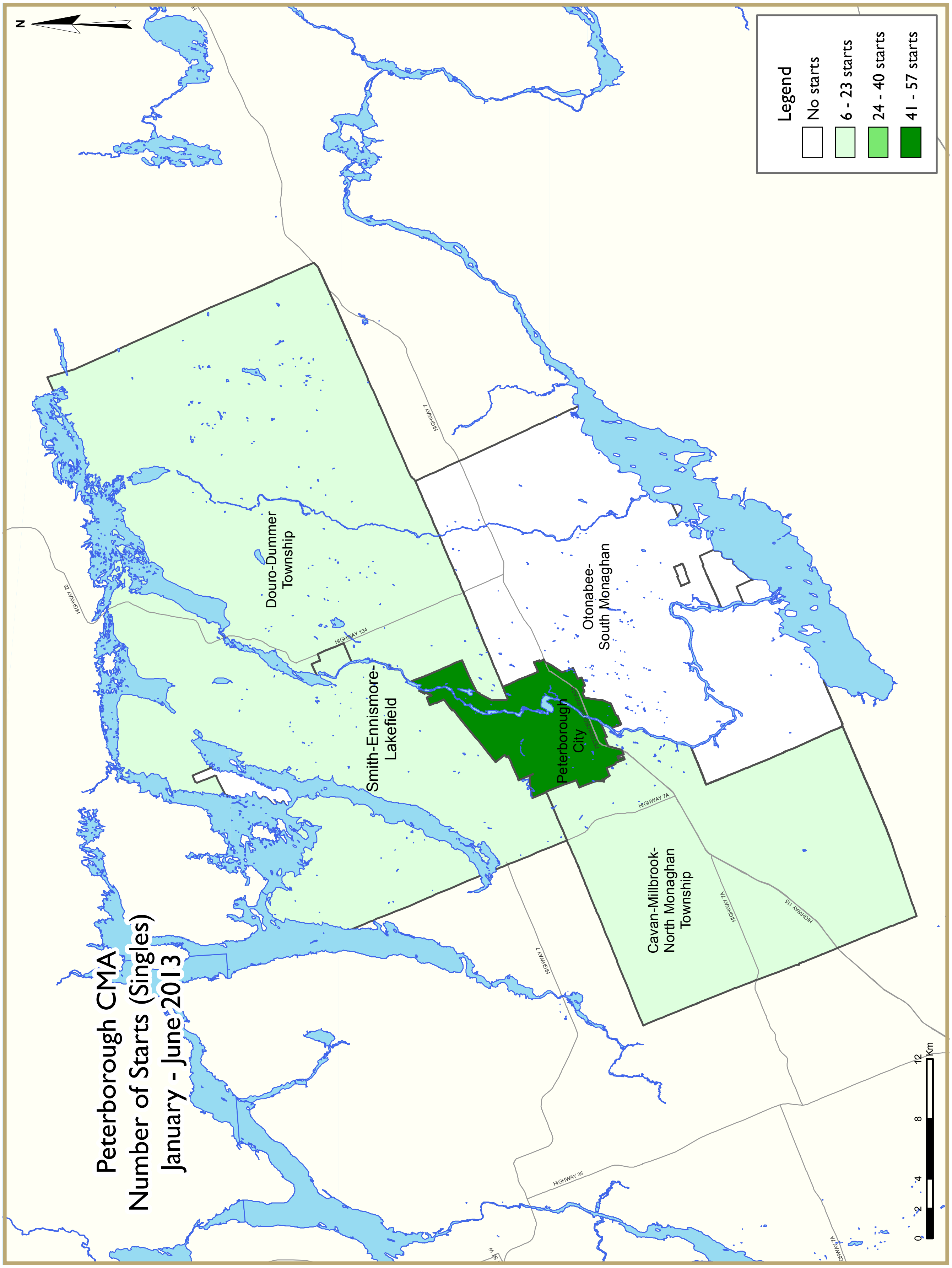
Average rent remained flat as the additional supply added to the universe removed the upward pressure on rents.

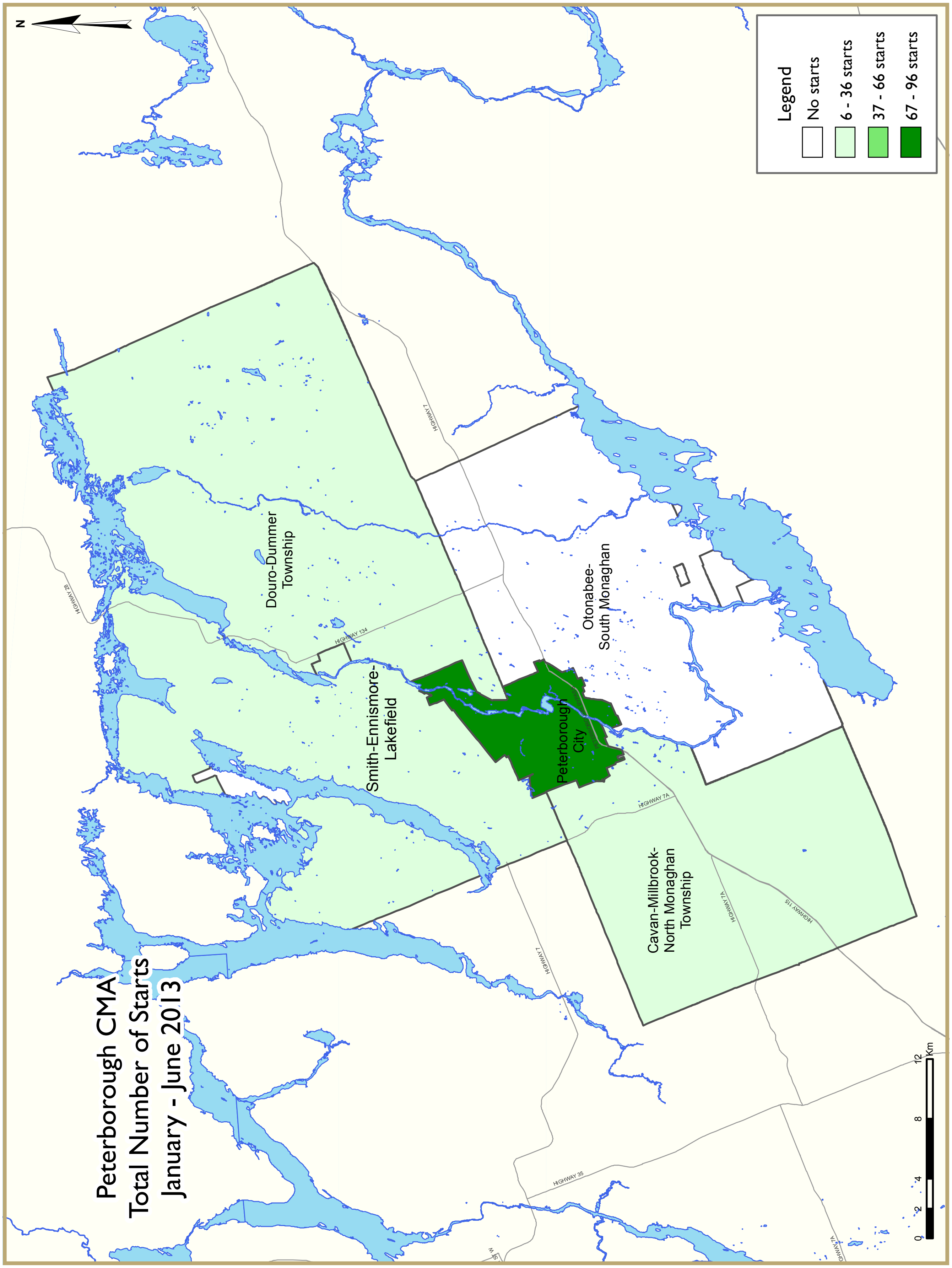

Peterborough CMA
Number of Starts (Multiples)
Second Quarter 2013
Legend
No starts
21 starts
Douro-Dummer Township
Otonabee-South Monaghan
Smith-Ennismore-Lakefield
Peterborough City
Cavan-Millbrook-North Monaghan Township
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 35
HIGHWAY 115
HIGHWAY 7
HIGHWAY 28
N
0 2 4 8 12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


Peterborough CMA
Number of Starts (Singles)
Second Quarter 2013
N
Legend
No starts
2 - 17 starts
18 - 33 starts
34 - 49 starts
Douro-Dummer Township
Smith-Ennismore-Lakefield
Peterborough City
Otonabee-South Monaghan
Cavan-Millbrook-North Monaghan Township
HIGHWAY 7
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 115
HIGHWAY 35
HIGHWAY 28
0 2 4 8 12 Km


Peterborough CMA
Total Number of Starts
Second Quarter 2013
Legend
No starts
2 - 24 starts
25 - 47 starts
48 - 70 starts
Douro-Dummer
Township
Smith-Ennismore-
Lakefield
Peterborough
City
Otonabee-
South Monaghan
Cavan-Millbrook-
North Monaghan
Township
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 7
HIGHWAY 35
HIGHWAY 115
N
Km


Peterborough CMA
Number of Starts (Multiples)
January - June 2013
N
Legend
No starts
5 - 22 starts
23 - 39 starts
Douro-Dummer Township
Smith-Ennismore-Lakefield
Peterborough City
Otonabee-South Monaghan
Cavan-Millbrook-North Monaghan Township
HIGHWAY 134
HIGHWAY 7A
0 2 4 8 12 Km


Peterborough CMA
Number of Starts (Singles)
January - June 2013
Legend
No starts
6 - 23 starts
24 - 40 starts
41 - 57 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
Total Number of Starts
January - June 2013
Legend
No starts
6 - 36 starts
37 - 66 starts
67 - 96 starts
N
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

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
Second 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									
Q2 2013	67	0	0	0	4	0	0	17	88
Q2 2012	41	0	4	0	13	0	0	0	58
% Change	63.4	n/a	-100.0	n/a	-69.2	n/a	n/a	n/a	51.7
Year-to-date 2013	80	0	5	0	22	0	0	17	124
Year-to-date 2012	73	0	10	0	22	0	0	0	105
% Change	9.6	n/a	-50.0	n/a	0.0	n/a	n/a	n/a	18.1
UNDER CONSTRUCTION									
Q2 2013	167	0	9	0	45	30	10	77	338
Q2 2012	159	0	27	0	57	30	0	2	275
% Change	5.0	n/a	-66.7	n/a	-21.1	0.0	n/a	**	22.9
COMPLETIONS									
Q2 2013	48	0	0	0	19	30	0	0	97
Q2 2012	34	0	0	0	0	0	0	16	50
% Change	41.2	n/a	n/a	n/a	n/a	n/a	n/a	-100.0	94.0
Year-to-date 2013	100	0	14	0	29	30	0	0	173
Year-to-date 2012	79	2	13	0	3	0	0	16	113
% Change	26.6	-100.0	7.7	n/a	**	n/a	n/a	-100.0	53.1
COMPLETED & NOT ABSORBED									
Q2 2013	7	0	0	0	2	7	n/a	n/a	16
Q2 2012	2	0	0	0	2	2	n/a	n/a	6
% Change	**	n/a	n/a	n/a	0.0	**	n/a	n/a	166.7
ABSORBED									
Q2 2013	47	0	0	0	19	24	n/a	n/a	90
Q2 2012	33	0	0	0	0	0	n/a	n/a	33
% Change	42.4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	172.7
Year-to-date 2013	97	0	16	0	29	25	n/a	n/a	167
Year-to-date 2012	78	0	13	0	2	1	n/a	n/a	94
% Change	24.4	n/a	23.1	n/a	**	**	n/a	n/a	77.7

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

Table 1.1: Housing Activity Summary by Submarket
Second 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									
Q2 2013	49	0	0	0	4	0	0	17	70
Q2 2012	17	0	0	0	13	0	0	0	30
Cavan Monaghan TP									
Q2 2013	6	0	0	0	0	0	0	0	6
Q2 2012	4	0	0	0	0	0	0	0	4
Douro-Dummer TP									
Q2 2013	2	0	0	0	0	0	0	0	2
Q2 2012	6	0	0	0	0	0	0	0	6
Otonabee-South Monaghan TP									
Q2 2013	0	0	0	0	0	0	0	0	0
Q2 2012	4	0	0	0	0	0	0	0	4
Smith-Ennismore-Lakefield TP									
Q2 2013	10	0	0	0	0	0	0	0	10
Q2 2012	10	0	4	0	0	0	0	0	14
Peterborough CMA									
Q2 2013	67	0	0	0	4	0	0	17	88
Q2 2012	41	0	4	0	13	0	0	0	58
UNDER CONSTRUCTION									
Peterborough City									
Q2 2013	89	0	9	0	40	30	10	58	236
Q2 2012	53	0	23	0	57	30	0	2	165
Cavan Monaghan TP									
Q2 2013	16	0	0	0	0	0	0	0	16
Q2 2012	17	0	0	0	0	0	0	0	17
Douro-Dummer TP									
Q2 2013	24	0	0	0	0	0	0	0	24
Q2 2012	26	0	0	0	0	0	0	0	26
Otonabee-South Monaghan TP									
Q2 2013	12	0	0	0	0	0	0	19	31
Q2 2012	18	0	0	0	0	0	0	0	18
Smith-Ennismore-Lakefield TP									
Q2 2013	26	0	0	0	5	0	0	0	31
Q2 2012	45	0	4	0	0	0	0	0	49
Peterborough CMA									
Q2 2013	167	0	9	0	45	30	10	77	338
Q2 2012	159	0	27	0	57	30	0	2	275

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

Table 1.1: Housing Activity Summary by Submarket Second 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									
Q2 2013	36	0	0	0	19	30	0	0	85
Q2 2012	28	0	0	0	0	0	0	16	44
Cavan Monaghan TP									
Q2 2013	6	0	0	0	0	0	0	0	6
Q2 2012	2	0	0	0	0	0	0	0	2
Douro-Dummer TP									
Q2 2013	4	0	0	0	0	0	0	0	4
Q2 2012	2	0	0	0	0	0	0	0	2
Otonabee-South Monaghan TP									
Q2 2013	0	0	0	0	0	0	0	0	0
Q2 2012	0	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP									
Q2 2013	2	0	0	0	0	0	0	0	2
Q2 2012	2	0	0	0	0	0	0	0	2
Peterborough CMA									
Q2 2013	48	0	0	0	19	30	0	0	97
Q2 2012	34	0	0	0	0	0	0	16	50
COMPLETED & NOT ABSORBED									
Peterborough City									
Q2 2013	7	0	0	0	2	7	n/a	n/a	16
Q2 2012	2	0	0	0	2	2	n/a	n/a	6
Cavan Monaghan TP									
Q2 2013	0	0	0	0	0	0	n/a	n/a	0
Q2 2012	0	0	0	0	0	0	n/a	n/a	0
Douro-Dummer TP									
Q2 2013	0	0	0	0	0	0	n/a	n/a	0
Q2 2012	0	0	0	0	0	0	n/a	n/a	0
Otonabee-South Monaghan TP									
Q2 2013	0	0	0	0	0	0	n/a	n/a	0
Q2 2012	0	0	0	0	0	0	n/a	n/a	0
Smith-Ennismore-Lakefield TP									
Q2 2013	0	0	0	0	0	0	n/a	n/a	0
Q2 2012	0	0	0	0	0	0	n/a	n/a	0
Peterborough CMA									
Q2 2013	7	0	0	0	2	7	n/a	n/a	16
Q2 2012	2	0	0	0	2	2	n/a	n/a	6

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

Table 1.1: Housing Activity Summary by Submarket Second 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									
Q2 2013	35	0	0	0	19	24	n/a	n/a	78
Q2 2012	27	0	0	0	0	0	n/a	n/a	27
Cavan Monaghan TP									
Q2 2013	6	0	0	0	0	0	n/a	n/a	6
Q2 2012	2	0	0	0	0	0	n/a	n/a	2
Douro-Dummer TP									
Q2 2013	4	0	0	0	0	0	n/a	n/a	4
Q2 2012	2	0	0	0	0	0	n/a	n/a	2
Otonabee-South Monaghan TP									
Q2 2013	0	0	0	0	0	0	n/a	n/a	0
Q2 2012	0	0	0	0	0	0	n/a	n/a	0
Smith-Ennismore-Lakefield TP									
Q2 2013	2	0	0	0	0	0	n/a	n/a	2
Q2 2012	2	0	0	0	0	0	n/a	n/a	2
Peterborough CMA									
Q2 2013	47	0	0	0	19	24	n/a	n/a	90
Q2 2012	33	0	0	0	0	0	n/a	n/a	33

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 Second Quarter 2013												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Peterborough City	49	17	0	0	4	13	17	0	70	30	133.3
Cavan Monaghan TP	6	4	0	0	0	0	0	0	6	4	50.0
Douro-Dummer TP	2	6	0	0	0	0	0	0	2	6	-66.7
Otonabee-South Monaghan TP	0	4	0	0	0	0	0	0	0	4	-100.0
Smith-Ennismore-Lakefield TP	10	10	0	0	0	4	0	0	10	14	-28.6
Peterborough CMA	67	41	0	0	4	17	17	0	88	58	51.7

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Peterborough City	57	31	0	2	22	26	17	0	96	59	62.7
Cavan Monaghan TP	6	7	0	0	0	0	0	0	6	7	-14.3
Douro-Dummer TP	6	10	0	0	0	0	0	0	6	10	-40.0
Otonabee-South Monaghan TP	0	10	0	0	0	0	0	0	0	10	-100.0
Smith-Ennismore-Lakefield TP	11	15	0	0	5	4	0	0	16	19	-15.8
Peterborough CMA	80	73	0	2	27	30	17	0	124	105	18.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Second Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Peterborough City	4	13	0	0	0	0	17	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	4	0	0	0	0	0	0
Peterborough CMA	4	17	0	0	0	0	17	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Peterborough City	22	26	0	0	0	0	17	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	4	0	0	0	0	0	0
Peterborough CMA	27	30	0	0	0	0	17	0

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Peterborough City	49	17	4	13	17	0	70	30
Cavan Monaghan TP	6	4	0	0	0	0	6	4
Douro-Dummer TP	2	6	0	0	0	0	2	6
Otonabee-South Monaghan TP	0	4	0	0	0	0	0	4
Smith-Ennismore-Lakefield TP	10	14	0	0	0	0	10	14
Peterborough CMA	67	45	4	13	17	0	88	58

Table 2.5: Starts by Submarket and by Intended Market January - June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Peterborough City	62	37	17	22	17	0	96	59
Cavan Monaghan TP	6	7	0	0	0	0	6	7
Douro-Dummer TP	6	10	0	0	0	0	6	10
Otonabee-South Monaghan TP	0	10	0	0	0	0	0	10
Smith-Ennismore-Lakefield TP	11	19	5	0	0	0	16	19
Peterborough CMA	85	83	22	22	17	0	124	105

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2013												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Peterborough City	36	28	2	0	17	0	30	16	85	44	93.2
Cavan Monaghan TP	6	2	0	0	0	0	0	0	6	2	200.0
Douro-Dummer TP	4	2	0	0	0	0	0	0	4	2	100.0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0	0	0	n/a
Smith-Ennismore-Lakefield TP	2	2	0	0	0	0	0	0	2	2	0.0
Peterborough CMA	48	34	2	0	17	0	30	16	97	50	94.0

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Peterborough City	60	61	2	2	41	16	30	16	133	95	40.0
Cavan Monaghan TP	7	6	0	0	0	0	0	0	7	6	16.7
Douro-Dummer TP	8	6	0	0	0	0	0	0	8	6	33.3
Otonabee-South Monaghan TP	0	2	0	0	0	0	0	0	0	2	-100.0
Smith-Ennismore-Lakefield TP	25	4	0	0	0	0	0	0	25	4	**
Peterborough CMA	100	79	2	2	41	16	30	16	173	113	53.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Second Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Peterborough City	17	0	0	0	30	0	0	16
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	17	0	0	0	30	0	0	16

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Peterborough City	41	16	0	0	30	0	0	16
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	41	16	0	0	30	0	0	16

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Peterborough City	36	28	49	0	0	16	85	44
Cavan Monaghan TP	6	2	0	0	0	0	6	2
Douro-Dummer TP	4	2	0	0	0	0	4	2
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	2	2	0	0	0	0	2	2
Peterborough CMA	48	34	49	0	0	16	97	50

Table 3.5: Completions by Submarket and by Intended Market January - June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Peterborough City	74	76	59	3	0	16	133	95
Cavan Monaghan TP	7	6	0	0	0	0	7	6
Douro-Dummer TP	8	6	0	0	0	0	8	6
Otonabee-South Monaghan TP	0	2	0	0	0	0	0	2
Smith-Ennismore-Lakefield TP	25	4	0	0	0	0	25	4
Peterborough CMA	114	94	59	3	0	16	173	113

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Second 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													
Q2 2013	4	11.4	7	20.0	21	60.0	2	5.7	1	2.9	35	323,900	319,442
Q2 2012	8	29.6	10	37.0	2	7.4	7	25.9	0	0.0	27	293,990	299,326
Year-to-date 2013	4	7.0	15	26.3	27	47.4	7	12.3	4	7.0	57	327,990	333,405
Year-to-date 2012	12	20.0	28	46.7	7	11.7	13	21.7	0	0.0	60	293,990	302,906
Cavan Monaghan TP													
Q2 2013	0	0.0	1	16.7	1	16.7	1	16.7	3	50.0	6	--	--
Q2 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	0	0.0	2	28.6	1	14.3	1	14.3	3	42.9	7	--	--
Year-to-date 2012	0	0.0	4	66.7	1	16.7	0	0.0	1	16.7	6	--	--
Douro-Dummer TP													
Q2 2013	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	--	--
Q2 2012	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2013	2	28.6	2	28.6	0	0.0	2	28.6	1	14.3	7	--	--
Year-to-date 2012	2	33.3	1	16.7	1	16.7	0	0.0	2	33.3	6	--	--
Otonabee-South Monaghan TP													
Q2 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q2 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Smith-Ennismore-Lakefield TP													
Q2 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Q2 2012	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2013	7	29.2	8	33.3	2	8.3	0	0.0	7	29.2	24	274,450	327,867
Year-to-date 2012	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
Peterborough CMA													
Q2 2013	5	11.1	10	22.2	22	48.9	3	6.7	5	11.1	45	323,900	338,166
Q2 2012	8	24.2	13	39.4	3	9.1	7	21.2	2	6.1	33	293,990	320,236
Year-to-date 2013	13	13.7	27	28.4	30	31.6	10	10.5	15	15.8	95	323,900	339,125
Year-to-date 2012	14	17.9	36	46.2	9	11.5	14	17.9	5	6.4	78	293,945	321,889

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2013						
Submarket	Q2 2013	Q2 2012	% Change	YTD 2013	YTD 2012	% Change
Peterborough City	319,442	299,326	6.7	333,405	302,906	10.1
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	--	--	n/a	327,867	--	n/a
Peterborough CMA	338,166	320,236	5.6	339,125	321,889	5.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Peterborough
Second 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	208	514	402	51.7	267,161	13.5	271,396
	April	252	-18.4	196	557	400	49.0	260,091	-4.0	273,971
	May	288	-4.6	209	577	407	51.4	281,913	4.1	271,525
	June	289	-0.3	217	495	387	56.1	275,479	0.7	263,906
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	901	9.7		1,619			271,756	4.3	
	Q2 2013	829	-8.0		1,629			273,037	0.5	
	YTD 2012	1,342	7.7		2,908			262,052	3.1	
	YTD 2013	1,277	-4.8		2,777			267,205	2.0	

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 Second 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	116.3	123.2	49.1	10.2	53.0	832
	April	590	3.00	5.14	116.5	122.9	50.0	11.7	54.8	824
	May	590	3.00	5.14	116.6	123.0	51.6	11.9	56.8	805
	June	590	3.14	5.14		123.2	55.7	10.7	60.3	775
	July									
	August									
	September									
	October									
	November									
	December									

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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