HOUSING MARKET INFORMATION

HOUSING NOW

Peterborough CMA

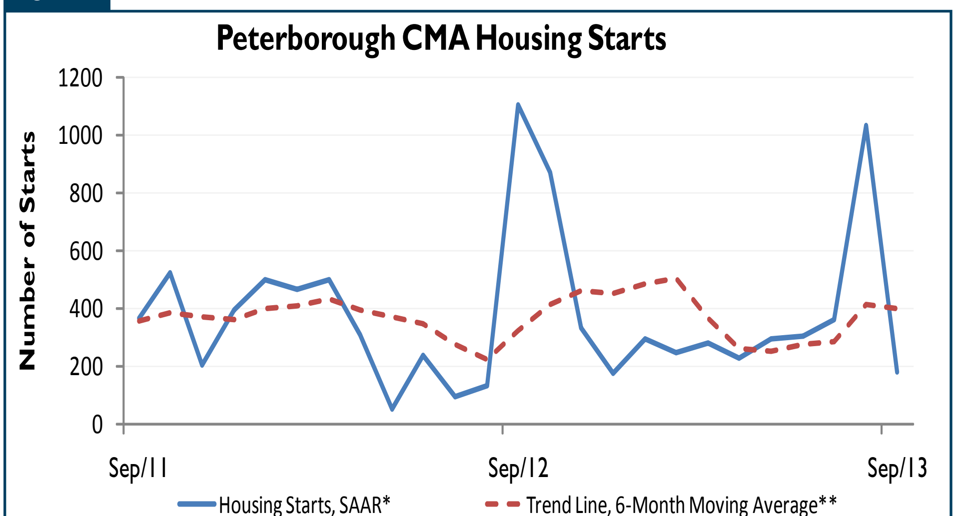
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2013

Highlights

- Strong quarter for housing starts.
- Increasing levels of supply maintain balanced market conditions.
- Average existing home price is stable.

Figure 1



Source:CMHC Housing Starts and Completion Survey

*SAAR[1]: Seasonally Adjusted Annual Rate.
**The trend is a six-month moving average of the monthly SAAR.

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was remained for 12 months. This facilitates comparison of the current price of activity to annual forecasts as well as to historical annual levels. The trend is the six month moving average of the monthly SAAR for housing starts.

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New Home Market

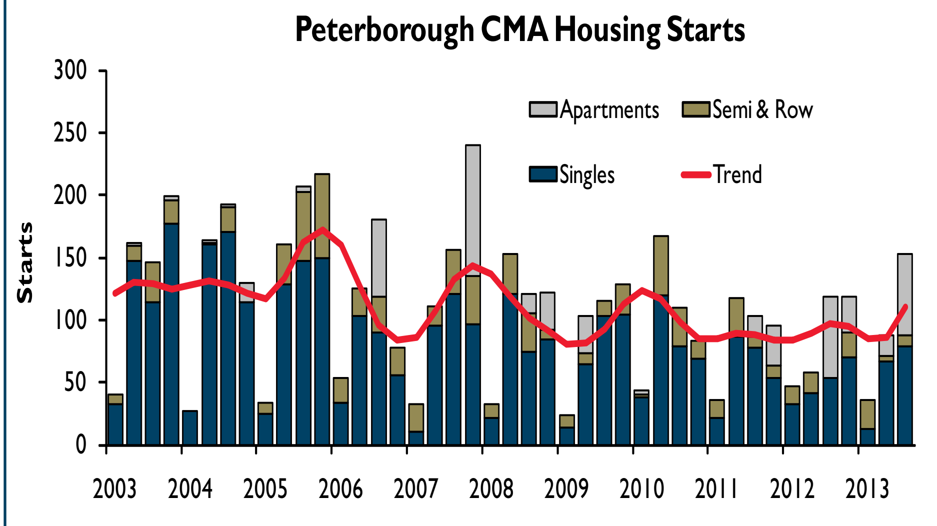
Peterborough CMA recorded highest third quarter construction activity since 2007

Housing starts in the Peterborough Census Metropolitan Area (CMA) were trending down at 401 units in September, according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. The trend in September housing starts declined from the previous month due to fewer multi-family units breaking ground. Despite the moderation, the third quarter total housing starts were higher when compared to the same period one year earlier. The months of July and August revealed the highest acceleration in the growth construction in the CMA area. Single-detached houses were leading the growth, outperforming the same period last year construction by 46.3 per cent. In addition, rental apartment construction, lifted starts in the area by 65 units. So far this year there were 82 apartment units started. There were no semi-detached starts in the first nine months of 2013. Other low-rise home starts (rows) totalled to 36 units.

The City of Peterborough continues to remain the most popular submarket in the area for newly constructed single-detached and multi-dwelling units. The city posted higher year-to-date housing starts for all dwelling types, excluding semis. There were no semis so far this year. The most recent semi-detached activity occurred over a year ago. In Cavan-Monaghan, Douro-Drummer and Smith-Ennismore-Lakefield Townships, the single starts share remains virtually unchanged from last year. There wasn't any construction activity in the first nine months of 2013 in Otonabee-South Monaghan Township.

The average price of newly build single-detached homes decreased 7.4 per cent from $324,576 in Q3 2012 to $300,533 in Q3 2013. Relatively soft employment trends, lower rates of net migration over the past year and a half had its impact on average price for new homes. The average price for newly constructed singles has been declining every quarter, from $340,795 in Q4 2012 to $300,533 in Q3 2013. The price decline occurred despite the fact that more single-detached homes were absorbed in the first nine months of this year then in the same period of last year. The unsold inventory levels continue to be very low. However, there's a trend of them going up a bit, from one unit in Q3 2012 to nine units in Q3 2013. Historically, very few single-detached homes or freehold townhouses remain unsold after completion; whereas rental, condominium apartments and condominium townhouses take more time to be absorbed into the market.

Figure 2



Source: CMHC

Existing Home Market

Resale Market Steady in Third Quarter

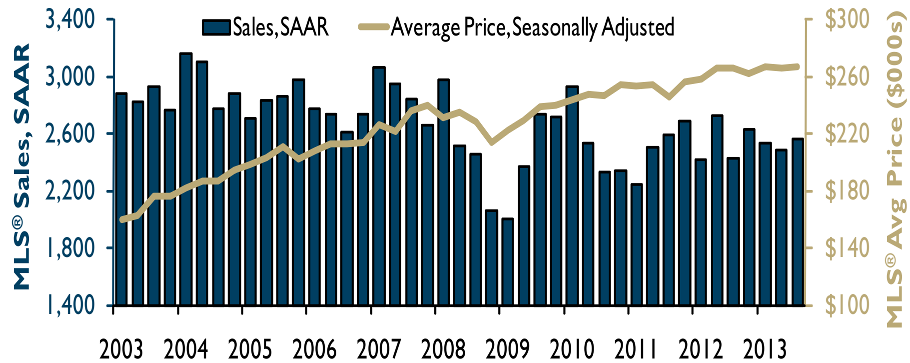
Relatively soft employment and lower rates of net migration over the past year and a half caused housing demand to slow. The year-to-date sales of 2,034 are marginally lower than last year totals of 2,043. Nevertheless, the third quarter improvement in employment resulted in higher Q3 2013 sales over Q3 2012.

New listings followed the same trend as sales, finishing higher than in the third quarter of 2012. New listings increased at a faster rate than sales, after seasonal adjustment, causing the sales-to-new listings ratio to decrease slightly to 51 per cent.

The resale market remained balanced with favourable conditions for both buyers and sellers. Consistent with the fundamentals of a balanced market, there was no upward pressure on prices. The actual MLS® average price for properties sold in the CMA area was virtually unchanged, $274,077 in Q3 2012 and $274,432 in Q3 2013. The seasonally adjusted price remained relatively flat as well, when compared to the previous quarter, as the supply of new listings was more than sufficient to meet demand.

Figure 3

Peterborough MLS® Sales* and Average Price*



Source: CMHC adapted from CREA (MLS®)

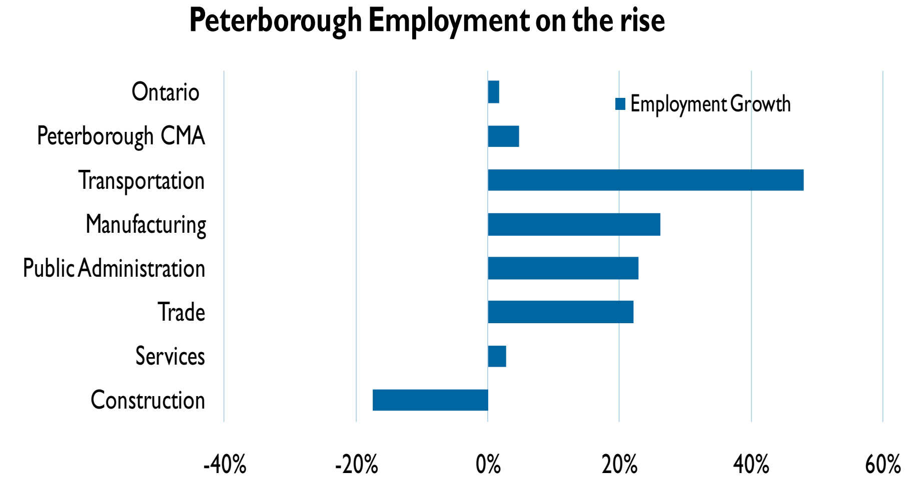
* Both sales and prices are seasonally adjusted. In addition, quarterly sales data are multiplied by 4 to show an annual rate.

MLS® is a registered trademark of the Canadian Real Estate Association

Peterborough Employment Rises in Most Sectors of the Economy

The state of the labour market is very important component of housing demand. Peterborough's employment picture improved in Q3 2013, recording positive growth in key sectors of the economy. From January to September 2013 employment grew by 4.8 per cent in comparison to the same period a year ago. This is above Ontario's average employment growth of 1.8 per cent and should create a fair degree of optimism among home buyers. Trade, Transportation, Manufacturing, Services and Public Administration Sectors drove the increase.

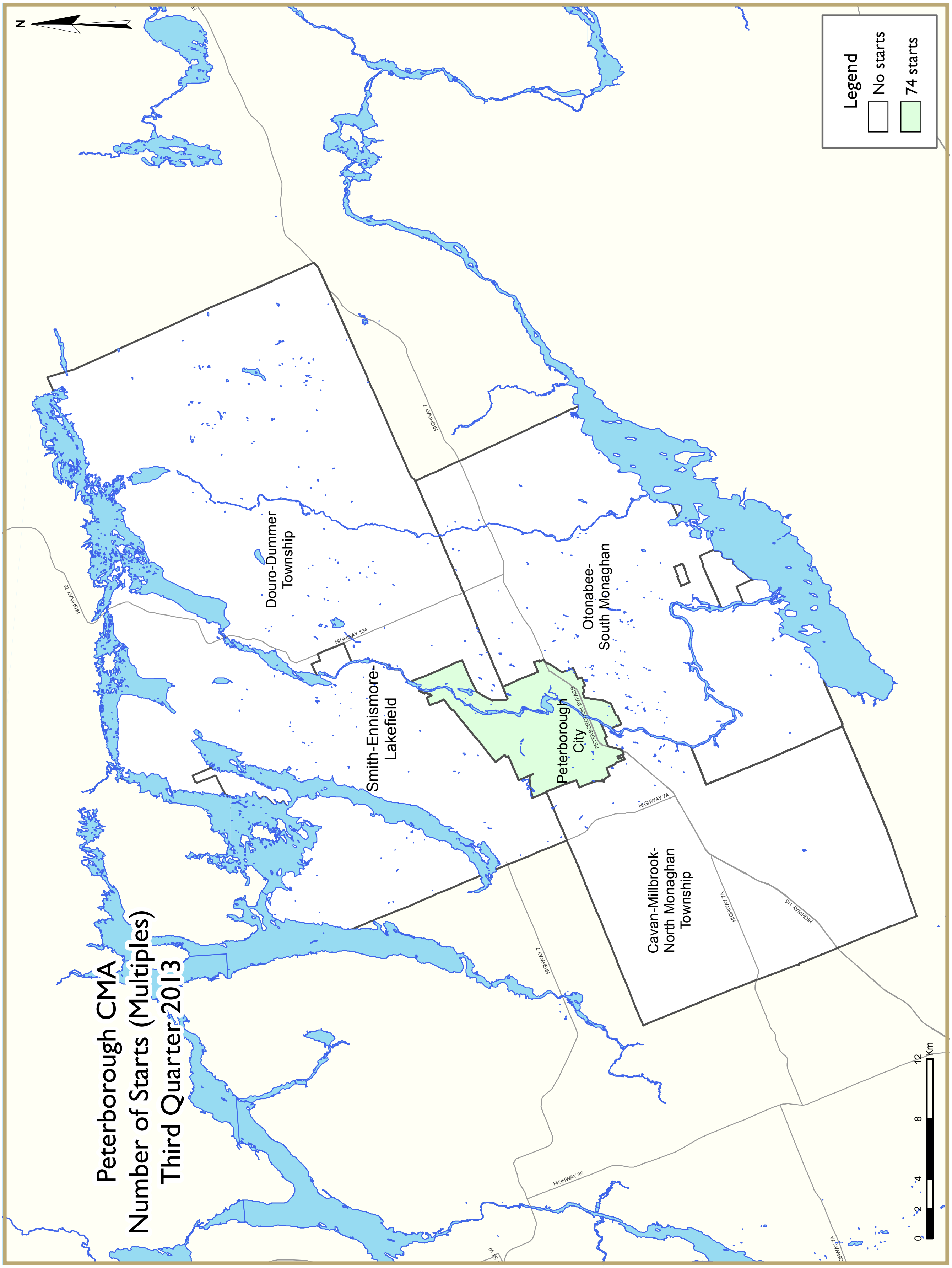
Figure 4

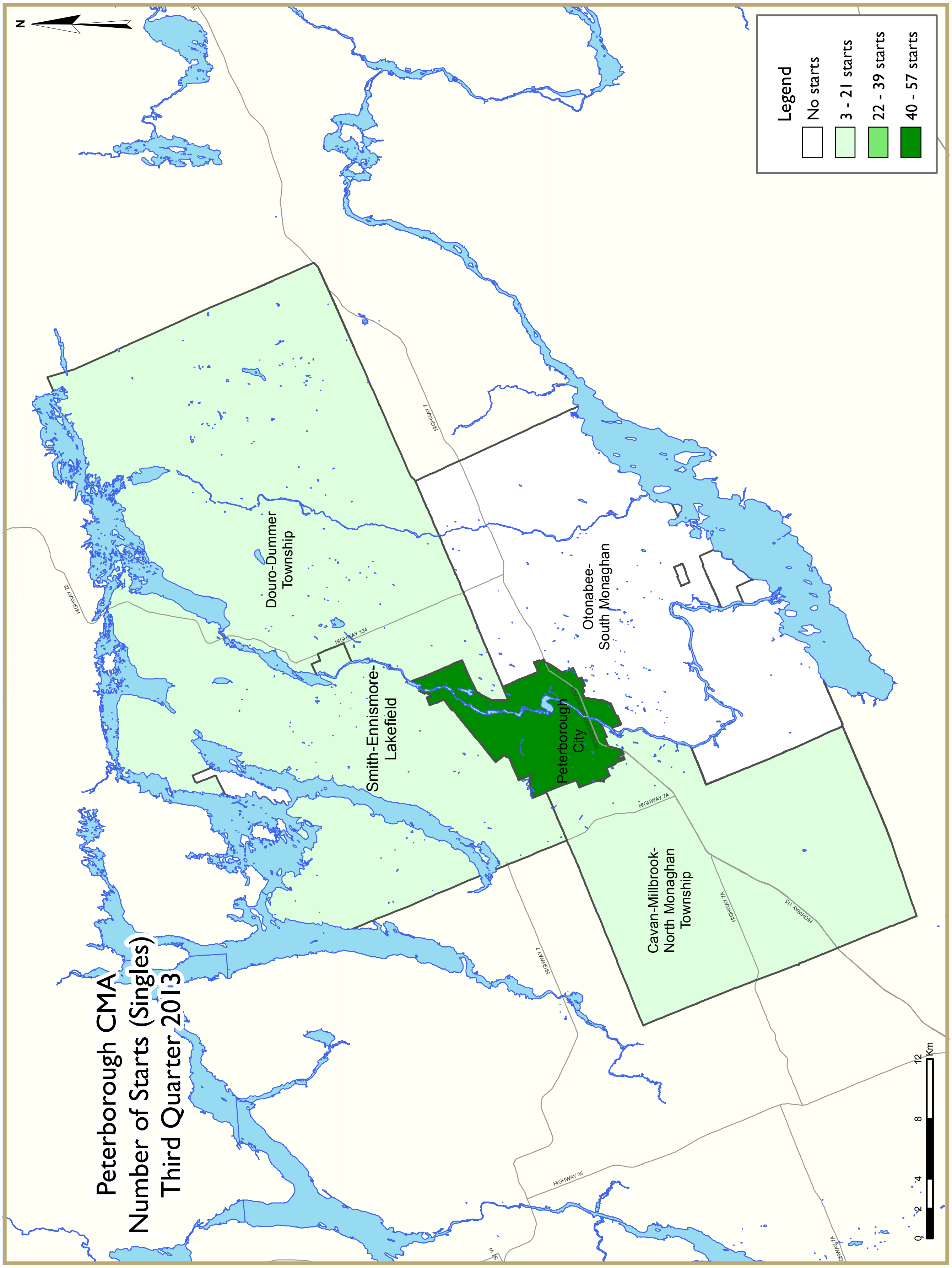


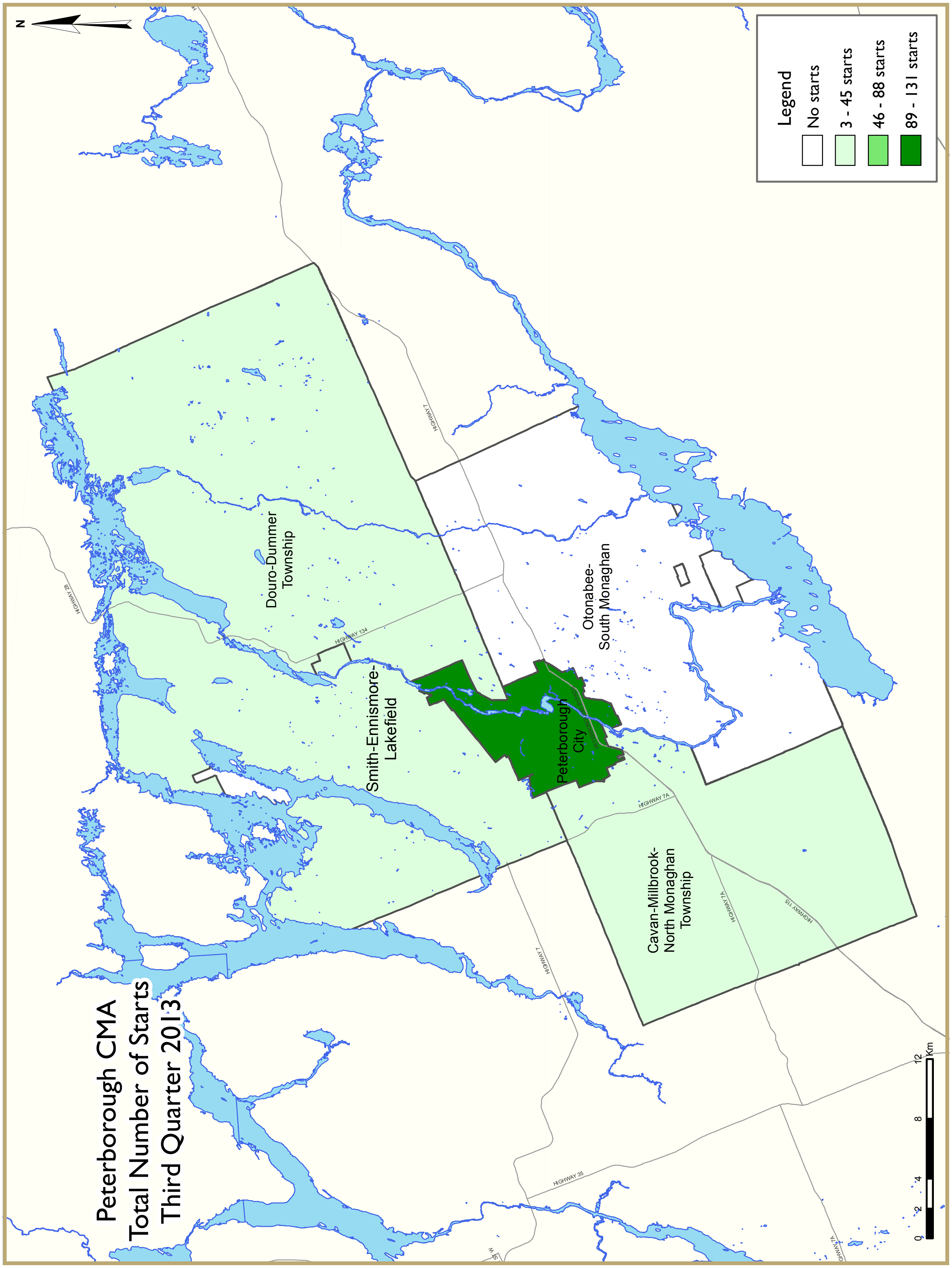
Source: Statistics Canada, Q3 2012, Q3 2013. Growth rates calculated by CMHC

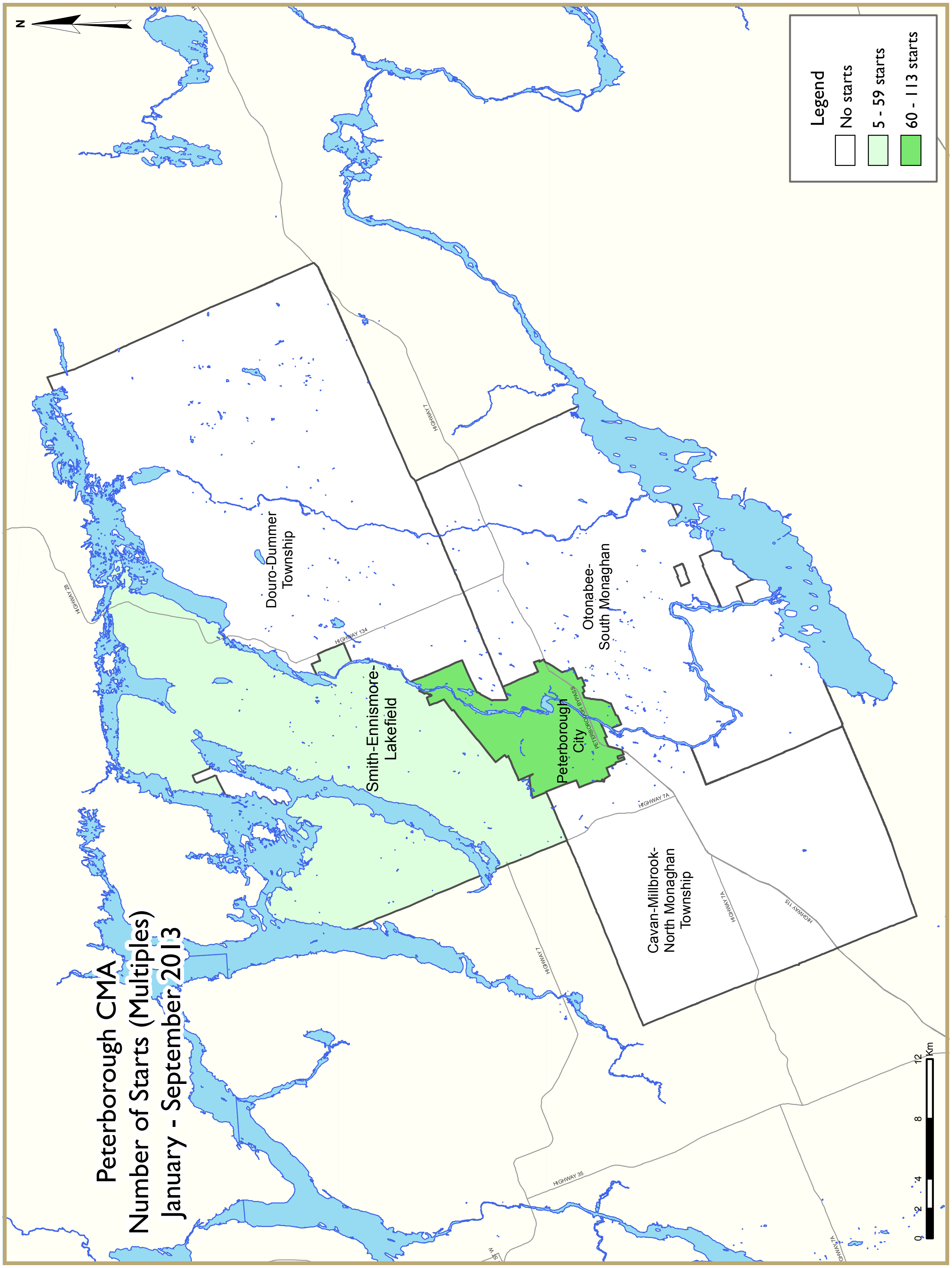
Employment in Trade, the second largest sector after Services in Peterborough, rose by 22.1 per cent over January to September 2012 levels, while Services sector rose by 2.9 per cent over the same period of time. Jobs in Finance, Insurance and Real Estate Sector, all key pillars of housing market operations, posted no gains or losses. Together with job losses in Construction Industry it supports CMHC forecast of lower housing starts in 2014.

Seasonally adjusted employment growth in Peterborough CMA has been up by a stunning 10.3 per cent from the second quarter of 2013, proving that Peterborough employers have on average kept the hiring taps open, providing much needed employment opportunities that support household spending on consumer goods and of course housing.

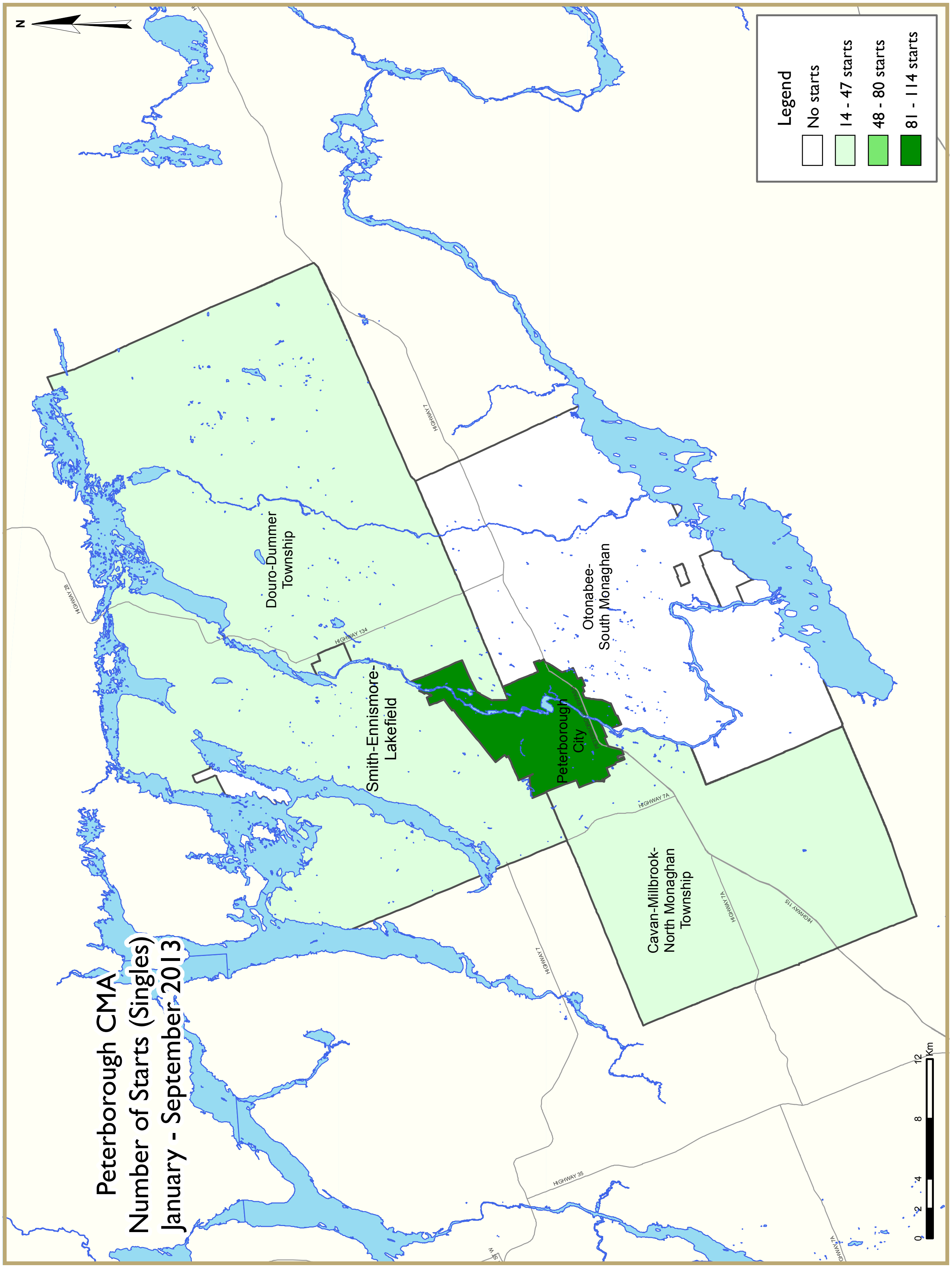

Peterborough CMA
Number of Starts (Multiples)
Third Quarter 2013
Legend
No starts
74 starts
N
Douro-Dummer Township
Otonabee-South Monaghan
Smith-Ennismore-Lakefield
Peterborough City
Cavan-Millbrook-North Monaghan Township
HIGHWAY 7
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 115
HIGHWAY 35
HIGHWAY 28
0 2 4 8 12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

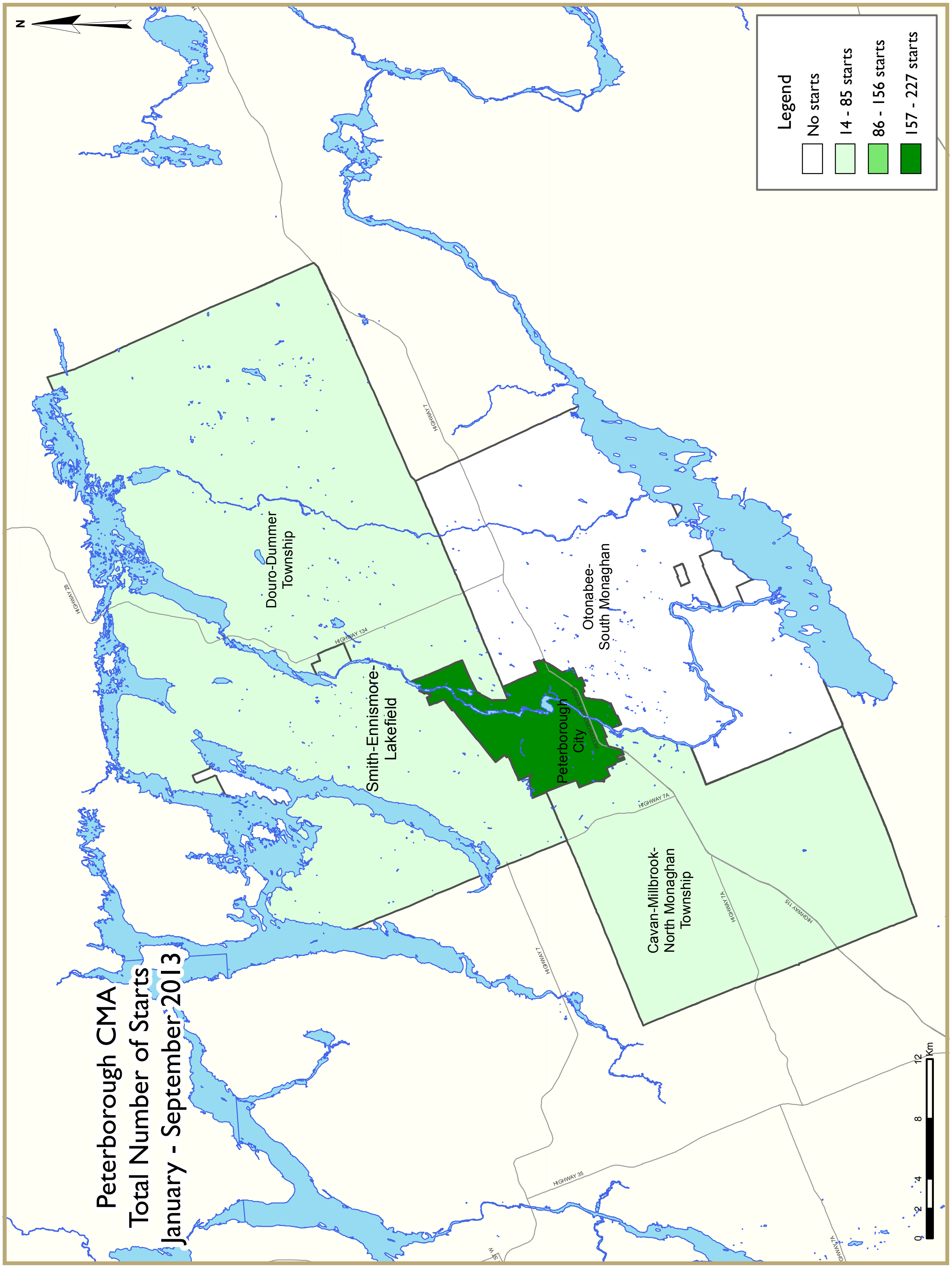

Peterborough CMA
Number of Starts (Singles)
Third Quarter 2013
N
Legend
No starts
3 - 21 starts
22 - 39 starts
40 - 57 starts
Douro-Dummer Township
Smith-Ennismore-Lakefield
Peterborough City
Otonabee-South Monaghan
Cavan-Millbrook-North Monaghan Township
HIGHWAY 7
HIGHWAY 28
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 115
HIGHWAY 35
0 2 4 8 12 Km


Peterborough CMA
Total Number of Starts
Third Quarter 2013
Legend
No starts
3 - 45 starts
46 - 88 starts
89 - 131 starts
N
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
Number of Starts (Multiples)
January - September 2013
Legend
No starts
5 - 59 starts
60 - 113 starts
N
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
Number of Starts (Singles)
January - September 2013
Legend
No starts
14 - 47 starts
48 - 80 starts
81 - 114 starts
Douro-Dummer Township
Smith-Ennismore-Lakefield
Peterborough City
Otonabee-South Monaghan
Cavan-Millbrook-North Monaghan Township
N
0 2 4 8 12 Km


Peterborough CMA
Total Number of Starts
January - September 2013
Legend
No starts
14 - 85 starts
86 - 156 starts
157 - 227 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 Starts (SAAR and Trend)
1.1	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:

1.2	Housing Activity Summary by Submarket
1.3	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

Table 1: Housing Starts (SAAR and Trend) September 2013		
Peterborough CMA[1]	August 2013	September 2013
Trend[2]	417	401
SAAR	1,032	182
	September 2012	September 2013
Actual		
September - Single-Detached	29	10
September - Multiples	65	5
September - Total	94	15
January to September - Single-Detached	127	159
January to September - Multiples	97	118
January to September - Total	224	277

Source: CMHC

[1] Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Peterborough CMA
Third 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									
Q3 2013	79	0	4	0	5	0	0	65	153
Q3 2012	54	0	4	0	0	30	0	31	119
% Change	46.3	n/a	0.0	n/a	n/a	-100.0	n/a	109.7	28.6
Year-to-date 2013	159	0	9	0	27	0	0	82	277
Year-to-date 2012	127	0	14	0	22	30	0	31	224
% Change	25.2	n/a	-35.7	n/a	22.7	-100.0	n/a	164.5	23.7
UNDER CONSTRUCTION									
Q3 2013	183	0	11	0	37	30	10	130	401
Q3 2012	170	0	22	0	48	60	0	31	331
% Change	7.6	n/a	-50.0	n/a	-22.9	-50.0	n/a	**	21.1
COMPLETIONS									
Q3 2013	63	0	0	0	13	0	0	12	88
Q3 2012	43	0	9	0	9	0	0	2	63
% Change	46.5	n/a	-100.0	n/a	44.4	n/a	n/a	**	39.7
Year-to-date 2013	163	0	14	0	42	30	0	12	261
Year-to-date 2012	122	2	22	0	12	0	0	18	176
% Change	33.6	-100.0	-36.4	n/a	**	n/a	n/a	-33.3	48.3
COMPLETED & NOT ABSORBED									
Q3 2013	9	0	0	0	4	1	n/a	n/a	14
Q3 2012	1	0	0	0	2	2	n/a	n/a	5
% Change	**	n/a	n/a	n/a	100.0	-50.0	n/a	n/a	180.0
ABSORBED									
Q3 2013	60	0	0	0	11	6	n/a	n/a	77
Q3 2012	45	0	9	0	9	0	n/a	n/a	63
% Change	33.3	n/a	-100.0	n/a	22.2	n/a	n/a	n/a	22.2
Year-to-date 2013	157	0	16	0	40	31	n/a	n/a	244
Year-to-date 2012	123	0	22	0	11	1	n/a	n/a	157
% Change	27.6	n/a	-27.3	n/a	**	**	n/a	n/a	55.4

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

Table 1.2: Housing Activity Summary by Submarket Third 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									
Q3 2013	57	0	4	0	5	0	0	65	131
Q3 2012	37	0	4	0	0	30	0	12	83
Cavan Monaghan TP									
Q3 2013	8	0	0	0	0	0	0	0	8
Q3 2012	6	0	0	0	0	0	0	0	6
Douro-Dummer TP									
Q3 2013	11	0	0	0	0	0	0	0	11
Q3 2012	7	0	0	0	0	0	0	0	7
Otonabee-South Monaghan TP									
Q3 2013	0	0	0	0	0	0	0	0	0
Q3 2012	2	0	0	0	0	0	0	19	21
Smith-Ennismore-Lakefield TP									
Q3 2013	3	0	0	0	0	0	0	0	3
Q3 2012	2	0	0	0	0	0	0	0	2
Peterborough CMA									
Q3 2013	79	0	4	0	5	0	0	65	153
Q3 2012	54	0	4	0	0	30	0	31	119
UNDER CONSTRUCTION									
Peterborough City									
Q3 2013	103	0	11	0	32	30	10	111	297
Q3 2012	67	0	18	0	48	60	0	12	205
Cavan Monaghan TP									
Q3 2013	21	0	0	0	0	0	0	0	21
Q3 2012	17	0	0	0	0	0	0	0	17
Douro-Dummer TP									
Q3 2013	30	0	0	0	0	0	0	0	30
Q3 2012	29	0	0	0	0	0	0	0	29
Otonabee-South Monaghan TP									
Q3 2013	12	0	0	0	0	0	0	19	31
Q3 2012	13	0	0	0	0	0	0	19	32
Smith-Ennismore-Lakefield TP									
Q3 2013	17	0	0	0	5	0	0	0	22
Q3 2012	44	0	4	0	0	0	0	0	48
Peterborough CMA									
Q3 2013	183	0	11	0	37	30	10	130	401
Q3 2012	170	0	22	0	48	60	0	31	331

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

Table 1.2: Housing Activity Summary by Submarket Third 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									
Q3 2013	43	0	0	0	13	0	0	12	68
Q3 2012	23	0	9	0	9	0	0	2	43
Cavan Monaghan TP									
Q3 2013	3	0	0	0	0	0	0	0	3
Q3 2012	6	0	0	0	0	0	0	0	6
Douro-Dummer TP									
Q3 2013	5	0	0	0	0	0	0	0	5
Q3 2012	4	0	0	0	0	0	0	0	4
Otonabee-South Monaghan TP									
Q3 2013	0	0	0	0	0	0	0	0	0
Q3 2012	7	0	0	0	0	0	0	0	7
Smith-Ennismore-Lakefield TP									
Q3 2013	12	0	0	0	0	0	0	0	12
Q3 2012	3	0	0	0	0	0	0	0	3
Peterborough CMA									
Q3 2013	63	0	0	0	13	0	0	12	88
Q3 2012	43	0	9	0	9	0	0	2	63
COMPLETED & NOT ABSORBED									
Peterborough City									
Q3 2013	9	0	0	0	4	1	n/a	n/a	14
Q3 2012	1	0	0	0	2	2	n/a	n/a	5
Cavan Monaghan TP									
Q3 2013	0	0	0	0	0	0	n/a	n/a	0
Q3 2012	0	0	0	0	0	0	n/a	n/a	0
Douro-Dummer TP									
Q3 2013	0	0	0	0	0	0	n/a	n/a	0
Q3 2012	0	0	0	0	0	0	n/a	n/a	0
Otonabee-South Monaghan TP									
Q3 2013	0	0	0	0	0	0	n/a	n/a	0
Q3 2012	0	0	0	0	0	0	n/a	n/a	0
Smith-Ennismore-Lakefield TP									
Q3 2013	0	0	0	0	0	0	n/a	n/a	0
Q3 2012	0	0	0	0	0	0	n/a	n/a	0
Peterborough CMA									
Q3 2013	9	0	0	0	4	1	n/a	n/a	14
Q3 2012	1	0	0	0	2	2	n/a	n/a	5

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

Table 1.2: Housing Activity Summary by Submarket Third 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									
Q3 2013	40	0	0	0	11	6	n/a	n/a	57
Q3 2012	25	0	9	0	9	0	n/a	n/a	43
Cavan Monaghan TP									
Q3 2013	3	0	0	0	0	0	n/a	n/a	3
Q3 2012	6	0	0	0	0	0	n/a	n/a	6
Douro-Dummer TP									
Q3 2013	5	0	0	0	0	0	n/a	n/a	5
Q3 2012	4	0	0	0	0	0	n/a	n/a	4
Otonabee-South Monaghan TP									
Q3 2013	0	0	0	0	0	0	n/a	n/a	0
Q3 2012	7	0	0	0	0	0	n/a	n/a	7
Smith-Ennismore-Lakefield TP									
Q3 2013	12	0	0	0	0	0	n/a	n/a	12
Q3 2012	3	0	0	0	0	0	n/a	n/a	3
Peterborough CMA									
Q3 2013	60	0	0	0	11	6	n/a	n/a	77
Q3 2012	45	0	9	0	9	0	n/a	n/a	63

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

Table 1.3: 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 Third Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Peterborough City	57	37	0	0	9	0	65	46	131	83	57.8
Cavan Monaghan TP	8	6	0	0	0	0	0	0	8	6	33.3
Douro-Dummer TP	11	7	0	0	0	0	0	0	11	7	57.1
Otonabee-South Monaghan TP	0	2	0	0	0	0	0	19	0	21	-100.0
Smith-Ennismore-Lakefield TP	3	2	0	0	0	0	0	0	3	2	50.0
Peterborough CMA	79	54	0	0	9	0	65	65	153	119	28.6

Table 2.1: Starts by Submarket and by Dwelling Type January - September 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	114	68	0	2	31	26	82	46	227	142	59.9
Cavan Monaghan TP	14	13	0	0	0	0	0	0	14	13	7.7
Douro-Dummer TP	17	17	0	0	0	0	0	0	17	17	0.0
Otonabee-South Monaghan TP	0	12	0	0	0	0	0	19	0	31	-100.0
Smith-Ennismore-Lakefield TP	14	17	0	0	5	4	0	0	19	21	-9.5
Peterborough CMA	159	127	0	2	36	30	82	65	277	224	23.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Third Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Peterborough City	9	0	0	0	0	34	65	12
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	19
Smith-Ennismore-Lakefield TP	0	0	0	0	0	0	0	0
Peterborough CMA	9	0	0	0	0	34	65	31

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 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	31	26	0	0	0	34	82	12
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	19
Smith-Ennismore-Lakefield TP	5	4	0	0	0	0	0	0
Peterborough CMA	36	30	0	0	0	34	82	31

Table 2.4: Starts by Submarket and by Intended Market Third Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Peterborough City	61	41	5	30	65	12	131	83
Cavan Monaghan TP	8	6	0	0	0	0	8	6
Douro-Dummer TP	11	7	0	0	0	0	11	7
Otonabee-South Monaghan TP	0	2	0	0	0	19	0	21
Smith-Ennismore-Lakefield TP	3	2	0	0	0	0	3	2
Peterborough CMA	83	58	5	30	65	31	153	119

Table 2.5: Starts by Submarket and by Intended Market January - September 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Peterborough City	123	78	22	52	82	12	227	142
Cavan Monaghan TP	14	13	0	0	0	0	14	13
Douro-Dummer TP	17	17	0	0	0	0	17	17
Otonabee-South Monaghan TP	0	12	0	0	0	19	0	31
Smith-Ennismore-Lakefield TP	14	21	5	0	0	0	19	21
Peterborough CMA	168	141	27	52	82	31	277	224

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Peterborough City	43	23	2	6	11	12	12	2	68	43	58.1
Cavan Monaghan TP	3	6	0	0	0	0	0	0	3	6	-50.0
Douro-Dummer TP	5	4	0	0	0	0	0	0	5	4	25.0
Otonabee-South Monaghan TP	0	7	0	0	0	0	0	0	0	7	-100.0
Smith-Ennismore-Lakefield TP	12	3	0	0	0	0	0	0	12	3	**
Peterborough CMA	63	43	2	6	11	12	12	2	88	63	39.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 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	103	84	4	8	52	28	42	18	201	138	45.7
Cavan Monaghan TP	10	12	0	0	0	0	0	0	10	12	-16.7
Douro-Dummer TP	13	10	0	0	0	0	0	0	13	10	30.0
Otonabee-South Monaghan TP	0	9	0	0	0	0	0	0	0	9	-100.0
Smith-Ennismore-Lakefield TP	37	7	0	0	0	0	0	0	37	7	**
Peterborough CMA	163	122	4	8	52	28	42	18	261	176	48.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Third Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Peterborough City	11	12	0	0	0	0	12	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	0	0	0	0	0	0	0	0
Peterborough CMA	11	12	0	0	0	0	12	2

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 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	52	28	0	0	30	0	12	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	0	0
Smith-Ennismore-Lakefield TP	0	0	0	0	0	0	0	0
Peterborough CMA	52	28	0	0	30	0	12	18

Table 3.4: Completions by Submarket and by Intended Market Third Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Peterborough City	43	32	13	9	12	2	68	43
Cavan Monaghan TP	3	6	0	0	0	0	3	6
Douro-Dummer TP	5	4	0	0	0	0	5	4
Otonabee-South Monaghan TP	0	7	0	0	0	0	0	7
Smith-Ennismore-Lakefield TP	12	3	0	0	0	0	12	3
Peterborough CMA	63	52	13	9	12	2	88	63

Table 3.5: Completions by Submarket and by Intended Market January - September 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Peterborough City	117	108	72	12	12	18	201	138
Cavan Monaghan TP	10	12	0	0	0	0	10	12
Douro-Dummer TP	13	10	0	0	0	0	13	10
Otonabee-South Monaghan TP	0	9	0	0	0	0	0	9
Smith-Ennismore-Lakefield TP	37	7	0	0	0	0	37	7
Peterborough CMA	177	146	72	12	12	18	261	176

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Third 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													
Q3 2013	11	27.5	11	27.5	13	32.5	5	12.5	0	0.0	40	289,000	294,574
Q3 2012	6	24.0	13	52.0	5	20.0	1	4.0	0	0.0	25	289,900	283,150
Year-to-date 2013	15	15.5	26	26.8	40	41.2	12	12.4	4	4.1	97	323,900	317,392
Year-to-date 2012	18	21.2	41	48.2	12	14.1	14	16.5	0	0.0	85	289,990	297,096
Cavan Monaghan TP													
Q3 2013	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Q3 2012	0	0.0	2	33.3	2	33.3	1	16.7	1	16.7	6	--	--
Year-to-date 2013	0	0.0	3	33.3	2	22.2	1	11.1	3	33.3	9	--	--
Year-to-date 2012	0	0.0	6	50.0	3	25.0	1	8.3	2	16.7	12	304,500	341,083
Douro-Dummer TP													
Q3 2013	2	40.0	2	40.0	0	0.0	0	0.0	1	20.0	5	--	--
Q3 2012	1	25.0	0	0.0	0	0.0	0	0.0	3	75.0	4	--	--
Year-to-date 2013	4	33.3	4	33.3	0	0.0	2	16.7	2	16.7	12	279,000	336,825
Year-to-date 2012	3	30.0	1	10.0	1	10.0	0	0.0	5	50.0	10	379,000	419,200
Otonabee-South Monaghan TP													
Q3 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q3 2012	0	0.0	1	20.0	1	20.0	0	0.0	3	60.0	5	--	--
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	3	42.9	1	14.3	0	0.0	3	42.9	7	--	--
Smith-Ennismore-Lakefield TP													
Q3 2013	3	33.3	2	22.2	0	0.0	3	33.3	1	11.1	9	--	--
Q3 2012	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2013	10	30.3	10	30.3	2	6.1	3	9.1	8	24.2	33	279,000	323,933
Year-to-date 2012	2	28.6	1	14.3	0	0.0	1	14.3	3	42.9	7	--	--
Peterborough CMA													
Q3 2013	16	28.6	16	28.6	14	25.0	8	14.3	2	3.6	56	289,000	300,533
Q3 2012	9	20.9	16	37.2	8	18.6	2	4.7	8	18.6	43	289,990	324,576
Year-to-date 2013	29	19.2	43	28.5	44	29.1	18	11.9	17	11.3	151	306,990	324,813
Year-to-date 2012	23	19.0	52	43.0	17	14.0	16	13.2	13	10.7	121	289,990	322,844

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2013						
Submarket	Q3 2013	Q3 2012	% Change	YTD 2013	YTD 2012	% Change
Peterborough City	294,574	283,150	4.0	317,392	297,096	6.8
Cavan Monaghan TP	--	--	n/a	--	341,083	n/a
Douro-Dummer TP	--	--	n/a	336,825	419,200	-19.7
Otonabee-South Monaghan TP	--	--	n/a	--	--	n/a
Smith-Ennismore-Lakefield TP	--	--	n/a	323,933	--	n/a
Peterborough CMA	300,533	324,576	-7.4	324,813	322,844	0.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Peterborough Third 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	281,505
	February	137	0.0	188	382	421	44.7	240,842	0.7	256,088
	March	211	6.6	220	565	412	53.4	235,404	-4.8	240,925
	April	309	24.6	234	527	408	57.4	270,841	8.3	271,806
	May	302	3.8	221	573	406	54.4	270,891	5.7	260,968
	June	290	2.8	227	519	396	57.3	273,632	-0.2	265,079
	July	275	5.4	220	431	374	58.8	276,707	1.4	261,344
	August	247	0.0	224	386	381	58.8	268,981	9.0	268,896
	September	179	-28.7	163	347	344	47.4	277,067	14.5	267,343
	October	232	22.1	225	368	439	51.3	262,050	0.4	259,573
	November	174	-8.9	221	267	412	53.6	247,268	-1.8	247,350
	December	104	-14.0	212	136	426	49.8	276,770	7.5	279,331
2013	January	100	7.5	211	350	423	49.9	240,356	-7.5	260,185
	February	153	11.7	214	284	325	65.8	253,216	5.1	268,891
	March	195	-7.6	208	514	402	51.7	267,161	13.5	273,339
	April	252	-18.4	196	557	400	49.0	260,091	-4.0	261,564
	May	288	-4.6	209	577	407	51.4	281,913	4.1	271,825
	June	289	-0.3	217	495	389	55.8	275,479	0.7	264,306
	July	283	2.9	221	500	431	51.3	271,968	-1.7	259,947
	August	256	3.6	218	439	430	50.7	270,179	0.4	269,565
	September	218	21.8	202	387	401	50.4	282,624	2.0	271,452
	October									
	November									
	December									
	Q3 2012	701	-7.6		1,164			274,077	7.8	
	Q3 2013	757	8.0		1,326			274,432	0.1	
	YTD 2012	2,043	1.9		4,072			266,178	4.8	
	YTD 2013	2,034	-0.4		4,103			269,895	1.4	

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 Third 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	116.6	123.2	55.7	10.7	60.3	775
	July	590	3.14	5.14	116.9	123.4	57.7	9.6	61.7	767
	August	601	3.14	5.34	117.0	123.4	59.3	8.8	62.8	777
	September	601	3.14	5.34		123.5	59.2	7.5	62.0	774
	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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- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
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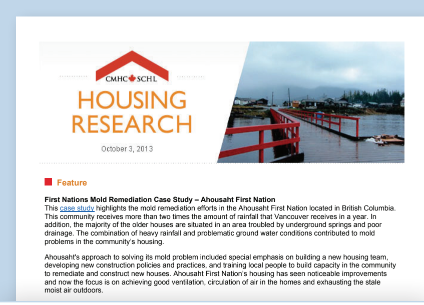
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HOUSING RESEARCH

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Feature

First Nations Mold Remediation Case Study – Ahousaht First Nation
This case study highlights the mold remediation efforts in the Ahousaht First Nation located in British Columbia. This community receives more than two times the amount of rainfall that Vancouver receives in a year. In addition, the majority of the older houses are situated in an area troubled by underground springs and poor drainage. The combination of heavy rainfall and problematic ground water conditions contributed to mold problems in the community's housing.

Ahousaht's approach to solving its mold problem included special emphasis on building a new housing team, developing new construction policies and practices, and training local people to build capacity in the community to remediate and construct new houses. Ahousaht First Nation's housing has seen noticeable improvements and now the focus is on achieving good ventilation, circulation of air in the homes and exhausting the stale moist air outdoors.

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