

HOUSING NOW

Hamilton and Brantford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2012

New Home Market

Hamilton CMA total housing starts down in November 2012

Hamilton Census Metropolitan Area (CMA) total housing starts were down in November 2012 from the same month a year ago. This month's decrease in housing starts occurred across all dwelling types, with the exception of townhouses. In November 2012, townhouse starts increased while single-detached, semi-detached and apartment starts

were lower than the number of units reported in November 2011. However, between January and November 2012, the number of housing starts remained well above the levels reached during the same eleven-month period in 2011. In fact, on a year-to-date basis, housing starts for all dwelling types have increased relative to last year. Notably, the year-over-year increase in housing starts suggests that the new home market in Hamilton remained relatively healthy.

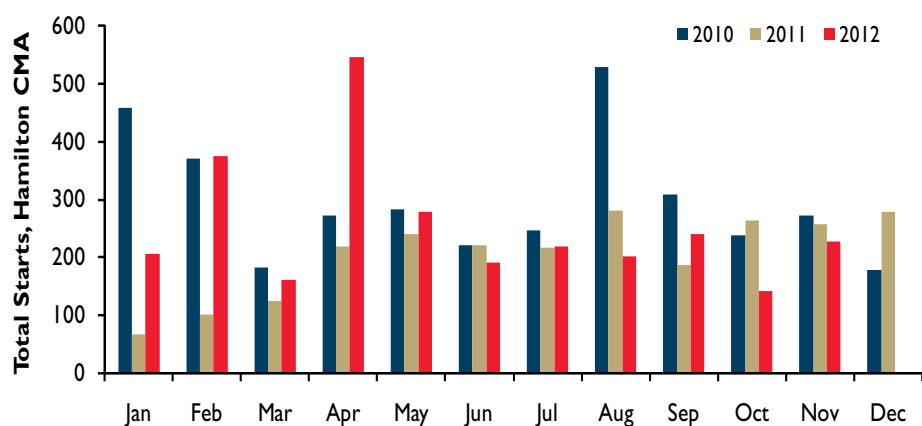
On a sub-market basis, in November

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Figure 1

Hamilton CMA Housing Starts



Source: CMHC

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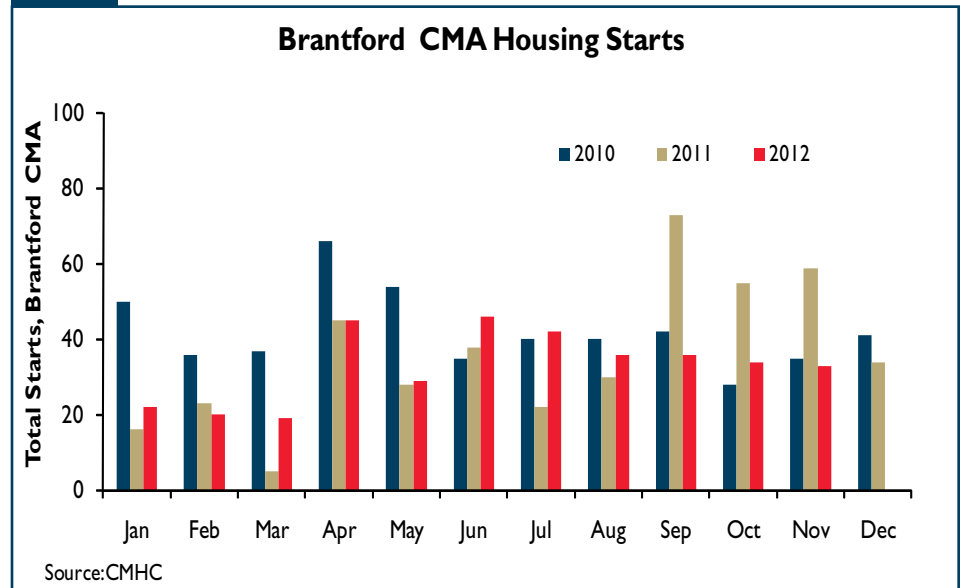
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2012, Burlington recorded higher total housing starts while construction activity decreased in the City of Hamilton and Grimsby. However, between January and November 2012, total housing starts in Burlington and the City of Hamilton were higher than they were during the same eleven-month period in 2011. Meanwhile, residential construction activity in Grimsby remained below last year's level.

Brantford CMA total housing starts declined in November 2012

Similar to the moderate residential construction activity seen in the Hamilton CMA, the Brantford CMA total housing starts decreased in November 2012 from the same month a year ago. Single-detached and row starts were completely responsible for the decline in Brantford's total housing starts this November. The weak performance in single-detached starts this November halted the upward trend in construction activity for this type of dwelling. Before the decrease in November 2012, the Brantford CMA recorded four consecutive monthly

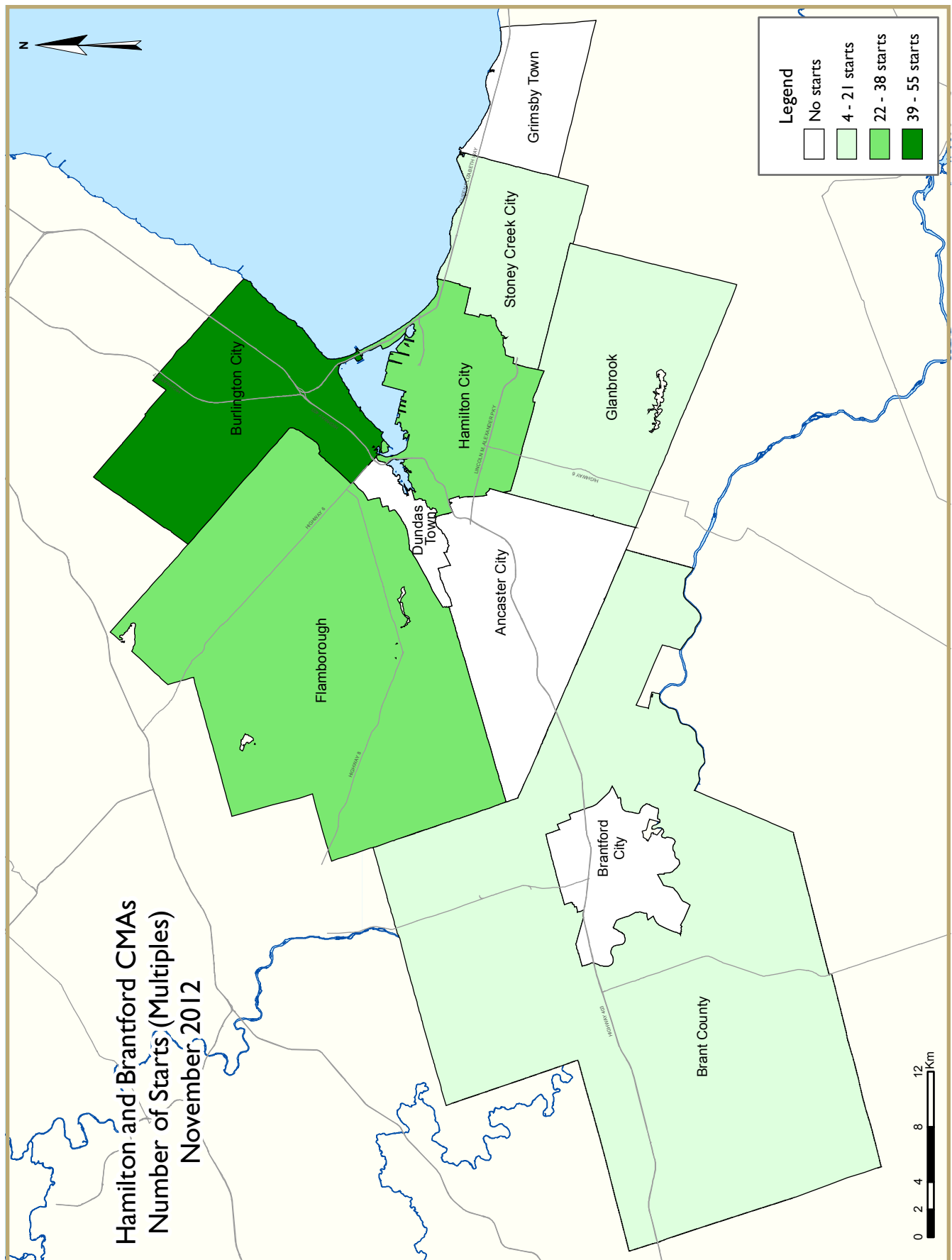
Figure 2

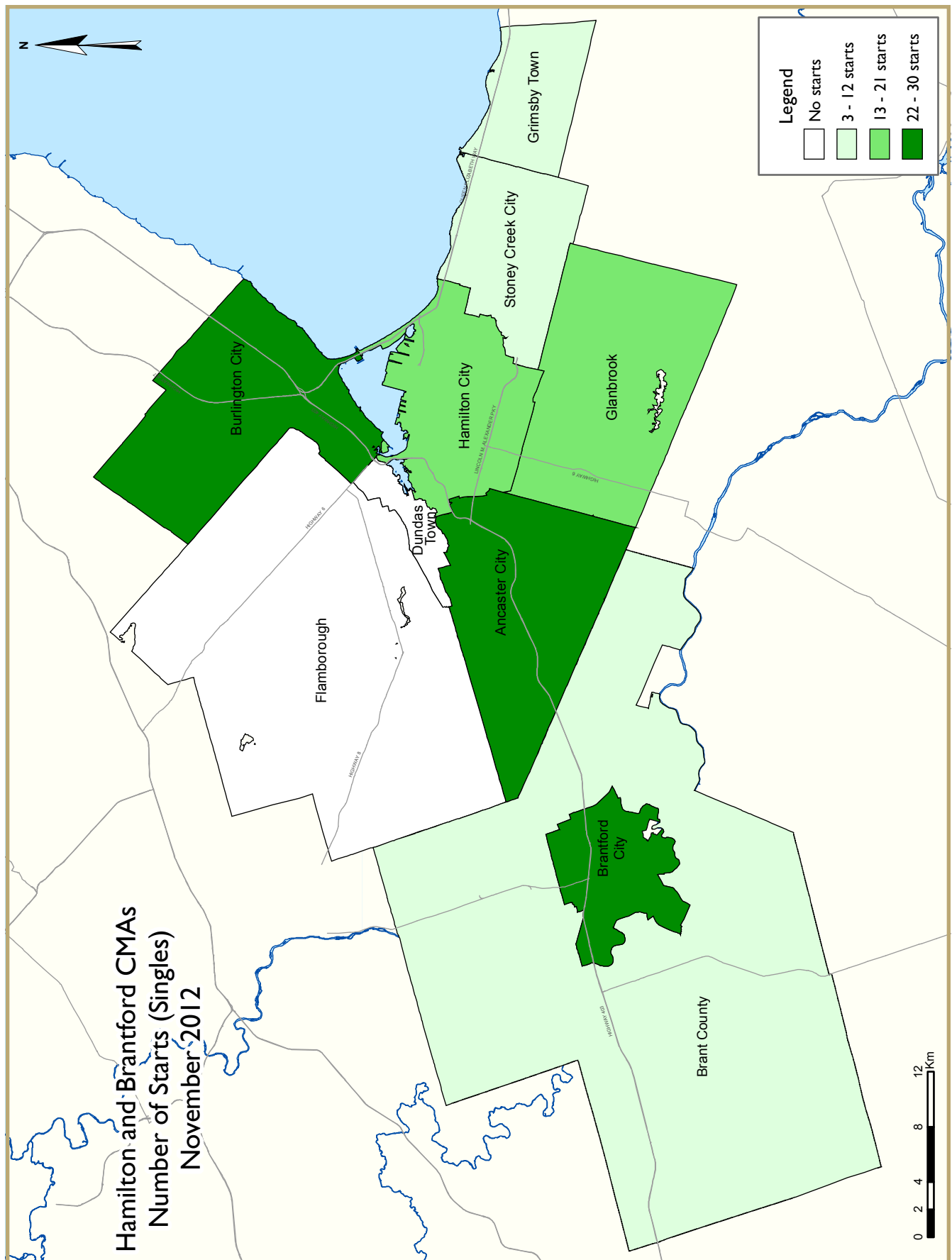


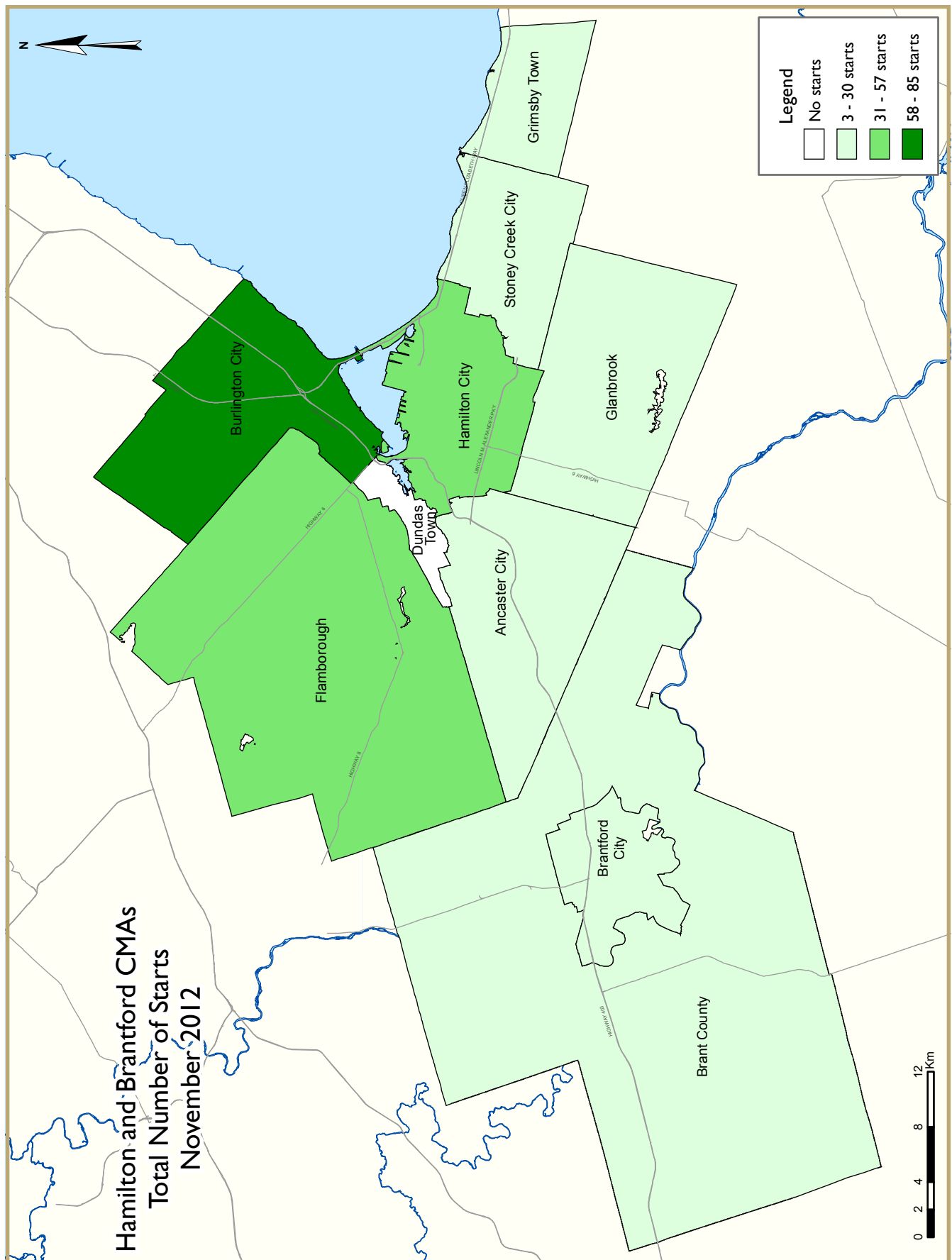
increases in construction activity for single-detached dwellings. Meanwhile, no construction activity occurred for semi-detached or apartment structures in November 2012 compared to the same month in 2011.

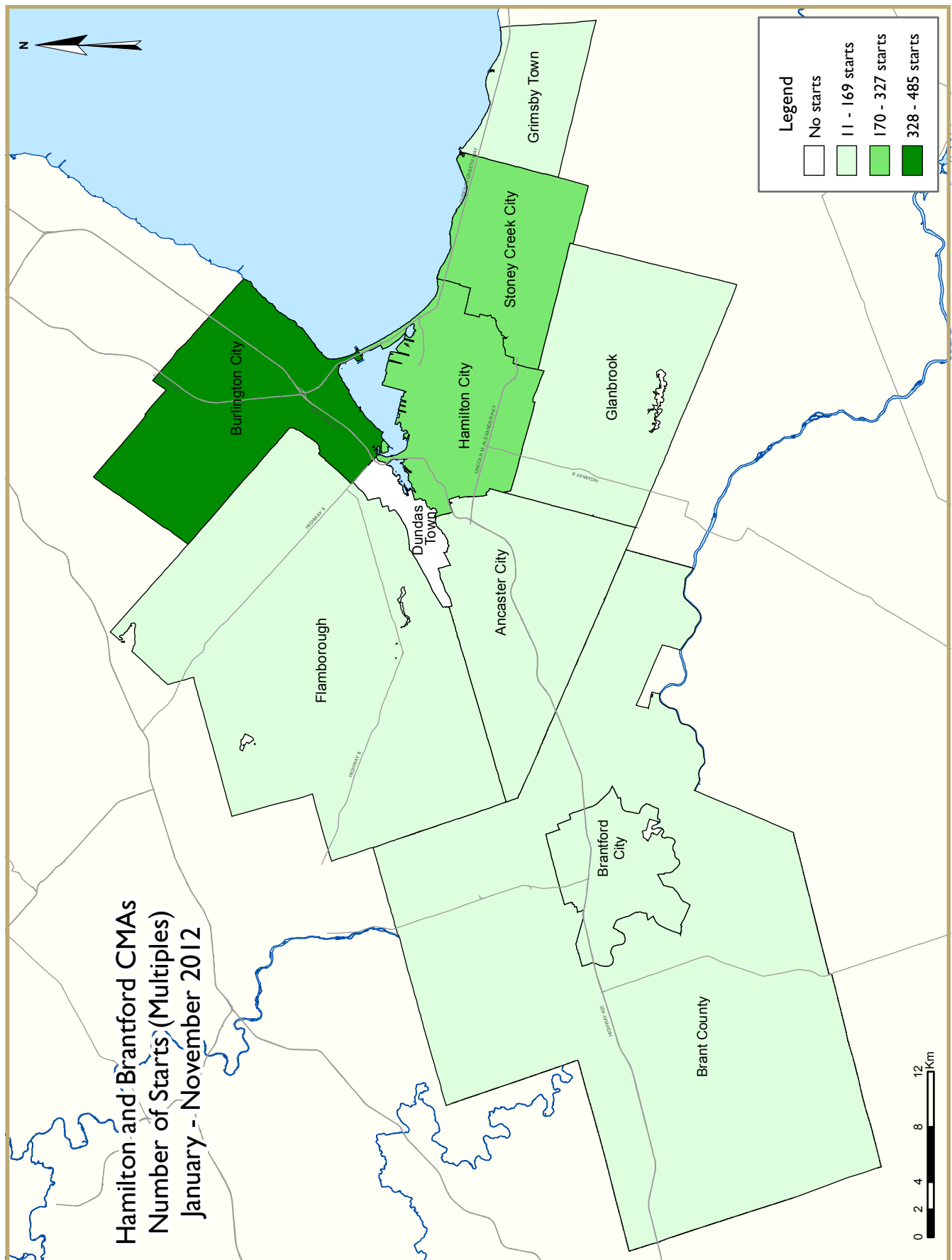
Between January and November 2012, the number of single-detached and semi-detached housing starts in the Brantford CMA remained well above the levels reached during the same eleven-month period in 2011. Townhouse starts were fewer while no apartment construction occurred – pulling down the total number of

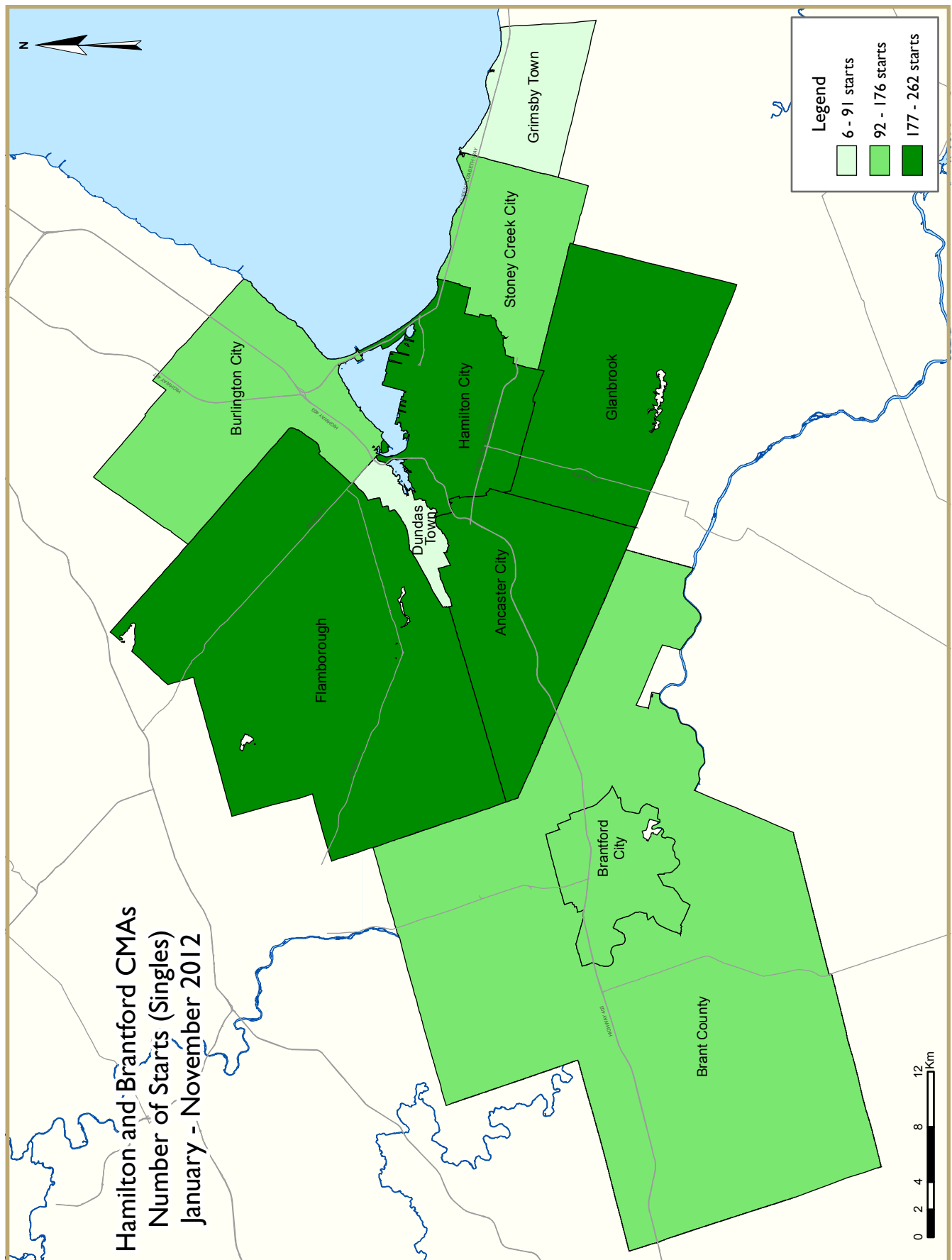
housing starts during the first eleven months of 2012. On a sub-market basis, between January and November 2012, total housing starts in Brant City edged higher, while total residential construction activity in Brantford City remained below the number of units tallied during the first eleven months of 2011.

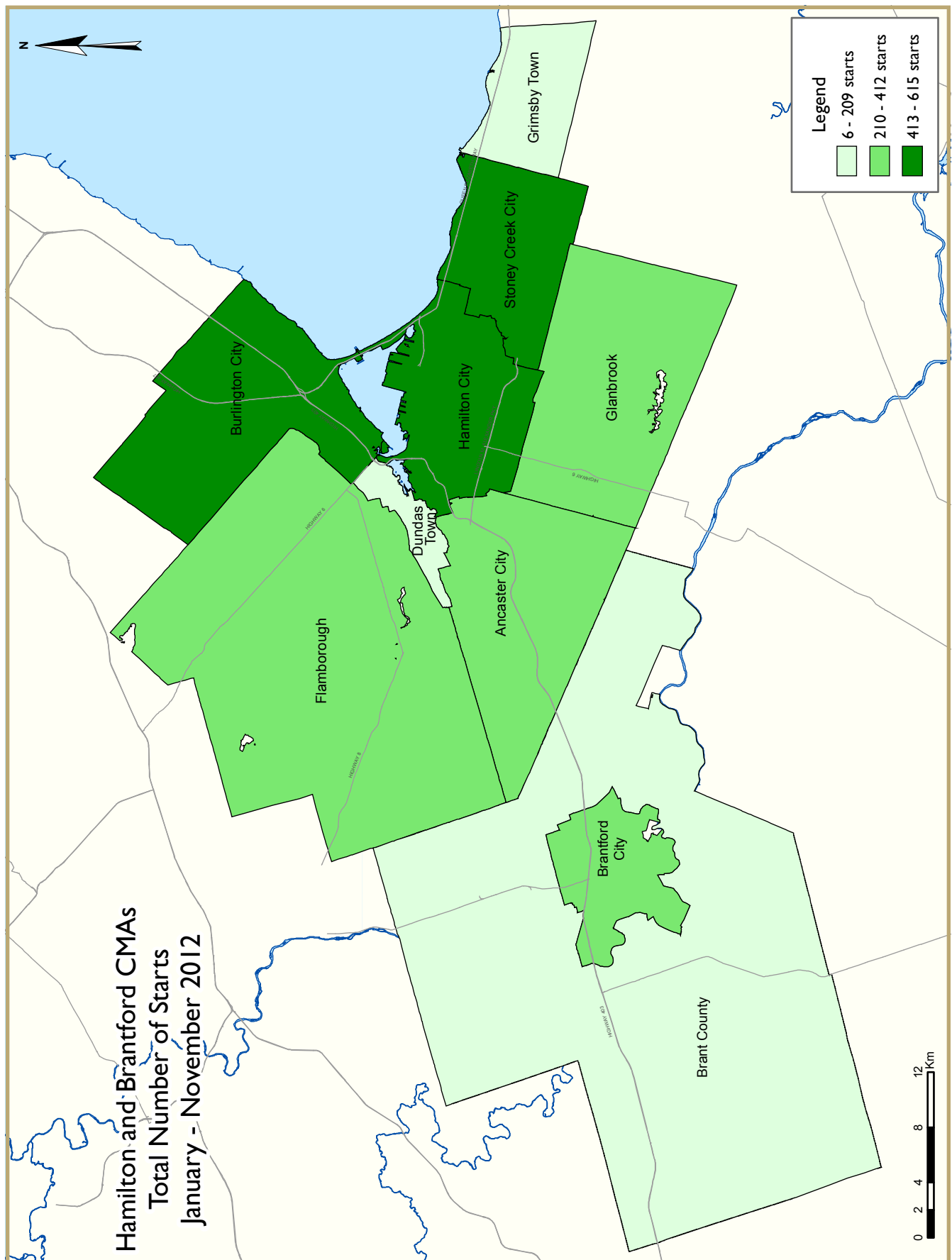












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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

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 1a: Housing Activity Summary of Hamilton CMA
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2012	94	2	71	0	43	0	18	0	228
November 2011	106	14	5	1	20	75	0	36	257
% Change	-11.3	-85.7	**	-100.0	115.0	-100.0	n/a	-100.0	-11.3
Year-to-date 2012	1,284	92	572	4	317	380	78	66	2,793
Year-to-date 2011	1,241	22	361	12	191	225	0	131	2,183
% Change	3.5	**	58.4	-66.7	66.0	68.9	n/a	-49.6	27.9
UNDER CONSTRUCTION									
November 2012	806	50	346	6	324	694	168	24	2,418
November 2011	806	24	386	11	222	545	0	338	2,332
% Change	0.0	108.3	-10.4	-45.5	45.9	27.3	n/a	-92.9	3.7
COMPLETIONS									
November 2012	154	14	29	0	5	0	0	0	202
November 2011	142	0	81	1	0	0	0	0	224
% Change	8.5	n/a	-64.2	-100.0	n/a	n/a	n/a	n/a	-9.8
Year-to-date 2012	1,260	70	626	10	266	124	6	389	2,751
Year-to-date 2011	1,344	84	507	12	134	133	0	247	2,461
% Change	-6.3	-16.7	23.5	-16.7	98.5	-6.8	n/a	57.5	11.8
COMPLETED & NOT ABSORBED									
November 2012	51	1	8	0	12	0	0	121	193
November 2011	29	0	4	1	3	0	0	17	54
% Change	75.9	n/a	100.0	-100.0	**	n/a	n/a	**	**
ABSORBED									
November 2012	142	14	31	0	5	0	0	0	192
November 2011	139	0	82	1	0	0	0	0	222
% Change	2.2	n/a	-62.2	-100.0	n/a	n/a	n/a	n/a	-13.5
Year-to-date 2012	1,237	67	622	10	257	134	2	70	2,399
Year-to-date 2011	1,329	86	524	17	134	144	0	349	2,583
% Change	-6.9	-22.1	18.7	-41.2	91.8	-6.9	n/a	-79.9	-7.1

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

Table 1b: Housing Activity Summary of Brantford CMA
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2012	29	0	0	0	4	0	0	0	33
November 2011	33	0	0	0	26	0	0	0	59
% Change	-12.1	n/a	n/a	n/a	-84.6	n/a	n/a	n/a	-44.1
Year-to-date 2012	263	12	53	0	30	0	4	0	362
Year-to-date 2011	213	4	42	0	74	0	0	61	394
% Change	23.5	200.0	26.2	n/a	-59.5	n/a	n/a	-100.0	-8.1
UNDER CONSTRUCTION									
November 2012	170	10	27	0	69	0	14	0	290
November 2011	138	0	20	0	111	0	0	61	330
% Change	23.2	n/a	35.0	n/a	-37.8	n/a	n/a	-100.0	-12.1
COMPLETIONS									
November 2012	46	0	5	0	0	0	0	0	51
November 2011	17	4	0	0	0	0	0	0	21
% Change	170.6	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	142.9
Year-to-date 2012	223	2	31	0	56	0	25	61	398
Year-to-date 2011	225	10	28	0	38	0	12	0	313
% Change	-0.9	-80.0	10.7	n/a	47.4	n/a	108.3	n/a	27.2
COMPLETED & NOT ABSORBED									
November 2012	23	0	3	0	18	0	14	0	58
November 2011	25	3	6	0	13	0	6	0	53
% Change	-8.0	-100.0	-50.0	n/a	38.5	n/a	133.3	n/a	9.4
ABSORBED									
November 2012	44	0	6	0	0	0	0	0	50
November 2011	22	4	10	0	1	0	0	0	37
% Change	100.0	-100.0	-40.0	n/a	-100.0	n/a	n/a	n/a	35.1
Year-to-date 2012	229	5	42	0	51	0	17	0	344
Year-to-date 2011	230	7	28	0	51	3	6	4	329
% Change	-0.4	-28.6	50.0	n/a	0.0	-100.0	183.3	-100.0	4.6

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

Table I.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
City of Hamilton									
November 2012	61	2	46	0	13	0	18	0	140
November 2011	77	14	5	1	16	75	0	36	224
Former Hamilton City									
November 2012	15	0	14	0	0	0	18	0	47
November 2011	16	0	5	0	0	75	0	12	108
Stoney Creek City									
November 2012	3	0	0	0	8	0	0	0	11
November 2011	6	0	0	0	0	0	0	0	6
Ancaster City									
November 2012	24	0	0	0	0	0	0	0	24
November 2011	25	0	0	1	16	0	0	24	66
Dundas Town									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	2	0	0	0	0	0	0	0	2
Flamborough									
November 2012	0	2	32	0	0	0	0	0	34
November 2011	4	0	0	0	0	0	0	0	4
Glanbrook									
November 2012	19	0	0	0	5	0	0	0	24
November 2011	24	14	0	0	0	0	0	0	38
City of Burlington									
November 2012	30	0	25	0	30	0	0	0	85
November 2011	20	0	0	0	4	0	0	0	24
Grimsby									
November 2012	3	0	0	0	0	0	0	0	3
November 2011	9	0	0	0	0	0	0	0	9
Hamilton CMA									
November 2012	94	2	71	0	43	0	18	0	228
November 2011	106	14	5	1	20	75	0	36	257
Brant County									
November 2012	7	0	0	0	4	0	0	0	11
November 2011	18	0	0	0	0	0	0	0	18
Brantford City									
November 2012	22	0	0	0	0	0	0	0	22
November 2011	15	0	0	0	26	0	0	0	41
Brantford CMA									
November 2012	29	0	0	0	4	0	0	0	33
November 2011	33	0	0	0	26	0	0	0	59

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

Table I.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
City of Hamilton									
November 2012	689	48	275	4	280	170	168	24	1,658
November 2011	500	24	279	7	175	219	0	263	1,467
Former Hamilton City									
November 2012	167	4	47	0	29	128	168	0	543
November 2011	99	10	84	0	30	95	0	239	557
Stoney Creek City									
November 2012	73	26	139	0	76	0	0	0	314
November 2011	50	0	80	0	0	0	0	0	130
Ancaster City									
November 2012	146	0	0	4	77	39	0	24	290
November 2011	181	0	24	7	37	62	0	24	335
Dundas Town									
November 2012	5	0	0	0	0	0	0	0	5
November 2011	10	0	0	0	0	62	0	0	72
Flamborough									
November 2012	169	4	71	0	0	3	0	0	247
November 2011	23	0	42	0	0	0	0	0	65
Glanbrook									
November 2012	128	14	18	0	98	0	0	0	258
November 2011	137	14	49	0	108	0	0	0	308
City of Burlington									
November 2012	102	2	55	0	36	524	0	0	719
November 2011	272	0	12	0	35	326	0	75	720
Grimsby									
November 2012	15	0	16	2	8	0	0	0	41
November 2011	34	0	95	4	12	0	0	0	145
Hamilton CMA									
November 2012	806	50	346	6	324	694	168	24	2,418
November 2011	806	24	386	11	222	545	0	338	2,332
Brant County									
November 2012	59	2	0	0	9	0	0	0	70
November 2011	82	0	0	0	14	0	0	0	96
Brantford City									
November 2012	111	8	27	0	60	0	14	0	220
November 2011	56	0	20	0	97	0	0	61	234
Brantford CMA									
November 2012	170	10	27	0	69	0	14	0	290
November 2011	138	0	20	0	111	0	0	61	330

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

Table I.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
City of Hamilton									
November 2012	144	14	18	0	5	0	0	0	181
November 2011	108	0	53	1	0	0	0	0	162
Former Hamilton City									
November 2012	34	2	0	0	0	0	0	0	36
November 2011	23	0	7	0	0	0	0	0	30
Stoney Creek City									
November 2012	14	0	14	0	0	0	0	0	28
November 2011	6	0	6	0	0	0	0	0	12
Ancaster City									
November 2012	37	0	0	0	5	0	0	0	42
November 2011	26	0	12	1	0	0	0	0	39
Dundas Town									
November 2012	1	0	0	0	0	0	0	0	1
November 2011	2	0	0	0	0	0	0	0	2
Flamborough									
November 2012	32	6	4	0	0	0	0	0	42
November 2011	7	0	9	0	0	0	0	0	16
Glanbrook									
November 2012	26	6	0	0	0	0	0	0	32
November 2011	44	0	19	0	0	0	0	0	63
City of Burlington									
November 2012	7	0	0	0	0	0	0	0	7
November 2011	25	0	28	0	0	0	0	0	53
Grimsby									
November 2012	3	0	11	0	0	0	0	0	14
November 2011	9	0	0	0	0	0	0	0	9
Hamilton CMA									
November 2012	154	14	29	0	5	0	0	0	202
November 2011	142	0	81	1	0	0	0	0	224
Brant County									
November 2012	23	0	0	0	0	0	0	0	23
November 2011	1	0	0	0	0	0	0	0	1
Brantford City									
November 2012	23	0	5	0	0	0	0	0	28
November 2011	16	4	0	0	0	0	0	0	20
Brantford CMA									
November 2012	46	0	5	0	0	0	0	0	51
November 2011	17	4	0	0	0	0	0	0	21

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

Table I.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
COMPLETED & NOT ABSORBED										
City of Hamilton										
November 2012	35	1	5	0	8	0	0	0	49	
November 2011	23	0	4	1	0	0	0	0	28	
Former Hamilton City										
November 2012	4	1	3	0	0	0	0	0	8	
November 2011	5	0	0	0	0	0	0	0	5	
Stoney Creek City										
November 2012	19	0	1	0	0	0	0	0	20	
November 2011	9	0	1	0	0	0	0	0	10	
Ancaster City										
November 2012	5	0	0	0	3	0	0	0	8	
November 2011	1	0	0	0	0	0	0	0	1	
Dundas Town										
November 2012	0	0	0	0	0	0	0	0	0	
November 2011	1	0	0	1	0	0	0	0	2	
Flamborough										
November 2012	1	0	1	0	0	0	0	0	2	
November 2011	1	0	0	0	0	0	0	0	1	
Glanbrook										
November 2012	6	0	0	0	5	0	0	0	11	
November 2011	6	0	3	0	0	0	0	0	9	
City of Burlington										
November 2012	10	0	0	0	3	0	0	121	134	
November 2011	1	0	0	0	3	0	0	17	21	
Grimsby										
November 2012	6	0	3	0	1	0	0	0	10	
November 2011	5	0	0	0	0	0	0	0	5	
Hamilton CMA										
November 2012	51	1	8	0	12	0	0	121	193	
November 2011	29	0	4	1	3	0	0	17	54	
Brant County										
November 2012	13	0	0	0	7	0	0	0	20	
November 2011	10	0	3	0	3	0	0	0	16	
Brantford City										
November 2012	10	0	3	0	11	0	14	0	38	
November 2011	15	3	3	0	10	0	6	0	37	
Brantford CMA										
November 2012	23	0	3	0	18	0	14	0	58	
November 2011	25	3	6	0	13	0	6	0	53	

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

Table I.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
November 2012	131	14	20	0	5	0	0	0	170
November 2011	103	0	54	1	0	0	0	0	158
Former Hamilton City									
November 2012	32	2	0	0	0	0	0	0	34
November 2011	23	0	7	0	0	0	0	0	30
Stoney Creek City									
November 2012	8	0	15	0	0	0	0	0	23
November 2011	5	0	7	0	0	0	0	0	12
Ancaster City									
November 2012	37	0	0	0	5	0	0	0	42
November 2011	26	0	12	1	0	0	0	0	39
Dundas Town									
November 2012	1	0	0	0	0	0	0	0	1
November 2011	2	0	0	0	0	0	0	0	2
Flamborough									
November 2012	34	6	4	0	0	0	0	0	44
November 2011	7	0	9	0	0	0	0	0	16
Glanbrook									
November 2012	19	6	1	0	0	0	0	0	26
November 2011	40	0	19	0	0	0	0	0	59
City of Burlington									
November 2012	6	0	0	0	0	0	0	0	6
November 2011	25	0	28	0	0	0	0	0	53
Grimsby									
November 2012	5	0	11	0	0	0	0	0	16
November 2011	11	0	0	0	0	0	0	0	11
Hamilton CMA									
November 2012	142	14	31	0	5	0	0	0	192
November 2011	139	0	82	1	0	0	0	0	222
Brant County									
November 2012	20	0	0	0	0	0	0	0	20
November 2011	1	0	0	0	0	0	0	0	1
Brantford City									
November 2012	24	0	6	0	0	0	0	0	30
November 2011	21	4	10	0	1	0	0	0	36
Brantford CMA									
November 2012	44	0	6	0	0	0	0	0	50
November 2011	22	4	10	0	1	0	0	0	37

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

**Table 1.2a: History of Housing Starts of Hamilton CMA
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803

Source: CMHC (Starts and Completions Survey)

**Table 1.2b: History of Housing Starts of Brantford CMA
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	% Change
Hamilton CMA	94	107	2	14	132	25	0	111	228	257	-11.3
City of Hamilton	61	78	2	14	77	21	0	111	140	224	-37.5
Former Hamilton City	15	16	0	0	32	5	0	87	47	108	-56.5
Stoney Creek City	3	6	0	0	8	0	0	0	11	6	83.3
Ancaster City	24	26	0	0	0	16	0	24	24	66	-63.6
Dundas Town	0	2	0	0	0	0	0	0	0	2	-100.0
Flamborough	0	4	2	0	32	0	0	0	34	4	**
Glanbrook	19	24	0	14	5	0	0	0	24	38	-36.8
City of Burlington	30	20	0	0	55	4	0	0	85	24	**
Grimsby	3	9	0	0	0	0	0	0	3	9	-66.7
Brantford CMA	29	33	0	0	4	26	0	0	33	59	-44.1
Brant County	7	n/a	0	n/a	4	n/a	0	n/a	11	n/a	n/a
Brantford City	22	15	0	0	0	26	0	0	22	41	-46.3

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	1,288	1,253	94	22	965	552	446	356	2,793	2,183	27.9
City of Hamilton	1,124	839	92	18	750	410	108	206	2,074	1,473	40.8
Former Hamilton City	234	166	8	2	142	86	66	182	450	436	3.2
Stoney Creek City	145	79	28	2	283	55	0	0	456	136	**
Ancaster City	253	245	0	0	87	68	39	24	379	337	12.5
Dundas Town	6	8	0	0	0	0	0	0	6	8	-25.0
Flamborough	223	46	36	0	109	34	3	0	371	80	**
Glanbrook	262	291	20	14	129	167	0	0	411	472	-12.9
City of Burlington	130	325	2	4	145	47	338	150	615	526	16.9
Grimsby	34	89	0	0	70	95	0	0	104	184	-43.5
Brantford CMA	263	213	12	4	87	116	0	61	362	394	-8.1
Brant County	98	n/a	2	n/a	9	n/a	0	n/a	109	n/a	n/a
Brantford City	165	123	10	4	78	102	0	61	253	290	-12.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Hamilton CMA	114	25	18	0	0	75	0	36
City of Hamilton	59	21	18	0	0	75	0	36
Former Hamilton City	14	5	18	0	0	75	0	12
Stoney Creek City	8	0	0	0	0	0	0	0
Ancaster City	0	16	0	0	0	0	0	24
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	32	0	0	0	0	0	0	0
Glanbrook	5	0	0	0	0	0	0	0
City of Burlington	55	4	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	4	26	0	0	0	0	0	0
Brant County	4	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	26	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	887	552	78	0	380	225	66	131
City of Hamilton	672	410	78	0	42	75	66	131
Former Hamilton City	64	86	78	0	0	75	66	107
Stoney Creek City	283	55	0	0	0	0	0	0
Ancaster City	87	68	0	0	39	0	0	24
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	109	34	0	0	3	0	0	0
Glanbrook	129	167	0	0	0	0	0	0
City of Burlington	145	47	0	0	338	150	0	0
Grimsby	70	95	0	0	0	0	0	0
Brantford CMA	83	116	4	0	0	0	0	61
Brant County	9	n/a	0	n/a	0	n/a	0	n/a
Brantford City	74	102	4	0	0	0	0	61

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Hamilton CMA	167	125	43	96	18	36	228	257
City of Hamilton	109	96	13	92	18	36	140	224
Former Hamilton City	29	21	0	75	18	12	47	108
Stoney Creek City	3	6	8	0	0	0	11	6
Ancaster City	24	25	0	17	0	24	24	66
Dundas Town	0	2	0	0	0	0	0	2
Flamborough	34	4	0	0	0	0	34	4
Glanbrook	19	38	5	0	0	0	24	38
City of Burlington	55	20	30	4	0	0	85	24
Grimsby	3	9	0	0	0	0	3	9
Brantford CMA	29	33	4	26	0	0	33	59
Brant County	7	n/a	4	n/a	0	n/a	11	n/a
Brantford City	22	15	0	26	0	0	22	41

Table 2.5: Starts by Submarket and by Intended Market
January - November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	1,948	1,624	701	428	144	131	2,793	2,183
City of Hamilton	1,611	1,104	319	238	144	131	2,074	1,473
Former Hamilton City	299	235	7	94	144	107	450	436
Stoney Creek City	367	136	89	0	0	0	456	136
Ancaster City	249	266	130	47	0	24	379	337
Dundas Town	6	8	0	0	0	0	6	8
Flamborough	368	80	3	0	0	0	371	80
Glanbrook	321	375	90	97	0	0	411	472
City of Burlington	241	341	374	185	0	0	615	526
Grimsby	96	179	8	5	0	0	104	184
Brantford CMA	328	259	30	74	4	61	362	394
Brant County	100	n/a	9	n/a	0	n/a	109	n/a
Brantford City	228	169	21	60	4	61	253	290

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	% Change
Hamilton CMA	154	143	14	0	34	77	0	4	202	224	-9.8
City of Hamilton	144	109	14	0	23	49	0	4	181	162	11.7
Former Hamilton City	34	23	2	0	0	7	0	0	36	30	20.0
Stoney Creek City	14	6	0	0	14	6	0	0	28	12	133.3
Ancaster City	37	27	0	0	5	12	0	0	42	39	7.7
Dundas Town	1	2	0	0	0	0	0	0	1	2	-50.0
Flamborough	32	7	6	0	4	5	0	4	42	16	162.5
Glanbrook	26	44	6	0	0	19	0	0	32	63	-49.2
City of Burlington	7	25	0	0	0	28	0	0	7	53	-86.8
Grimsby	3	9	0	0	11	0	0	0	14	9	55.6
Brantford CMA	46	17	0	4	5	0	0	0	51	21	142.9
Brant County	23	n/a	0	n/a	0	n/a	0	n/a	23	n/a	n/a
Brantford City	23	16	0	4	5	0	0	0	28	20	40.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	1270	1356	72	88	896	633	513	384	2751	2461	11.8
City of Hamilton	939	1023	72	28	569	463	363	67	1943	1581	22.9
Former Hamilton City	148	198	14	2	113	66	239	63	514	329	56.2
Stoney Creek City	152	150	0	12	152	96	0	0	304	258	17.8
Ancaster City	293	323	0	0	76	55	62	0	431	378	14.0
Dundas Town	10	30	0	0	0	0	62	0	72	30	140.0
Flamborough	76	80	38	14	71	97	0	4	185	195	-5.1
Glanbrook	260	242	20	0	157	142	0	0	437	384	13.8
City of Burlington	286	245	0	60	128	136	150	317	564	758	-25.6
Grimsby	45	88	0	0	199	34	0	0	244	122	100.0
Brantford CMA	223	225	2	10	112	78	61	0	398	313	27.2
Brant County	120	n/a	0	n/a	21	n/a	0	n/a	141	n/a	n/a
Brantford City	103	153	2	10	91	59	61	0	257	222	15.8

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Hamilton CMA	34	77	0	0	0	4	0	0
City of Hamilton	23	49	0	0	0	4	0	0
Former Hamilton City	0	7	0	0	0	0	0	0
Stoney Creek City	14	6	0	0	0	0	0	0
Ancaster City	5	12	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	4	5	0	0	0	4	0	0
Glanbrook	0	19	0	0	0	0	0	0
City of Burlington	0	28	0	0	0	0	0	0
Grimsby	11	0	0	0	0	0	0	0
Brantford CMA	5	0	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	5	0	0	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	892	633	4	0	124	137	389	247
City of Hamilton	565	463	4	0	124	4	239	63
Former Hamilton City	109	66	4	0	0	0	239	63
Stoney Creek City	152	96	0	0	0	0	0	0
Ancaster City	76	55	0	0	62	0	0	0
Dundas Town	0	0	0	0	62	0	0	0
Flamborough	71	97	0	0	0	4	0	0
Glanbrook	157	142	0	0	0	0	0	0
City of Burlington	128	136	0	0	0	133	150	184
Grimsby	199	34	0	0	0	0	0	0
Brantford CMA	87	66	25	12	0	0	61	0
Brant County	21	n/a	0	n/a	0	n/a	0	n/a
Brantford City	66	47	25	12	0	0	61	0

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
November 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Hamilton CMA	197	223	5	1	0	0	202	224
City of Hamilton	176	161	5	1	0	0	181	162
Former Hamilton City	36	30	0	0	0	0	36	30
Stoney Creek City	28	12	0	0	0	0	28	12
Ancaster City	37	38	5	1	0	0	42	39
Dundas Town	1	2	0	0	0	0	1	2
Flamborough	42	16	0	0	0	0	42	16
Glanbrook	32	63	0	0	0	0	32	63
City of Burlington	7	53	0	0	0	0	7	53
Grimsby	14	9	0	0	0	0	14	9
Brantford CMA	51	21	0	0	0	0	51	21
Brant County	23	n/a	0	n/a	0	n/a	23	n/a
Brantford City	28	20	0	0	0	0	28	20

**Table 3.5: Completions by Submarket and by Intended Market
January - November 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	1,956	1,935	400	279	395	247	2,751	2,461
City of Hamilton	1,367	1,413	331	105	245	63	1,943	1,581
Former Hamilton City	236	226	33	40	245	63	514	329
Stoney Creek City	304	253	0	5	0	0	304	258
Ancaster City	310	365	121	13	0	0	431	378
Dundas Town	10	27	62	3	0	0	72	30
Flamborough	185	195	0	0	0	0	185	195
Glanbrook	322	340	115	44	0	0	437	384
City of Burlington	360	407	54	167	150	184	564	758
Grimsby	229	115	15	7	0	0	244	122
Brantford CMA	256	263	56	38	86	12	398	313
Brant County	120	n/a	21	n/a	0	n/a	141	n/a
Brantford City	136	185	35	25	86	12	257	222

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
November 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
November 2012	13	9.9	31	23.7	25	19.1	19	14.5	43	32.8	131	434,500	461,203
November 2011	22	21.8	31	30.7	16	15.8	11	10.9	21	20.8	101	397,290	458,452
Year-to-date 2012	117	12.8	166	18.2	260	28.5	139	15.2	231	25.3	913	430,000	462,160
Year-to-date 2011	271	27.9	293	30.1	196	20.2	83	8.5	129	13.3	972	387,945	417,311
Former Hamilton City													
November 2012	2	6.3	18	56.3	7	21.9	2	6.3	3	9.4	32	393,990	403,046
November 2011	3	13.0	9	39.1	7	30.4	1	4.3	3	13.0	23	398,000	409,872
Year-to-date 2012	14	10.0	31	22.1	48	34.3	15	10.7	32	22.9	140	419,000	439,568
Year-to-date 2011	33	17.2	92	47.9	47	24.5	10	5.2	10	5.2	192	389,950	393,584
Stoney Creek City													
November 2012	0	0.0	4	50.0	1	12.5	3	37.5	0	0.0	8	--	--
November 2011	1	20.0	3	60.0	0	0.0	0	0.0	1	20.0	5	--	--
Year-to-date 2012	2	1.4	38	25.9	51	34.7	26	17.7	30	20.4	147	439,900	497,358
Year-to-date 2011	26	16.7	53	34.0	42	26.9	11	7.1	24	15.4	156	398,400	450,693
Ancaster City													
November 2012	0	0.0	4	10.8	13	35.1	5	13.5	15	40.5	37	473,900	472,570
November 2011	2	7.4	7	25.9	2	7.4	6	22.2	10	37.0	27	485,990	532,698
Year-to-date 2012	3	1.0	19	6.6	100	35.0	65	22.7	99	34.6	286	474,950	500,273
Year-to-date 2011	101	33.4	69	22.8	51	16.9	32	10.6	49	16.2	302	383,872	422,966
Dundas Town													
November 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
November 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	1	9.1	2	18.2	2	18.2	4	36.4	2	18.2	11	464,900	459,773
Year-to-date 2011	0	0.0	1	3.6	4	14.3	10	35.7	13	46.4	28	494,500	568,539
Flamborough													
November 2012	4	11.8	1	2.9	1	2.9	6	17.6	22	64.7	34	579,000	541,375
November 2011	1	25.0	0	0.0	0	0.0	0	0.0	3	75.0	4	--	--
Year-to-date 2012	4	5.6	7	9.7	18	25.0	11	15.3	32	44.4	72	459,450	512,353
Year-to-date 2011	13	19.7	18	27.3	13	19.7	8	12.1	14	21.2	66	407,495	448,580
Glanbrook													
November 2012	7	36.8	4	21.1	3	15.8	2	10.5	3	15.8	19	386,284	407,530
November 2011	15	37.5	12	30.0	7	17.5	4	10.0	2	5.0	40	374,700	388,407
Year-to-date 2012	93	36.2	69	26.8	41	16.0	18	7.0	36	14.0	257	376,989	397,960
Year-to-date 2011	98	43.0	60	26.3	39	17.1	12	5.3	19	8.3	228	360,450	379,338
City of Burlington													
November 2012	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
November 2011	1	4.0	0	0.0	7	28.0	6	24.0	11	44.0	25	463,990	544,672
Year-to-date 2012	0	0.0	3	1.1	14	5.0	57	20.5	204	73.4	278	525,000	680,127
Year-to-date 2011	1	0.4	10	4.1	48	19.6	73	29.8	113	46.1	245	499,990	754,926
Grimsby													
November 2012	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
November 2011	0	0.0	2	18.2	5	45.5	3	27.3	1	9.1	11	419,900	433,735
Year-to-date 2012	0	0.0	2	4.5	16	36.4	15	34.1	11	25.0	44	460,900	492,253
Year-to-date 2011	19	20.2	29	30.9	25	26.6	11	11.7	10	10.6	94	395,400	418,293

Source: CMHC (Market Absorption Survey)

**Table 4a: Absorbed Single-Detached Units by Price Range
November 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
November 2012	13	9.2	31	21.8	25	17.6	24	16.9	49	34.5	142	454,500	508,733
November 2011	23	16.8	33	24.1	28	20.4	20	14.6	33	24.1	137	410,900	472,201
Year-to-date 2012	117	9.5	171	13.8	290	23.5	211	17.1	446	36.1	1,235	459,000	512,297
Year-to-date 2011	291	22.2	332	25.3	269	20.5	167	12.7	252	19.2	1,311	405,900	480,475

Source: CMHC (Market Absorption Survey)

**Table 4b: Absorbed Single-Detached Units by Price Range
November 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
November 2012	4	20.0	3	15.0	1	5.0	4	20.0	8	40.0	20	457,500	514,195
November 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2012	29	24.6	17	14.4	9	7.6	14	11.9	49	41.5	118	460,000	503,188
Year-to-date 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
November 2012	23	95.8	1	4.2	0	0.0	0	0.0	0	0.0	24	275,000	275,625
November 2011	20	95.2	0	0.0	1	4.8	0	0.0	0	0.0	21	285,000	295,995
Year-to-date 2012	97	87.4	11	9.9	1	0.9	1	0.9	1	0.9	111	285,000	294,064
Year-to-date 2011	150	90.4	13	7.8	2	1.2	0	0.0	1	0.6	166	289,000	289,152
Brantford CMA													
November 2012	27	61.4	4	9.1	1	2.3	4	9.1	8	18.2	44	325,000	384,066
November 2011	21	95.5	0	0.0	1	4.5	0	0.0	0	0.0	22	287,450	297,995
Year-to-date 2012	126	55.0	28	12.2	10	4.4	15	6.6	50	21.8	229	345,000	401,822
Year-to-date 2011	165	71.7	22	9.6	9	3.9	6	2.6	28	12.2	230	309,000	349,190

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
November 2012**

Submarket	Nov 2012	Nov 2011	% Change	YTD 2012	YTD 2011	% Change
Hamilton CMA	508,733	472,201	7.7	512,297	480,475	6.6
City of Hamilton	461,203	458,452	0.6	462,160	417,311	10.7
Former Hamilton City	403,046	409,872	-1.7	439,568	393,584	11.7
Stoney Creek City	--	--	n/a	497,358	450,693	10.4
Ancaster City	472,570	532,698	-11.3	500,273	422,966	18.3
Dundas Town	--	--	n/a	459,773	568,539	-19.1
Flamborough	541,375	--	n/a	512,353	448,580	14.2
Glanbrook	407,530	388,407	4.9	397,960	379,338	4.9
City of Burlington	--	544,672	n/a	680,127	754,926	-9.9
Grimsby	--	433,735	n/a	492,253	418,293	17.7
Brantford CMA	384,066	297,995	28.9	401,822	349,190	15.1
Brant County	514,195	n/a	n/a	503,188	n/a	n/a
Brantford City	275,625	295,995	-6.9	294,064	289,152	1.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
November 2012

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2011	January	707	-1.0	1,137	1,734	1,859	61.2	325,732	12.9	328,552
	February	1,037	-2.8	1,153	1,794	1,881	61.3	331,741	5.4	326,965
	March	1,345	-1.5	1,142	2,217	1,772	64.4	326,453	4.2	328,953
	April	1,406	-5.6	1,168	2,171	1,761	66.3	339,573	6.8	329,184
	May	1,508	7.3	1,115	2,410	1,799	62.0	344,864	9.3	334,769
	June	1,522	16.6	1,186	2,232	1,910	62.1	339,828	8.2	335,311
	July	1,303	35.0	1,226	1,641	1,761	69.6	349,235	12.9	355,013
	August	1,206	23.3	1,168	1,657	1,733	67.4	321,036	7.1	329,027
	September	1,132	12.4	1,154	1,754	1,695	68.1	318,507	0.6	324,622
	October	1,065	7.4	1,155	1,482	1,657	69.7	329,802	7.8	338,850
	November	1,027	7.8	1,167	1,159	1,508	77.4	342,005	10.1	342,345
	December	674	-2.6	1,159	618	1,533	75.6	315,940	-2.7	327,516
2012	January	773	9.3	1,165	1,350	1,395	83.5	334,106	2.6	338,235
	February	1,085	4.6	1,150	1,588	1,571	73.2	356,980	7.6	348,098
	March	1,313	-2.4	1,169	1,914	1,601	73.0	353,165	8.2	357,147
	April	1,394	-0.9	1,135	1,891	1,527	74.3	377,951	11.3	360,845
	May	1,498	-0.7	1,092	2,088	1,509	72.4	369,292	7.1	357,971
	June	1,295	-14.9	1,075	1,796	1,575	68.3	363,162	6.9	358,931
	July	1,190	-8.7	1,066	1,595	1,569	67.9	345,807	-1.0	356,869
	August	1,070	-11.3	1,067	1,389	1,515	70.4	364,464	13.5	372,361
	September	884	-21.9	1,028	1,690	1,704	60.3	359,406	12.8	368,846
	October	1,054	-1.0	1,045	1,485	1,518	68.8	367,490	11.4	372,159
	November	904	-12.0	1,043	1,059	1,474	70.8	369,201	8.0	371,867
	December									
	Q3 2011	3,641	23.4		5,052			330,341	7.0	
	Q3 2012	3,144	-13.7		4,674			355,980	7.8	
	YTD 2011	13,258	8.3		20,251			334,391	7.5	
	YTD 2012	12,460	-6.0		17,845			361,151	8.0	

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¹Source: CREA

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

Table 5b: MLS® Residential Activity for Brantford
November 2012

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2011	January	100	-28.1	150	252	273	54.9	231,569	2.0	235,688
	February	149	-17.2	160	244	262	61.1	237,224	3.3	238,727
	March	154	-23.8	144	275	225	64.0	233,840	6.0	238,413
	April	148	-35.9	132	297	264	50.0	233,661	-0.2	225,308
	May	206	6.2	166	355	276	60.1	250,199	10.7	247,541
	June	218	9.5	171	330	283	60.4	233,083	-1.9	230,872
	July	189	9.9	179	328	307	58.3	226,885	0.3	224,686
	August	194	14.8	179	320	288	62.2	230,455	-0.8	235,141
	September	195	16.8	173	281	270	64.1	252,206	8.8	249,281
	October	157	9.0	180	263	297	60.6	246,271	7.0	240,650
	November	164	-0.6	176	240	275	64.0	238,114	6.7	240,151
	December	97	-21.8	162	126	293	55.3	224,226	-6.2	237,490
2012	January	105	5.0	149	286	281	53.0	226,440	-2.2	235,334
	February	151	1.3	162	264	276	58.7	226,215	-4.6	226,137
	March	203	31.8	197	320	291	67.7	233,482	-0.2	239,317
	April	189	27.7	169	338	289	58.5	241,234	3.2	231,851
	May	212	2.9	170	372	288	59.0	256,299	2.4	251,346
	June	186	-14.7	158	295	264	59.8	256,947	10.2	251,396
	July	182	-3.7	160	298	265	60.4	252,775	11.4	256,184
	August	187	-3.6	166	266	267	62.2	249,593	8.3	250,500
	September	149	-23.6	165	296	305	54.1	239,566	-5.0	238,870
	October	183	16.6	178	275	277	64.3	256,202	4.0	250,072
	November	153	-6.7	155	243	293	52.9	249,113	4.6	250,608
	December									
	Q3 2011	578	13.8		929			236,626	2.8	
	Q3 2012	518	-10.4		860			247,827	4.7	
	YTD 2011	1,874	-4.5		3,185			237,959	3.9	
	YTD 2012	1,900	1.4		3,253			245,487	3.2	

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¹Source: CREA

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

Table 6a: Economic Indicators
November 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton 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						
2011	January	592	3.35	5.19	103.8	117.8	376.6	6.3	65.4	841
	February	607	3.50	5.44	103.9	118.0	376.0	6.4	65.3	844
	March	601	3.50	5.34	103.9	119.4	376.6	5.9	65.0	853
	April	621	3.70	5.69	104.3	119.9	378.0	5.6	64.9	863
	May	616	3.70	5.59	104.2	120.9	379.6	5.6	65.2	868
	June	604	3.50	5.39	104.3	120.2	378.9	6.1	65.3	872
	July	604	3.50	5.39	104.2	120.5	378.3	6.6	65.5	861
	August	604	3.50	5.39	104.1	120.6	374.4	6.9	65.0	863
	September	592	3.50	5.19	104.2	121.1	376.0	6.7	65.1	870
	October	598	3.50	5.29	104.4	121.0	378.4	6.7	65.4	881
	November	598	3.50	5.29	104.4	121.0	386.2	6.5	66.6	886
	December	598	3.50	5.29	104.1	120.3	390.8	6.4	67.2	885
2012	January	598	3.50	5.29	104.6	120.6	394	6.0	67.5	906
	February	595	3.20	5.24	104.7	121.4	396.2	5.9	67.7	923
	March	595	3.20	5.24	104.9	122.0	392.5	6.0	67.1	929
	April	607	3.20	5.44	105.3	122.4	390.2	6.3	66.9	922
	May	601	3.20	5.34	105.6	122.4	382.7	6.8	65.8	917
	June	595	3.20	5.24	105.8	121.6	377.1	7.3	65.2	913
	July	595	3.10	5.24	105.9	121.4	373.0	7.5	64.6	903
	August	595	3.10	5.24	106.0	121.8	373.2	7.3	64.4	894
	September	595	3.10	5.24	106.0	122.0	378.1	6.8	64.8	891
	October	595	3.10	5.24	106.8	122.2	380.0	6.3	64.7	894
	November	595	3.10	5.24		121.9	380.3	6.1	64.6	897
	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)

Table 6b: Economic Indicators
November 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford 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						
2011	January	592	3.35	5.19	107.4	117.8	68.4	9.2	70.0	786
	February	607	3.50	5.44	107.9	118.0	68.0	9.2	69.7	796
	March	601	3.50	5.34	108.1	119.4	68.0	9.2	69.7	811
	April	621	3.70	5.69	108.7	119.9	67.8	8.9	69.1	823
	May	616	3.70	5.59	109.4	120.9	68.6	8.4	69.5	830
	June	604	3.50	5.39	110.0	120.2	69.4	8.2	70.2	832
	July	604	3.50	5.39	110.3	120.5	70.3	8.6	71.2	827
	August	604	3.50	5.39	110.6	120.6	70.1	8.9	71.5	819
	September	592	3.50	5.19	110.8	121.1	69.4	9.2	70.8	816
	October	598	3.50	5.29	111.2	121.0	68.2	8.8	69.3	812
	November	598	3.50	5.29	112.0	121.0	66.4	8.2	66.9	815
	December	598	3.50	5.29	112.2	120.3	65.9	7.4	65.8	810
2012	January	598	3.50	5.29	112.3	120.6	65	8.1	65.4	814
	February	595	3.20	5.24	112.7	121.4	65.6	8.2	66.1	812
	March	595	3.20	5.24	113.3	122.0	65.4	8.8	66.3	828
	April	607	3.20	5.44	113.6	122.4	66.6	8.5	67.2	830
	May	601	3.20	5.34	114.1	122.4	67.6	8.3	67.9	836
	June	595	3.20	5.24	114.5	121.6	68.0	8.4	68.4	827
	July	595	3.10	5.24	114.6	121.4	68.1	7.7	68.0	825
	August	595	3.10	5.24	114.9	121.8	68.4	8.6	68.8	811
	September	595	3.10	5.24	115.3	122.0	68.8	8.4	69.0	811
	October	595	3.10	5.24	115.6	122.2	67.7	8.7	68.3	819
	November	595	3.10	5.24		121.9	66.3	8.2	66.4	840
	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 of 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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