HOUSING MARKET INFORMATION

HOUSING NOW
Windsor CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2013

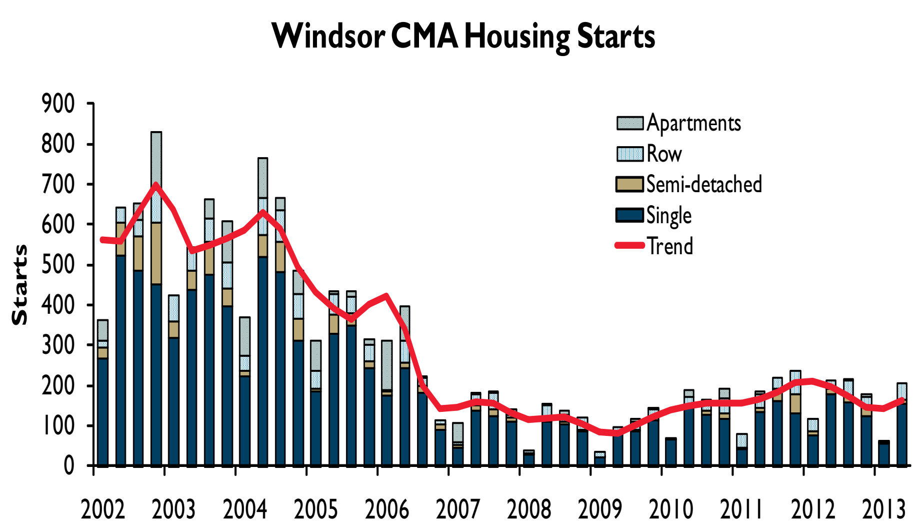
New Home Market

Pace of housing starts picks up in second quarter

Second quarter 2013 housing starts in the Windsor Census Metropolitan Area (CMA) resumed a gradual upward trend that began in 2009. Despite being slightly lower compared to the strong second quarter 2012 starts figures, the quickened pace of Q2 2013 activity closed the year-to-date gap by more than half from the first quarter.

Factors contributing to increased housing demand in Windsor include the relative affordability of housing, economic growth and the end of population outflows from the region. Windsor's reputation for a high unemployment rate tends to obscure the positive factors at play in the local

Figure 1



Source: CMHC

Table of Contents

economy. The unemployment rate has not lowered significantly due to the fact that despite the number of people employed in Windsor increasing, more people have been looking for working. Employment levels steadily increased in the second quarter, driven by an expanding services sector. Gains in healthcare, finance, insurance and real estate, and education all contributed to the growth.

Accounting for three out of every four starts, single-detached construction represented the bulk of activity in the second quarter. Construction of townhouse ownership homes, a popular choice due to the trend to smaller households, doubled. The relatively good supply of land available for residential development in the Windsor area means that, unlike some other major markets, those who prefer ground-oriented maintenance-free lifestyles can be accommodated affordably. Four of the five submarkets were similar to last year's activity.

The average price of a new single detached home increased less than one per cent in the second quarter compared to the same period last year, largely due to a greater share of homes sold in the $350,000-$449,999 price range. Almost half of these homes were in LaSalle, a popular choice for families and move-up buyers who like the selection of larger lots.

Resale Market

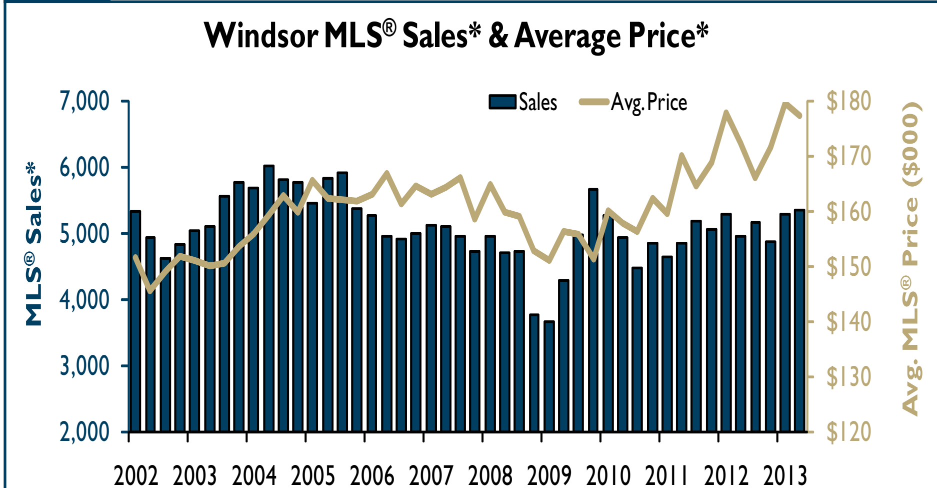
Strong spring market

Residential sales in Windsor-Essex were higher in the second quarter of 2013 on a seasonally adjusted basis. Driven by a combination of affordability, strengthening job market and improving local consumer confidence, actual sales figures represented the strongest spring market in seven years. Sales activity was brisk. More homeowners began to list their homes upon witnessing the improved market conditions, resulting in a slowdown in price appreciation. The important note here is that homeowners are now listing in order to find a home that better suits their current needs. Previously some owners were listing out of economic necessity.

Sales by price range remained fairly stable, with just over one in five sales occurring in the under $100,000 category. The only noticeable shift was a small increase in the share of homes sold in the $220,000-$239,999 range in the second quarter compared to second quarter 2012 sales figures. This would be indicative of move-up buyer activity, supported by the growth in full time jobs since the beginning of the year.

Affordability, supported by ongoing low borrowing rates, comparatively moderate housing prices and increasing average earnings has contributed to a balanced Windsor resale market with average price gains of just under two per cent compared to the second quarter one year earlier.

Figure 2

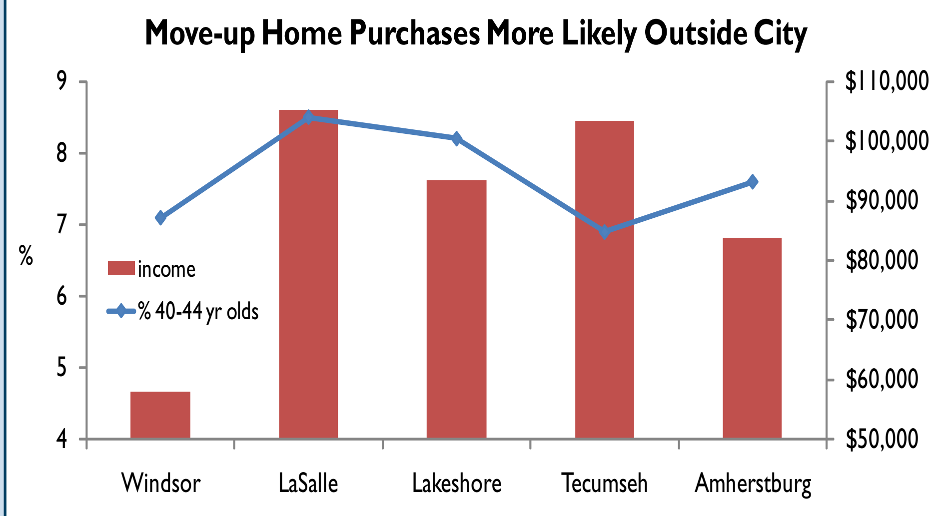


Source: CMHC, adapted from CREA (MLS®).
*Quarterly sales data are seasonally adjusted and multiplied by 4 to show an annual rate. Price data are adjusted for seasonal factors. MLS® is a registered trademark of the Canadian Real Estate Association.

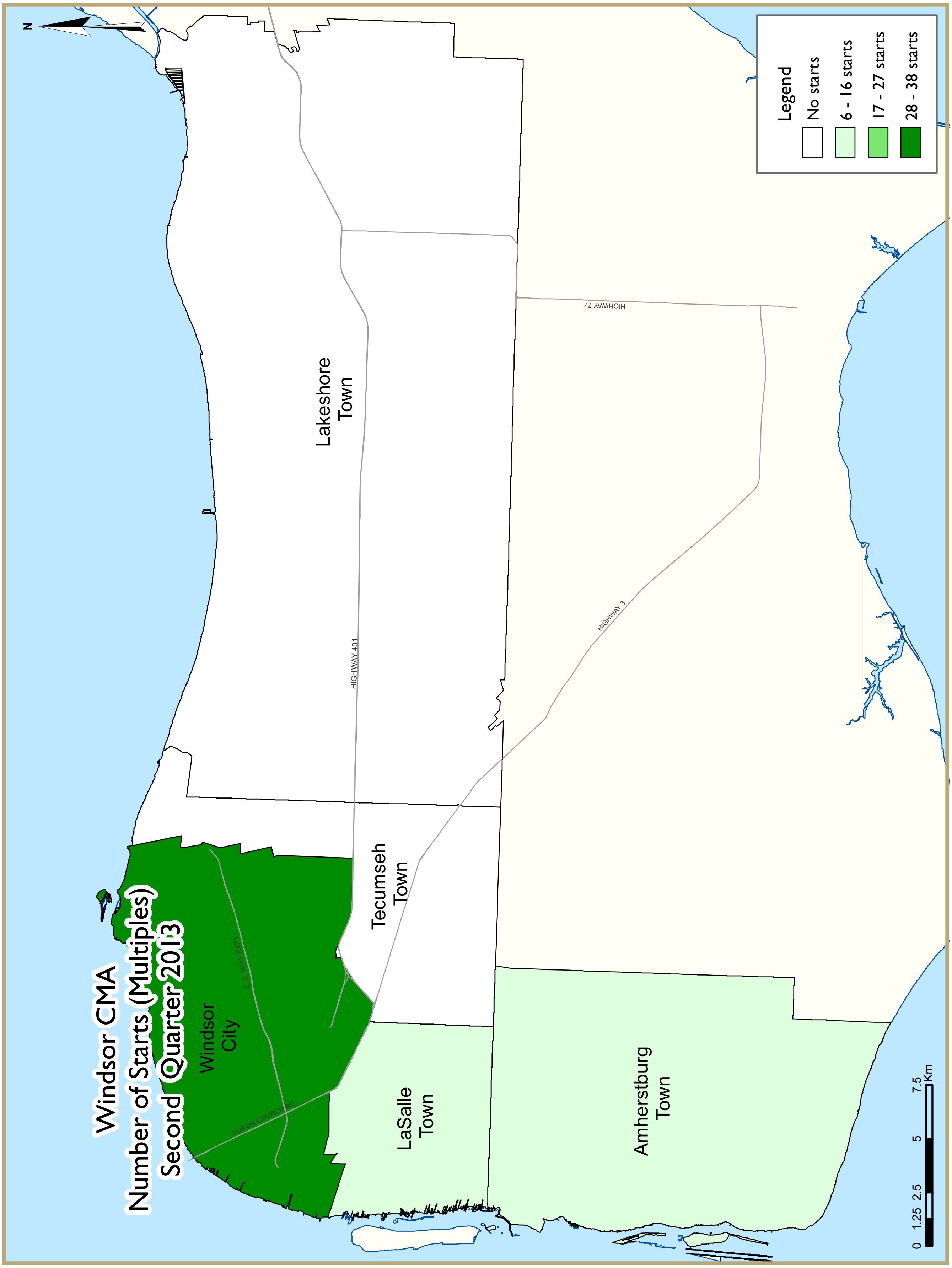
Outer municipalities draw new construction

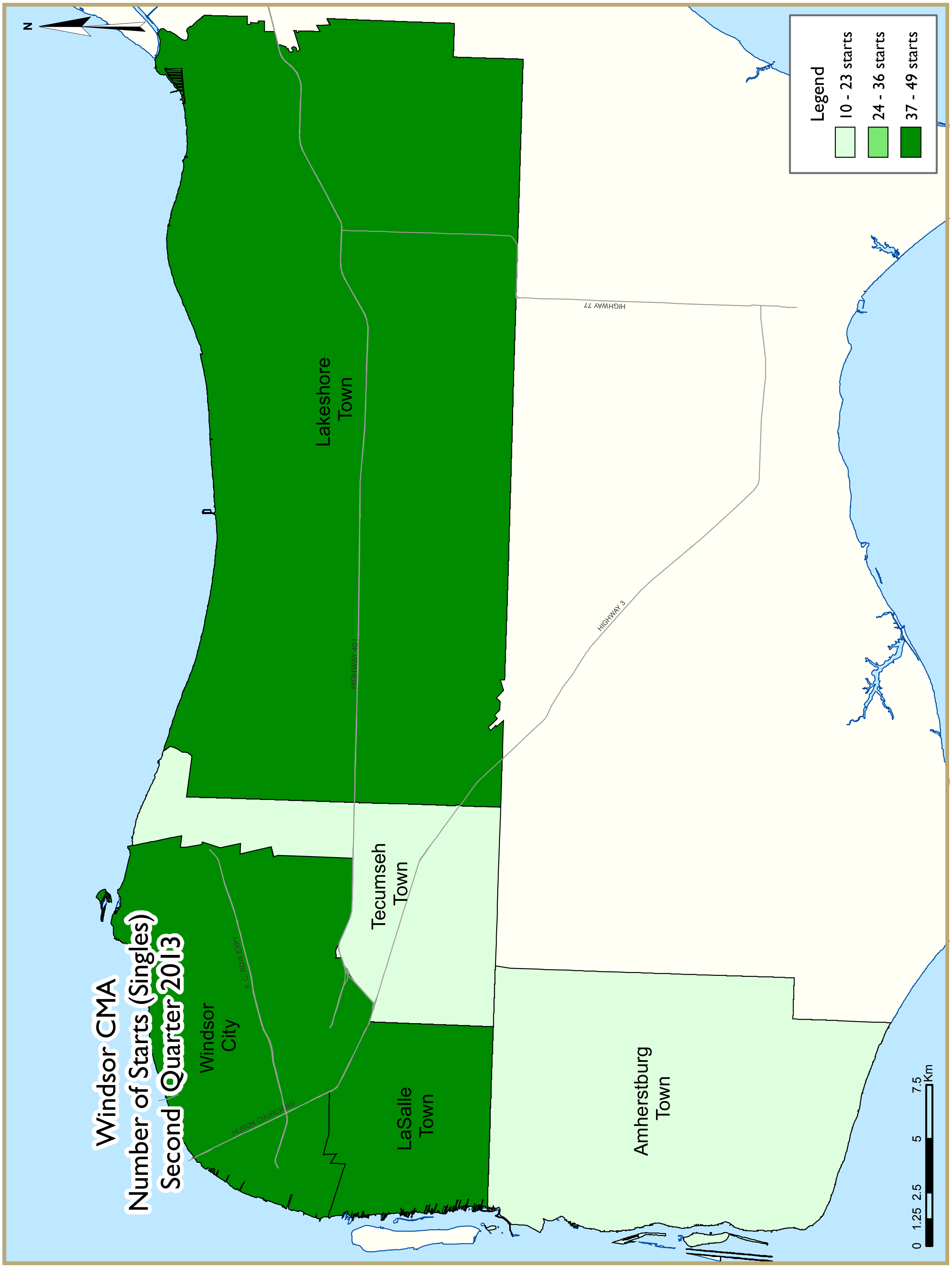
Data released from the 2011 Census provides insight into the shift of housing construction from the City of Windsor to the surrounding municipalities. At the start of the century, the City of Windsor accounted for over half of all single-detached new construction in the Census Metropolitan Area. This share steadily declined to its current one third. Several factors, including availability of land, have contributed to lower construction in the city. Conversely, the municipalities of LaSalle and Lakeshore have increased the proportion of housing construction. Demographics indicate that the municipalities of LaSalle and Lakeshore have the greatest share of population in the 40-44 year age group within the Windsor CMA. This represents a pool of potential prime move-up buyers - either new or resale homes.

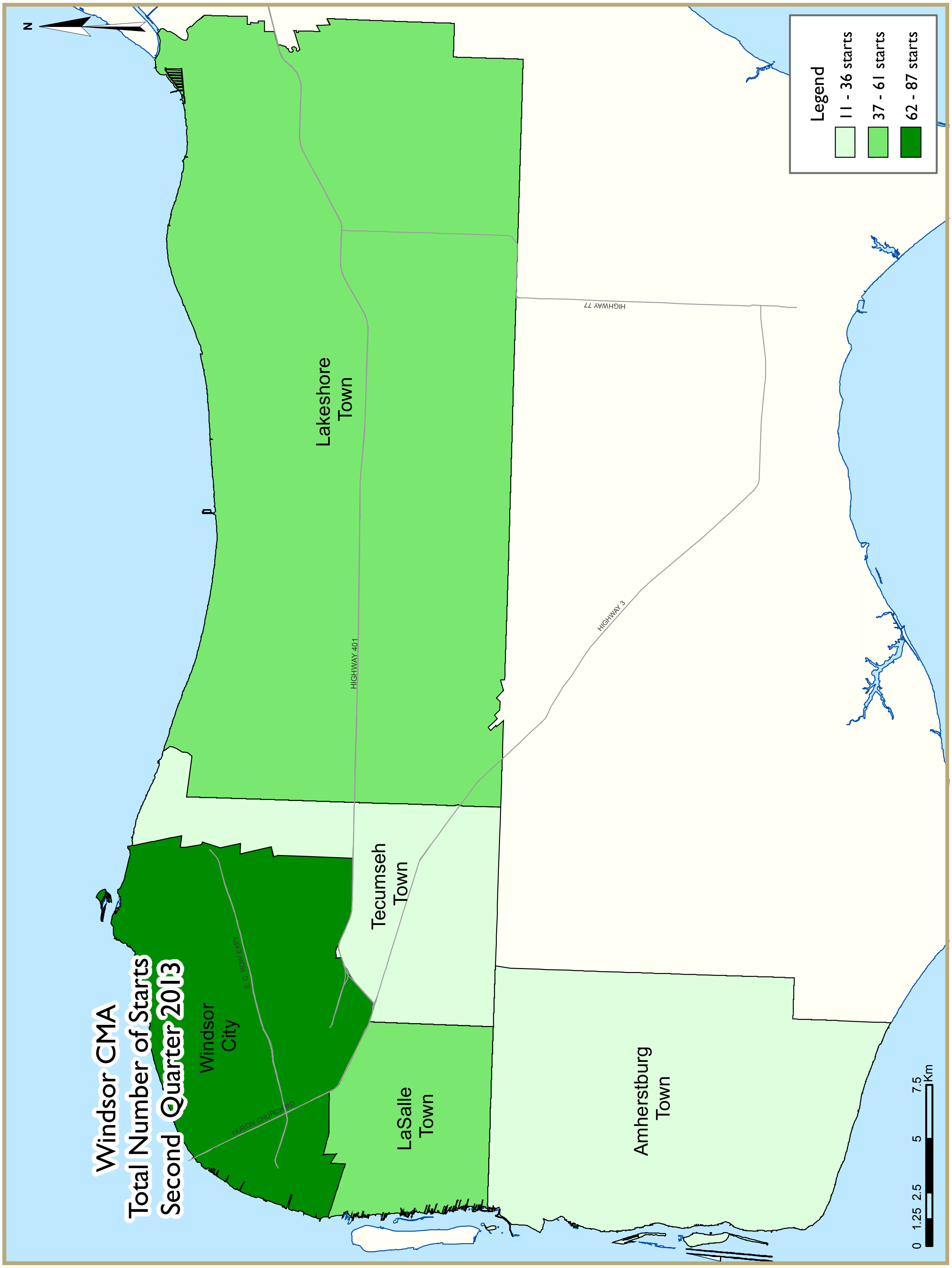
Figure 3

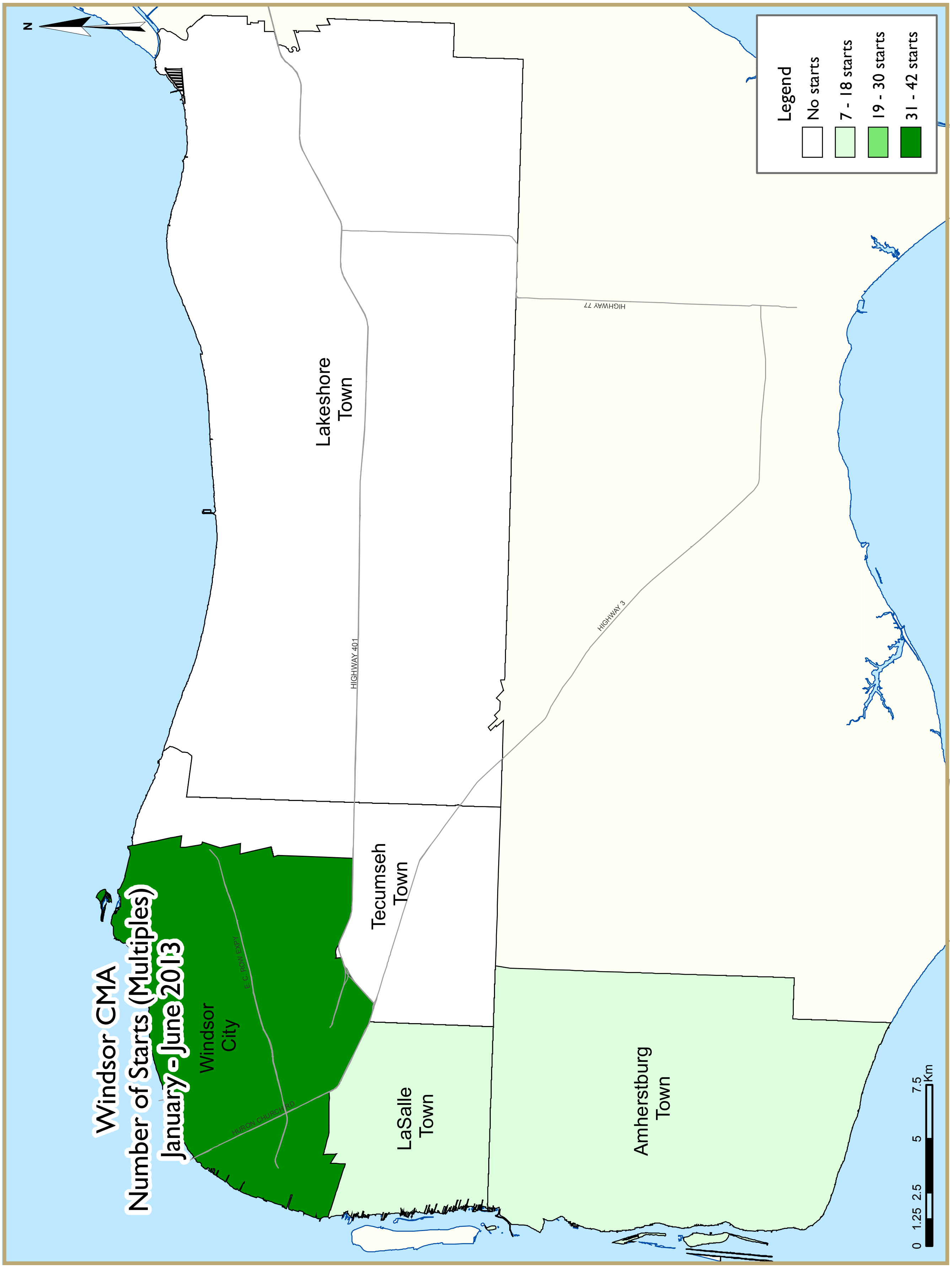


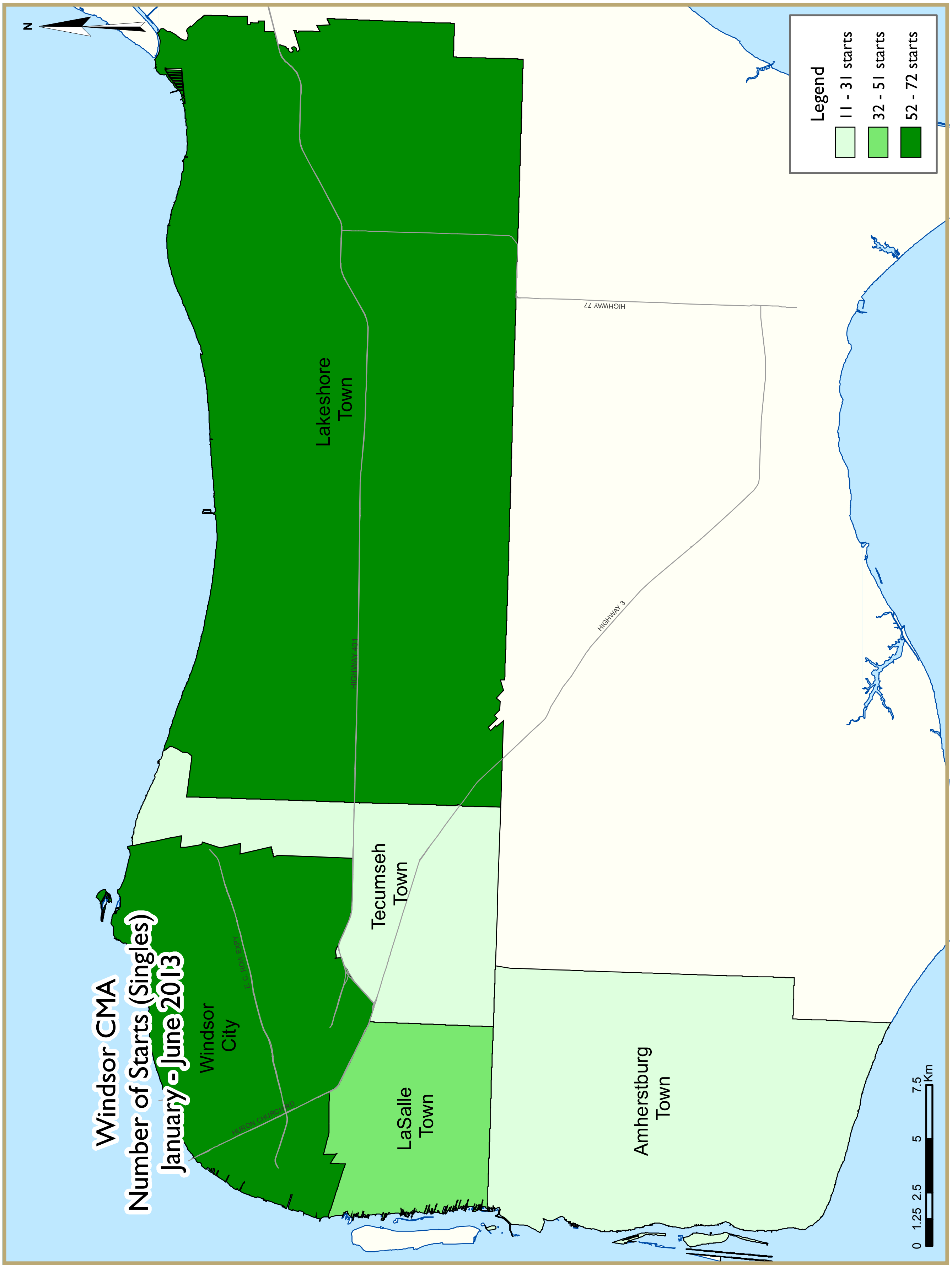
Source: Statistics Canada, median household income.

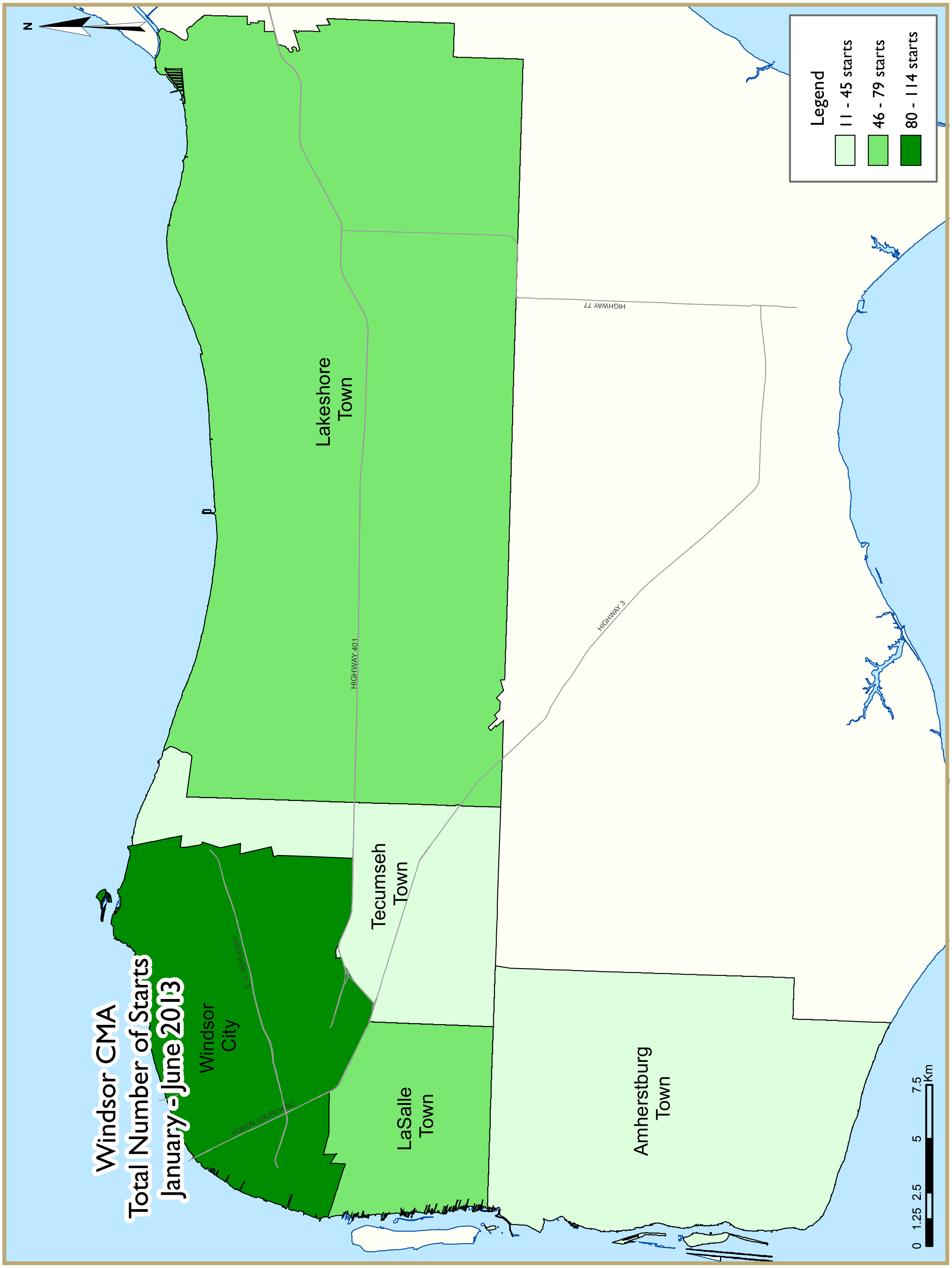

Windsor CMA
Number of Starts (Multiples)
Second Quarter 2013
N
Legend
No starts
6 - 16 starts
17 - 27 starts
28 - 38 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
HURON CHURCH RD
E.C. ROW EXPY
0 1.25 2.5 5 7.5 Km


Windsor CMA
Number of Starts (Singles)
Second Quarter 2013
Legend
10 - 23 starts
24 - 36 starts
37 - 49 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
HIGHWAY 77
HIGHWAY 3
HIGHWAY 401
E. C. ROW EXPY
HURON CHURCH RD
N
0 1.25 2.5 5 7.5 Km


Windsor CMA
Total Number of Starts
Second Quarter 2013
N
Legend
11 - 36 starts
37 - 61 starts
62 - 87 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
HURON CHURCH RD
0 1.25 2.5 5 7.5 Km


Windsor CMA
Number of Starts (Multiples)
January - June 2013
Legend
No starts
7 - 18 starts
19 - 30 starts
31 - 42 starts
N
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
HURON CHURCH RD
E.C. ROW EXPY
0 1.25 2.5 5 7.5 Km


Windsor CMA
Number of Starts (Singles)
January - June 2013
N
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
HIGHWAY 77
HIGHWAY 3
HIGHWAY 401
E.C. ROW EXPY
HURON CHURCH RD
Legend
11 - 31 starts
32 - 51 starts
52 - 72 starts
0 1.25 2.5 5 7.5 Km


Windsor CMA
Total Number of Starts
January - June 2013
Legend
11 - 45 starts
46 - 79 starts
80 - 114 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
HURON CHURCH RD
E. C. ROW EXPY
N
0 1.25 2.5 5 7.5 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 Windsor 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	154	12	11	0	28	0	0	0	205
Q2 2012	176	12	0	0	20	0	3	0	211
% Change	-12.5	0.0	n/a	n/a	40.0	n/a	-100.0	n/a	-2.8
Year-to-date 2013	209	16	11	0	32	0	0	0	268
Year-to-date 2012	251	16	0	1	56	0	3	0	327
% Change	-16.7	0.0	n/a	-100.0	-42.9	n/a	-100.0	n/a	-18.0
UNDER CONSTRUCTION									
Q2 2013	208	32	45	0	73	0	0	4	362
Q2 2012	297	28	46	1	106	0	2	0	480
% Change	-30.0	14.3	-2.2	-100.0	-31.1	n/a	-100.0	n/a	-24.6
COMPLETIONS									
Q2 2013	85	10	16	0	10	0	0	0	121
Q2 2012	138	10	10	0	26	0	61	4	249
% Change	-38.4	0.0	60.0	n/a	-61.5	n/a	-100.0	-100.0	-51.4
Year-to-date 2013	210	20	18	0	15	0	2	0	265
Year-to-date 2012	234	12	14	2	49	0	61	16	388
% Change	-10.3	66.7	28.6	-100.0	-69.4	n/a	-96.7	-100.0	-31.7
COMPLETED & NOT ABSORBED									
Q2 2013	144	21	13	0	20	0	n/a	n/a	198
Q2 2012	40	5	0	0	1	0	n/a	n/a	46
% Change	**	**	n/a	n/a	**	n/a	n/a	n/a	**
ABSORBED									
Q2 2013	214	28	8	2	14	0	n/a	n/a	266
Q2 2012	127	13	13	0	26	0	n/a	n/a	179
% Change	68.5	115.4	-38.5	n/a	-46.2	n/a	n/a	n/a	48.6
Year-to-date 2013	345	29	14	2	48	0	n/a	n/a	438
Year-to-date 2012	214	16	17	2	49	1	n/a	n/a	299
% Change	61.2	81.3	-17.6	0.0	-2.0	-100.0	n/a	n/a	46.5

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									
Windsor City									
Q2 2013	49	6	4	0	28	0	0	0	87
Q2 2012	52	2	0	0	20	0	2	0	76
LaSalle Town									
Q2 2013	41	4	3	0	0	0	0	0	48
Q2 2012	46	10	0	0	0	0	1	0	57
Lakeshore Town									
Q2 2013	43	0	0	0	0	0	0	0	43
Q2 2012	46	0	0	0	0	0	0	0	46
Amherstburg Town									
Q2 2013	10	2	4	0	0	0	0	0	16
Q2 2012	21	0	0	0	0	0	0	0	21
Tecumseh Town									
Q2 2013	11	0	0	0	0	0	0	0	11
Q2 2012	11	0	0	0	0	0	0	0	11
Windsor CMA									
Q2 2013	154	12	11	0	28	0	0	0	205
Q2 2012	176	12	0	0	20	0	3	0	211
UNDER CONSTRUCTION									
Windsor City									
Q2 2013	63	10	30	0	70	0	0	4	177
Q2 2012	91	4	38	0	92	0	2	0	227
LaSalle Town									
Q2 2013	51	6	3	0	3	0	0	0	63
Q2 2012	71	16	0	1	5	0	0	0	93
Lakeshore Town									
Q2 2013	65	2	4	0	0	0	0	0	71
Q2 2012	89	2	4	0	9	0	0	0	104
Amherstburg Town									
Q2 2013	16	14	8	0	0	0	0	0	38
Q2 2012	34	6	4	0	0	0	0	0	44
Tecumseh Town									
Q2 2013	13	0	0	0	0	0	0	0	13
Q2 2012	12	0	0	0	0	0	0	0	12
Windsor CMA									
Q2 2013	208	32	45	0	73	0	0	4	362
Q2 2012	297	28	46	1	106	0	2	0	480

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									
Windsor City									
Q2 2013	29	4	6	0	4	0	0	0	43
Q2 2012	45	4	10	0	16	0	6	4	85
LaSalle Town									
Q2 2013	29	6	0	0	6	0	0	0	41
Q2 2012	37	6	0	0	0	0	55	0	98
Lakeshore Town									
Q2 2013	20	0	10	0	0	0	0	0	30
Q2 2012	38	0	0	0	7	0	0	0	45
Amherstburg Town									
Q2 2013	7	0	0	0	0	0	0	0	7
Q2 2012	12	0	0	0	3	0	0	0	15
Tecumseh Town									
Q2 2013	0	0	0	0	0	0	0	0	0
Q2 2012	6	0	0	0	0	0	0	0	6
Windsor CMA									
Q2 2013	85	10	16	0	10	0	0	0	121
Q2 2012	138	10	10	0	26	0	61	4	249
COMPLETED & NOT ABSORBED									
Windsor City									
Q2 2013	44	6	8	0	11	0	n/a	n/a	69
Q2 2012	12	1	0	0	1	0	n/a	n/a	14
LaSalle Town									
Q2 2013	40	15	0	0	8	0	n/a	n/a	63
Q2 2012	10	4	0	0	0	0	n/a	n/a	14
Lakeshore Town									
Q2 2013	47	0	5	0	1	0	n/a	n/a	53
Q2 2012	11	0	0	0	0	0	n/a	n/a	11
Amherstburg Town									
Q2 2013	13	0	0	0	0	0	n/a	n/a	13
Q2 2012	7	0	0	0	0	0	n/a	n/a	7
Tecumseh Town									
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
Windsor CMA									
Q2 2013	144	21	13	0	20	0	n/a	n/a	198
Q2 2012	40	5	0	0	1	0	n/a	n/a	46

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									
Windsor City									
Q2 2013	71	7	1	0	5	0	n/a	n/a	84
Q2 2012	43	8	11	0	16	0	n/a	n/a	78
LaSalle Town									
Q2 2013	51	16	0	2	8	0	n/a	n/a	77
Q2 2012	34	5	0	0	0	0	n/a	n/a	39
Lakeshore Town									
Q2 2013	68	0	7	0	1	0	n/a	n/a	76
Q2 2012	35	0	0	0	7	0	n/a	n/a	42
Amherstburg Town									
Q2 2013	21	5	0	0	0	0	n/a	n/a	26
Q2 2012	8	0	2	0	3	0	n/a	n/a	13
Tecumseh Town									
Q2 2013	3	0	0	0	0	0	n/a	n/a	3
Q2 2012	7	0	0	0	0	0	n/a	n/a	7
Windsor CMA									
Q2 2013	214	28	8	2	14	0	n/a	n/a	266
Q2 2012	127	13	13	0	26	0	n/a	n/a	179

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

Table 1.2: History of Housing Starts of Windsor 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	533	56	29	2	90	0	3	4	717
% Change	15.1	75.0	-48.2	-33.3	-3.2	n/a	-95.3	-50.0	-0.3
2011	463	32	56	3	93	0	64	8	719
% Change	0.7	33.3	166.7	n/a	47.6	n/a	**	-80.0	16.5
2010	460	24	21	0	63	0	9	40	617
% Change	51.8	71.4	-25.0	n/a	50.0	n/a	n/a	**	57.8
2009	303	14	28	0	42	0	0	4	391
% Change	-7.3	-22.2	21.7	-100.0	-38.2	n/a	n/a	-75.0	-13.7
2008	327	18	23	1	68	0	0	16	453
% Change	-21.4	-62.5	9.5	0.0	9.7	-100.0	n/a	-20.0	-26.2
2007	416	48	21	1	62	46	0	20	614
% Change	-39.9	-4.0	-77.7	n/a	n/a	-77.1	-100.0	**	-41.2
2006	692	50	94	0	0	201	4	4	1,045
% Change	-37.7	-47.9	-43.4	n/a	n/a	171.6	-75.0	-88.2	-30.1
2005	1,110	96	166	0	0	74	16	34	1,496
% Change	-27.9	-50.0	-31.7	n/a	-100.0	-58.0	-20.0	-67.0	-34.6
2004	1,539	192	243	0	14	176	20	103	2,287
% Change	-5.6	-9.9	1.3	n/a	n/a	102.3	**	**	2.2
2003	1,631	213	240	0	0	87	4	14	2,237

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
Windsor City	49	52	6	6	32	18	0	0	87	76	14.5
LaSalle Town	41	47	4	10	3	0	0	0	48	57	-15.8
Lakeshore Town	43	46	0	0	0	0	0	0	43	46	-6.5
Amherstburg Town	10	21	2	0	4	0	0	0	16	21	-23.8
Tecumseh Town	11	11	0	0	0	0	0	0	11	11	0.0
Windsor CMA	154	177	12	16	39	18	0	0	205	211	-2.8

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
Windsor City	72	77	6	12	36	48	0	0	114	137	-16.8
LaSalle Town	51	67	4	12	3	0	0	0	58	79	-26.6
Lakeshore Town	62	72	0	0	0	0	0	0	62	72	-13.9
Amherstburg Town	13	25	6	2	4	0	0	0	23	27	-14.8
Tecumseh Town	11	12	0	0	0	0	0	0	11	12	-8.3
Windsor CMA	209	253	16	26	43	48	0	0	268	327	-18.0

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
Windsor City	32	18	0	0	0	0	0	0
LaSalle Town	3	0	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	4	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	39	18	0	0	0	0	0	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
Windsor City	36	48	0	0	0	0	0	0
LaSalle Town	3	0	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	4	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	43	48	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

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
Windsor City	59	54	28	20	0	2	87	76
LaSalle Town	48	56	0	0	0	1	48	57
Lakeshore Town	43	46	0	0	0	0	43	46
Amherstburg Town	16	21	0	0	0	0	16	21
Tecumseh Town	11	11	0	0	0	0	11	11
Windsor CMA	177	188	28	20	0	3	205	211

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
Windsor City	82	79	32	56	0	2	114	137
LaSalle Town	58	77	0	1	0	1	58	79
Lakeshore Town	62	72	0	0	0	0	62	72
Amherstburg Town	23	27	0	0	0	0	23	27
Tecumseh Town	11	12	0	0	0	0	11	12
Windsor CMA	236	267	32	57	0	3	268	327

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
Windsor City	29	45	4	6	10	30	0	4	43	85	-49.4
LaSalle Town	29	38	6	60	6	0	0	0	41	98	-58.2
Lakeshore Town	20	38	0	0	10	7	0	0	30	45	-33.3
Amherstburg Town	7	12	0	0	0	3	0	0	7	15	-53.3
Tecumseh Town	0	6	0	0	0	0	0	0	0	6	-100.0
Windsor CMA	85	139	10	66	26	40	0	4	121	249	-51.4

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
Windsor City	66	75	12	12	10	46	2	16	90	149	-39.6
LaSalle Town	56	55	12	60	9	4	0	0	77	119	-35.3
Lakeshore Town	70	73	0	0	10	10	0	0	80	83	-3.6
Amherstburg Town	18	24	0	0	0	3	0	0	18	27	-33.3
Tecumseh Town	0	10	0	0	0	0	0	0	0	10	-100.0
Windsor CMA	210	237	24	72	29	63	2	16	265	388	-31.7

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
Windsor City	10	24	0	6	0	0	0	4
LaSalle Town	6	0	0	0	0	0	0	0
Lakeshore Town	10	7	0	0	0	0	0	0
Amherstburg Town	0	3	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	26	34	0	6	0	0	0	4

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
Windsor City	10	40	0	6	2	0	0	16
LaSalle Town	9	4	0	0	0	0	0	0
Lakeshore Town	10	10	0	0	0	0	0	0
Amherstburg Town	0	3	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	29	57	0	6	2	0	0	16

Source: CMHC (Starts and Completions Survey)

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
Windsor City	39	59	4	16	0	10	43	85
LaSalle Town	35	43	6	0	0	55	41	98
Lakeshore Town	30	38	0	7	0	0	30	45
Amherstburg Town	7	12	0	3	0	0	7	15
Tecumseh Town	0	6	0	0	0	0	0	6
Windsor CMA	111	158	10	26	0	65	121	249

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
Windsor City	82	95	6	32	2	22	90	149
LaSalle Town	68	58	9	6	0	55	77	119
Lakeshore Town	80	73	0	10	0	0	80	83
Amherstburg Town	18	24	0	3	0	0	18	27
Tecumseh Town	0	10	0	0	0	0	0	10
Windsor CMA	248	260	15	51	2	77	265	388

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 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q2 2013	31	44.3	17	24.3	13	18.6	5	7.1	4	5.7	70	261,383	280,137
Q2 2012	20	47.6	12	28.6	3	7.1	4	9.5	3	7.1	42	252,500	273,283
Year-to-date 2013	48	47.1	21	20.6	21	20.6	7	6.9	5	4.9	102	258,056	275,095
Year-to-date 2012	30	45.5	17	25.8	5	7.6	8	12.1	6	9.1	66	257,349	291,318
LaSalle Town													
Q2 2013	3	6.3	9	18.8	4	8.3	25	52.1	7	14.6	48	387,500	395,708
Q2 2012	0	0.0	11	35.5	2	6.5	6	19.4	12	38.7	31	380,000	411,772
Year-to-date 2013	8	10.4	13	16.9	9	11.7	32	41.6	15	19.5	77	373,844	388,332
Year-to-date 2012	0	0.0	12	27.3	3	6.8	17	38.6	12	27.3	44	380,000	401,033
Lakeshore Town													
Q2 2013	9	13.4	16	23.9	18	26.9	20	29.9	4	6.0	67	312,548	334,889
Q2 2012	6	20.0	12	40.0	4	13.3	7	23.3	1	3.3	30	280,000	303,084
Year-to-date 2013	13	12.3	21	19.8	31	29.2	36	34.0	5	4.7	106	320,319	335,057
Year-to-date 2012	9	15.3	20	33.9	9	15.3	17	28.8	4	6.8	59	300,000	333,427
Amherstburg Town													
Q2 2013	4	19.0	11	52.4	4	19.0	2	9.5	0	0.0	21	273,669	287,225
Q2 2012	2	28.6	2	28.6	1	14.3	2	28.6	0	0.0	7	--	--
Year-to-date 2013	6	19.4	17	54.8	5	16.1	3	9.7	0	0.0	31	269,900	280,143
Year-to-date 2012	2	11.1	9	50.0	2	11.1	5	27.8	0	0.0	18	280,000	299,180
Tecumseh Town													
Q2 2013	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
Q2 2012	0	0.0	2	40.0	0	0.0	2	40.0	1	20.0	5	--	--
Year-to-date 2013	0	0.0	1	16.7	2	33.3	2	33.3	1	16.7	6	--	--
Year-to-date 2012	1	14.3	3	42.9	0	0.0	2	28.6	1	14.3	7	--	--
Windsor CMA													
Q2 2013	47	22.5	54	25.8	40	19.1	53	25.4	15	7.2	209	302,639	325,552
Q2 2012	28	24.3	39	33.9	10	8.7	21	18.3	17	14.8	115	280,000	324,074
Year-to-date 2013	75	23.3	73	22.7	68	21.1	80	24.8	26	8.1	322	302,420	324,330
Year-to-date 2012	42	21.6	61	31.4	19	9.8	49	25.3	23	11.9	194	288,300	331,741

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
Windsor City	280,137	273,283	2.5	275,095	291,318	-5.6
LaSalle Town	395,708	411,772	-3.9	388,332	401,033	-3.2
Lakeshore Town	334,889	303,084	10.5	335,057	333,427	0.5
Amherstburg Town	287,225	--	n/a	280,143	299,180	-6.4
Tecumseh Town	--	--	n/a	--	--	n/a
Windsor CMA	325,552	324,074	0.5	324,330	331,741	-2.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Windsor
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	305	8.5	427	797	787	54.3	164,723	5.8	171,471
	February	413	32.4	453	751	791	57.3	162,018	14.8	182,699
	March	468	7.3	443	878	802	55.2	169,597	12.0	179,778
	April	433	-0.5	391	926	797	49.1	174,861	6.0	177,739
	May	522	11.5	420	974	797	52.7	174,652	2.6	170,250
	June	509	-7.6	429	902	800	53.6	182,696	0.0	169,704
	July	528	8.0	450	865	788	57.1	168,541	-2.4	162,486
	August	486	1.7	433	770	741	58.4	176,302	7.5	164,844
	September	377	-16.4	412	728	772	53.4	178,454	3.5	171,517
	October	427	-2.3	393	747	758	51.8	170,103	-3.0	168,470
	November	372	11.7	421	676	792	53.2	164,969	4.8	169,328
	December	242	-12.0	408	366	755	54.0	173,506	4.6	177,103
2013	January	351	15.1	457	784	733	62.3	165,293	0.3	170,759
	February	378	-8.5	435	686	763	57.0	171,083	5.6	184,538
	March	418	-10.7	433	815	834	51.9	179,361	5.8	184,463
	April	522	20.6	448	970	751	59.7	174,396	-0.3	181,268
	May	558	6.9	453	1,033	845	53.6	184,035	5.4	179,222
	June	497	-2.4	439	883	794	55.3	183,980	0.7	171,581
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	1,464	0.7		2,802			177,511	2.4	
	Q2 2013	1,577	7.7		2,886			180,827	1.9	
	YTD 2012	2,650	6.7		5,228			172,227	5.4	
	YTD 2013	2,724	2.8		5,171			177,248	2.9	

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

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

Table 6: Economic Indicators Second Quarter 2013											
		Interest Rates			NHPI, Total, Windsor CMA 2007=100	CPI, 2002 =100 (Ontario)	Windsor 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	98.1	120.6	147.4	10.7	61.8	819
	February	595	3.20	5.24	98.7	121.4	148.1	10.6	62.0	835
	March	595	3.20	5.24	98.7	122.0	150.0	10.4	62.6	852
	April	607	3.20	5.44	98.6	122.4	151.0	9.7	62.6	864
	May	601	3.20	5.34	98.8	122.4	151.4	9.6	62.6	870
	June	595	3.20	5.24	98.8	121.6	150.8	9.4	62.1	873
	July	595	3.10	5.24	98.5	121.4	151.9	9.5	62.7	877
	August	595	3.10	5.24	98.5	121.8	152.3	9.3	62.7	870
	September	595	3.10	5.24	98.5	122.0	152.7	9.0	62.6	856
	October	595	3.10	5.24	98.5	122.2	152.2	9.6	62.8	846
	November	595	3.10	5.24	98.6	121.9	151.9	10.1	62.9	849
	December	595	3.00	5.24	98.6	121.3	151.4	10.4	63.0	856
2013	January	595	3.00	5.24	98.6	121.3	149.9	9.7	61.9	853
	February	595	3.00	5.24	98.6	122.8	150.4	9.2	61.7	848
	March	590	3.00	5.14	99.1	123.2	150.9	9.0	61.7	856
	April	590	3.00	5.14	99.1	122.9	151.7	9.2	62.2	858
	May	590	3.00	5.14	99.1	123.0	152.2	9.5	62.5	870
	June	590	3.14	5.14		123.2	152.8	9.4	62.7	869
	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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