HOUSING MARKET INFORMATION

HOUSING NOW
Trois-Riviéres CMA

CANADA MORTGAGE AND HOUSING CORPORATION

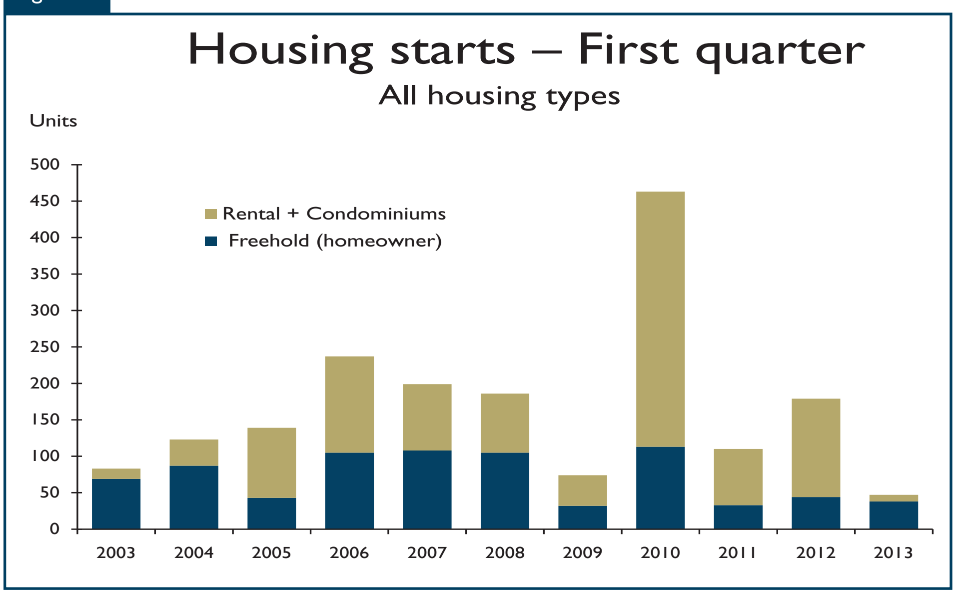
Date Released: Second Quarter 2013

Trois-Rivières area housing starts in the first quarter of 2013

Activity on the Trois-Rivières census metropolitan area (CMA) new home market slowed down in the first quarter of 2013. In fact, according to Canada Mortgage and Housing Corporation (CMHC), 47 housing units were started from January to March 2013, compared to 179 during the same period in 2012. The slowdown in construction noted in the area resulted not only from a greater choice on the resale market but also from a less dynamic job market. However, the still low interest rates continued to support housing demand.

While all market segments contributed to this drop, the

Figure 1



Source: CMHC

Table of Contents

decreases in rental and condominium housing starts were mainly responsible for the decline in activity observed in the first quarter of 2013. In the case of rental units, no new construction was registered this past quarter. This decrease in rental housing construction resulted from softer market conditions, with the vacancy rate having reached 5.2 per cent in 2012, up from 3.9 per cent in 2011. As for condominiums, 9 starts of this type were enumerated in the Trois-Rivières area from January to March 2013, compared to 95 during the same period last year. Following the significant number of condominiums built last year, production slowed down to allow these new units to be absorbed. Starts of freehold homes[1], for their part, also recorded a decrease, falling to 38 units in the first quarter of this year from 44 a year earlier.

Elsewhere in the Mauricie area, the agglomeration of Shawinigan registered a decline in housing starts (-70 per cent). In all, foundations were laid for 8 homes from January to March 2013, compared to 27 the year before.

Resale market: slowdown in Centris® sales in the first quarter of 2013

According to the latest Centris® housing statistics from the Quebec Federation of Real Estate Boards (QFREB), 285 Centris® sales were registered in the Trois-Rivières CMA during the first quarter of 2013, for a drop of 7.8 per cent from the same period last year.

In the first quarter of 2013, the supply of existing homes in the CMA reached historically high levels. In fact, 795 dwellings were listed for sale, on average—close to the peak recorded for the same period in 2012 (802 active Centris® listings).

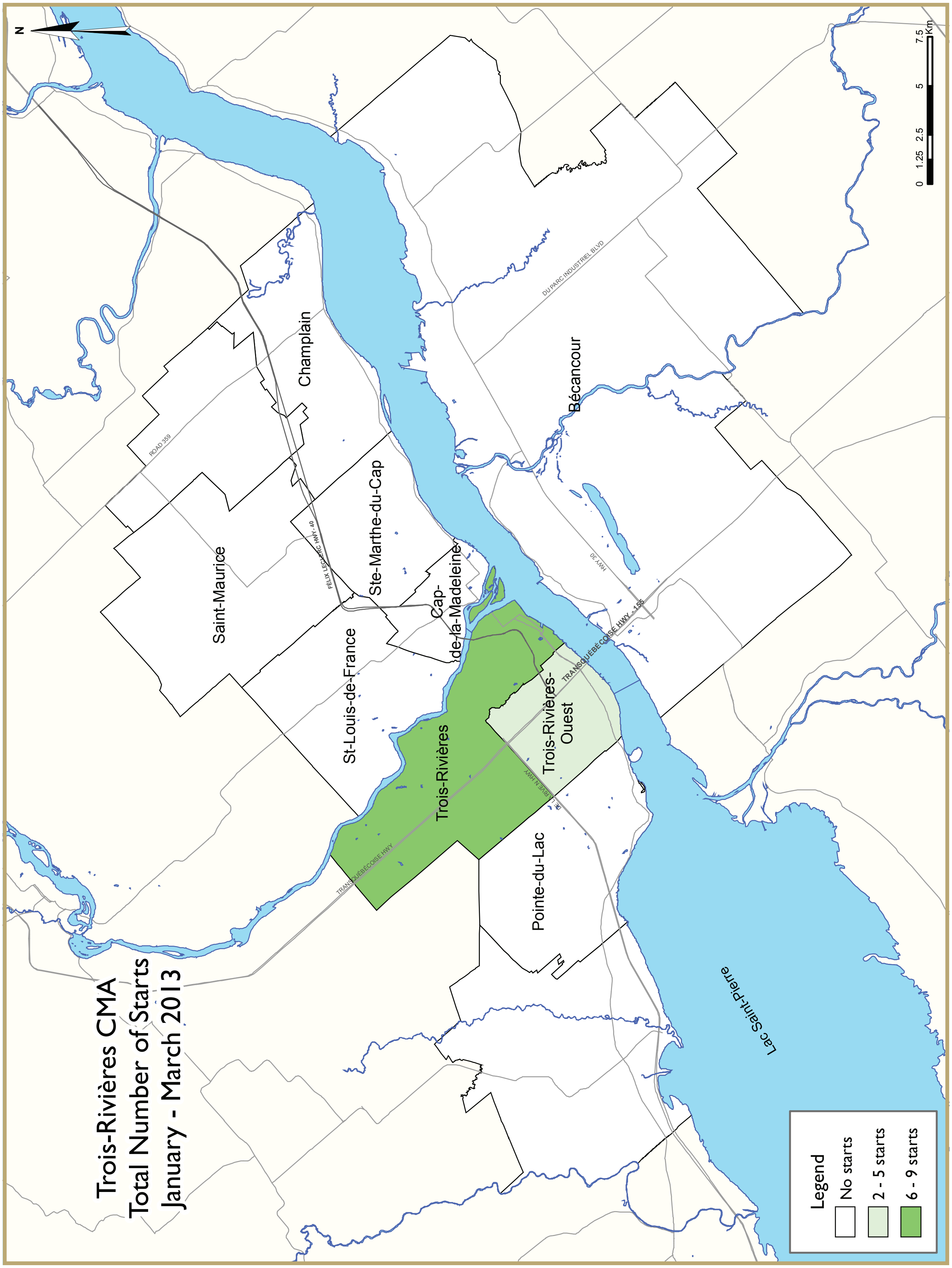
The decline in transactions, combined with a relatively wide choice of properties for sale on the market, caused market conditions to ease. Overall, the market remained balanced[2] in the first quarter, as the active listings-to-sales ratio reached 8.7 to 1. Consequently, the power relationship between buyers and sellers was more equal during negotiations. It should be noted however that, despite some easing, market conditions in the single-family home segment remained favourable to sellers.

These softer market conditions resulted in a moderate growth in prices. The average Centris® price reached $158,369 during the first quarter of 2013, up by 0.8 per cent year over year.

In the agglomeration of Shawinigan, an increase in transactions was registered for the period from January to March 2013, with 114 sales having been recorded, versus 108 a year earlier (+6 per cent). In the first quarter of 2013, the average price of single-family homes in Shawinigan reached $120,000, up by 4 per cent over the same period in 2012.

[1] Freehold homes refer to dwellings where the owner also holds the title of ownership to the land (single-detached, semi-detached and row houses, as well as duplexes).

[2] The balanced range for the seller-to-buyer ratio is between 8 and 10 to 1, indicating a market where neither buyers nor sellers are favoured.


Trois-Rivières CMA
Total Number of Starts
January - March 2013
Champlain
Bécancour
Ste-Marthe-du-Cap
Saint-Maurice
St-Louis-de-France
Cap-de-la-Madeleine
Trois-Rivières
Trois-Rivières-Ouest
Pointe-du-Lac
Lac Saint-Pierre
Legend
No starts
2 - 5 starts
6 - 9 starts
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 Trois-Rivières CMA
First Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2013	22	16	0	0	0	9	0	0	47
Q1 2012	30	14	0	0	0	95	0	40	179
% Change	-26.7	14.3	n/a	n/a	n/a	-90.5	n/a	-100.0	-73.7
Year-to-date 2013	22	16	0	0	0	9	0	0	47
Year-to-date 2012	30	14	0	0	0	95	0	40	179
% Change	-26.7	14.3	n/a	n/a	n/a	-90.5	n/a	-100.0	-73.7
UNDER CONSTRUCTION									
Q1 2013	53	76	2	0	0	71	0	88	290
Q1 2012	34	68	4	0	0	109	0	225	440
% Change	55.9	11.8	-50.0	n/a	n/a	-34.9	n/a	-60.9	-34.1
COMPLETIONS									
Q1 2013	42	26	2	0	0	18	0	4	92
Q1 2012	23	28	0	0	0	74	0	84	209
% Change	82.6	-7.1	n/a	n/a	n/a	-75.7	n/a	-95.2	-56.0
Year-to-date 2013	42	26	2	0	0	18	0	4	92
Year-to-date 2012	23	28	0	0	0	74	0	84	209
% Change	82.6	-7.1	n/a	n/a	n/a	-75.7	n/a	-95.2	-56.0
COMPLETED & NOT ABSORBED									
Q1 2013	23	65	4	0	0	35	n/a	n/a	127
Q1 2012	19	36	2	0	0	22	n/a	n/a	79
% Change	21.1	80.6	100.0	n/a	n/a	59.1	n/a	n/a	60.8
ABSORBED									
Q1 2013	37	7	4	0	0	11	n/a	n/a	59
Q1 2012	21	19	0	0	0	72	n/a	n/a	112
% Change	76.2	-63.2	n/a	n/a	n/a	-84.7	n/a	n/a	-47.3
Year-to-date 2013	37	7	4	0	0	11	n/a	n/a	59
Year-to-date 2012	21	19	0	0	0	72	n/a	n/a	112
% Change	76.2	-63.2	n/a	n/a	n/a	-84.7	n/a	n/a	-47.3

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

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre									
Q1 2013	10	8	0	0	0	9	0	0	27
Q1 2012	15	10	0	0	0	83	0	28	136
Remainder of the CMA									
Q1 2013	12	8	0	0	0	0	0	0	20
Q1 2012	15	4	0	0	0	12	0	12	43
Trois-Rivières CMA									
Q1 2013	22	16	0	0	0	9	0	0	47
Q1 2012	30	14	0	0	0	95	0	40	179
UNDER CONSTRUCTION									
Centre									
Q1 2013	26	58	2	0	0	63	0	84	233
Q1 2012	15	48	2	0	0	65	0	195	325
Remainder of the CMA									
Q1 2013	27	18	0	0	0	8	0	4	57
Q1 2012	19	20	2	0	0	44	0	30	115
Trois-Rivières CMA									
Q1 2013	53	76	2	0	0	71	0	88	290
Q1 2012	34	68	4	0	0	109	0	225	440
COMPLETIONS									
Centre									
Q1 2013	19	10	0	0	0	18	0	0	47
Q1 2012	14	20	0	0	0	70	0	54	158
Remainder of the CMA									
Q1 2013	23	16	2	0	0	0	0	4	45
Q1 2012	9	8	0	0	0	4	0	30	51
Trois-Rivières CMA									
Q1 2013	42	26	2	0	0	18	0	4	92
Q1 2012	23	28	0	0	0	74	0	84	209

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Centre									
Q1 2013	12	37	3	0	0	29	n/a	n/a	81
Q1 2012	11	31	0	0	0	16	n/a	n/a	58
Remainder of the CMA									
Q1 2013	11	28	1	0	0	6	n/a	n/a	46
Q1 2012	8	5	2	0	0	6	n/a	n/a	21
Trois-Rivières CMA									
Q1 2013	23	65	4	0	0	35	n/a	n/a	127
Q1 2012	19	36	2	0	0	22	n/a	n/a	79
ABSORBED									
Centre									
Q1 2013	15	5	0	0	0	11	n/a	n/a	31
Q1 2012	11	15	0	0	0	67	n/a	n/a	93
Remainder of the CMA									
Q1 2013	22	2	4	0	0	0	n/a	n/a	28
Q1 2012	10	4	0	0	0	5	n/a	n/a	19
Trois-Rivières CMA									
Q1 2013	37	7	4	0	0	11	n/a	n/a	59
Q1 2012	21	19	0	0	0	72	n/a	n/a	112

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

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	% Change
Centre	10	15	8	10	0	0	9	111	27	136	-80.1
Trois-Rivières	3	6	2	6	0	0	9	76	14	88	-84.1
Trois-Rivières-Ouest	3	2	4	0	0	0	0	19	7	21	-66.7
Cap-de-la-Madeleine	4	7	2	4	0	0	0	16	6	27	-77.8
Remainder of the CMA	12	15	8	4	0	0	0	24	20	43	-53.5
Bécancour	5	6	0	0	0	0	0	0	5	6	-16.7
Champlain	0	0	0	0	0	0	0	12	0	12	-100.0
Pointe-du-Lac	4	7	4	2	0	0	0	0	8	9	-11.1
St-Louis-de-France	1	0	0	0	0	0	0	12	1	12	-91.7
Sainte-Marthe-du-Cap	1	0	4	2	0	0	0	0	5	2	150.0
Saint-Maurice	1	2	0	0	0	0	0	0	1	2	-50.0
Trois-Rivières CMA	22	30	16	14	0	0	9	135	47	179	-73.7

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centre	10	15	8	10	0	0	9	111	27	136	-80.1
Trois-Rivières	3	6	2	6	0	0	9	76	14	88	-84.1
Trois-Rivières-Ouest	3	2	4	0	0	0	0	19	7	21	-66.7
Cap-de-la-Madeleine	4	7	2	4	0	0	0	16	6	27	-77.8
Remainder of the CMA	12	15	8	4	0	0	0	24	20	43	-53.5
Bécancour	5	6	0	0	0	0	0	0	5	6	-16.7
Champlain	0	0	0	0	0	0	0	12	0	12	-100.0
Pointe-du-Lac	4	7	4	2	0	0	0	0	8	9	-11.1
St-Louis-de-France	1	0	0	0	0	0	0	12	1	12	-91.7
Sainte-Marthe-du-Cap	1	0	4	2	0	0	0	0	5	2	150.0
Saint-Maurice	1	2	0	0	0	0	0	0	1	2	-50.0
Trois-Rivières CMA	22	30	16	14	0	0	9	135	47	179	-73.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Centre	0	0	0	0	9	83	0	28
Trois-Rivières	0	0	0	0	9	60	0	16
Trois-Rivières-Ouest	0	0	0	0	0	13	0	6
Cap-de-la-Madeleine	0	0	0	0	0	10	0	6
Remainder of the CMA	0	0	0	0	0	12	0	12
Bécancour	0	0	0	0	0	0	0	0
Champlain	0	0	0	0	0	0	0	12
Pointe-du-Lac	0	0	0	0	0	0	0	0
St-Louis-de-France	0	0	0	0	0	12	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	9	95	0	40

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centre	0	0	0	0	9	83	0	28
Trois-Rivières	0	0	0	0	9	60	0	16
Trois-Rivières-Ouest	0	0	0	0	0	13	0	6
Cap-de-la-Madeleine	0	0	0	0	0	10	0	6
Remainder of the CMA	0	0	0	0	0	12	0	12
Bécancour	0	0	0	0	0	0	0	0
Champlain	0	0	0	0	0	0	0	12
Pointe-du-Lac	0	0	0	0	0	0	0	0
St-Louis-de-France	0	0	0	0	0	12	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	9	95	0	40

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Centre	18	25	9	83	0	28	27	136
Trois-Rivières	5	12	9	60	0	16	14	88
Trois-Rivières-Ouest	7	2	0	13	0	6	7	21
Cap-de-la-Madeleine	6	11	0	10	0	6	6	27
Remainder of the CMA	20	19	0	12	0	12	20	43
Bécancour	5	6	0	0	0	0	5	6
Champlain	0	0	0	0	0	12	0	12
Pointe-du-Lac	8	9	0	0	0	0	8	9
St-Louis-de-France	1	0	0	12	0	0	1	12
Sainte-Marthe-du-Cap	5	2	0	0	0	0	5	2
Saint-Maurice	1	2	0	0	0	0	1	2
Trois-Rivières CMA	38	44	9	95	0	40	47	179

Table 2.5: Starts by Submarket and by Intended Market
January - March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centre	18	25	9	83	0	28	27	136
Trois-Rivières	5	12	9	60	0	16	14	88
Trois-Rivières-Ouest	7	2	0	13	0	6	7	21
Cap-de-la-Madeleine	6	11	0	10	0	6	6	27
Remainder of the CMA	20	19	0	12	0	12	20	43
Bécancour	5	6	0	0	0	0	5	6
Champlain	0	0	0	0	0	12	0	12
Pointe-du-Lac	8	9	0	0	0	0	8	9
St-Louis-de-France	1	0	0	12	0	0	1	12
Sainte-Marthe-du-Cap	5	2	0	0	0	0	5	2
Saint-Maurice	1	2	0	0	0	0	1	2
Trois-Rivières CMA	38	44	9	95	0	40	47	179

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	% Change
Centre	19	14	10	20	0	0	18	124	47	158	-70.3
Trois-Rivières	5	5	6	10	0	0	12	82	23	97	-76.3
Trois-Rivières-Ouest	8	5	2	8	0	0	0	18	10	31	-67.7
Cap-de-la-Madeleine	6	4	2	2	0	0	6	24	14	30	-53.3
Remainder of the CMA	23	9	16	8	0	0	6	34	45	51	-11.8
Bécancour	8	2	0	0	0	0	4	0	12	2	**
Champlain	0	0	2	0	0	0	0	0	2	0	n/a
Pointe-du-Lac	6	6	4	2	0	0	0	24	10	32	-68.8
St-Louis-de-France	3	1	2	0	0	0	0	4	5	5	0.0
Sainte-Marthe-du-Cap	2	0	8	6	0	0	2	6	12	12	0.0
Saint-Maurice	4	0	0	0	0	0	0	0	4	0	n/a
Trois-Rivières CMA	42	23	26	28	0	0	24	158	92	209	-56.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centre	19	14	10	20	0	0	18	124	47	158	-70.3
Trois-Rivières	5	5	6	10	0	0	12	82	23	97	-76.3
Trois-Rivières-Ouest	8	5	2	8	0	0	0	18	10	31	-67.7
Cap-de-la-Madeleine	6	4	2	2	0	0	6	24	14	30	-53.3
Remainder of the CMA	23	9	16	8	0	0	6	34	45	51	-11.8
Bécancour	8	2	0	0	0	0	4	0	12	2	**
Champlain	0	0	2	0	0	0	0	0	2	0	n/a
Pointe-du-Lac	6	6	4	2	0	0	0	24	10	32	-68.8
St-Louis-de-France	3	1	2	0	0	0	0	4	5	5	0.0
Sainte-Marthe-du-Cap	2	0	8	6	0	0	2	6	12	12	0.0
Saint-Maurice	4	0	0	0	0	0	0	0	4	0	n/a
Trois-Rivières CMA	42	23	26	28	0	0	24	158	92	209	-56.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market First Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Centre	0	0	0	0	18	70	0	54
Trois-Rivières	0	0	0	0	12	70	0	12
Trois-Rivières-Ouest	0	0	0	0	0	0	0	18
Cap-de-la-Madeleine	0	0	0	0	6	0	0	24
Remainder of the CMA	0	0	0	0	2	4	4	30
Bécancour	0	0	0	0	0	0	4	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	0	24
St-Louis-de-France	0	0	0	0	0	4	0	0
Sainte-Marthe-du-Cap	0	0	0	0	2	0	0	6
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	20	74	4	84

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centre	0	0	0	0	18	70	0	54
Trois-Rivières	0	0	0	0	12	70	0	12
Trois-Rivières-Ouest	0	0	0	0	0	0	0	18
Cap-de-la-Madeleine	0	0	0	0	6	0	0	24
Remainder of the CMA	0	0	0	0	2	4	4	30
Bécancour	0	0	0	0	0	0	4	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	0	24
St-Louis-de-France	0	0	0	0	0	4	0	0
Sainte-Marthe-du-Cap	0	0	0	0	2	0	0	6
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	20	74	4	84

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market
First Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
Centre	29	34	18	70	0	54	47	158
Trois-Rivières	11	15	12	70	0	12	23	97
Trois-Rivières-Ouest	10	13	0	0	0	18	10	31
Cap-de-la-Madeleine	8	6	6	0	0	24	14	30
Remainder of the CMA	41	17	0	4	4	30	45	51
Bécancour	8	2	0	0	4	0	12	2
Champlain	2	0	0	0	0	0	2	0
Pointe-du-Lac	10	8	0	0	0	24	10	32
St-Louis-de-France	5	1	0	4	0	0	5	5
Sainte-Marthe-du-Cap	12	6	0	0	0	6	12	12
Saint-Maurice	4	0	0	0	0	0	4	0
Trois-Rivières CMA	70	51	18	74	4	84	92	209

Table 3.5: Completions by Submarket and by Intended Market
January - March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centre	29	34	18	70	0	54	47	158
Trois-Rivières	11	15	12	70	0	12	23	97
Trois-Rivières-Ouest	10	13	0	0	0	18	10	31
Cap-de-la-Madeleine	8	6	6	0	0	24	14	30
Remainder of the CMA	41	17	0	4	4	30	45	51
Bécancour	8	2	0	0	4	0	12	2
Champlain	2	0	0	0	0	0	2	0
Pointe-du-Lac	10	8	0	0	0	24	10	32
St-Louis-de-France	5	1	0	4	0	0	5	5
Sainte-Marthe-du-Cap	12	6	0	0	0	6	12	12
Saint-Maurice	4	0	0	0	0	0	4	0
Trois-Rivières CMA	70	51	18	74	4	84	92	209

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range First Quarter 2013													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q1 2013	0	0.0	0	0.0	3	20.0	5	33.3	7	46.7	15	240,000	256,056
Q1 2012	0	0.0	1	9.1	2	18.2	5	45.5	3	27.3	11	225,000	231,913
Year-to-date 2013	0	0.0	0	0.0	3	20.0	5	33.3	7	46.7	15	240,000	256,056
Year-to-date 2012	0	0.0	1	9.1	2	18.2	5	45.5	3	27.3	11	225,000	231,913
Remainder of the CMA													
Q1 2013	0	0.0	3	13.6	11	50.0	5	22.7	3	13.6	22	173,142	199,914
Q1 2012	0	0.0	2	20.0	3	30.0	1	10.0	4	40.0	10	197,500	253,493
Year-to-date 2013	0	0.0	3	13.6	11	50.0	5	22.7	3	13.6	22	173,142	199,914
Year-to-date 2012	0	0.0	2	20.0	3	30.0	1	10.0	4	40.0	10	197,500	253,493
Trois-Rivières CMA													
Q1 2013	0	0.0	3	8.1	14	37.8	10	27.0	10	27.0	37	210,000	222,674
Q1 2012	0	0.0	3	14.3	5	23.8	6	28.6	7	33.3	21	216,900	242,189
Year-to-date 2013	0	0.0	3	8.1	14	37.8	10	27.0	10	27.0	37	210,000	222,674
Year-to-date 2012	0	0.0	3	14.3	5	23.8	6	28.6	7	33.3	21	216,900	242,189

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2013						
Submarket	Q1 2013	Q1 2012	% Change	YTD 2013	YTD 2012	% Change
Centre	256,056	231,913	10.4	256,056	231,913	10.4
Trois-Rivières	--	--	n/a	--	--	n/a
Trois-Rivières-Ouest	--	--	n/a	--	--	n/a
Cap-de-la-Madeleine	--	--	n/a	--	--	n/a
Remainder of the CMA	199,914	253,493	-21.1	199,914	253,493	-21.1
Bécancour	--	--	n/a	--	--	n/a
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	--	--	n/a	--	--	n/a
St-Louis-de-France	--	--	n/a	--	--	n/a
Sainte-Marthe-du-Cap	--	--	n/a	--	--	n/a
Saint-Maurice	--	--	n/a	--	--	n/a
Trois-Rivières CMA	222,674	242,189	-8.1	222,674	242,189	-8.1

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Trois-Rivières							
						Last Four Quarters[3]	
	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q1 2013	224	463	556	159,373	7.4	156,493	7.8
Q1 2012	250	442	553	157,471	6.6	156,828	7.4
% Change	-10.4	4.8	0.5	1.2	n/a	-0.2	n/a
YTD 2013	224	463	556	159,373	7.4	n/a	n/a
YTD 2012	250	442	553	157,471	6.6	n/a	n/a
% Change	-10.4	4.8	0.5	1.2	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2013	13	--	89	--	--	--	--
Q1 2012	20	--	105	--	--	--	--
% Change	-35.0	n/a	-15.5	n/a	n/a	n/a	n/a
YTD 2013	13	--	89	--	--	n/a	n/a
YTD 2012	20	--	105	--	--	n/a	n/a
% Change	-35.0	n/a	-15.5	n/a	n/a	n/a	n/a
PLEX*							
Q1 2013	46	--	145	--	9.4	--	--
Q1 2012	38	--	130	--	10.2	--	--
% Change	21.1	n/a	11.6	n/a	n/a	n/a	n/a
YTD 2013	46	--	145	154,252	9.4	n/a	n/a
YTD 2012	38	--	130	155,545	10.2	n/a	n/a
% Change	21.1	n/a	11.6	-0.8	n/a	n/a	n/a
TOTAL							
Q1 2013	285	603	795	158,369	8.4	156,318	8.7
Q1 2012	309	616	802	157,039	7.8	155,683	8.3
% Change	-7.8	-2.1	-0.9	0.8	n/a	0.4	n/a
YTD 2013	285	603	795	158,369	8.4	n/a	n/a
YTD 2012	309	616	802	157,039	7.8	n/a	n/a
% Change	-7.8	-2.1	-0.9	0.8	n/a	n/a	n/a

[1] Source: Centris® Statistics.
[2] Calculations: CMHC.
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators First Quarter 2013											
		Interest Rates			NHPI, Total, (Quebec) 2007=100	CPI (Quebec) 2002 =100	Trois-Rivières 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	115.7	119.7	72.2	8.4	63.0	738
	February	595	3.20	5.24	116.0	120.4	72.3	8.0	62.7	741
	March	595	3.20	5.24	116.2	120.8	72.0	7.5	62.0	749
	April	607	3.20	5.44	116.2	121.3	71.4	8.1	62.0	757
	May	601	3.20	5.34	116.3	121.1	70.7	8.4	61.4	762
	June	595	3.20	5.24	116.4	120.6	69.5	8.2	60.4	768
	July	595	3.10	5.24	116.5	120.5	68.6	8.0	59.4	767
	August	595	3.10	5.24	116.7	120.9	68.2	7.6	58.6	769
	September	595	3.10	5.24	116.7	120.9	66.9	7.6	57.6	770
	October	595	3.10	5.24	117.1	121.3	65.7	8.1	56.7	775
	November	595	3.10	5.24	117.3	121.1	64.8	8.1	55.9	769
	December	595	3.00	5.24	117.3	120.5	64.1	8.2	55.3	764
2013	January	595	3.00	5.24	117.3	120.4	64.2	7.6	55.1	761
	February	595	3.00	5.24	117.5	122.1	63.9	8.1	55.0	758
	March	590	3.00	5.14		121.8	65.0	7.7	55.7	747
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

Housing market intelligence you can count on

25 years ans

On June 1, 2012, CMHC's Market Analysis Centre turned 25!

CMHC's Market Analysis Centre has a strong history as the Canadian housing industry's "go-to" resource for the most reliable, impartial and up-to-date housing market data analysis and forecasts, in the country.

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- 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
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- Forecasts and Analysis – Future-oriented information about local, regional and national housing trends.
- Statistics and Data – Information on current housing market activities – starts, rents, vacancy rates and much more.

Affordable Housing Web Forums

CMHC's Affordable Housing Web Forums are distance-learning seminars that bring interested participants and industry experts together using phone and web technology. You can participate, listen, see and learn without the expense of travelling.

Register on-line!

www.cmhc.ca/ahc

64223_2013_Q02

17-04-13