HOUSING MARKET INFORMATION

HOUSING NOW
Trois-Riviéres CMA

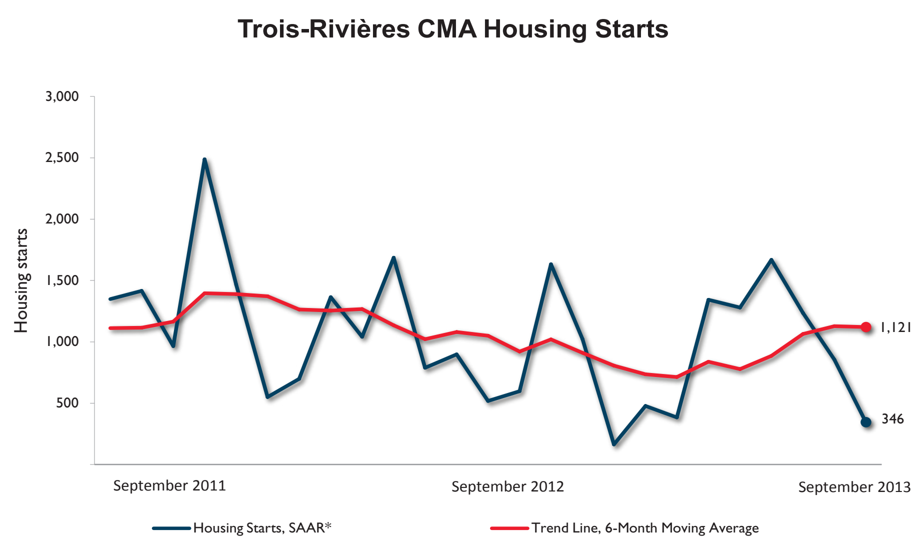
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2013

Highlights

- The housing starts trend remained relatively stable in September.
- Existing home sales decreased slightly.
- Market conditions eased further.

Figure 1



Source: CMHC
*SAAR[1]: Seasonally Adjusted Annual Rate

[1] All starts figures in this release, other than actual starts and the trend estimate, are seasonally adjusted annual rates (SAAR)—that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace were maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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New home market

Housing starts in the Trois-Rivières census metropolitan area (CMA) were trending at 1,121 units in September, compared to 1,128 in August, according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. After posting increases in the previous months, the housing starts trend remained relatively stable in September. Despite a higher percentage of vacant units, rental housing construction was strong, which offset the small decrease recorded in the single-detached home segment.

The overall results revealed a decline in activity. While interest rates remained low, the slightly less favourable job market conditions, combined with a relatively large choice of properties for sale on the market, caused residential construction to slow down in the third quarter. Total year-to-date starts in the CMA reached 742 units at the end of September (-14 per cent).

All market segments contributed to the decrease in activity, with the exception of rental housing. Starts of freehold homes[2] registered a drop of 29 per cent from the corresponding period in 2012. As for condominiums, 63 units were started from January to September 2013, compared to 183 during the corresponding period a year earlier. The downward trend in rental housing construction, which began in 2012, turned around. Rental housing production was very strong in the first nine months of the year (+69 per cent), despite a higher vacancy rate. With this abundant supply of new units, the rental market will ease further.

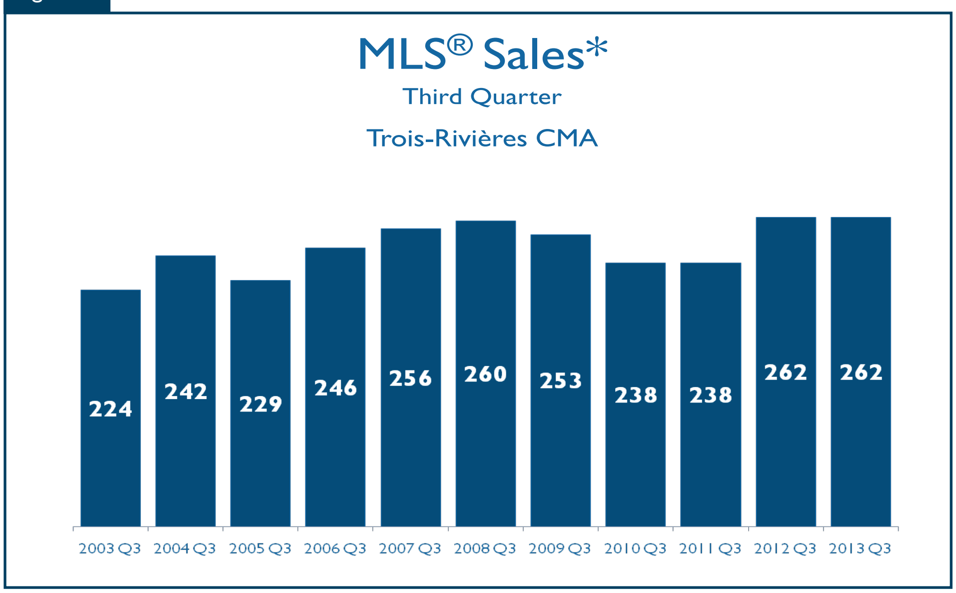
Resale market

On the resale market in the Trois-Rivières CMA, the downward trend continued in the third quarter of 2013. According to data from the Quebec Federation of Real Estate Boards (QFREB), sales of residential properties[3] recorded from July to September 2013 reached 209 units (compared to 215 during the corresponding quarter in 2012). The year-to-date results also reflect this downward trend, as 764 properties changed hands in the first nine months of the year, for a decrease of 9 per cent from a year earlier.

On the supply side, the inventory of properties for sale on the market continued to rise. At the end of the third quarter, 821 homes had "For Sale" signs, compared to 676 at the same time in 2012. This increase in supply, combined with the decrease in sales, allowed market conditions to ease further. An indicator of the balance of power between sellers and buyers, the active listings-to-sales ratio reached 11.8 to 1 in the third quarter of 2013. This power relationship, which had long favoured sellers, has now become favourable to buyers. As evidence of these less tight market conditions than before, listing periods have grown longer in recent quarters. For the past year, it has taken an average of just over 100 days to sell a home, while it took on average 20 to 30 fewer days to do so in 2010.

These less tight market conditions brought about less significant price increases. In the third quarter of 2013, the average year-to-date price of residential properties reached $159,054 in the Trois-Rivières CMA, up by 2.2 per cent over the corresponding period in 2012 ($155,596).

Figure 2



Source: QFREB by the Centris® system
Calculations: CMHC
* Smoothed data: average for the last four quarters to reduce strong variations from one quarter to another and give a clearer trend

[2] Freehold homes refer to dwellings where the owner also holds the title of ownership to the land.
[3] Total residential sales.

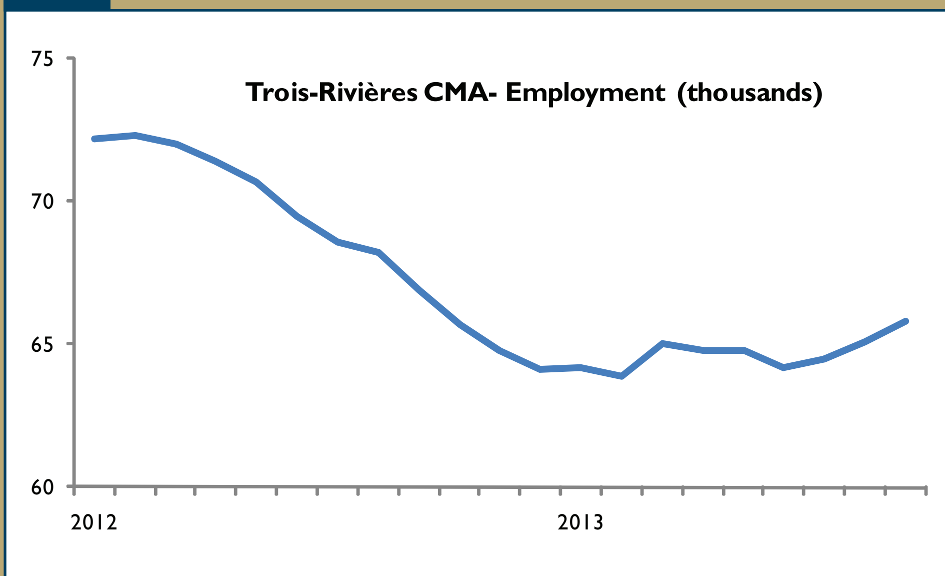
Economy at a glance

The state of the job market in the province of Quebec is one the factors accounting for the moderation in demand on the real estate market. From January to September 2013, just over 4 million Quebec residents were employed, up slightly (+1.4 per cent) over the same period last year. It is important to mention, however, that this gain occurred mainly at the beginning of the year and that the trend on Quebec's labour market has been on the decline for the past few months now.

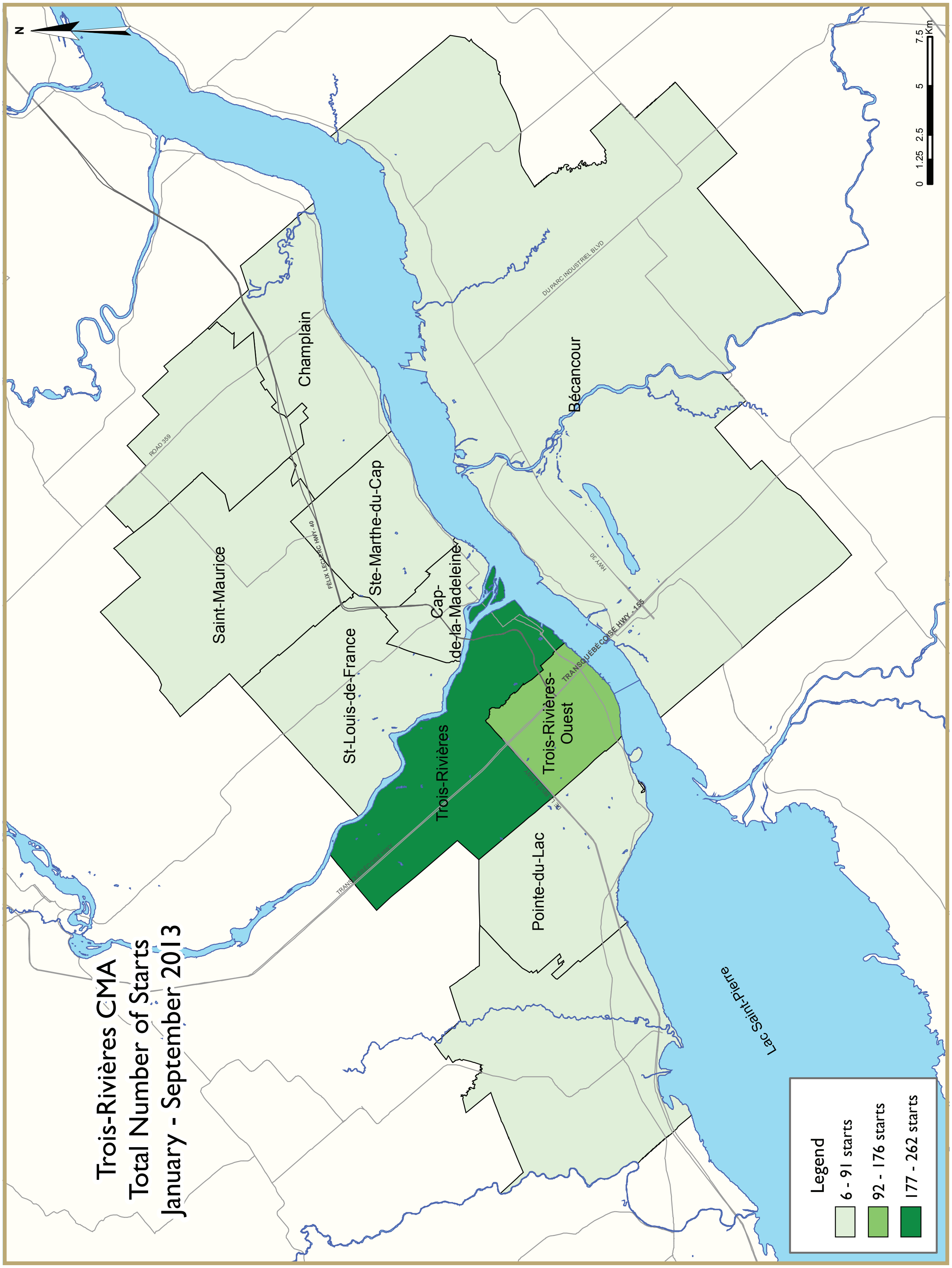
An analysis of the data by CMA revealed significant disparities. While employment was on the rise in Montréal (+2.9 per cent), job numbers were down in all the other CMAs across the province. The declines were relatively more significant in Trois-Rivières and Sherbrooke, as these areas recorded drops of 5.8 per cent and 3.6 per cent, respectively. Then came Gatineau (-2.1 per cent), Saguenay (-1.6 per cent) and Québec (-0.4 per cent).

In areas outside Quebec's CMAs, employment also posted a gain (+1 per cent) for the first nine months of the year. It should be recalled that these smaller centres account for 30 per cent of the jobs in the province.

Figure 3



Source: Statistics Canada, Labour Force Survey
Seasonally adjusted data


Trois-Rivières CMA
Total Number of Starts
January - September 2013
Champlain
Bécancour
Saint-Maurice
Ste-Marthe-du-Cap
St-Louis-de-France
Cap-de-la-Madeleine
Trois-Rivières
Trois-Rivières-Ouest
Pointe-du-Lac
Lac Saint-Pierre
ROAD 359
DU PARC INDUSTRIEL BLVD
HWY 30
TRANSQUÉBÉCOISE HWY - 155
N
0 1.25 2.5 5 7.5 Km
Legend
6 - 91 starts
92 - 176 starts
177 - 262 starts

HOUSING NOW REPORT TABLES

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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

Table 1: Housing Starts (SAAR and Trend) September 2013		
Trois-Rivières CMA[1]	August 2013	September 2013
Trend[2]	1,125	1,119
SAAR	842	346
	September 2012	September 2013
Actual		
September - Single-Detached	27	11
September - Multiples	13	16
September - Total	40	27
January to September - Single-Detached	234	172
January to September - Multiples	514	470
January to September - Total	748	642

Source: CMHC

[1] Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Trois-Rivières CMA
Third Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2013	50	20	0	0	0	6	0	125	201
Q3 2012	79	32	8	0	0	6	0	58	183
% Change	-36.7	-37.5	-100.0	n/a	n/a	0.0	n/a	115.5	9.8
Year-to-date 2013	172	82	17	0	0	63	0	308	642
Year-to-date 2012	234	130	19	0	0	183	0	182	748
% Change	-26.5	-36.9	-10.5	n/a	n/a	-65.6	n/a	69.2	-14.2
UNDER CONSTRUCTION									
Q3 2013	53	30	14	0	0	69	0	234	400
Q3 2012	66	90	2	0	0	50	0	68	276
% Change	-19.7	-66.7	**	n/a	n/a	38.0	n/a	**	44.9
COMPLETIONS									
Q3 2013	84	66	2	0	0	60	0	66	278
Q3 2012	89	46	13	0	0	52	0	129	329
% Change	-5.6	43.5	-84.6	n/a	n/a	15.4	n/a	-48.8	-15.5
Year-to-date 2013	191	138	10	0	0	114	0	132	585
Year-to-date 2012	195	122	21	0	0	233	0	371	942
% Change	-2.1	13.1	-52.4	n/a	n/a	-51.1	n/a	-64.4	-37.9
COMPLETED & NOT ABSORBED									
Q3 2013	17	46	0	0	0	42	n/a	n/a	105
Q3 2012	19	37	8	0	0	30	n/a	n/a	94
% Change	-10.5	24.3	-100.0	n/a	n/a	40.0	n/a	n/a	11.7
ABSORBED									
Q3 2013	86	68	2	0	0	50	n/a	n/a	206
Q3 2012	89	42	5	0	0	61	n/a	n/a	197
% Change	-3.4	61.9	-60.0	n/a	n/a	-18.0	n/a	n/a	4.6
Year-to-date 2013	192	138	16	0	0	100	n/a	n/a	446
Year-to-date 2012	193	112	15	0	0	223	n/a	n/a	543
% Change	-0.5	23.2	6.7	n/a	n/a	-55.2	n/a	n/a	-17.9

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre									
Q3 2013	18	10	0	0	0	6	0	106	140
Q3 2012	21	18	0	0	0	0	0	51	90
Remainder of the CMA									
Q3 2013	32	10	0	0	0	0	0	19	61
Q3 2012	58	14	8	0	0	6	0	7	93
Trois-Rivières CMA									
Q3 2013	50	20	0	0	0	6	0	125	201
Q3 2012	79	32	8	0	0	6	0	58	183
UNDER CONSTRUCTION									
Centre									
Q3 2013	28	18	12	0	0	69	0	218	345
Q3 2012	26	72	0	0	0	50	0	61	209
Remainder of the CMA									
Q3 2013	25	12	2	0	0	0	0	16	55
Q3 2012	40	18	2	0	0	0	0	7	67
Trois-Rivières CMA									
Q3 2013	53	30	14	0	0	69	0	234	400
Q3 2012	66	90	2	0	0	50	0	68	276
COMPLETIONS									
Centre									
Q3 2013	22	52	0	0	0	44	0	57	175
Q3 2012	33	24	7	0	0	32	0	85	181
Remainder of the CMA									
Q3 2013	62	14	2	0	0	16	0	9	103
Q3 2012	56	22	6	0	0	20	0	44	148
Trois-Rivières CMA									
Q3 2013	84	66	2	0	0	60	0	66	278
Q3 2012	89	46	13	0	0	52	0	129	329

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

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Centre									
Q3 2013	9	33	0	0	0	31	n/a	n/a	73
Q3 2012	10	24	4	0	0	21	n/a	n/a	59
Remainder of the CMA									
Q3 2013	8	13	0	0	0	11	n/a	n/a	32
Q3 2012	9	13	4	0	0	9	n/a	n/a	35
Trois-Rivières CMA									
Q3 2013	17	46	0	0	0	42	n/a	n/a	105
Q3 2012	19	37	8	0	0	30	n/a	n/a	94
ABSORBED									
Centre									
Q3 2013	23	48	0	0	0	41	n/a	n/a	112
Q3 2012	31	23	3	0	0	35	n/a	n/a	92
Remainder of the CMA									
Q3 2013	63	20	2	0	0	9	n/a	n/a	94
Q3 2012	58	19	2	0	0	26	n/a	n/a	105
Trois-Rivières CMA									
Q3 2013	86	68	2	0	0	50	n/a	n/a	206
Q3 2012	89	42	5	0	0	61	n/a	n/a	197

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

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Centre	18	21	10	18	0	0	112	51	140	90	55.6
Trois-Rivières	7	10	8	10	0	0	32	8	47	28	67.9
Trois-Rivières-Ouest	4	7	0	6	0	0	36	39	40	52	-23.1
Cap-de-la-Madeleine	7	4	2	2	0	0	44	4	53	10	**
Remainder of the CMA	32	58	10	14	0	0	19	21	61	93	-34.4
Bécancour	13	12	2	0	0	0	4	4	19	16	18.8
Champlain	1	3	0	0	0	0	0	0	1	3	-66.7
Pointe-du-Lac	6	19	4	6	0	0	9	11	19	36	-47.2
St-Louis-de-France	1	5	2	4	0	0	0	0	3	9	-66.7
Sainte-Marthe-du-Cap	2	6	2	4	0	0	6	4	10	14	-28.6
Saint-Maurice	9	13	0	0	0	0	0	2	9	15	-40.0
Trois-Rivières CMA	50	79	20	32	0	0	131	72	201	183	9.8

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centre	59	98	48	92	9	3	324	270	440	463	-5.0
Trois-Rivières	22	37	30	54	9	3	201	140	262	234	12.0
Trois-Rivières-Ouest	16	23	6	28	0	0	74	96	96	147	-34.7
Cap-de-la-Madeleine	21	38	12	10	0	0	49	34	82	82	0.0
Remainder of the CMA	113	136	34	38	0	0	55	111	202	285	-29.1
Bécancour	40	46	4	6	0	0	4	12	48	64	-25.0
Champlain	6	8	0	0	0	0	0	12	6	20	-70.0
Pointe-du-Lac	30	34	10	12	0	0	20	29	60	75	-20.0
St-Louis-de-France	9	10	6	6	0	0	4	18	19	34	-44.1
Sainte-Marthe-du-Cap	10	9	14	14	0	0	27	38	51	61	-16.4
Saint-Maurice	18	29	0	0	0	0	0	2	18	31	-41.9
Trois-Rivières CMA	172	234	82	130	9	3	379	381	642	748	-14.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Third Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centre	0	0	0	0	6	0	106	51
Trois-Rivières	0	0	0	0	0	0	32	8
Trois-Rivières-Ouest	0	0	0	0	6	0	30	39
Cap-de-la-Madeleine	0	0	0	0	0	0	44	4
Remainder of the CMA	0	0	0	0	0	14	19	7
Bécancour	0	0	0	0	0	0	4	4
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	8	9	3
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	4	6	0
Saint-Maurice	0	0	0	0	0	2	0	0
Trois-Rivières CMA	0	0	0	0	6	14	125	58

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centre	9	3	0	0	63	159	261	111
Trois-Rivières	9	3	0	0	57	116	144	24
Trois-Rivières-Ouest	0	0	0	0	6	29	68	67
Cap-de-la-Madeleine	0	0	0	0	0	14	49	20
Remainder of the CMA	0	0	0	0	8	40	47	71
Bécancour	0	0	0	0	0	8	4	4
Champlain	0	0	0	0	0	0	0	12
Pointe-du-Lac	0	0	0	0	2	8	18	21
St-Louis-de-France	0	0	0	0	4	18	0	0
Sainte-Marthe-du-Cap	0	0	0	0	2	4	25	34
Saint-Maurice	0	0	0	0	0	2	0	0
Trois-Rivières CMA	9	3	0	0	71	199	308	182

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centre	28	39	6	0	106	51	140	90
Trois-Rivières	15	20	0	0	32	8	47	28
Trois-Rivières-Ouest	4	13	6	0	30	39	40	52
Cap-de-la-Madeleine	9	6	0	0	44	4	53	10
Remainder of the CMA	42	80	0	6	19	7	61	93
Bécancour	15	12	0	0	4	4	19	16
Champlain	1	3	0	0	0	0	1	3
Pointe-du-Lac	10	27	0	6	9	3	19	36
St-Louis-de-France	3	9	0	0	0	0	3	9
Sainte-Marthe-du-Cap	4	14	0	0	6	0	10	14
Saint-Maurice	9	15	0	0	0	0	9	15
Trois-Rivières CMA	70	119	6	6	125	58	201	183

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centre	116	201	63	151	261	111	440	463
Trois-Rivières	61	94	57	116	144	24	262	234
Trois-Rivières-Ouest	22	55	6	25	68	67	96	147
Cap-de-la-Madeleine	33	52	0	10	49	20	82	82
Remainder of the CMA	155	182	0	32	47	71	202	285
Bécancour	44	52	0	8	4	4	48	64
Champlain	6	8	0	0	0	12	6	20
Pointe-du-Lac	42	48	0	6	18	21	60	75
St-Louis-de-France	19	16	0	18	0	0	19	34
Sainte-Marthe-du-Cap	26	27	0	0	25	34	51	61
Saint-Maurice	18	31	0	0	0	0	18	31
Trois-Rivières CMA	271	383	63	183	308	182	642	748

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Centre	22	33	52	24	0	3	101	121	175	181	-3.3
Trois-Rivières	7	10	32	12	0	3	76	57	115	82	40.2
Trois-Rivières-Ouest	8	9	14	10	0	0	20	36	42	55	-23.6
Cap-de-la-Madeleine	7	14	6	2	0	0	5	28	18	44	-59.1
Remainder of the CMA	62	56	14	22	0	0	27	70	103	148	-30.4
Bécancour	24	16	2	4	0	0	0	8	26	28	-7.1
Champlain	3	3	0	0	0	0	0	12	3	15	-80.0
Pointe-du-Lac	17	14	6	8	0	0	6	24	29	46	-37.0
St-Louis-de-France	2	6	2	0	0	0	2	10	6	16	-62.5
Sainte-Marthe-du-Cap	5	6	4	10	0	0	19	14	28	30	-6.7
Saint-Maurice	11	11	0	0	0	0	0	2	11	13	-15.4
Trois-Rivières CMA	84	89	66	46	0	3	128	191	278	329	-15.5

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centre	66	86	90	78	0	3	195	434	351	601	-41.6
Trois-Rivières	23	26	54	42	0	3	130	199	207	270	-23.3
Trois-Rivières-Ouest	20	23	22	30	0	0	50	112	92	165	-44.2
Cap-de-la-Madeleine	23	37	14	6	0	0	15	123	52	166	-68.7
Remainder of the CMA	125	109	48	44	0	0	61	188	234	341	-31.4
Bécancour	42	43	2	8	0	0	16	42	60	93	-35.5
Champlain	4	6	2	0	0	0	0	16	6	22	-72.7
Pointe-du-Lac	34	24	16	12	0	0	14	48	64	84	-23.8
St-Louis-de-France	11	10	10	4	0	0	4	34	25	48	-47.9
Sainte-Marthe-du-Cap	15	6	18	20	0	0	21	46	54	72	-25.0
Saint-Maurice	19	20	0	0	0	0	6	2	25	22	13.6
Trois-Rivières CMA	191	195	138	122	0	3	256	622	585	942	-37.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Third Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centre	0	3	0	0	44	36	57	85
Trois-Rivières	0	3	0	0	44	16	32	41
Trois-Rivières-Ouest	0	0	0	0	0	10	20	26
Cap-de-la-Madeleine	0	0	0	0	0	10	5	18
Remainder of the CMA	0	0	0	0	18	26	9	44
Bécancour	0	0	0	0	0	8	0	0
Champlain	0	0	0	0	0	0	0	12
Pointe-du-Lac	0	0	0	0	0	6	6	18
St-Louis-de-France	0	0	0	0	2	6	0	4
Sainte-Marthe-du-Cap	0	0	0	0	16	4	3	10
Saint-Maurice	0	0	0	0	0	2	0	0
Trois-Rivières CMA	0	3	0	0	62	62	66	129

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centre	0	3	0	0	92	175	103	259
Trois-Rivières	0	3	0	0	82	136	48	63
Trois-Rivières-Ouest	0	0	0	0	4	23	46	89
Cap-de-la-Madeleine	0	0	0	0	6	16	9	107
Remainder of the CMA	0	0	0	0	32	76	29	112
Bécancour	0	0	0	0	8	32	8	10
Champlain	0	0	0	0	0	0	0	16
Pointe-du-Lac	0	0	0	0	2	6	12	42
St-Louis-de-France	0	0	0	0	4	30	0	4
Sainte-Marthe-du-Cap	0	0	0	0	18	6	3	40
Saint-Maurice	0	0	0	0	0	2	6	0
Trois-Rivières CMA	0	3	0	0	124	251	132	371

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market Third Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centre	74	64	44	32	57	85	175	181
Trois-Rivières	39	25	44	16	32	41	115	82
Trois-Rivières-Ouest	22	23	0	6	20	26	42	55
Cap-de-la-Madeleine	13	16	0	10	5	18	18	44
Remainder of the CMA	78	84	16	20	9	44	103	148
Bécancour	26	20	0	8	0	0	26	28
Champlain	3	3	0	0	0	12	3	15
Pointe-du-Lac	23	22	0	6	6	18	29	46
St-Louis-de-France	6	6	0	6	0	4	6	16
Sainte-Marthe-du-Cap	9	20	16	0	3	10	28	30
Saint-Maurice	11	13	0	0	0	0	11	13
Trois-Rivières CMA	152	148	60	52	66	129	278	329

Table 3.5: Completions by Submarket and by Intended Market January - September 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centre	158	177	90	165	103	259	351	601
Trois-Rivières	79	71	80	136	48	63	207	270
Trois-Rivières-Ouest	42	57	4	19	46	89	92	165
Cap-de-la-Madeleine	37	49	6	10	9	107	52	166
Remainder of the CMA	181	161	24	68	29	112	234	341
Bécancour	44	51	8	32	8	10	60	93
Champlain	6	6	0	0	0	16	6	22
Pointe-du-Lac	52	36	0	6	12	42	64	84
St-Louis-de-France	25	14	0	30	0	4	25	48
Sainte-Marthe-du-Cap	35	32	16	0	3	40	54	72
Saint-Maurice	19	22	0	0	6	0	25	22
Trois-Rivières CMA	339	338	114	233	132	371	585	942

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $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													
Q3 2013	1	4.3	1	4.3	8	34.8	6	26.1	7	30.4	23	200,000	227,243
Q3 2012	1	3.2	0	0.0	9	29.0	4	12.9	17	54.8	31	251,974	254,564
Year-to-date 2013	1	1.5	5	7.7	22	33.8	17	26.2	20	30.8	65	200,000	223,778
Year-to-date 2012	1	1.2	3	3.6	28	33.3	22	26.2	30	35.7	84	225,000	239,264
Remainder of the CMA													
Q3 2013	4	6.6	5	8.2	21	34.4	14	23.0	17	27.9	61	200,000	212,757
Q3 2012	7	12.3	6	10.5	24	42.1	10	17.5	10	17.5	57	175,000	188,206
Year-to-date 2013	6	4.8	17	13.6	42	33.6	29	23.2	31	24.8	125	190,000	206,281
Year-to-date 2012	14	13.2	13	12.3	42	39.6	16	15.1	21	19.8	106	175,000	195,353
Trois-Rivières CMA													
Q3 2013	5	6.0	6	7.1	29	34.5	20	23.8	24	28.6	84	200,000	216,723
Q3 2012	8	9.1	6	6.8	33	37.5	14	15.9	27	30.7	88	190,000	211,582
Year-to-date 2013	7	3.7	22	11.6	64	33.7	46	24.2	51	26.8	190	200,000	212,266
Year-to-date 2012	15	7.9	16	8.4	70	36.8	38	20.0	51	26.8	190	190,046	214,766

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2013						
Submarket	Q3 2013	Q3 2012	% Change	YTD 2013	YTD 2012	% Change
Centre	227,243	254,564	-10.7	223,778	239,264	-6.5
Trois-Rivières	--	--	n/a	219,062	225,402	-2.8
Trois-Rivières-Ouest	--	--	n/a	260,439	299,647	-13.1
Cap-de-la-Madeleine	--	214,092	n/a	197,260	210,313	-6.2
Remainder of the CMA	212,757	188,206	13.0	206,281	195,353	5.6
Bécancour	177,174	171,639	3.2	174,487	168,536	3.5
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	246,882	224,138	10.1	231,468	262,268	-11.7
St-Louis-de-France	--	--	n/a	229,701	213,675	7.5
Sainte-Marthe-du-Cap	--	--	n/a	244,552	--	n/a
Saint-Maurice	185,430	152,500	21.6	183,782	164,647	11.6
Trois-Rivières CMA	216,723	211,582	2.4	212,266	214,766	-1.2

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Trois-Rivières

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q3 2013	156	342	581	160,751	11.2	158,613	9.0
Q3 2012	159	272	465	147,869	8.8	155,534	7.5
% Change	-1.9	25.7	24.9	8.7	n/a	2.0	n/a
YTD 2013	593	1,180	584	160,259	8.9	n/a	n/a
YTD 2012	648	1,043	516	156,946	7.2	n/a	n/a
% Change	-8.5	13.1	13.0	2.1	n/a	n/a	n/a
CONDOMINIUMS*							
Q3 2013	20	--	87	--	--	--	--
Q3 2012	21	--	103	--	--	--	--
% Change	-4.8	n/a	-15.6	n/a	n/a	n/a	n/a
YTD 2013	50	--	93	157,006	16.7	n/a	n/a
YTD 2012	64	--	105	142,092	14.8	n/a	n/a
% Change	-21.9	n/a	-11.7	10.5	n/a	n/a	n/a
PLEX*							
Q3 2013	33	--	143	--	13.0	--	--
Q3 2012	32	--	100	--	9.4	--	--
% Change	3.1	n/a	43.0	n/a	n/a	n/a	n/a
YTD 2013	119	--	148	156,505	11.2	n/a	n/a
YTD 2012	121	--	116	155,933	8.6	n/a	n/a
% Change	-1.7	n/a	27.3	0.4	n/a	n/a	n/a
TOTAL							
Q3 2013	209	458	821	160,526	11.8	157,255	10.0
Q3 2012	215	361	676	148,713	9.4	155,160	8.3
% Change	-2.8	26.9	21.4	7.9	n/a	1.4	n/a
YTD 2013	764	1,566	831	159,054	9.8	n/a	n/a
YTD 2012	839	1,432	749	155,596	8.0	n/a	n/a
% Change	-8.9	9.4	11.0	2.2	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
[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 Third 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	117.5	121.8	65.0	7.7	55.7	747
	April	590	3.00	5.14	117.4	121.8	64.8	7.8	55.7	745
	May	590	3.00	5.14	117.6	121.9	64.8	8.3	55.9	737
	June	590	3.14	5.14	117.8	121.8	64.2	9.2	55.8	741
	July	590	3.14	5.14	117.7	121.8	64.5	9.9	56.5	749
	August	601	3.14	5.34	117.9	121.9	65.1	9.6	56.8	759
	September	601	3.14	5.34		122.0	65.8	9.0	57.1	764
	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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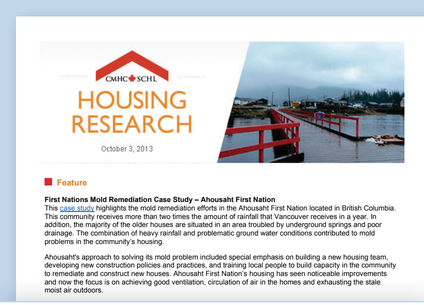
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October 3, 2013

Feature

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

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

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