HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

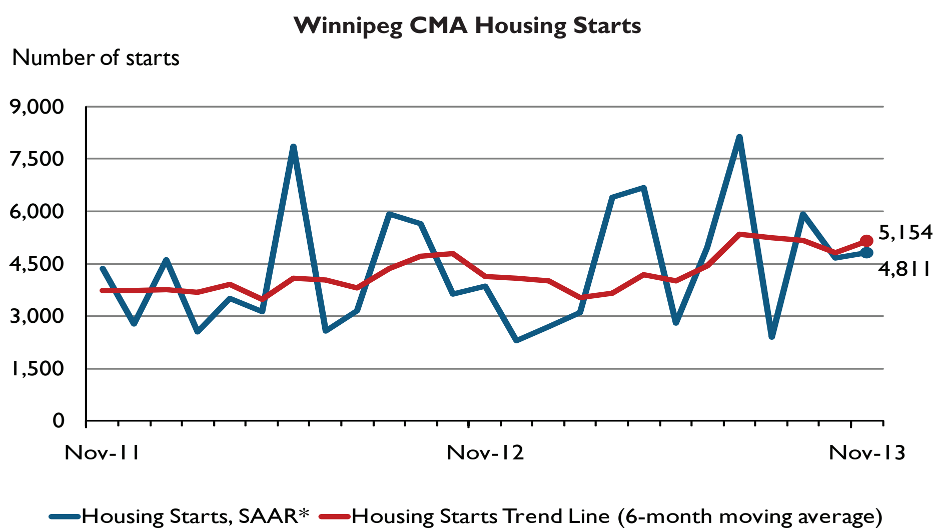
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2013

Highlights

- Pace of housing starts increased in November
- Actual year-to-date starts are up for both single-detached and multi-family markets
- Inventories remain elevated

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are 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 was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Table of Contents

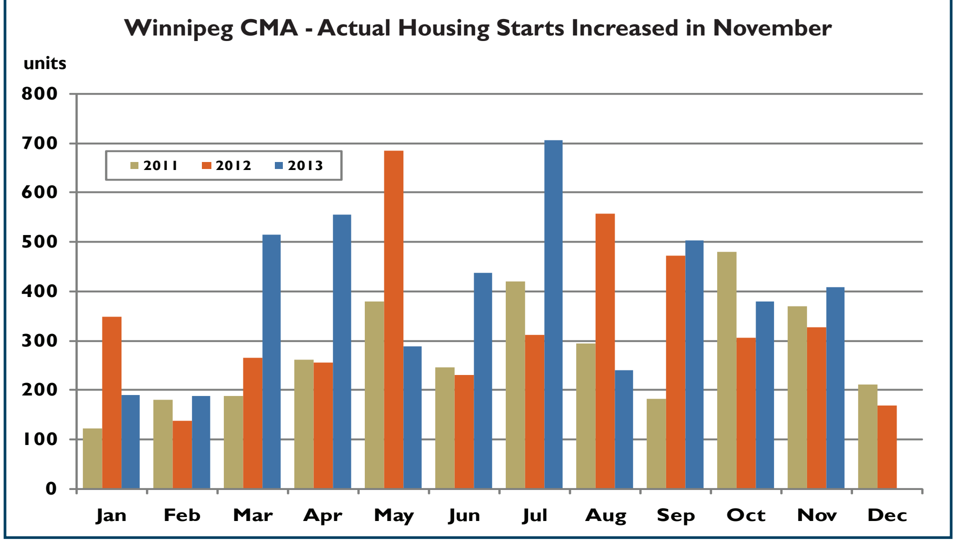
Housing Market Overview

Total housing starts in the Winnipeg Census Metropolitan Area (CMA) were trending at 5,154 units in November, up from 4,820 in October. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts. The trend has been supported by elevated levels of construction in the multi-family sector in the latter half of the year.

Actual housing starts totalled 409 units in November, 25 per cent more than the 327 units started in November 2012. While gains were recorded in both the single-detached and multi-family sectors, the increase was more pronounced in the latter. This brought the number of homes started to the end of November 2013 to 4,411 units, an increase of 13 per cent over the 3,896 recorded in the same period of 2012.

Multi-family starts, which include semi-detached units, rows, and apartments, totalled 215 units in November, 44 per cent more than the 149 units started during November 2012. Of these, 135 units were for the ownership market while the remaining 80 were for rental tenure. As a result, there have been 2,375 multi-family units started in the first eleven months of 2013, an increase of 24 per cent over the 1,918 units started during the corresponding period of 2012.

Figure 2



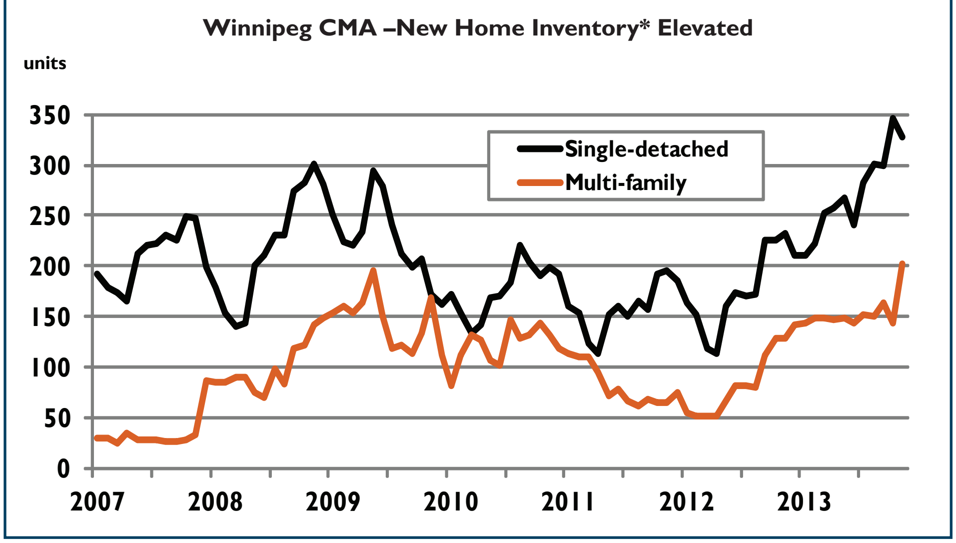
Source: CMHC

There were 68 multi-family units absorbed in the ownership market during November 2013, substantially more than the 24 absorbed one year earlier. This brought the number of units absorbed in this market year-to-date to 557, 4.9 per cent more than in the same period of 2012. Meanwhile, there were 628 units completed during the first eleven months of 2013, 5.9 per cent more than the corresponding period of 2012. This brought the inventory of multi-family units for ownership tenure at the end of November to 202, 58 per cent higher than the 128 in inventory at the end of November 2012.

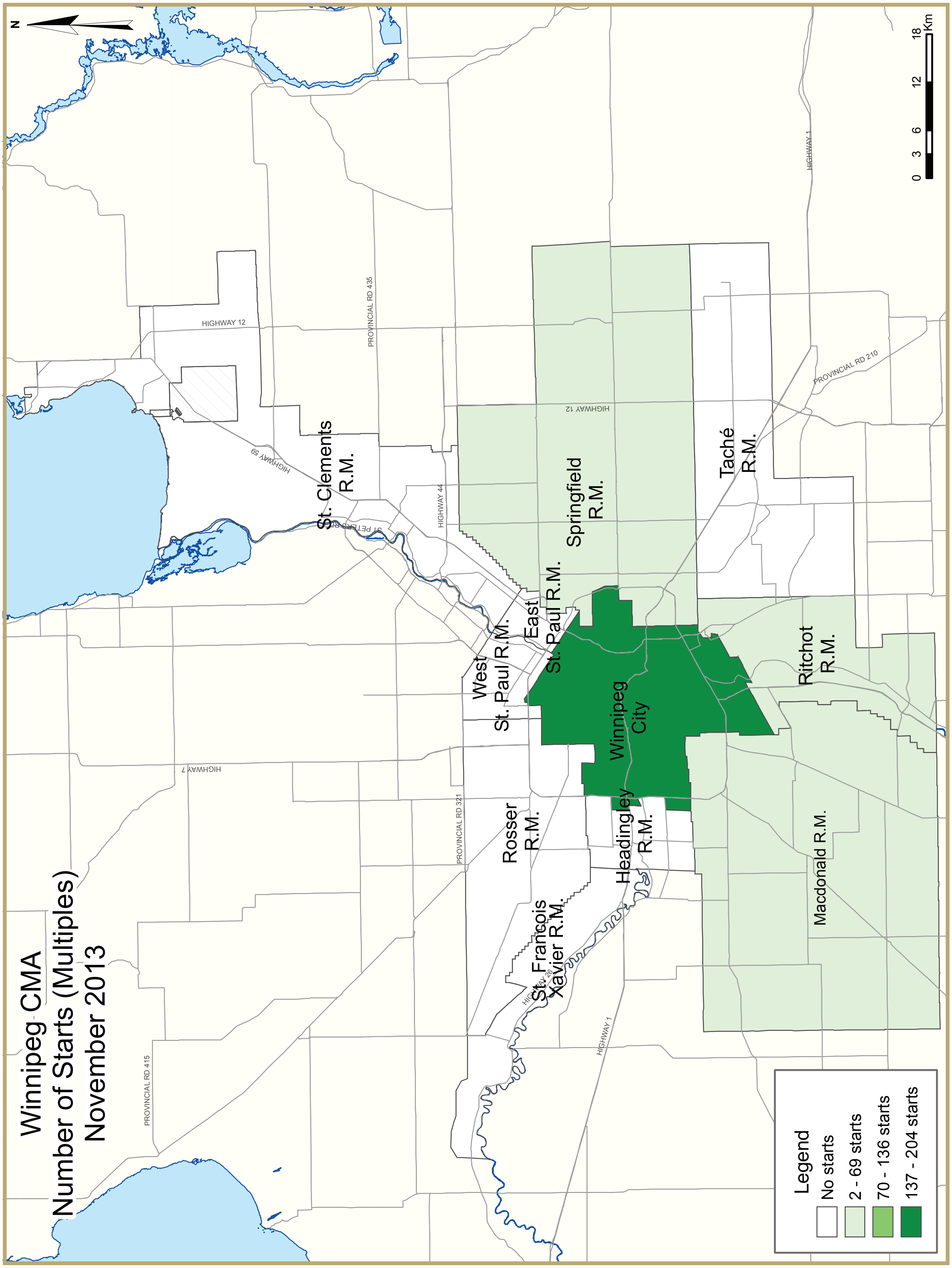
There were 194 single-detached homes started in November, nine per cent more than the178 started in November of 2012. From January through November, the number of single-family homes started totalled 2,036 units, three per cent higher than the number started during the same period one year earlier. There were 2,078 units absorbed during the first eleven months of the year, 15 per cent more than over the same period in 2012. Under the same time comparison, builders completed 2,199 single-detached units, 18 per cent more than in the first eleven months of 2012. As a result of completions outpacing absorptions, the inventory of complete and unabsorbed single-detached homes available at the end of November was 327 units, 41 per cent higher than in the previous year.

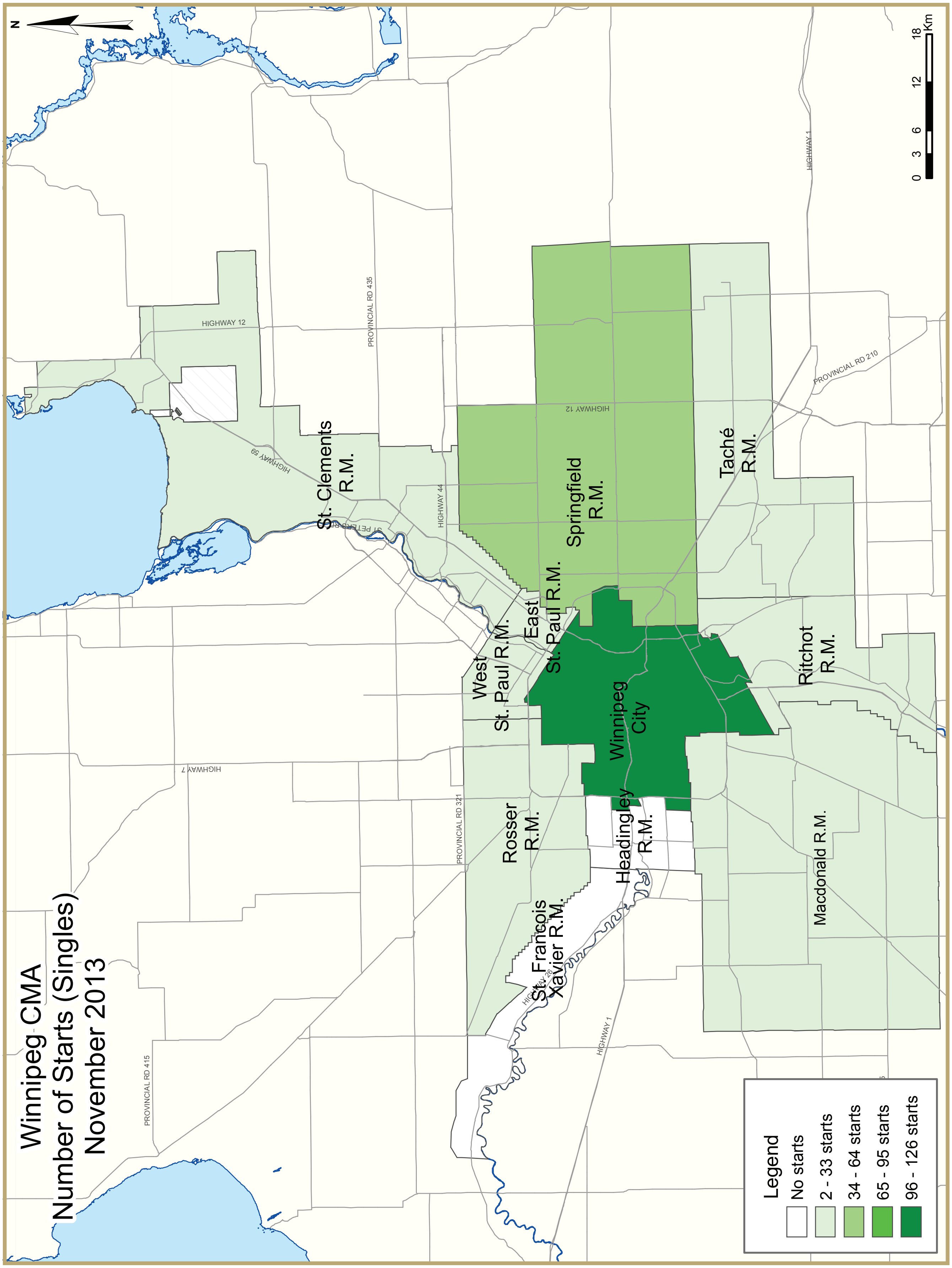
The average absorbed price of a new single-detached home in the Winnipeg CMA in November 2013 was $417,540, 1.1 per cent lower than in November of 2012. The reduction in the average price was due to a compositional shift towards the mid-range of the market. In November 2013, units priced between $350,000 and $399,999 garnered the largest market share at 32 per cent of all absorptions, whereas the largest market share in November 2012 was among units priced above $450,000. Nevertheless, the average price increased by 4.4 per cent year-to-date to $420,073 from $402,362 one year prior.

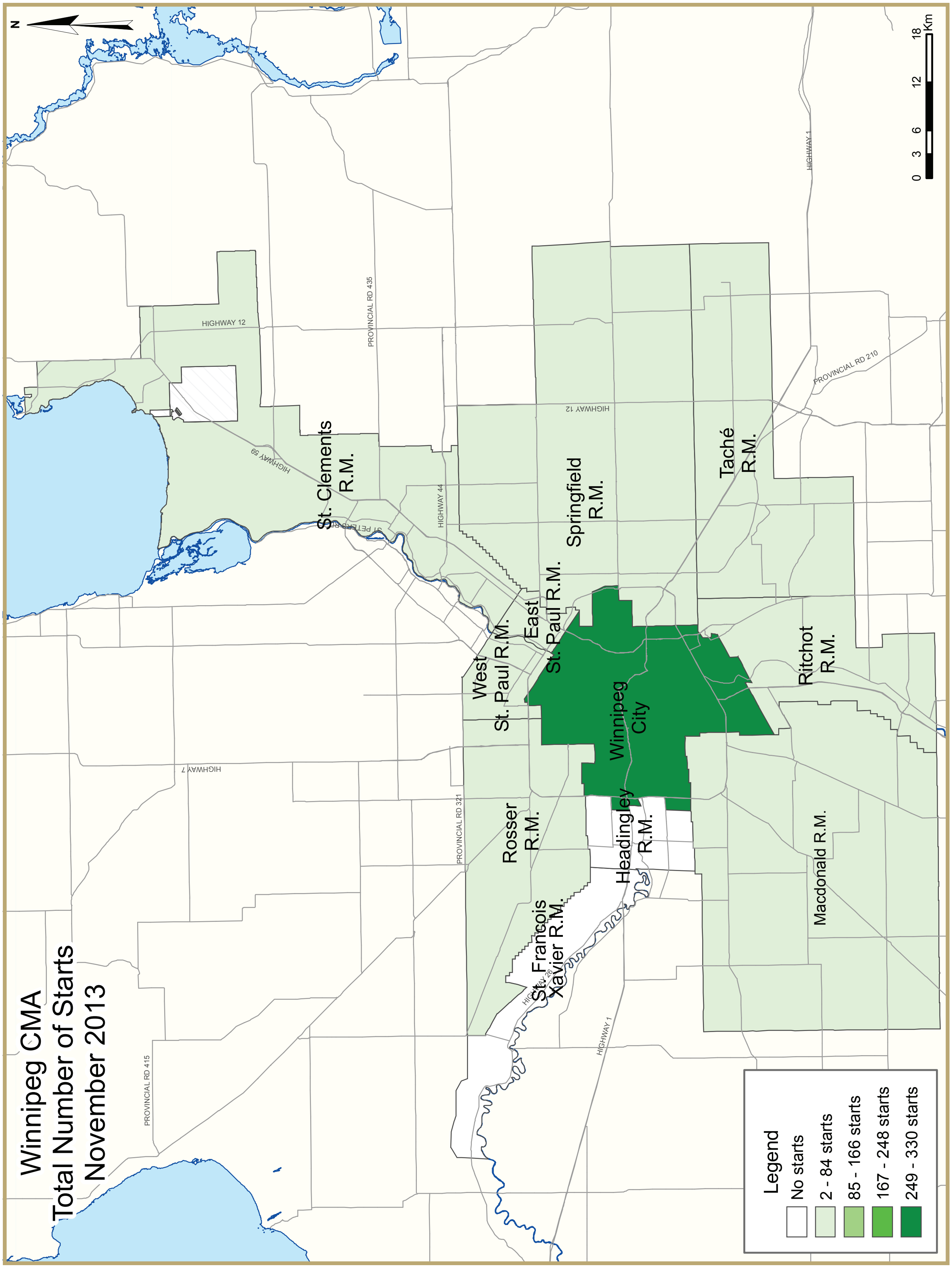
Figure 3

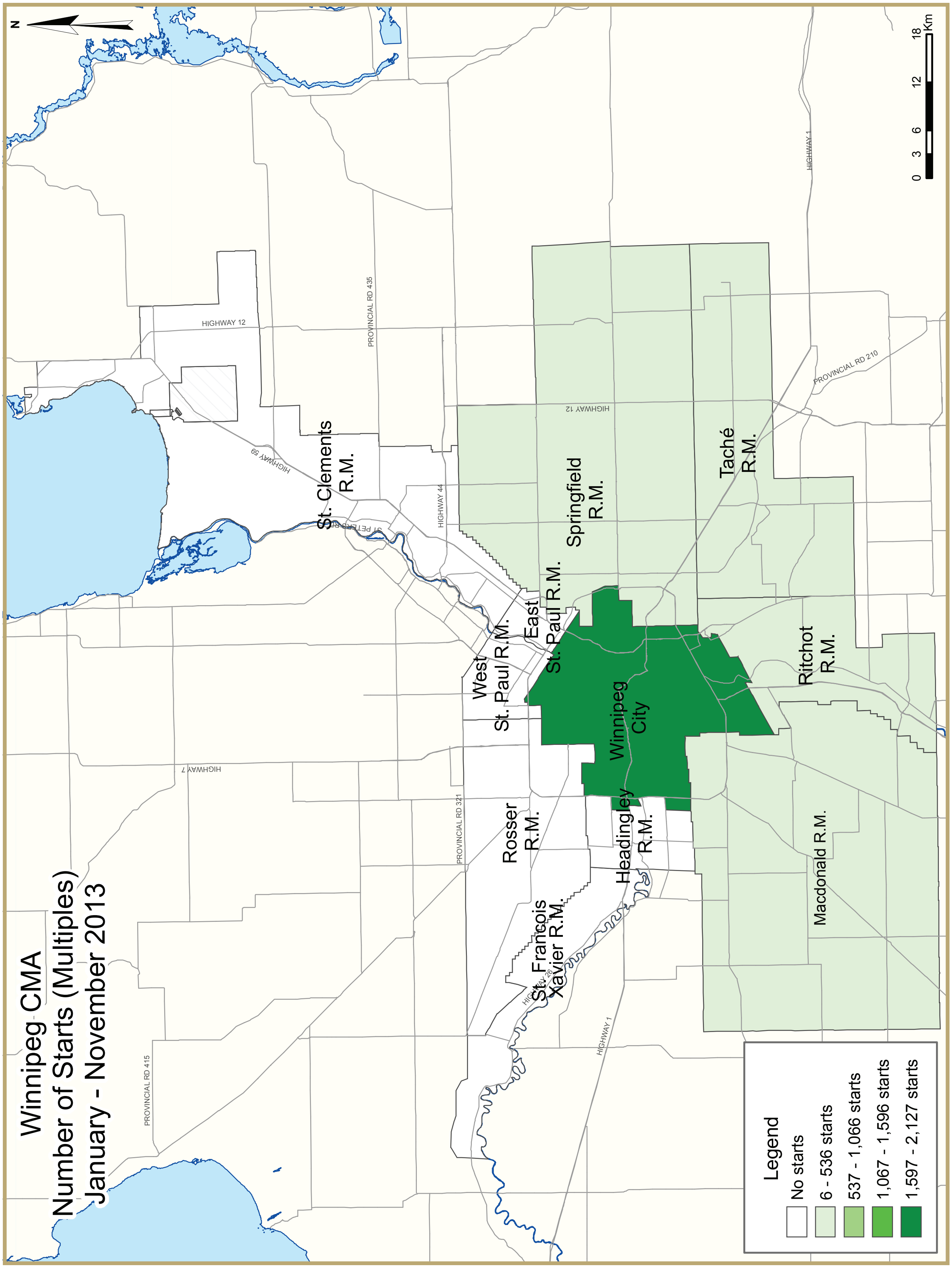


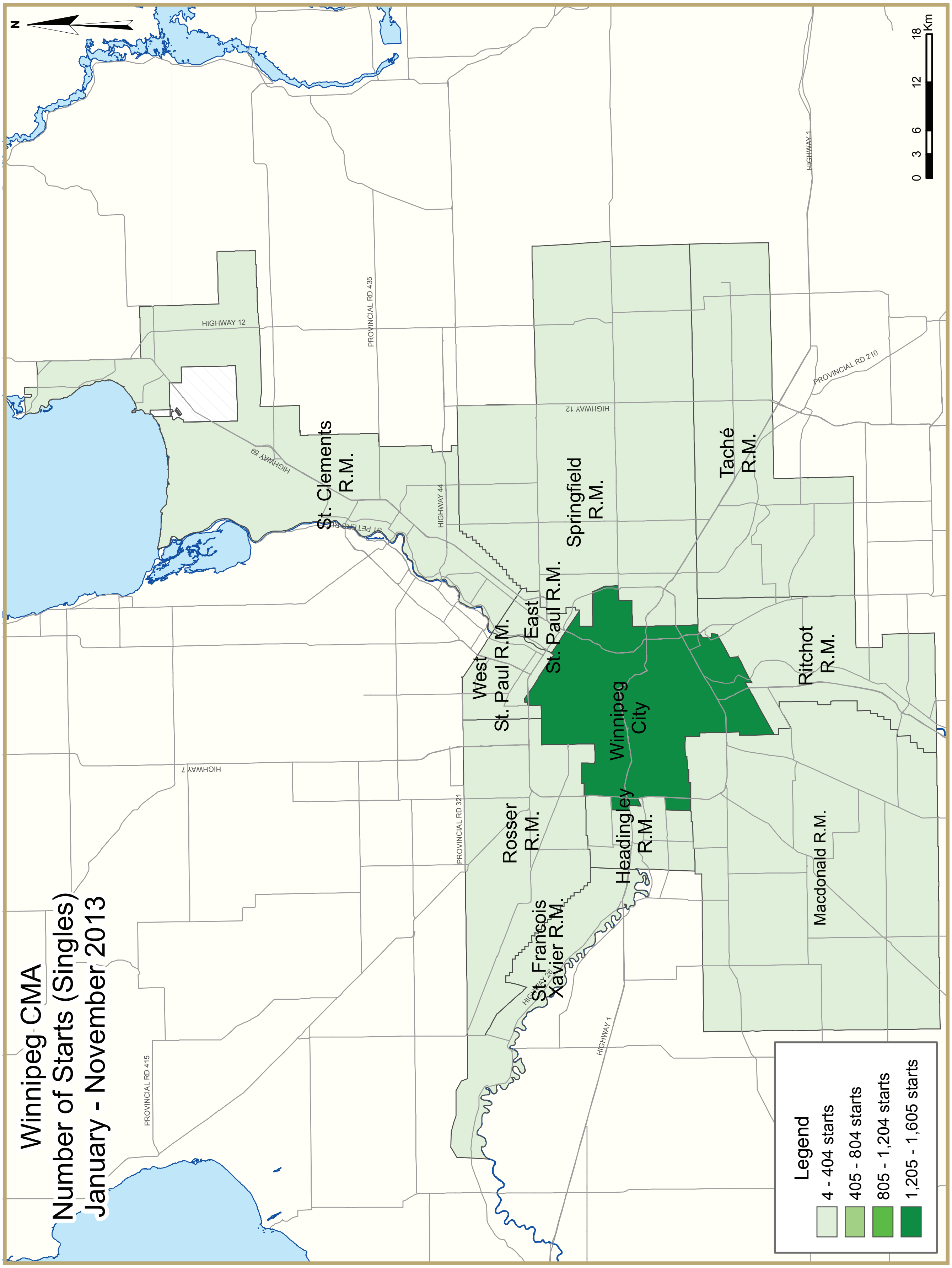
Source: CMHC (*excludes rental)

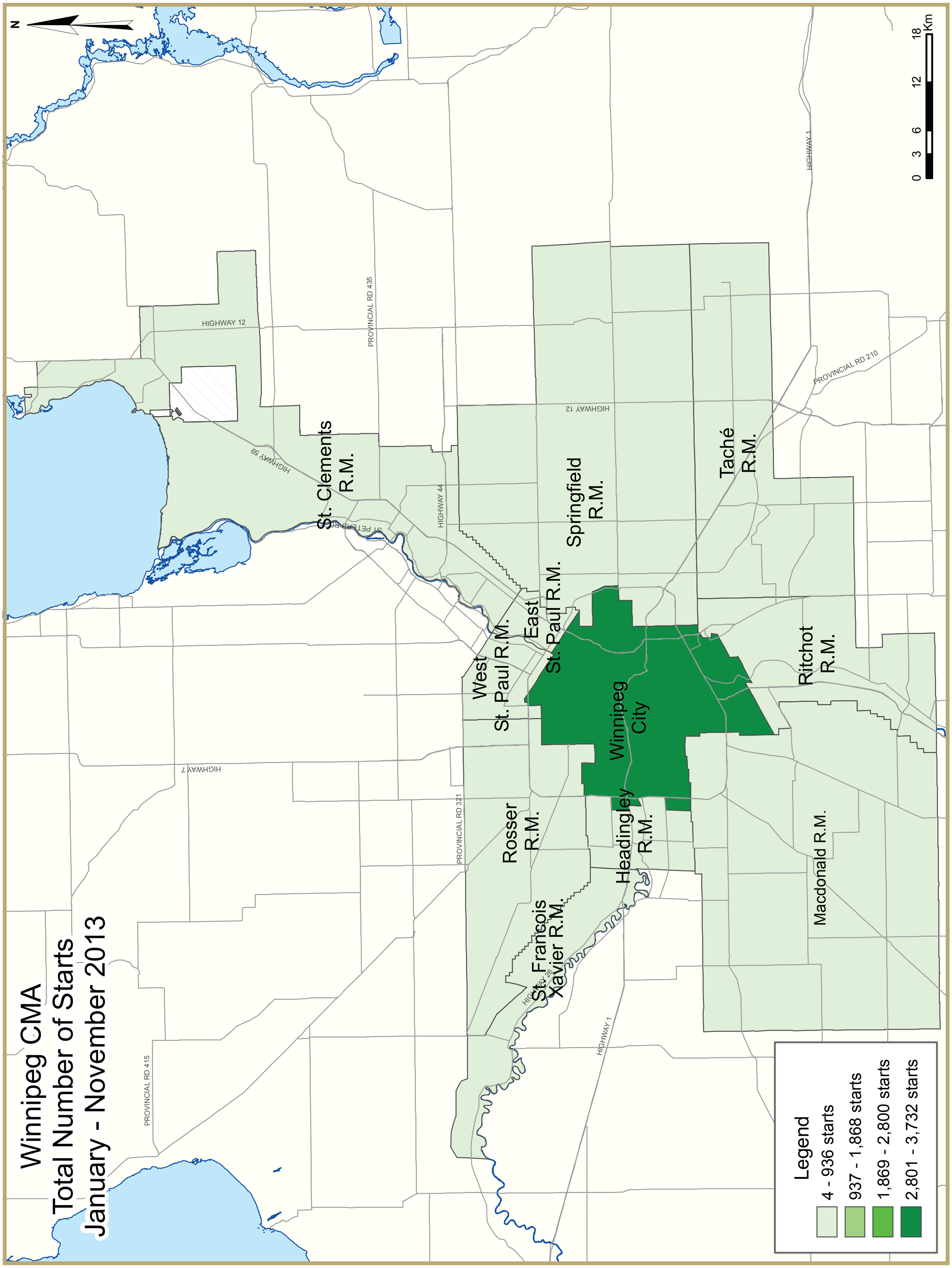

Winnipeg CMA
Number of Starts (Multiples)
November 2013
N
Legend
No starts
2 - 69 starts
70 - 136 starts
137 - 204 starts
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210


Winnipeg CMA
Number of Starts (Singles)
November 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415
Legend
No starts
2 - 33 starts
34 - 64 starts
65 - 95 starts
96 - 126 starts


Winnipeg CMA
Total Number of Starts
November 2013
Legend
No starts
2 - 84 starts
85 - 166 starts
167 - 248 starts
249 - 330 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415
0 3 6 12 18 Km
N


Winnipeg CMA
Number of Starts (Multiples)
January - November 2013
N
Legend
No starts
6 - 536 starts
537 - 1,066 starts
1,067 - 1,596 starts
1,597 - 2,127 starts
0 3 6 12 18
Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210


Winnipeg CMA
Number of Starts (Singles)
January - November 2013
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210
Legend
4 - 404 starts
405 - 804 starts
805 - 1,204 starts
1,205 - 1,605 starts
0 3 6 12 18 Km
N


Winnipeg CMA
Total Number of Starts
January - November 2013
Legend
4 - 936 starts
937 - 1,868 starts
1,869 - 2,800 starts
2,801 - 3,732 starts
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210

HOUSING NOW REPORT TABLES

Available in ALL reports:

1 Housing Starts (SAAR and Trend)

1.1 Housing Activity Summary of CMA

2 Starts by Submarket and by Dwelling Type – Current Month or Quarter

2.1 Starts by Submarket and by Dwelling Type – Year-to-Date

3 Completions by Submarket and by Dwelling Type – Current Month or Quarter

3.1 Completions by Submarket and by Dwelling Type – Year-to-Date

4 Absorbed Single-Detached Units by Price Range

5 MLS® Residential Activity

6 Economic Indicators

Available in SELECTED Reports:

1.2 Housing Activity Summary by Submarket

1.3 History of Housing Activity (once a year)

2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter

2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date

2.4 Starts by Submarket and by Intended Market – Current Month or Quarter

2.5 Starts by Submarket and by Intended Market – Year-to-Date

3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter

3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date

3.4 Completions by Submarket and by Intended Market – Current Month or Quarter

3.5 Completions by Submarket and by Intended Market – Year-to-Date

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

SYMBOLS

n/a Not applicable

* Totals may not add up due to co-operatives and unknown market types

** Percent change > 200%

- Nil

-- Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) November 2013		
Winnipeg CMA[1]	October 2013	November 2013
Trend[2]	4,820	5,154
SAAR	4,666	4,811
	November 2012	November 2013
Actual		
November - Single-Detached	178	194
November - Multiples	149	215
November - Total	327	409
January to November - Single-Detached	1,978	2,036
January to November - Multiples	1,918	2,375
January to November - Total	3,896	4,411

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 Winnipeg CMA November 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2013	191	6	0	3	23	106	0	80	409
November 2012	176	2	0	2	34	85	0	28	327
% Change	8.5	200.0	n/a	50.0	-32.4	24.7	n/a	185.7	25.1
Year-to-date 2013	2,022	106	0	14	335	1,126	35	773	4,411
Year-to-date 2012	1,967	66	3	11	231	774	0	844	3,896
% Change	2.8	60.6	-100.0	27.3	45.0	45.5	n/a	-8.4	13.2
UNDER CONSTRUCTION									
November 2013	1,043	62	0	10	346	1,461	21	850	3,793
November 2012	1,113	40	3	4	146	839	0	880	3,025
% Change	-6.3	55.0	-100.0	150.0	137.0	74.1	n/a	-3.4	25.4
COMPLETIONS									
November 2013	183	16	0	1	24	87	8	252	571
November 2012	190	12	0	12	0	12	3	160	389
% Change	-3.7	33.3	n/a	-91.7	n/a	**	166.7	57.5	46.8
Year-to-date 2013	2,190	80	5	9	124	419	19	854	3,700
Year-to-date 2012	1,838	30	0	21	201	362	80	615	3,147
% Change	19.2	166.7	n/a	-57.1	-38.3	15.7	-76.3	38.9	17.6
COMPLETED & NOT ABSORBED									
November 2013	326	22	0	1	18	162	n/a	n/a	529
November 2012	226	7	0	6	31	90	n/a	n/a	360
% Change	44.2	**	n/a	-83.3	-41.9	80.0	n/a	n/a	46.9
ABSORBED									
November 2013	203	11	0	0	19	38	n/a	n/a	271
November 2012	184	9	0	11	4	11	n/a	n/a	219
% Change	10.3	22.2	n/a	-100.0	**	**	n/a	n/a	23.7
Year-to-date 2013	2,066	50	5	12	144	358	n/a	n/a	2,635
Year-to-date 2012	1,772	30	0	28	180	321	n/a	n/a	2,331
% Change	16.6	66.7	n/a	-57.1	-20.0	11.5	n/a	n/a	13.0

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

Table 1.2: Housing Activity Summary by Submarket November 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
November 2013	126	2	0	0	16	106	0	80	330
November 2012	125	2	0	0	34	45	0	28	234
East St. Paul R.M.									
November 2013	4	0	0	0	0	0	0	0	4
November 2012	1	0	0	0	0	0	0	0	1
Headingley R.M.									
November 2013	0	0	0	0	0	0	0	0	0
November 2012	10	0	0	0	0	0	0	0	10
MacDonald R.M.									
November 2013	3	0	0	0	7	0	0	0	10
November 2012	7	0	0	0	0	0	0	0	7
Ritchot R.M.									
November 2013	4	2	0	3	0	0	0	0	9
November 2012	10	0	0	0	0	16	0	0	26
Rosser R.M.									
November 2013	2	0	0	0	0	0	0	0	2
November 2012	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
November 2013	7	0	0	0	0	0	0	0	7
November 2012	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
November 2013	0	0	0	0	0	0	0	0	0
November 2012	1	0	0	0	0	0	0	0	1
Springfield R.M.									
November 2013	37	2	0	0	0	0	0	0	39
November 2012	10	0	0	2	0	0	0	0	12
Tache R.M.									
November 2013	6	0	0	0	0	0	0	0	6
November 2012	3	0	0	0	0	24	0	0	27
West St. Paul R.M.									
November 2013	2	0	0	0	0	0	0	0	2
November 2012	4	0	0	0	0	0	0	0	4
Winnipeg CMA									
November 2013	191	6	0	3	23	106	0	80	409
November 2012	176	2	0	2	34	85	0	28	327

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

Table 1.2: Housing Activity Summary by Submarket November 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
November 2013	795	54	0	4	298	1,340	9	850	3,350
November 2012	847	36	3	0	140	787	0	844	2,657
East St. Paul R.M.									
November 2013	45	0	0	0	0	0	0	0	45
November 2012	11	0	0	2	0	0	0	0	13
Headingley R.M.									
November 2013	7	0	0	0	0	0	0	0	7
November 2012	33	0	0	0	0	0	0	36	69
MacDonald R.M.									
November 2013	23	0	0	0	7	0	0	0	30
November 2012	26	0	0	0	0	0	0	0	26
Ritchot R.M.									
November 2013	12	6	0	6	41	100	12	0	177
November 2012	32	4	0	0	6	16	0	0	58
Rosser R.M.									
November 2013	2	0	0	0	0	0	0	0	2
November 2012	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
November 2013	39	0	0	0	0	0	0	0	39
November 2012	45	0	0	0	0	0	0	0	45
St. Francois Xavier R.M.									
November 2013	8	0	0	0	0	0	0	0	8
November 2012	7	0	0	0	0	0	0	0	7
Springfield R.M.									
November 2013	58	2	0	0	0	0	0	0	60
November 2012	50	0	0	2	0	0	0	0	52
Tache R.M.									
November 2013	33	0	0	0	0	21	0	0	54
November 2012	37	0	0	0	0	36	0	0	73
West St. Paul R.M.									
November 2013	21	0	0	0	0	0	0	0	21
November 2012	23	0	0	0	0	0	0	0	23
Winnipeg CMA									
November 2013	1,043	62	0	10	346	1,461	21	850	3,793
November 2012	1,113	40	3	4	146	839	0	880	3,025

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

Table 1.2: Housing Activity Summary by Submarket November 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
November 2013	136	14	0	0	24	87	2	252	515
November 2012	149	12	0	0	0	0	3	160	324
East St. Paul R.M.									
November 2013	8	0	0	0	0	0	0	0	8
November 2012	0	0	0	3	0	0	0	0	3
Headingley R.M.									
November 2013	4	0	0	0	0	0	0	0	4
November 2012	2	0	0	0	0	0	0	0	2
Macdonald R.M.									
November 2013	5	0	0	0	0	0	0	0	5
November 2012	5	0	0	0	0	0	0	0	5
Ritchot R.M.									
November 2013	3	2	0	1	0	0	6	0	12
November 2012	6	0	0	0	0	0	0	0	6
Rosser R.M.									
November 2013	0	0	0	0	0	0	0	0	0
November 2012	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2013	3	0	0	0	0	0	0	0	3
November 2012	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
November 2013	2	0	0	0	0	0	0	0	2
November 2012	1	0	0	0	0	0	0	0	1
Springfield R.M.									
November 2013	17	0	0	0	0	0	0	0	17
November 2012	14	0	0	9	0	0	0	0	23
Tache R.M.									
November 2013	4	0	0	0	0	0	0	0	4
November 2012	5	0	0	0	0	12	0	0	17
West St. Paul R.M.									
November 2013	1	0	0	0	0	0	0	0	1
November 2012	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
November 2013	183	16	0	1	24	87	8	252	571
November 2012	190	12	0	12	0	12	3	160	389

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

Table 1.2: Housing Activity Summary by Submarket November 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									
Winnipeg City									
November 2013	246	16	0	0	18	146	n/a	n/a	426
November 2012	171	7	0	0	31	60	n/a	n/a	269
East St. Paul R.M.									
November 2013	12	0	0	0	0	0	n/a	n/a	12
November 2012	0	0	0	1	0	0	n/a	n/a	1
Headingley R.M.									
November 2013	1	0	0	0	0	0	n/a	n/a	1
November 2012	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
November 2013	16	0	0	0	0	0	n/a	n/a	16
November 2012	11	0	0	0	0	0	n/a	n/a	11
Ritchot R.M.									
November 2013	14	2	0	1	0	2	n/a	n/a	19
November 2012	6	0	0	0	0	3	n/a	n/a	9
Rosser R.M.									
November 2013	0	0	0	0	0	0	n/a	n/a	0
November 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
November 2013	4	0	0	0	0	1	n/a	n/a	5
November 2012	1	0	0	0	0	20	n/a	n/a	21
St. Francois Xavier R.M.									
November 2013	4	0	0	0	0	0	n/a	n/a	4
November 2012	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
November 2013	20	4	0	0	0	0	n/a	n/a	24
November 2012	34	0	0	5	0	0	n/a	n/a	39
Tache R.M.									
November 2013	7	0	0	0	0	13	n/a	n/a	20
November 2012	0	0	0	0	0	7	n/a	n/a	7
West St. Paul R.M.									
November 2013	2	0	0	0	0	0	n/a	n/a	2
November 2012	1	0	0	0	0	0	n/a	n/a	1
Winnipeg CMA									
November 2013	326	22	0	1	18	162	n/a	n/a	529
November 2012	226	7	0	6	31	90	n/a	n/a	360

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

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
November 2013	155	9	0	0	18	31	n/a	n/a	213
November 2012	151	9	0	0	1	3	n/a	n/a	164
East St. Paul R.M.									
November 2013	6	0	0	0	0	0	n/a	n/a	6
November 2012	0	0	0	3	0	0	n/a	n/a	3
Headingley R.M.									
November 2013	6	0	0	0	0	0	n/a	n/a	6
November 2012	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
November 2013	9	0	0	0	0	0	n/a	n/a	9
November 2012	6	0	0	0	0	0	n/a	n/a	6
Ritchot R.M.									
November 2013	4	0	0	0	1	7	n/a	n/a	12
November 2012	5	0	0	0	3	3	n/a	n/a	11
Rosser R.M.									
November 2013	0	0	0	0	0	0	n/a	n/a	0
November 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
November 2013	4	0	0	0	0	0	n/a	n/a	4
November 2012	5	0	0	0	0	0	n/a	n/a	5
St. Francois Xavier R.M.									
November 2013	0	0	0	0	0	0	n/a	n/a	0
November 2012	2	0	0	0	0	0	n/a	n/a	2
Springfield R.M.									
November 2013	16	2	0	0	0	0	n/a	n/a	18
November 2012	5	0	0	8	0	0	n/a	n/a	13
Tache R.M.									
November 2013	2	0	0	0	0	0	n/a	n/a	2
November 2012	5	0	0	0	0	5	n/a	n/a	10
West St. Paul R.M.									
November 2013	1	0	0	0	0	0	n/a	n/a	1
November 2012	3	0	0	0	0	0	n/a	n/a	3
Winnipeg CMA									
November 2013	203	11	0	0	19	38	n/a	n/a	271
November 2012	184	9	0	11	4	11	n/a	n/a	219

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

Table 1.3: History of Housing Starts of Winnipeg 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	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type November 2013												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	% Change
Winnipeg City	126	125	2	4	16	32	186	73	330	234	41.0
East St. Paul R.M.	4	1	0	0	0	0	0	0	4	1	**
Headingley R.M.	0	10	0	0	0	0	0	0	0	10	-100.0
MacDonald R.M.	3	7	0	0	7	0	0	0	10	7	42.9
Ritchot R.M.	7	10	2	0	0	0	0	16	9	26	-65.4
Rosser R.M.	2	1	0	0	0	0	0	0	2	1	100.0
St. Clements R.M.	7	4	0	0	0	0	0	0	7	4	75.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	37	12	2	0	0	0	0	0	39	12	**
Tache R.M.	6	3	0	0	0	0	0	24	6	27	-77.8
West St. Paul R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
Winnipeg CMA	194	178	6	4	23	32	186	113	409	327	25.1

Table 2.1: Starts by Submarket and by Dwelling Type January - November 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
Winnipeg City	1,605	1,566	94	102	281	182	1,752	1,518	3,732	3,368	10.8
East St. Paul R.M.	60	19	0	0	0	0	0	0	60	19	**
Headingley R.M.	8	45	0	0	0	0	0	0	8	45	-82.2
MacDonald R.M.	65	47	0	0	7	0	0	0	72	47	53.2
Ritchot R.M.	38	52	10	10	78	6	112	28	238	96	147.9
Rosser R.M.	4	3	0	0	0	0	0	0	4	3	33.3
St. Clements R.M.	60	46	0	0	0	0	0	0	60	46	30.4
St. Francois Xavier R.M.	14	11	0	0	0	0	0	0	14	11	27.3
Springfield R.M.	110	132	6	0	0	0	0	0	116	132	-12.1
Tache R.M.	50	38	0	0	0	0	35	72	85	110	-22.7
West St. Paul R.M.	22	19	0	0	0	0	0	0	22	19	15.8
Winnipeg CMA	2,036	1,978	110	112	366	188	1,899	1,618	4,411	3,896	13.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Winnipeg City	16	32	0	0	106	45	80	28
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	7	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	16	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	24	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	23	32	0	0	106	85	80	28

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 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
Winnipeg City	275	182	6	0	979	722	773	796
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	7	0	0	0	0	0	0	0
Ritchot R.M.	49	6	29	0	112	28	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	35	24	0	48
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	331	188	35	0	1,126	774	773	844

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market November 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Winnipeg City	128	127	122	79	80	28	330	234
East St. Paul R.M.	4	1	0	0	0	0	4	1
Headingley R.M.	0	10	0	0	0	0	0	10
MacDonald R.M.	3	7	7	0	0	0	10	7
Ritchot R.M.	6	10	3	16	0	0	9	26
Rosser R.M.	2	1	0	0	0	0	2	1
St. Clements R.M.	7	4	0	0	0	0	7	4
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	39	10	0	2	0	0	39	12
Tache R.M.	6	3	0	24	0	0	6	27
West St. Paul R.M.	2	4	0	0	0	0	2	4
Winnipeg CMA	197	178	132	121	80	28	409	327

Table 2.5: Starts by Submarket and by Intended Market January - November 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	1,691	1,631	1,262	941	779	796	3,732	3,368
East St. Paul R.M.	60	15	0	4	0	0	60	19
Headingley R.M.	8	45	0	0	0	0	8	45
MacDonald R.M.	65	47	7	0	0	0	72	47
Ritchot R.M.	41	56	168	40	29	0	238	96
Rosser R.M.	4	3	0	0	0	0	4	3
St. Clements R.M.	60	46	0	0	0	0	60	46
St. Francois Xavier R.M.	14	11	0	0	0	0	14	11
Springfield R.M.	113	125	3	7	0	0	116	132
Tache R.M.	50	38	35	24	0	48	85	110
West St. Paul R.M.	22	19	0	0	0	0	22	19
Winnipeg CMA	2,128	2,036	1,475	1,016	808	844	4,411	3,896

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type November 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	% Change
Winnipeg City	136	150	16	14	24	0	339	160	515	324	59.0
East St. Paul R.M.	8	3	0	0	0	0	0	0	8	3	166.7
Headingley R.M.	4	2	0	0	0	0	0	0	4	2	100.0
MacDonald R.M.	5	5	0	0	0	0	0	0	5	5	0.0
Ritchot R.M.	4	6	2	0	6	0	0	0	12	6	100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	5	0	0	0	0	0	0	3	5	-40.0
St. Francois Xavier R.M.	2	1	0	0	0	0	0	0	2	1	100.0
Springfield R.M.	17	23	0	0	0	0	0	0	17	23	-26.1
Tache R.M.	4	5	0	0	0	0	0	12	4	17	-76.5
West St. Paul R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
Winnipeg CMA	184	203	18	14	30	0	339	172	571	389	46.8

Table 3.1: Completions by Submarket and by Dwelling Type January - November 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
Winnipeg City	1,732	1,490	88	54	97	234	1,197	899	3,114	2,677	16.3
East St. Paul R.M.	31	14	0	0	0	0	0	0	31	14	121.4
Headingley R.M.	39	20	0	0	0	0	0	0	39	20	95.0
MacDonald R.M.	68	45	0	0	0	0	0	0	68	45	51.1
Ritchot R.M.	55	44	8	0	25	6	40	12	128	62	106.5
Rosser R.M.	4	2	0	0	0	0	0	0	4	2	100.0
St. Clements R.M.	60	43	0	0	0	0	0	30	60	73	-17.8
St. Francois Xavier R.M.	14	4	0	0	0	0	0	0	14	4	**
Springfield R.M.	115	144	8	0	0	0	0	0	123	144	-14.6
Tache R.M.	53	38	0	0	0	14	38	36	91	88	3.4
West St. Paul R.M.	28	18	0	0	0	0	0	0	28	18	55.6
Winnipeg CMA	2,199	1,862	104	54	122	254	1,275	977	3,700	3,147	17.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market November 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Winnipeg City	24	0	0	0	87	0	252	160
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	6	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	12	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	24	0	6	0	87	12	252	160

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - November 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
Winnipeg City	97	173	0	61	343	308	854	591
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	8	6	17	0	40	12	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	30	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	14	38	12	0	24
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	105	179	17	75	421	362	854	615

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Winnipeg City	150	161	111	0	254	163	515	324
East St. Paul R.M.	8	0	0	3	0	0	8	3
Headingley R.M.	4	2	0	0	0	0	4	2
MacDonald R.M.	5	5	0	0	0	0	5	5
Ritchot R.M.	5	6	1	0	6	0	12	6
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	5	0	0	0	0	3	5
St. Francois Xavier R.M.	2	1	0	0	0	0	2	1
Springfield R.M.	17	14	0	9	0	0	17	23
Tache R.M.	4	5	0	12	0	0	4	17
West St. Paul R.M.	1	3	0	0	0	0	1	3
Winnipeg CMA	199	202	112	24	260	163	571	389

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	1,801	1,517	457	503	856	657	3,114	2,677
East St. Paul R.M.	30	10	1	4	0	0	31	14
Headingley R.M.	39	20	0	0	0	0	39	20
MacDonald R.M.	68	45	0	0	0	0	68	45
Ritchot R.M.	62	44	49	18	17	0	128	62
Rosser R.M.	4	2	0	0	0	0	4	2
St. Clements R.M.	60	43	0	30	0	0	60	73
St. Francois Xavier R.M.	14	4	0	0	0	0	14	4
Springfield R.M.	116	127	7	17	0	0	123	144
Tache R.M.	53	38	38	12	0	38	91	88
West St. Paul R.M.	28	18	0	0	0	0	28	18
Winnipeg CMA	2,275	1,868	552	584	873	695	3,700	3,147

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
November 2013	14	9.0	18	11.6	57	36.8	25	16.1	41	26.5	155	390,000	405,121
November 2012	12	8.6	28	20.0	38	27.1	24	17.1	38	27.1	140	386,905	424,245
Year-to-date 2013	141	8.7	293	18.2	463	28.7	251	15.6	465	28.8	1,613	390,000	415,462
Year-to-date 2012	191	13.8	365	26.4	308	22.3	211	15.3	305	22.1	1,380	372,403	398,010
East St. Paul R.M.													
November 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2013	1	6.7	0	0.0	0	0.0	0	0.0	14	93.3	15	650,000	632,447
Year-to-date 2012	0	0.0	0	0.0	2	13.3	1	6.7	12	80.0	15	524,779	526,367
Headingley R.M.													
November 2013	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	5	14.7	2	5.9	11	32.4	16	47.1	34	421,000	500,121
Year-to-date 2012	0	0.0	1	6.3	1	6.3	0	0.0	14	87.5	16	580,906	636,285
MacDonald R.M.													
November 2013	3	33.3	0	0.0	0	0.0	0	0.0	6	66.7	9	--	--
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2013	4	7.0	1	1.8	1	1.8	8	14.0	43	75.4	57	467,000	487,882
Year-to-date 2012	2	5.7	5	14.3	3	8.6	0	0.0	25	71.4	35	476,882	458,320
Ritchot R.M.													
November 2013	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	3	6.8	4	9.1	18	40.9	13	29.5	6	13.6	44	367,600	392,765
Year-to-date 2012	4	19.0	4	19.0	3	14.3	3	14.3	7	33.3	21	389,900	406,961
Rosser R.M.													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
November 2013	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
November 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	3	27.3	0	0.0	2	18.2	1	9.1	5	45.5	11	400,000	390,169
Year-to-date 2012	0	0.0	0	0.0	2	28.6	4	57.1	1	14.3	7	--	--
St. Francois Xavier R.M.													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	1	11.1	1	11.1	7	77.8	9	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range November 2013													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
November 2013	0	0.0	3	25.0	3	25.0	0	0.0	6	50.0	12	415,000	423,294
November 2012	7	58.3	4	33.3	0	0.0	1	8.3	0	0.0	12	299,900	316,935
Year-to-date 2013	10	11.2	17	19.1	23	25.8	14	15.7	25	28.1	89	390,000	393,610
Year-to-date 2012	17	17.5	22	22.7	22	22.7	22	22.7	14	14.4	97	386,073	380,939
Tache R.M.													
November 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	1	14.3	3	42.9	2	28.6	1	14.3	7	--	--
Year-to-date 2012	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	--	--
West St. Paul R.M.													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	1	7.1	0	0.0	0	0.0	2	14.3	11	78.6	14	549,950	509,006
Year-to-date 2012	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Winnipeg CMA													
November 2013	17	8.8	22	11.3	63	32.5	32	16.5	60	30.9	194	397,439	417,540
November 2012	19	11.4	33	19.9	38	22.9	27	16.3	49	29.5	166	388,500	422,382
Year-to-date 2013	163	8.6	321	17.0	513	27.1	303	16.0	593	31.3	1,893	396,000	420,073
Year-to-date 2012	214	13.5	400	25.3	343	21.7	243	15.3	384	24.2	1,584	376,000	402,362

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2013						
Submarket	Nov 2013	Nov 2012	% Change	YTD 2013	YTD 2012	% Change
Winnipeg City	405,121	424,245	-4.5	415,462	398,010	4.4
East St. Paul R.M.	--	--	n/a	632,447	526,367	20.2
Headingley R.M.	--	--	n/a	500,121	636,285	-21.4
MacDonald R.M.	--	--	n/a	487,882	458,320	6.5
Ritchot R.M.	--	--	n/a	392,765	406,961	-3.5
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	390,169	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	423,294	316,935	33.6	393,610	380,939	3.3
Tache R.M.	--	--	n/a	--	--	n/a
West St. Paul R.M.	--	--	n/a	509,006	--	n/a
Winnipeg CMA	417,540	422,382	-1.1	420,073	402,362	4.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg November 2013										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2012	January	516	-1.7	1,003	942	1,286	78.0	237,832	3.5	246,368
	February	731	0.1	1,010	1,150	1,394	72.5	250,754	9.9	254,391
	March	1,029	-7.5	997	1,482	1,410	70.7	247,459	2.3	240,431
	April	1,250	14.6	1,067	1,885	1,401	76.2	261,263	8.6	251,286
	May	1,499	9.7	1,011	1,977	1,338	75.6	266,379	7.2	253,145
	June	1,396	-4.5	1,014	1,786	1,415	71.7	257,095	5.4	249,114
	July	1,150	-2.5	969	1,493	1,299	74.6	249,175	4.6	250,663
	August	1,152	-4.4	1,000	1,590	1,420	70.4	248,301	5.1	253,822
	September	973	-14.4	1,001	1,506	1,446	69.2	248,750	4.8	255,209
	October	1,042	3.1	996	1,367	1,402	71.0	259,434	6.1	260,053
	November	793	-3.5	998	945	1,406	71.0	263,786	11.7	272,191
	December	563	-14.3	1,027	549	1,458	70.4	257,719	-4.2	263,024
2013	January	565	9.5	1,043	998	1,360	76.7	248,720	4.6	257,555
	February	631	-13.7	941	1,015	1,323	71.1	270,463	7.9	274,319
	March	783	-23.9	853	1,397	1,388	61.5	271,198	9.6	264,309
	April	1,179	-5.7	950	1,845	1,361	69.8	270,218	3.4	259,980
	May	1,462	-2.5	998	2,242	1,485	67.2	274,437	3.0	260,874
	June	1,394	-0.1	1,074	1,929	1,546	69.5	274,121	6.6	265,553
	July	1,287	11.9	1,020	1,793	1,511	67.5	262,727	5.4	265,294
	August	1,209	4.9	1,061	1,790	1,597	66.4	261,666	5.4	267,580
	September	1,052	8.1	1,010	1,907	1,603	63.0	256,380	3.1	264,653
	October	1,118	7.3	1,054	1,529	1,615	65.3	271,946	4.8	271,764
	November	810	2.1	1,050	1,108	1,650	63.6	261,831	-0.7	269,864
	December									
	Q3 2012	3,275	-7.0		4,589			248,741	4.8	
	Q3 2013	3,548	8.3		5,490			260,483	4.7	
	YTD 2012	11,531	-0.9		16,123			254,928	6.3	
	YTD 2013	11,490	-0.4		17,553			266,822	4.7	

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

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

Table 6: Economic Indicators November 2013											
		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg 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	126.4	118.6	414	5.8	70.0	789
	February	595	3.20	5.24	126.9	118.7	416	5.8	70.2	784
	March	595	3.20	5.24	127.8	119.2	417	5.7	70.3	780
	April	607	3.20	5.44	128.1	120.0	419	5.6	70.4	777
	May	601	3.20	5.34	128.3	120.4	420	5.4	70.3	781
	June	595	3.20	5.24	129.2	120.0	419	5.4	70.0	783
	July	595	3.10	5.24	129.5	119.9	416	5.5	69.6	791
	August	595	3.10	5.24	129.7	120.2	415	5.7	69.5	795
	September	595	3.10	5.24	130.4	120.6	416	5.6	69.5	797
	October	595	3.10	5.24	131.0	120.9	416	5.5	69.4	800
	November	595	3.10	5.24	131.5	120.8	416	5.4	69.3	799
	December	595	3.00	5.24	132.6	119.9	416	5.5	69.3	798
2013	January	595	3.00	5.24	133.8	120.0	419	5.4	69.6	790
	February	595	3.00	5.24	133.9	121.3	420	5.4	69.6	788
	March	590	3.00	5.14	134.3	121.9	420	5.4	69.6	785
	April	590	3.00	5.14	135.1	122.2	419	5.8	69.6	786
	May	590	3.00	5.14	135.8	122.6	418	6.3	69.7	790
	June	590	3.14	5.14	136.0	123.1	420	6.3	69.8	795
	July	590	3.14	5.14	136.3	123.4	421	6.2	69.8	804
	August	601	3.14	5.34	136.3	123.4	421	5.9	69.6	811
	September	601	3.14	5.34	136.4	123.6	420	6.0	69.4	816
	October	601	3.14	5.34	136.4	123.6	420	5.9	69.2	815
	November	601	3.14	5.34		123.7	420	5.9	69.1	811
	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.

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

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.

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

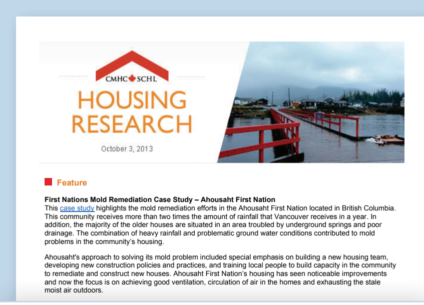
Get the market intelligence you need today!

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

Are you interested in housing research?

Stay up-to-date with the latest housing research findings and events related to sustainable housing, housing conditions and trends, housing finance and more.

Subscribe Today to CMHC's Housing Research E-Newsletter!


CMHC SCHL

HOUSING RESEARCH

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.

64191_2013_M12