

HOUSING NOW

Hamilton and Brantford CMAs



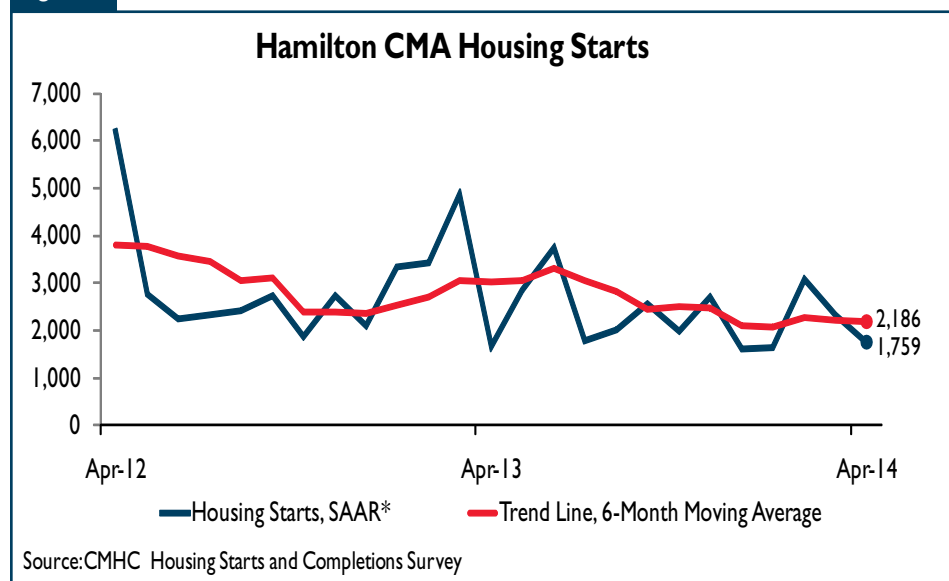
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2014

Highlights

- Hamilton CMA total housing starts trending practically flat in April.
- Strong performance in single-detached housing starts.
- Brantford CMA total housing starts trending virtually flat in April.

Figure 1



* SAAR¹: Seasonally Adjusted Annual Rate.

¹ The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season 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.

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Hamilton CMA Total Housing Starts Trending Practically Flat

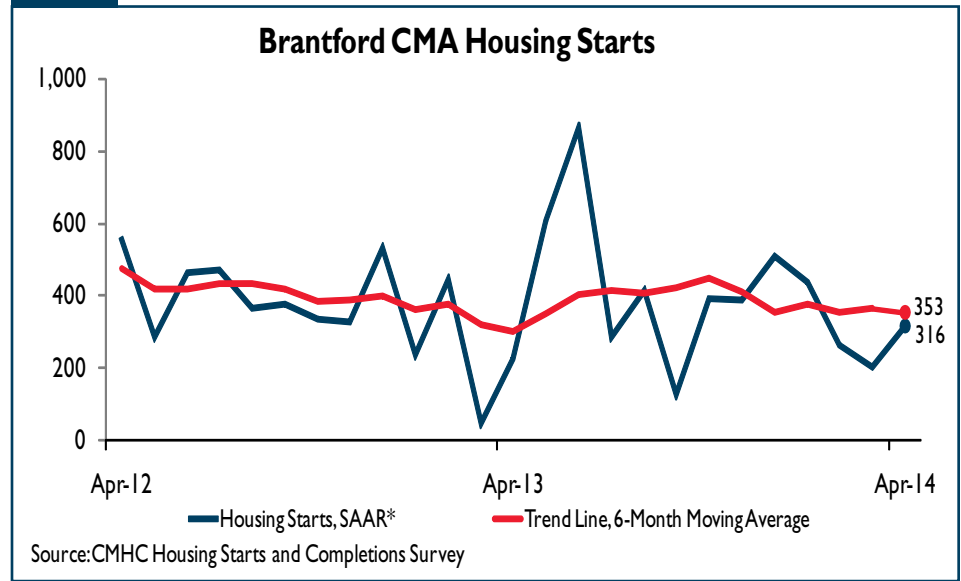
Housing starts in the Hamilton Census Metropolitan Area (CMA) were trending practically flat at 2,186 units in April compared to 2,226 units in March. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. The SAAR of housing starts in Hamilton CMA decreased in April 2014 and was in line with the underlying trend.

Single-detached housing starts, which are less volatile and a better indicator of the trend in Hamilton residential construction, were up for two consecutive months. Strong single-detached and apartment construction offset a decline in townhouse starts. No semi-detached housing starts occurred anywhere in the Hamilton CMA. An improving economy, low mortgage rates, and better weather conditions will support housing demand going forward. At 1.1 per cent in April 2014, Hamilton recorded the strongest year-over-year employment growth since September 2012.

Brantford CMA Total Housing Starts Trending Virtually Flat

Housing starts in the Brantford CMA were trending virtually flat

Figure 2

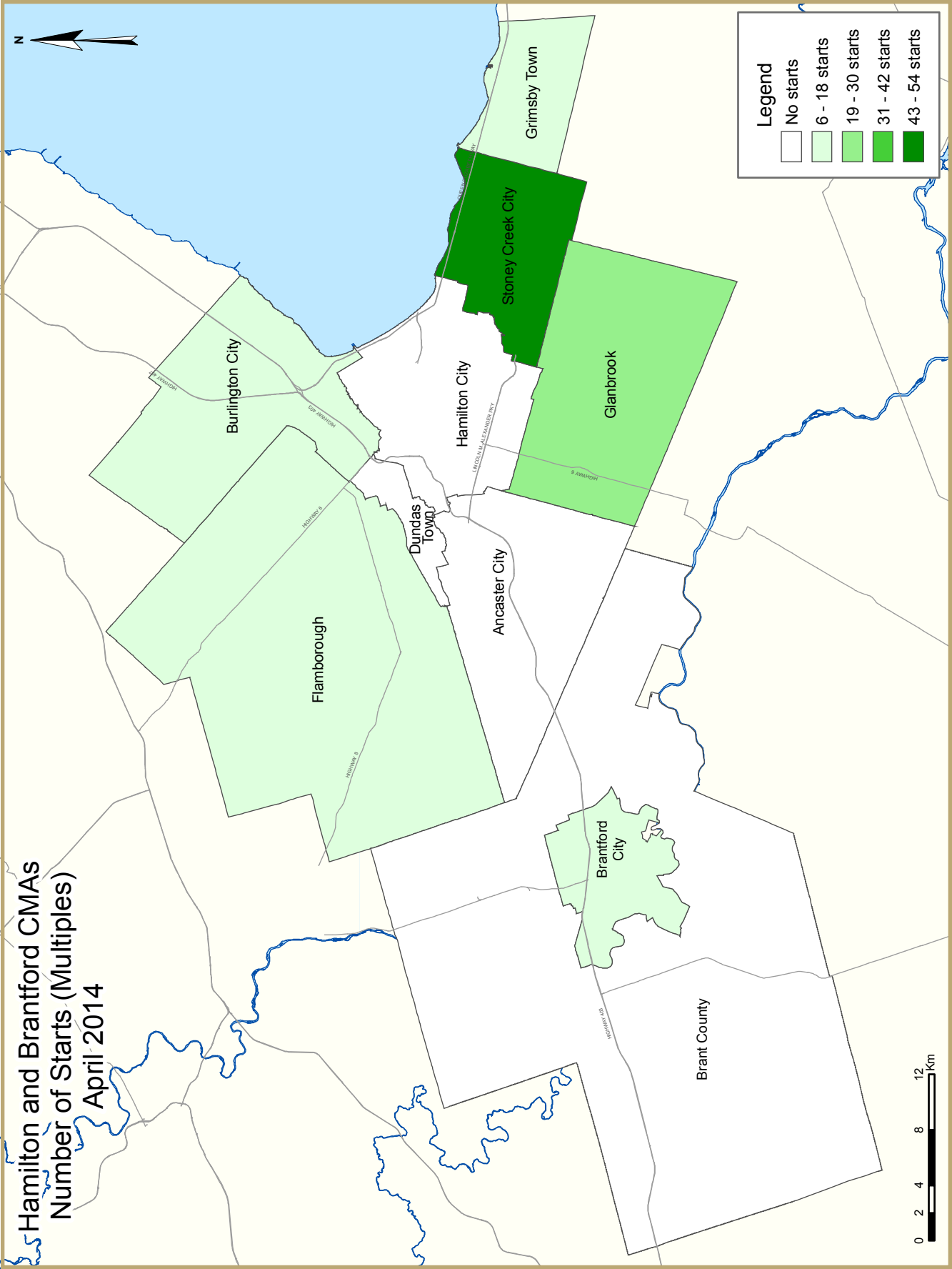


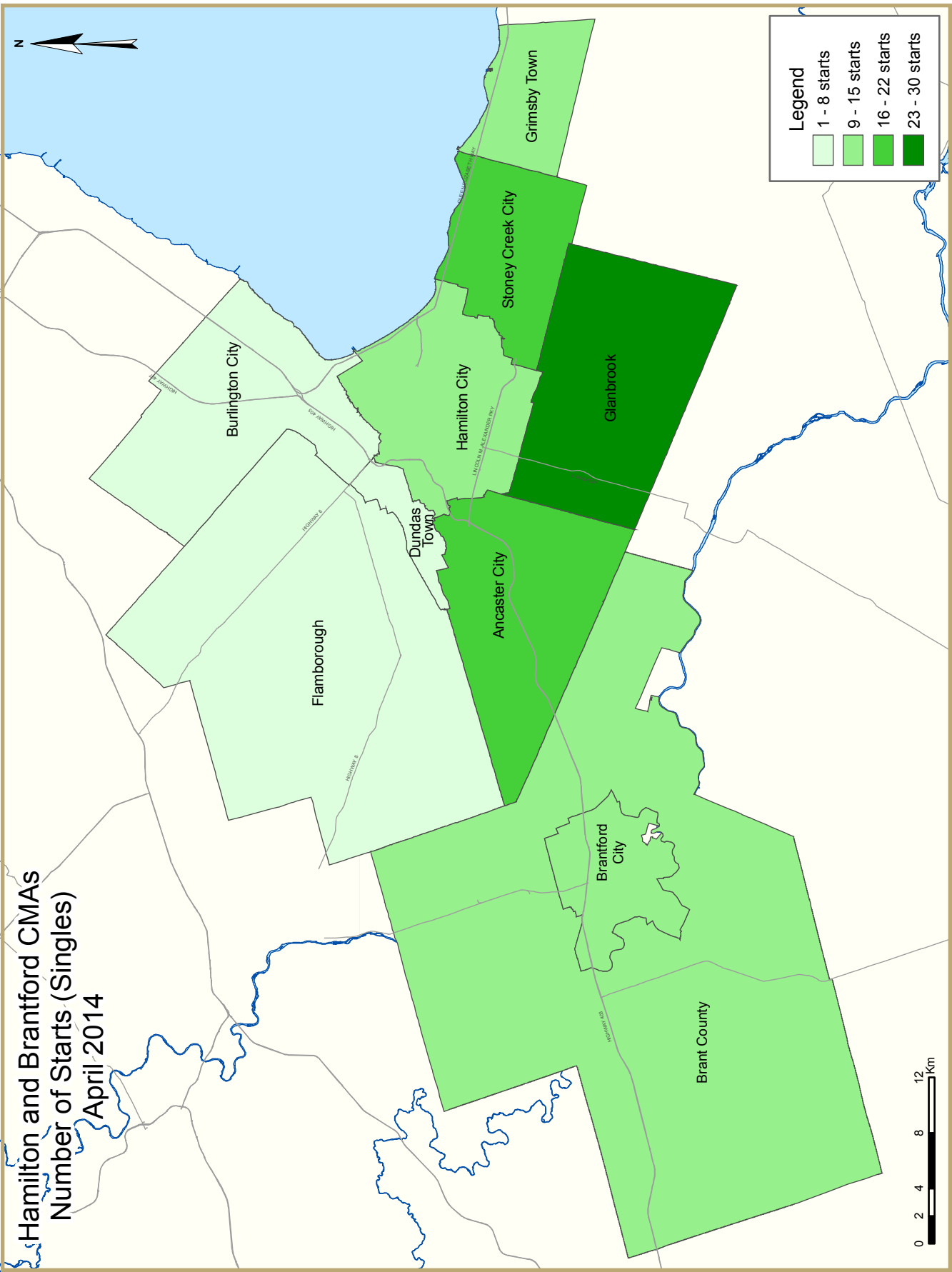
* SAAR¹: Seasonally Adjusted Annual Rate.

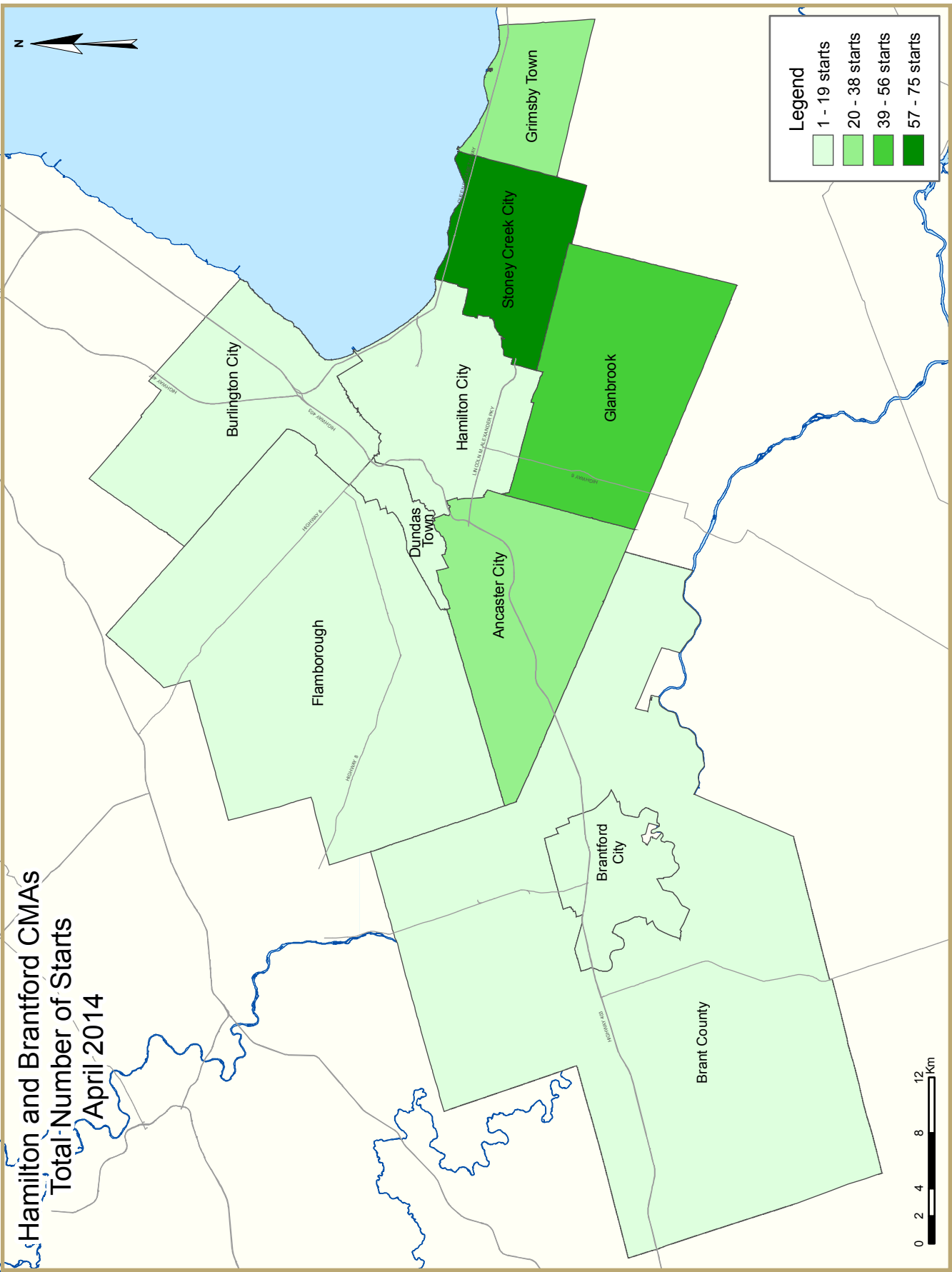
at 353 units in April compared to 365 units in March. Despite the flat trend, the SAAR of housing starts in Brantford CMA increased in April 2014, suggesting that the local housing market is strongly recovering from a harsh winter that slowed residential construction across much of the country.

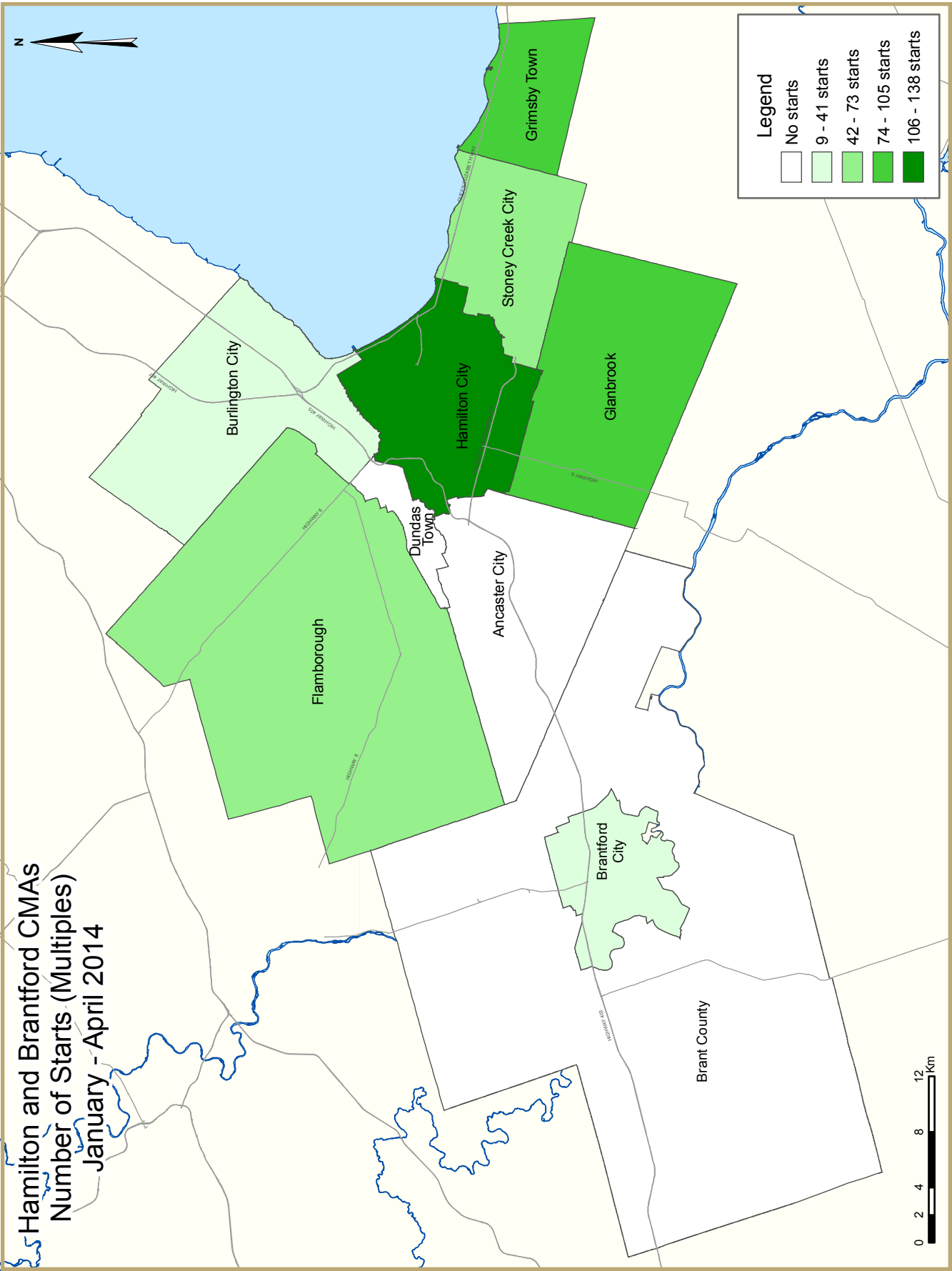
Single-detached housing starts were up 11 per cent from April 2013, marking the seventh consecutive monthly increase. The apartment segment recorded its strongest starts since September 2011. No semi-detached and row housing starts occurred anywhere in the Brantford CMA. Favourable homeownership

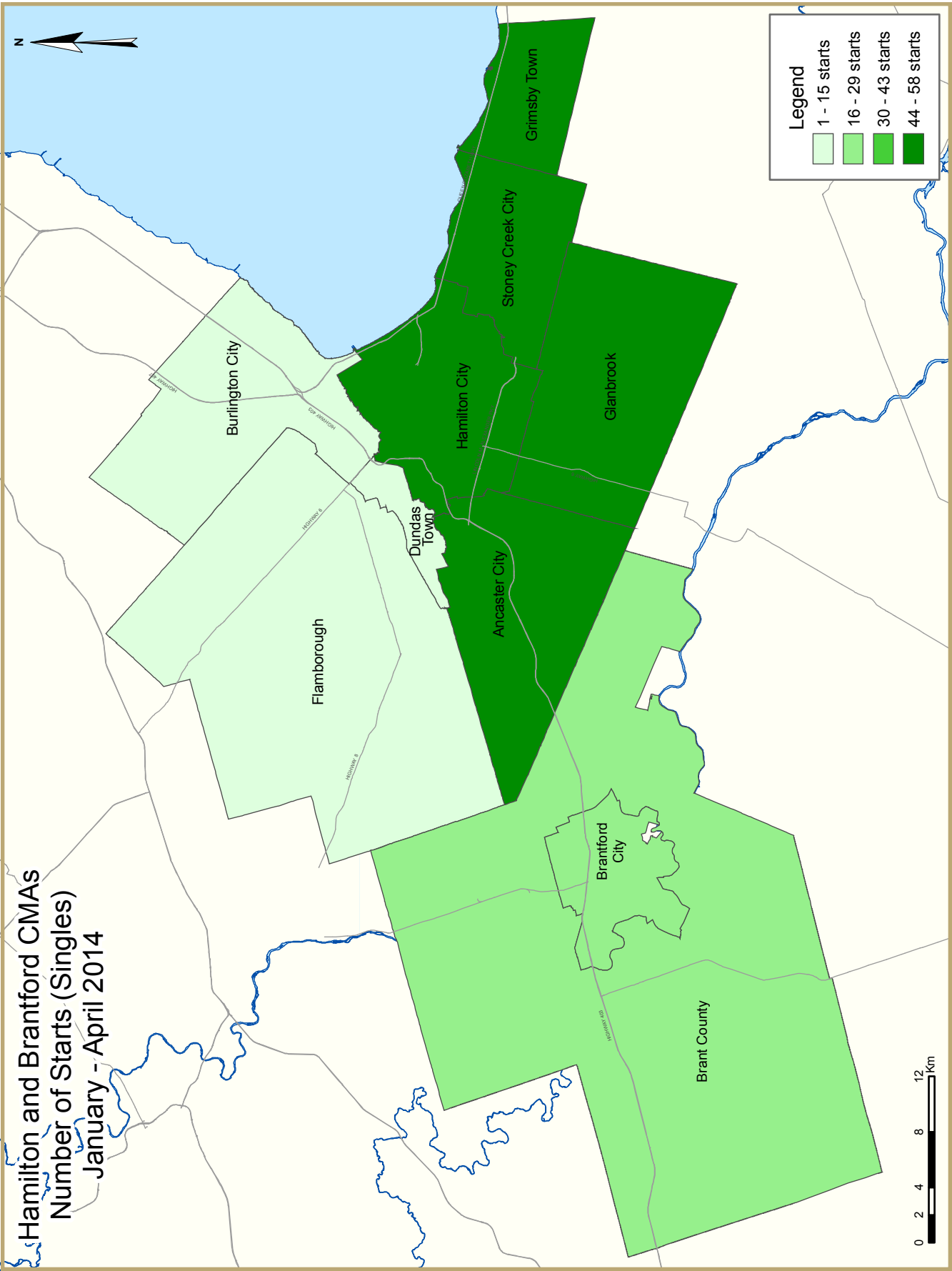
affordability continues to attract out-of-town buyers and supporting residential construction in Brantford.

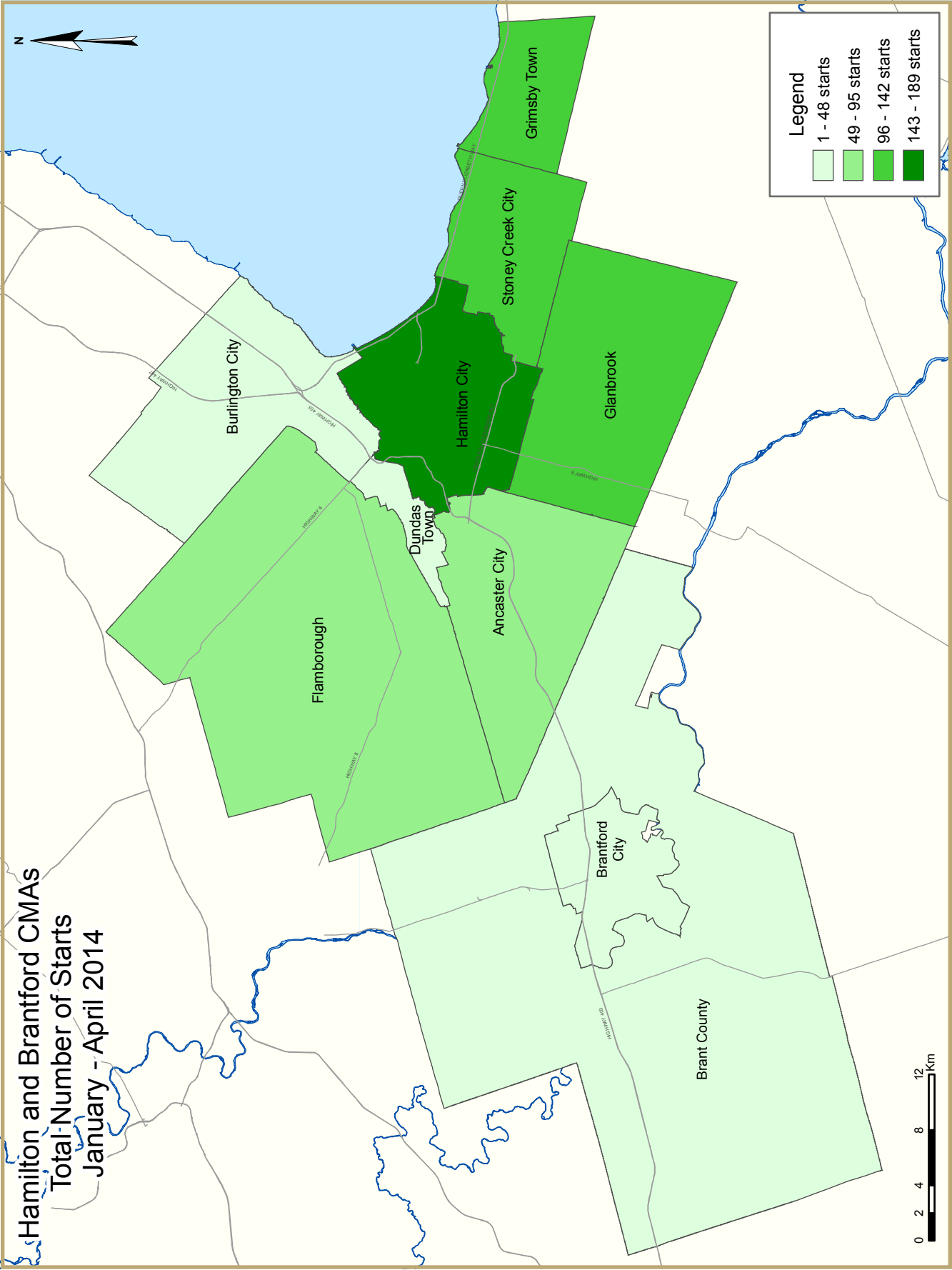












HOUSING NOW REPORT TABLES

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- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend)		
April 2014		
Hamilton CMA ¹	March 2014	April 2014
Trend ²	2,228	2,287
SAAR	2,273	2,351
	April 2013	April 2014
Actual		
April - Single-Detached	100	107
April - Multiples	51	103
April - Total	151	210
January to April - Single-Detached	299	285
January to April - Multiples	717	426
January to April - Total	1,016	711

Table 1b: Housing Starts (SAAR and Trend)		
April 2014		
Brantford CMA ¹	March 2014	April 2014
Trend ²	365	353
SAAR	203	316
	April 2013	April 2014
Actual		
April - Single-Detached	19	21
April - Multiples	-	6
April - Total	19	27
January to April - Single-Detached	41	53
January to April - Multiples	21	19
January to April - Total	62	72

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table I.1a: Housing Activity Summary of Hamilton CMA**April 2014**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2014	105	0	30	2	19	54	0	0	210
April 2013	99	0	38	1	13	0	0	0	151
% Change	6.1	n/a	-21.1	100.0	46.2	n/a	n/a	n/a	39.1
Year-to-date 2014	282	2	217	3	47	87	0	73	711
Year-to-date 2013	298	4	104	1	109	331	14	155	1,016
% Change	-5.4	-50.0	108.7	200.0	-56.9	-73.7	-100.0	-52.9	-30.0
UNDER CONSTRUCTION									
April 2014	566	46	423	5	238	760	182	430	2,650
April 2013	646	32	318	9	305	807	182	155	2,454
% Change	-12.4	43.8	33.0	-44.4	-22.0	-5.8	0.0	177.4	8.0
COMPLETIONS									
April 2014	71	16	25	0	9	0	0	2	123
April 2013	72	8	6	1	58	0	0	0	145
% Change	-1.4	100.0	**	-100.0	-84.5	n/a	n/a	n/a	-15.2
Year-to-date 2014	335	42	148	8	52	0	0	2	587
Year-to-date 2013	295	20	100	2	105	219	0	0	741
% Change	13.6	110.0	48.0	**	-50.5	-100.0	n/a	n/a	-20.8
COMPLETED & NOT ABSORBED									
April 2014	64	20	3	3	5	0	n/a	n/a	95
April 2013	54	3	4	1	7	8	n/a	n/a	77
% Change	18.5	**	-25.0	200.0	-28.6	-100.0	n/a	n/a	23.4
ABSORBED									
April 2014	80	2	25	0	11	0	n/a	n/a	118
April 2013	74	8	14	0	58	0	n/a	n/a	154
% Change	8.1	-75.0	78.6	n/a	-81.0	n/a	n/a	n/a	-23.4
Year-to-date 2014	342	28	148	7	54	0	n/a	n/a	579
Year-to-date 2013	295	20	106	1	107	211	n/a	n/a	740
% Change	15.9	40.0	39.6	**	-49.5	-100.0	n/a	n/a	-21.8

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

Table 1.1b: Housing Activity Summary of Brantford CMA**April 2014**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2014	18	0	0	3	0	0	0	6	27
April 2013	19	0	0	0	0	0	0	0	19
% Change	-5.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	42.1
Year-to-date 2014	50	0	5	3	0	0	8	6	72
Year-to-date 2013	41	0	21	0	0	0	0	0	62
% Change	22.0	n/a	-76.2	n/a	n/a	n/a	n/a	n/a	16.1
UNDER CONSTRUCTION									
April 2014	153	6	24	3	44	0	8	6	244
April 2013	121	2	53	0	72	3	14	0	265
% Change	26.4	200.0	-54.7	n/a	-38.9	-100.0	-42.9	n/a	-7.9
COMPLETIONS									
April 2014	17	0	0	0	9	0	0	0	26
April 2013	13	0	0	0	0	0	0	0	13
% Change	30.8	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100.0
Year-to-date 2014	61	4	10	0	18	0	0	0	93
Year-to-date 2013	78	6	3	0	0	0	0	0	87
% Change	-21.8	-33.3	**	n/a	n/a	n/a	n/a	n/a	6.9
COMPLETED & NOT ABSORBED									
April 2014	16	0	8	0	17	0	n/a	n/a	41
April 2013	30	3	4	0	9	0	n/a	n/a	46
% Change	-46.7	-100.0	100.0	n/a	88.9	n/a	n/a	n/a	-10.9
ABSORBED									
April 2014	17	0	0	0	9	0	n/a	n/a	26
April 2013	10	0	0	0	0	0	n/a	n/a	10
% Change	70.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	160.0
Year-to-date 2014	71	4	18	0	15	0	n/a	n/a	109
Year-to-date 2013	76	3	3	0	5	0	n/a	n/a	101
% Change	-6.6	33.3	**	n/a	200.0	n/a	n/a	n/a	7.9

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

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
City of Hamilton									
April 2014	89	0	30	0	0	54	0	0	173
April 2013	95	0	27	0	13	0	0	0	135
Former Hamilton City									
April 2014	13	0	0	0	0	0	0	0	13
April 2013	15	0	0	0	0	0	0	0	15
Stoney Creek City									
April 2014	21	0	0	0	0	54	0	0	75
April 2013	11	0	20	0	0	0	0	0	31
Ancaster City									
April 2014	22	0	0	0	0	0	0	0	22
April 2013	26	0	0	0	0	0	0	0	26
Dundas Town									
April 2014	1	0	0	0	0	0	0	0	1
April 2013	0	0	0	0	0	0	0	0	0
Flamborough									
April 2014	2	0	8	0	0	0	0	0	10
April 2013	32	0	7	0	6	0	0	0	45
Glanbrook									
April 2014	30	0	22	0	0	0	0	0	52
April 2013	11	0	0	0	7	0	0	0	18
City of Burlington									
April 2014	4	0	0	0	9	0	0	0	13
April 2013	2	0	8	0	0	0	0	0	10
Grimsby									
April 2014	12	0	0	2	10	0	0	0	24
April 2013	2	0	3	1	0	0	0	0	6
Hamilton CMA									
April 2014	105	0	30	2	19	54	0	0	210
April 2013	99	0	38	1	13	0	0	0	151
Brant County									
April 2014	8	0	0	3	0	0	0	0	11
April 2013	7	0	0	0	0	0	0	0	7
Brantford City									
April 2014	10	0	0	0	0	0	0	6	16
April 2013	12	0	0	0	0	0	0	0	12
Brantford CMA									
April 2014	18	0	0	3	0	0	0	6	27
April 2013	19	0	0	0	0	0	0	0	19

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

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
City of Hamilton									
April 2014	435	32	314	1	131	291	182	123	1,509
April 2013	545	30	282	7	189	237	182	0	1,472
Former Hamilton City									
April 2014	92	24	88	0	25	195	168	123	715
April 2013	100	6	64	0	7	195	168	0	540
Stoney Creek City									
April 2014	71	6	9	0	14	54	14	0	168
April 2013	66	22	54	0	33	0	14	0	189
Ancaster City									
April 2014	107	0	6	1	0	39	0	0	153
April 2013	161	0	0	7	34	39	0	0	241
Dundas Town									
April 2014	6	0	0	0	0	0	0	0	6
April 2013	6	0	0	0	0	0	0	0	6
Flamborough									
April 2014	46	0	46	0	28	3	0	0	123
April 2013	105	2	112	0	13	3	0	0	235
Glanbrook									
April 2014	113	2	165	0	64	0	0	0	344
April 2013	107	0	52	0	102	0	0	0	261
City of Burlington									
April 2014	68	14	8	0	46	436	0	307	879
April 2013	85	2	33	0	108	570	0	155	953
Grimsby									
April 2014	63	0	101	4	61	33	0	0	262
April 2013	16	0	3	2	8	0	0	0	29
Hamilton CMA									
April 2014	566	46	423	5	238	760	182	430	2,650
April 2013	646	32	318	9	305	807	182	155	2,454
Brant County									
April 2014	58	2	3	3	5	0	0	0	71
April 2013	49	0	0	0	12	3	0	0	64
Brantford City									
April 2014	95	4	21	0	39	0	8	6	173
April 2013	72	2	53	0	60	0	14	0	201
Brantford CMA									
April 2014	153	6	24	3	44	0	8	6	244
April 2013	121	2	53	0	72	3	14	0	265

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

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
City of Hamilton									
April 2014	59	16	25	0	0	0	0	2	102
April 2013	61	8	6	0	58	0	0	0	133
Former Hamilton City									
April 2014	24	2	7	0	0	0	0	0	33
April 2013	17	0	6	0	0	0	0	0	23
Stoney Creek City									
April 2014	4	14	0	0	0	0	0	0	18
April 2013	12	2	0	0	49	0	0	0	63
Ancaster City									
April 2014	18	0	4	0	0	0	0	0	22
April 2013	12	0	0	0	9	0	0	0	21
Dundas Town									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	2	0	0	0	0	0	0	0	2
Flamborough									
April 2014	3	0	0	0	0	0	0	2	5
April 2013	2	0	0	0	0	0	0	0	2
Glanbrook									
April 2014	10	0	14	0	0	0	0	0	24
April 2013	16	6	0	0	0	0	0	0	22
City of Burlington									
April 2014	12	0	0	0	9	0	0	0	21
April 2013	8	0	0	0	0	0	0	0	8
Grimsby									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	3	0	0	1	0	0	0	0	4
Hamilton CMA									
April 2014	71	16	25	0	9	0	0	2	123
April 2013	72	8	6	1	58	0	0	0	145
Brant County									
April 2014	7	0	0	0	9	0	0	0	16
April 2013	4	0	0	0	0	0	0	0	4
Brantford City									
April 2014	10	0	0	0	0	0	0	0	10
April 2013	9	0	0	0	0	0	0	0	9
Brantford CMA									
April 2014	17	0	0	0	9	0	0	0	26
April 2013	13	0	0	0	0	0	0	0	13

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

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
City of Hamilton									
April 2014	47	20	3	0	5	0	n/a	n/a	75
April 2013	39	3	4	0	7	0	n/a	n/a	53
Former Hamilton City									
April 2014	6	0	1	0	0	0	n/a	n/a	7
April 2013	7	0	3	0	0	0	n/a	n/a	10
Stoney Creek City									
April 2014	13	20	1	0	0	0	n/a	n/a	34
April 2013	16	2	0	0	0	0	n/a	n/a	18
Ancaster City									
April 2014	14	0	0	0	0	0	n/a	n/a	14
April 2013	2	0	0	0	2	0	n/a	n/a	4
Dundas Town									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
April 2014	2	0	1	0	0	0	n/a	n/a	3
April 2013	1	0	1	0	0	0	n/a	n/a	2
Glanbrook									
April 2014	12	0	0	0	5	0	n/a	n/a	17
April 2013	13	1	0	0	5	0	n/a	n/a	19
City of Burlington									
April 2014	8	0	0	0	0	0	n/a	n/a	8
April 2013	9	0	0	0	0	8	n/a	n/a	17
Grimsby									
April 2014	9	0	0	3	0	0	n/a	n/a	12
April 2013	6	0	0	1	0	0	n/a	n/a	7
Hamilton CMA									
April 2014	64	20	3	3	5	0	n/a	n/a	95
April 2013	54	3	4	1	7	8	n/a	n/a	77
Brant County									
April 2014	4	0	0	0	1	0	n/a	n/a	5
April 2013	13	2	0	0	0	0	n/a	n/a	15
Brantford City									
April 2014	12	0	8	0	16	0	n/a	n/a	36
April 2013	17	1	4	0	9	0	n/a	n/a	31
Brantford CMA									
April 2014	16	0	8	0	17	0	n/a	n/a	41
April 2013	30	3	4	0	9	0	n/a	n/a	46

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

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
City of Hamilton									
April 2014	68	2	25	0	0	0	n/a	n/a	95
April 2013	61	8	12	0	58	0	n/a	n/a	139
Former Hamilton City									
April 2014	25	2	7	0	0	0	n/a	n/a	34
April 2013	16	0	6	0	0	0	n/a	n/a	22
Stoney Creek City									
April 2014	12	0	0	0	0	0	n/a	n/a	12
April 2013	14	2	6	0	49	0	n/a	n/a	71
Ancaster City									
April 2014	18	0	4	0	0	0	n/a	n/a	22
April 2013	12	0	0	0	9	0	n/a	n/a	21
Dundas Town									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	2	0	0	0	0	0	n/a	n/a	2
Flamborough									
April 2014	3	0	0	0	0	0	n/a	n/a	3
April 2013	2	0	0	0	0	0	n/a	n/a	2
Glanbrook									
April 2014	10	0	14	0	0	0	n/a	n/a	24
April 2013	15	6	0	0	0	0	n/a	n/a	21
City of Burlington									
April 2014	12	0	0	0	11	0	n/a	n/a	23
April 2013	9	0	0	0	0	0	n/a	n/a	9
Grimsby									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	4	0	2	0	0	0	n/a	n/a	6
Hamilton CMA									
April 2014	80	2	25	0	11	0	n/a	n/a	118
April 2013	74	8	14	0	58	0	n/a	n/a	154
Brant County									
April 2014	7	0	0	0	9	0	n/a	n/a	16
April 2013	2	0	0	0	0	0	n/a	n/a	2
Brantford City									
April 2014	10	0	0	0	0	0	n/a	n/a	10
April 2013	8	0	0	0	0	0	n/a	n/a	8
Brantford CMA									
April 2014	17	0	0	0	9	0	n/a	n/a	26
April 2013	10	0	0	0	0	0	n/a	n/a	10

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

Table 1.3a: History of Housing Starts of Hamilton CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	% Change
Hamilton CMA	107	100	0	0	49	51	54	0	210	151	39.1
City of Hamilton	89	95	0	0	30	40	54	0	173	135	28.1
Former Hamilton City	13	15	0	0	0	0	0	0	13	15	-13.3
Stoney Creek City	21	11	0	0	0	20	54	0	75	31	141.9
Ancaster City	22	26	0	0	0	0	0	0	22	26	-15.4
Dundas Town	1	0	0	0	0	0	0	0	1	0	n/a
Flamborough	2	32	0	0	8	13	0	0	10	45	-77.8
Glanbrook	30	11	0	0	22	7	0	0	52	18	188.9
City of Burlington	4	2	0	0	9	8	0	0	13	10	30.0
Grimsby	14	3	0	0	10	3	0	0	24	6	**
Brantford CMA	21	19	0	0	0	0	6	0	27	19	42.1
Brant County	11	n/a	0	n/a	0	n/a	0	n/a	11	n/a	n/a
Brantford City	10	12	0	0	0	0	6	0	16	12	33.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Hamilton CMA	285	299	2	4	264	227	160	486	711	1,016	-30.0
City of Hamilton	218	279	2	4	205	158	127	99	552	540	2.2
Former Hamilton City	51	52	0	2	65	0	73	99	189	153	23.5
Stoney Creek City	44	32	0	2	0	48	54	0	98	82	19.5
Ancaster City	58	65	0	0	0	0	0	0	58	65	-10.8
Dundas Town	1	1	0	0	0	0	0	0	1	1	0.0
Flamborough	10	64	0	0	66	54	0	0	76	118	-35.6
Glanbrook	54	65	2	0	74	56	0	0	130	121	7.4
City of Burlington	10	9	0	0	9	66	0	387	19	462	-95.9
Grimsby	57	11	0	0	50	3	33	0	140	14	**
Brantford CMA	53	41	0	0	13	21	6	0	72	62	16.1
Brant County	28	n/a	0	n/a	0	n/a	0	n/a	28	n/a	n/a
Brantford City	25	27	0	0	13	21	6	0	44	48	-8.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Hamilton CMA	49	51	0	0	54	0	0	0
City of Hamilton	30	40	0	0	54	0	0	0
Former Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	0	20	0	0	54	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	8	13	0	0	0	0	0	0
Glanbrook	22	7	0	0	0	0	0	0
City of Burlington	9	8	0	0	0	0	0	0
Grimsby	10	3	0	0	0	0	0	0
Brantford CMA	0	0	0	0	0	0	6	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	0	0	0	0	0	6	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	264	213	0	14	87	331	73	155
City of Hamilton	205	144	0	14	54	99	73	0
Former Hamilton City	65	0	0	0	0	99	73	0
Stoney Creek City	0	34	0	14	54	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	66	54	0	0	0	0	0	0
Glanbrook	74	56	0	0	0	0	0	0
City of Burlington	9	66	0	0	0	232	0	155
Grimsby	50	3	0	0	33	0	0	0
Brantford CMA	5	21	8	0	0	0	6	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	5	21	8	0	0	0	6	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Hamilton CMA	135	137	75	14	0	0	210	151
City of Hamilton	119	122	54	13	0	0	173	135
Former Hamilton City	13	15	0	0	0	0	13	15
Stoney Creek City	21	31	54	0	0	0	75	31
Ancaster City	22	26	0	0	0	0	22	26
Dundas Town	1	0	0	0	0	0	1	0
Flamborough	10	39	0	6	0	0	10	45
Glanbrook	52	11	0	7	0	0	52	18
City of Burlington	4	10	9	0	0	0	13	10
Grimsby	12	5	12	1	0	0	24	6
Brantford CMA	18	19	3	0	6	0	27	19
Brant County	8	n/a	3	n/a	0	n/a	11	n/a
Brantford City	10	12	0	0	6	0	16	12

Table 2.5: Starts by Submarket and by Intended Market
January - April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	501	406	137	441	73	169	711	1,016
City of Hamilton	397	376	82	150	73	14	552	540
Former Hamilton City	116	54	0	99	73	0	189	153
Stoney Creek City	44	54	54	14	0	14	98	82
Ancaster City	58	65	0	0	0	0	58	65
Dundas Town	1	1	0	0	0	0	1	1
Flamborough	48	105	28	13	0	0	76	118
Glanbrook	130	97	0	24	0	0	130	121
City of Burlington	10	17	9	290	0	155	19	462
Grimsby	94	13	46	1	0	0	140	14
Brantford CMA	55	62	3	0	14	0	72	62
Brant County	25	n/a	3	n/a	0	n/a	28	n/a
Brantford City	30	48	0	0	14	0	44	48

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	% Change
Hamilton CMA	71	73	16	10	34	62	2	0	123	145	-15.2
City of Hamilton	59	61	16	10	25	62	2	0	102	133	-23.3
Former Hamilton City	24	17	2	0	7	6	0	0	33	23	43.5
Stoney Creek City	4	12	14	4	0	47	0	0	18	63	-71.4
Ancaster City	18	12	0	0	4	9	0	0	22	21	4.8
Dundas Town	0	2	0	0	0	0	0	0	0	2	-100.0
Flamborough	3	2	0	0	0	0	2	0	5	2	150.0
Glanbrook	10	16	0	6	14	0	0	0	24	22	9.1
City of Burlington	12	8	0	0	9	0	0	0	21	8	162.5
Grimsby	0	4	0	0	0	0	0	0	0	4	-100.0
Brantford CMA	17	13	0	0	9	0	0	0	26	13	100.0
Brant County	7	n/a	0	n/a	9	n/a	0	n/a	16	n/a	n/a
Brantford City	10	9	0	0	0	0	0	0	10	9	11.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Hamilton CMA	343	297	42	22	200	203	2	219	587	741	-20.8
City of Hamilton	295	254	42	22	155	185	2	33	494	494	0.0
Former Hamilton City	80	69	8	0	13	28	0	33	101	130	-22.3
Stoney Creek City	34	31	28	8	25	111	0	0	87	150	-42.0
Ancaster City	90	37	0	0	32	25	0	0	122	62	96.8
Dundas Town	2	4	0	0	0	0	0	0	2	4	-50.0
Flamborough	13	33	6	2	16	0	2	0	37	35	5.7
Glanbrook	76	80	0	12	69	21	0	0	145	113	28.3
City of Burlington	29	28	0	0	42	10	0	186	71	224	-68.3
Grimsby	19	15	0	0	3	8	0	0	22	23	-4.3
Brantford CMA	61	78	4	6	28	3	0	0	93	87	6.9
Brant County	33	n/a	0	n/a	9	n/a	0	n/a	42	n/a	n/a
Brantford City	28	58	4	4	19	3	0	0	51	65	-21.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Hamilton CMA	34	62	0	0	0	0	2	0
City of Hamilton	25	62	0	0	0	0	2	0
Former Hamilton City	7	6	0	0	0	0	0	0
Stoney Creek City	0	47	0	0	0	0	0	0
Ancaster City	4	9	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	2	0
Glanbrook	14	0	0	0	0	0	0	0
City of Burlington	9	0	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	9	0	0	0	0	0	0	0
Brant County	9	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	200	203	0	0	0	219	2	0
City of Hamilton	155	185	0	0	0	33	2	0
Former Hamilton City	13	28	0	0	0	33	0	0
Stoney Creek City	25	111	0	0	0	0	0	0
Ancaster City	32	25	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	16	0	0	0	0	0	2	0
Glanbrook	69	21	0	0	0	0	0	0
City of Burlington	42	10	0	0	0	186	0	0
Grimsby	3	8	0	0	0	0	0	0
Brantford CMA	28	3	0	0	0	0	0	0
Brant County	9	n/a	0	n/a	0	n/a	0	n/a
Brantford City	19	3	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Hamilton CMA	112	86	9	59	2	0	123	145
City of Hamilton	100	75	0	58	2	0	102	133
Former Hamilton City	33	23	0	0	0	0	33	23
Stoney Creek City	18	14	0	49	0	0	18	63
Ancaster City	22	12	0	9	0	0	22	21
Dundas Town	0	2	0	0	0	0	0	2
Flamborough	3	2	0	0	2	0	5	2
Glanbrook	24	22	0	0	0	0	24	22
City of Burlington	12	8	9	0	0	0	21	8
Grimsby	0	3	0	1	0	0	0	4
Brantford CMA	17	13	9	0	0	0	26	13
Brant County	7	n/a	9	n/a	0	n/a	16	n/a
Brantford City	10	9	0	0	0	0	10	9

Table 3.5: Completions by Submarket and by Intended Market
January - April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	525	415	60	326	2	0	587	741
City of Hamilton	469	356	23	138	2	0	494	494
Former Hamilton City	101	90	0	40	0	0	101	130
Stoney Creek City	87	92	0	58	0	0	87	150
Ancaster City	121	37	1	25	0	0	122	62
Dundas Town	2	4	0	0	0	0	2	4
Flamborough	23	35	12	0	2	0	37	35
Glanbrook	135	98	10	15	0	0	145	113
City of Burlington	41	38	30	186	0	0	71	224
Grimsby	15	21	7	2	0	0	22	23
Brantford CMA	75	87	18	0	0	0	93	87
Brant County	33	n/a	9	n/a	0	n/a	42	n/a
Brantford City	42	65	9	0	0	0	51	65

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range**April 2014**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
April 2014	5	7.6	7	10.6	22	33.3	10	15.2	22	33.3	66	449,900	476,482
April 2013	8	13.8	17	29.3	10	17.2	6	10.3	17	29.3	58	421,230	462,198
Year-to-date 2014	36	12.0	36	12.0	75	25.1	54	18.1	98	32.8	299	452,166	482,795
Year-to-date 2013	35	14.6	56	23.4	44	18.4	32	13.4	72	30.1	239	429,000	474,669
Former Hamilton City													
April 2014	1	4.2	3	12.5	14	58.3	4	16.7	2	8.3	24	424,321	440,923
April 2013	1	6.7	3	20.0	6	40.0	3	20.0	2	13.3	15	437,000	436,739
Year-to-date 2014	4	5.1	14	17.7	34	43.0	9	11.4	18	22.8	79	425,000	458,802
Year-to-date 2013	7	10.3	22	32.4	25	36.8	7	10.3	7	10.3	68	407,900	416,806
Stoney Creek City													
April 2014	0	0.0	0	0.0	3	25.0	0	0.0	9	75.0	12	554,900	544,900
April 2013	1	7.1	5	35.7	2	14.3	1	7.1	5	35.7	14	417,900	485,618
Year-to-date 2014	8	19.0	6	14.3	9	21.4	5	11.9	14	33.3	42	449,450	458,581
Year-to-date 2013	1	3.3	10	33.3	6	20.0	4	13.3	9	30.0	30	439,450	511,277
Ancaster City													
April 2014	0	0.0	2	11.1	3	16.7	4	22.2	9	50.0	18	497,000	502,161
April 2013	0	0.0	1	9.1	2	18.2	2	18.2	6	54.5	11	525,218	541,043
Year-to-date 2014	1	1.1	6	6.7	14	15.6	21	23.3	48	53.3	90	502,450	532,422
Year-to-date 2013	0	0.0	5	14.3	5	14.3	10	28.6	15	42.9	35	499,000	560,092
Dundas Town													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	--	--
Flamborough													
April 2014	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	3	30.0	0	0.0	0	0.0	0	0.0	7	70.0	10	614,000	687,600
Year-to-date 2013	0	0.0	1	3.3	0	0.0	3	10.0	26	86.7	30	609,000	649,366
Glanbrook													
April 2014	3	30.0	2	20.0	2	20.0	2	20.0	1	10.0	10	416,990	407,798
April 2013	5	33.3	8	53.3	0	0.0	0	0.0	2	13.3	15	379,928	377,420
Year-to-date 2014	20	26.3	10	13.2	18	23.7	19	25.0	9	11.8	76	429,995	423,515
Year-to-date 2013	26	35.6	18	24.7	8	11.0	8	11.0	13	17.8	73	382,080	400,486
City of Burlington													
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	900,000	2,003,635
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2014	0	0.0	1	3.4	0	0.0	0	0.0	28	96.6	29	724,990	1,400,066
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	3.2	30	96.8	31	630,000	1,115,645
Grimsby													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
Year-to-date 2014	3	25.0	1	8.3	2	16.7	2	16.7	4	33.3	12	442,450	437,149
Year-to-date 2013	0	0.0	0	0.0	1	7.1	7	50.0	6	42.9	14	496,900	526,543

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
April 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
April 2014	5	6.5	7	9.1	22	28.6	10	13.0	33	42.9	77	476,000	694,647
April 2013	8	11.3	17	23.9	11	15.5	7	9.9	28	39.4	71	439,900	512,861
Year-to-date 2014	39	11.5	38	11.2	77	22.6	56	16.5	130	38.2	340	462,945	559,422
Year-to-date 2013	35	12.3	56	19.7	45	15.8	40	14.1	108	38.0	284	459,450	547,191

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
April 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
April 2014	1	14.3	0	0.0	0	0.0	2	28.6	4	57.1	7	--	--
April 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2014	3	8.6	3	8.6	2	5.7	4	11.4	23	65.7	35	550,000	561,389
Year-to-date 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
April 2014	3	30.0	6	60.0	0	0.0	0	0.0	1	10.0	10	358,990	381,082
April 2013	5	62.5	2	25.0	0	0.0	1	12.5	0	0.0	8	--	--
Year-to-date 2014	20	55.6	13	36.1	2	5.6	0	0.0	1	2.8	36	343,945	336,863
Year-to-date 2013	33	58.9	10	17.9	4	7.1	8	14.3	1	1.8	56	335,000	352,921
Brantford CMA													
April 2014	4	23.5	6	35.3	0	0.0	2	11.8	5	29.4	17	389,990	458,284
April 2013	6	60.0	3	30.0	0	0.0	1	10.0	0	0.0	10	322,000	320,329
Year-to-date 2014	23	32.4	16	22.5	4	5.6	4	5.6	24	33.8	71	389,990	447,545
Year-to-date 2013	38	50.0	14	18.4	8	10.5	8	10.5	8	10.5	76	348,950	384,086

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2014

Submarket	April 2014	April 2013	% Change	YTD 2014	YTD 2013	% Change
Hamilton CMA	694,647	512,861	35.4	559,422	547,191	2.2
City of Hamilton	476,482	462,198	3.1	482,795	474,669	1.7
Former Hamilton City	440,923	436,739	1.0	458,802	416,806	10.1
Stoney Creek City	544,900	485,618	12.2	458,581	511,277	-10.3
Ancaster City	502,161	541,043	-7.2	532,422	560,092	-4.9
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	--	n/a	687,600	649,366	5.9
Glanbrook	407,798	377,420	8.0	423,515	400,486	5.8
City of Burlington	2,003,635	--	n/a	1,400,066	1,115,645	25.5
Grimsby	--	--	n/a	437,149	526,543	-17.0
Brantford CMA	458,284	320,329	43.1	447,545	384,086	16.5
Brant County	--	n/a	n/a	561,389	n/a	n/a
Brantford City	381,082	--	n/a	336,863	352,921	-4.6

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton**April 2014**

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2013	January	719	-7.0	1,050	1,459	1,545	68.0	349,943	4.7	360,555
	February	912	-15.9	1,035	1,390	1,491	69.4	375,381	5.2	369,457
	March	1,121	-14.6	1,081	1,765	1,598	67.6	388,147	9.9	377,494
	April	1,456	4.4	1,087	2,002	1,529	71.1	379,308	0.4	374,363
	May	1,540	2.8	1,131	2,087	1,564	72.3	416,664	12.8	399,294
	June	1,313	1.4	1,130	1,836	1,605	70.4	390,572	7.5	381,731
	July	1,237	3.9	1,064	1,684	1,598	66.6	383,240	10.8	383,124
	August	1,151	7.6	1,176	1,509	1,661	70.8	376,284	3.2	384,955
	September	1,154	30.5	1,230	1,798	1,652	74.5	390,638	8.7	390,737
	October	1,157	9.8	1,139	1,581	1,593	71.5	384,534	4.6	387,653
	November	1,022	13.1	1,213	1,177	1,595	76.1	368,947	-0.1	368,444
	December	689	19.8	1,137	529	1,387	82.0	371,037	10.3	396,890
2014	January	742	3.2	1,070	1,349	1,484	72.1	386,451	10.4	398,584
	February	922	1.1	1,044	1,306	1,423	73.4	398,239	6.1	393,440
	March	1,215	8.4	1,111	1,731	1,509	73.6	410,553	5.8	404,191
	April	1,427	-2.0	1,129	2,089	1,603	70.4	414,736	9.3	401,828
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	2,752	-13.2		4,614			373,935	6.9	
	Q1 2014	2,879	4.6		4,386			400,398	7.1	
	YTD 2013	4,208	-7.8		6,616			375,794	4.8	
	YTD 2014	4,306	2.3		6,475			405,150	7.8	

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¹Source: CREA²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford**April 2014**

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2013	January	118	12.4	158	295	288	54.9	274,505	21.2	274,505
	February	158	4.6	170	246	279	60.9	242,110	7.0	242,110
	March	173	-14.8	172	271	276	62.3	257,618	10.3	257,618
	April	213	12.7	170	383	285	59.6	270,767	12.2	270,767
	May	236	11.3	172	370	288	59.7	263,039	2.6	263,039
	June	245	31.7	215	303	286	75.2	261,989	2.0	261,989
	July	183	0.5	149	288	259	57.5	250,496	-0.9	250,496
	August	172	-8.0	164	243	267	61.4	276,740	10.9	276,740
	September	173	16.1	162	277	275	58.9	259,138	8.2	259,138
	October	172	-6.0	171	267	275	62.2	272,641	6.4	272,641
	November	214	39.9	241	190	245	98.4	260,794	4.7	260,794
	December	173	108.4	285	87	197	144.7	286,599	17.3	286,599
2014	January	97	-17.8	126	193	207	60.9	245,837	-10.4	245,837
	February	110	-30.4	120	166	194	61.9	254,870	5.3	254,870
	March	161	-6.9	163	249	232	70.3	275,975	7.1	275,975
	April	168	-21.1	146	297	239	61.1	277,189	2.4	277,189
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	449	-2.2		812			256,599	11.8	
	Q1 2014	368	-18.0		608			261,723	2.0	
	YTD 2013	662	2.2		1,195			261,157	12.1	
	YTD 2014	536	-19.0		905			266,571	2.1	

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¹Source: CREA²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators**April 2014**

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	107.0	121.3	384.1	5.9	65.0	906
	February	595	3.00	5.24	107.1	122.8	387.8	5.8	65.5	897
	March	590	3.00	5.14	107.3	123.2	386.2	6.2	65.5	889
	April	590	3.00	5.14	108.2	122.9	382.6	6.7	65.2	894
	May	590	3.00	5.14	108.5	123.0	379.7	6.9	64.7	912
	June	590	3.14	5.14	108.3	123.2	377.9	6.2	63.9	920
	July	590	3.14	5.14	108.5	123.4	376.8	6.1	63.6	925
	August	601	3.14	5.34	108.5	123.4	369.0	6.5	62.5	916
	September	601	3.14	5.34	108.6	123.5	366.0	7.0	62.2	916
	October	601	3.14	5.34	109.3	123.3	366.0	7.1	62.2	908
	November	601	3.14	5.34	109.8	123.3	369.4	6.7	62.5	913
	December	601	3.14	5.34	109.8	123.1	372.4	6.6	62.9	905
2014	January	595	3.14	5.24	109.6	123.3	375	6.0	62.9	906
	February	595	3.14	5.24	110.0	124.6	379.6	5.9	63.6	900
	March	581	3.14	4.99	110.1	125.1	383.4	5.8	64.1	920
	April	570	3.14	4.79		125.9	384.3	6.4	64.6	936
	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)

Table 6b: Economic Indicators**April 2014**

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	116.2	121.3	67.9	7.7	67.6	861
	February	595	3.00	5.24	116.2	122.8	68.7	7.7	68.2	869
	March	590	3.00	5.14	116.3	123.2	68.9	7.6	68.5	861
	April	590	3.00	5.14	116.5	122.9	68.5	7.6	67.9	849
	May	590	3.00	5.14	116.6	123.0	68.7	7.2	67.8	827
	June	590	3.14	5.14	116.6	123.2	69.0	6.6	67.7	808
	July	590	3.14	5.14	116.9	123.4	68.5	6.7	67.2	795
	August	601	3.14	5.34	117.0	123.4	68.8	6.9	67.6	784
	September	601	3.14	5.34	117.0	123.5	68.7	5.8	66.8	783
	October	601	3.14	5.34	117.1	123.3	69.0	4.8	66.3	793
	November	601	3.14	5.34	117.2	123.3	68.3	4.1	65.0	810
	December	601	3.14	5.34	117.4	123.1	66.9	5.1	64.5	822
2014	January	595	3.14	5.24	117.5	123.3	66	5.9	64.4	831
	February	595	3.14	5.24	117.9	124.6	65.9	7.1	64.7	829
	March	581	3.14	4.99	117.9	125.1	66.7	7.4	65.6	821
	April	570	3.14	4.79		125.9	67.7	7.0	66.5	829
	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 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 of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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

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