HOUSING MARKET INFORMATION

HOUSING NOW
Sherbrooke CMA

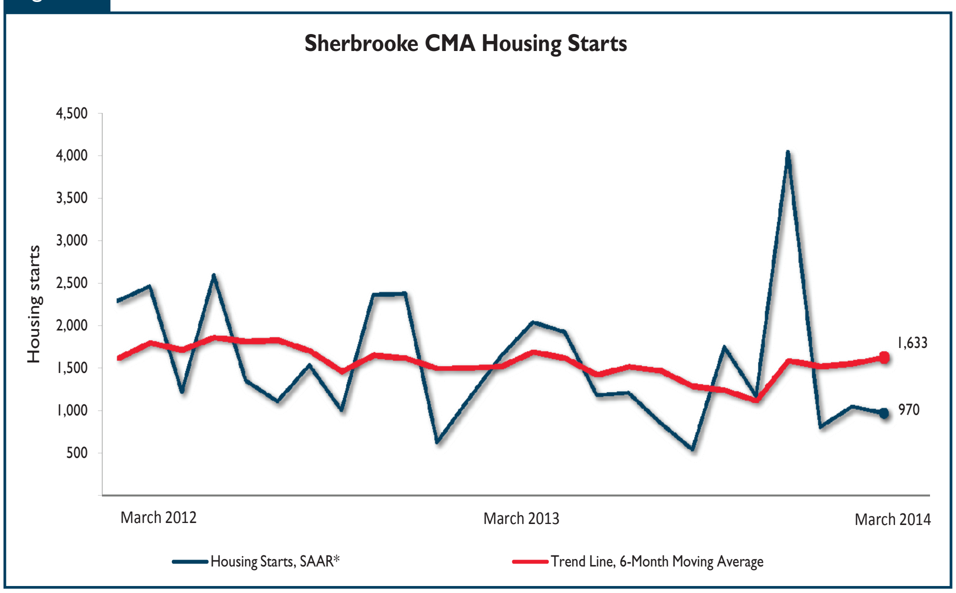
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2014

Highlights

- Housing starts were trending upward, supported by rental housing construction.
- Sales of existing homes were down.
- Market conditions remained soft.

Figure 1



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

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

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New home market

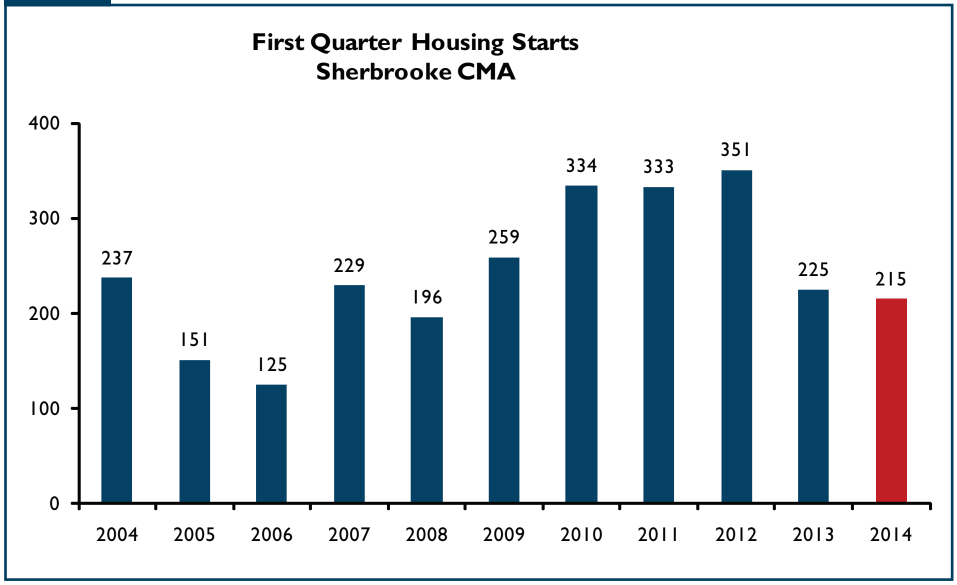
Housing starts in the Sherbrooke census metropolitan area (CMA) were trending at 1,633 units in March, compared to 1,562 in February, according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

The slight upward trend recorded in the Sherbrooke CMA was attributable to an increase in rental housing starts. In the first quarter of 2014, such starts registered a gain of 46 per cent over the corresponding period in 2013. While the Sherbrooke CMA had the highest vacancy rate among the six metropolitan areas in Quebec, demand for new rental dwellings remained significant there.

As well, foundations were laid for nearly 250 retirement housing units in December 2013, which also contributed to the rise in the trend.

As for starts of freehold homes,[2] they registered a marked decrease in the first quarter (-25 per cent). The job market conditions, combined with a relatively large choice of properties for sale on the market, caused the pace of construction to slow down in this segment. The decline was felt particularly in the case of single-detached home starts, which fell to 37 units in the first quarter of 2014 from 77 a year earlier (-52 per cent). The same held true for semi-detached housing starts, which reached 42 units in the first three months of this year, compared to 60 during the same period in 2013 (-30 per cent).

Figure 2



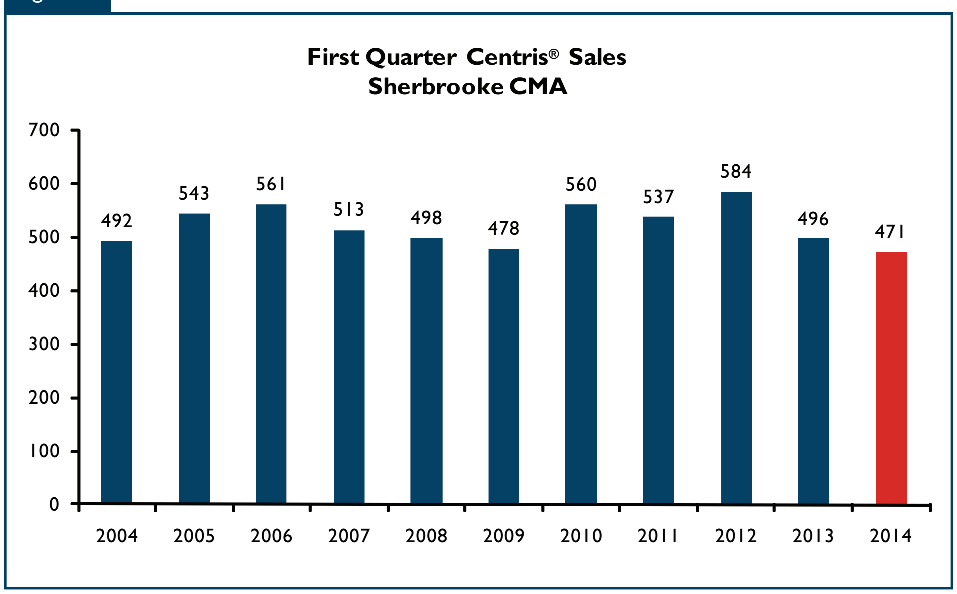
Source: CMHC

It should also be noted that 22 condominium units were started in the first quarter of 2014, versus 17 during the corresponding period the year before.

Resale market

Activity on the Sherbrooke CMA resale market continued to trend downward in the first quarter of 2014. According to data from the

Figure 3



Source: QFREB by the Centris® system

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

Quebec Federation of Real Estate Boards (QFREB), sales of residential properties[3] recorded from January to March 2014 reached 471 units (compared to 513 during the corresponding quarter in 2013).

On the supply side, the inventory of properties for sale on the market resumed its upward trend. In fact, at the end of the first quarter of 2014, 1,804 homes had "For Sale" signs, compared to 1,722 at the same time in 2013.

The growth in supply, combined to the decrease in sales, allowed market conditions to ease further. A barometer of the relationship between sellers and buyers, the active listings-to-sales ratio reached 12.4 to 1 in the first quarter of 2014. This ratio, which had been balanced in recent years, shifted into buyer's territory nearly two years ago. As evidence of these less tight market conditions than before, listing periods have grown longer in the last few quarters. For the past year, it has taken an average of 124 days to sell a single-family home, while it took on average 6 fewer days to do so the year before.

These less tight market conditions brought about less significant price increases. The average price of homes in the Sherbrooke CMA reached $215,424 in the first quarter of 2014, up by 3 per cent over the corresponding quarter in 2013.

[3] Total residential sales.

Interregional migration in the Sherbrooke area

In 2013, net interregional migration in the Sherbrooke area reached +765 people,[4] up by 30 per cent over the year before.

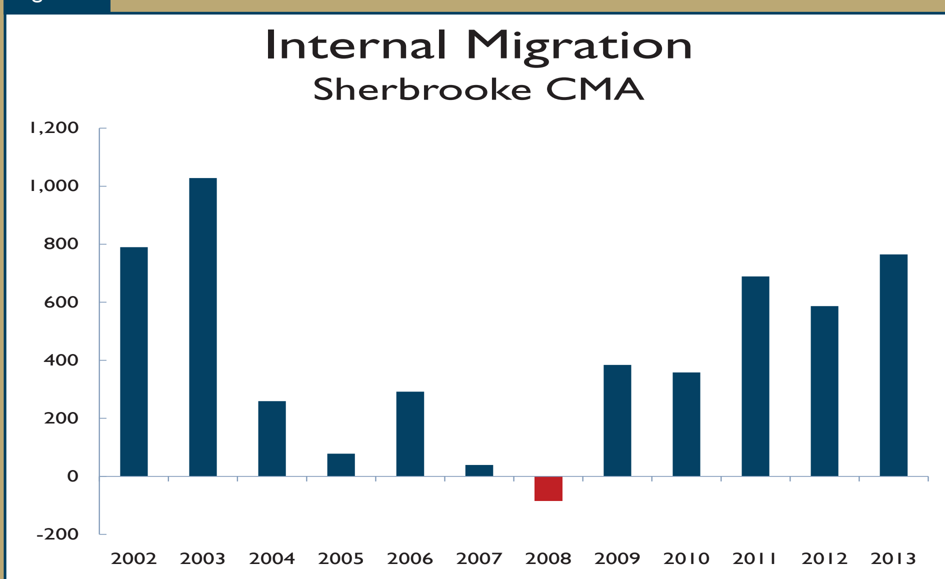
The proportions of people aged 65 or older coming to settle in the area have been relatively high in recent years. In 2013, net migration in this age group reached 165 people. This trend should continue over the coming years in Sherbrooke and will certainly have an impact on the retirement home market as well as on the market for smaller, easy-to-maintain dwellings, such as apartments and condominiums.

As Sherbrooke is a university city, many young people aged from 15 to 24 also come to settle in the area; net migration in this age group reached 435 people in 2013. However, a good proportion of them decide to leave the area after their studies, as the area lost 285 people aged from 25 to 34 in 2013; this is a trend that has been in place for the past ten years or so.

Across the province, the metropolitan areas generally showed positive net interregional migration results in 2013, except Saguenay (-42 people) and Montréal (-8,963 people). In the case of Sherbrooke, more new residents aged from 50 to 64 moved to the area in recent years, a phenomenon that was also observed in the Trois-Rivières area. The opposite held true in Montréal, Gatineau, Québec and Saguenay, where the proportions of people in this age group leaving these areas were quite high.

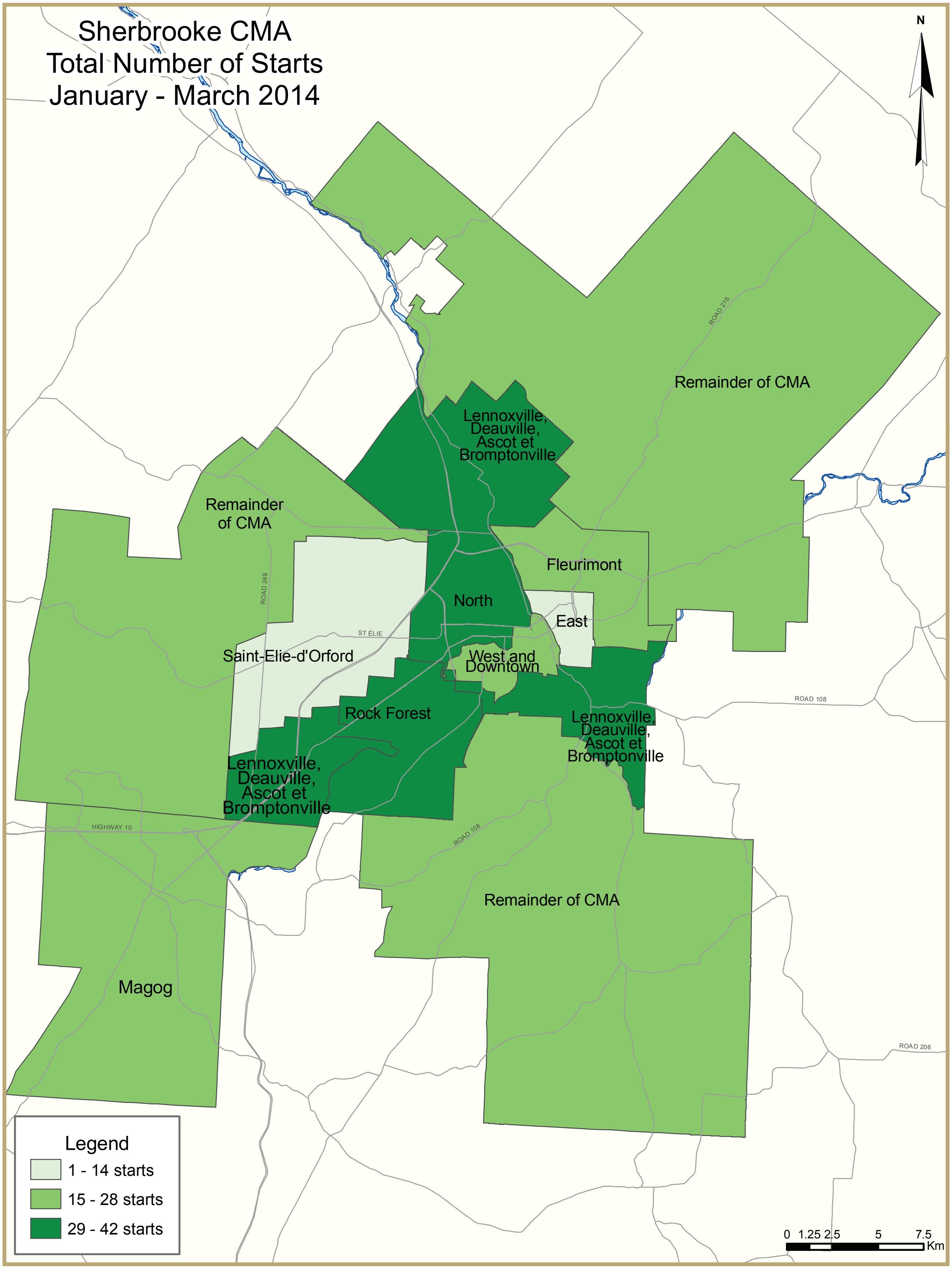
The Sherbrooke, Trois-Rivières, Montréal and Québec areas welcomed a generally large number of young people aged from 15 to 24. The Gatineau and Saguenay areas, for their part, showed deficits in this age group.

Figure 4



Source: Institut de la statistique du Québec, use of the insured persons registration file (FIPA) of the Régie de l'assurance maladie du Québec (RAMQ).

[4] Source: Institut de la statistique du Québec, use of the insured persons registration file (FIPA) of the Régie de l'assurance maladie du Québec (RAMQ).


Sherbrooke CMA
Total Number of Starts
January - March 2014
N
Remainder of CMA
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
Fleurimont
North
East
Saint-Elie-d'Orford
West and Downtown
Rock Forest
Lennoxville, Deauville, Ascot et Bromptonville
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
Magog
ROAD 216
ROAD 249
ST ÉLIE
ROAD 108
HIGHWAY 10
ROAD 108
ROAD 206
Legend
1 - 14 starts
15 - 28 starts
29 - 42 starts
0 1.25 2.5 5 7.5
Km

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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend) First Quarter 2014								
Sherbrooke CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2012	2013	Jan. 2014	Feb. 2014	Mar. 2014	Jan. 2014	Feb. 2014	Mar. 2014
Single-Detached	610	442	65	293	334	351	348	341
Multiples	1,131	1,054	744	756	636	1,178	1,214	1,292
Total	1,741	1,496	809	1,049	970	1,529	1,562	1,633
	Quarterly SAAR		Actual			YTD		
	2013 Q4	2014 Q1	2013 Q1	2014 Q1	% change	2013 Q1	2014 Q1	% change
Single-Detached	428	242	77	37	-51.9%	77	37	-51.9%
Multiples	1,872	712	148	178	20.3%	148	178	20.3%
Total	2,300	954	225	215	-4.4%	225	215	-4.4%

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 Sherbrooke CMA First Quarter 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2014	37	42	38	0	0	22	0	76	215
Q1 2013	77	60	19	0	0	17	0	52	225
% Change	-51.9	-30.0	100.0	n/a	n/a	29.4	n/a	46.2	-4.4
Year-to-date 2014	37	42	38	0	0	22	0	76	215
Year-to-date 2013	77	60	19	0	0	17	0	52	225
% Change	-51.9	-30.0	100.0	n/a	n/a	29.4	n/a	46.2	-4.4
UNDER CONSTRUCTION									
Q1 2014	178	70	98	0	0	64	4	435	849
Q1 2013	246	98	100	0	0	76	4	309	873
% Change	-27.6	-28.6	-2.0	n/a	n/a	-15.8	0.0	40.8	-2.7
COMPLETIONS									
Q1 2014	59	30	9	0	0	23	0	36	157
Q1 2013	92	42	2	0	0	7	4	64	269
% Change	-35.9	-28.6	**	n/a	n/a	**	-100.0	-43.8	-41.6
Year-to-date 2014	59	30	9	0	0	23	0	36	157
Year-to-date 2013	92	42	2	0	0	7	4	64	269
% Change	-35.9	-28.6	**	n/a	n/a	**	-100.0	-43.8	-41.6
COMPLETED & NOT ABSORBED									
Q1 2014	45	76	23	0	1	27	n/a	n/a	172
Q1 2013	32	49	23	0	1	7	n/a	n/a	112
% Change	40.6	55.1	0.0	n/a	0.0	**	n/a	n/a	53.6
ABSORBED									
Q1 2014	53	31	14	0	0	20	n/a	n/a	118
Q1 2013	107	31	21	0	0	4	n/a	n/a	163
% Change	-50.5	0.0	-33.3	n/a	n/a	**	n/a	n/a	-27.6
Year-to-date 2014	53	31	14	0	0	20	n/a	n/a	118
Year-to-date 2013	107	31	21	0	0	4	n/a	n/a	163
% Change	-50.5	0.0	-33.3	n/a	n/a	**	n/a	n/a	-27.6

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

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Old City of Sherbrooke									
Q1 2014	3	0	8	0	0	5	0	59	75
Q1 2013	10	10	3	0	0	4	0	16	43
Suburbs of the old city of Sherbrooke									
Q1 2014	20	38	30	0	0	12	0	1	101
Q1 2013	41	46	12	0	0	4	0	32	135
New City of Sherbrooke									
Q1 2014	23	38	38	0	0	17	0	60	176
Q1 2013	51	56	15	0	0	8	0	48	178
Magog									
Q1 2014	5	4	0	0	0	5	0	8	22
Q1 2013	6	2	4	0	0	9	0	4	25
Remainder of the CMA									
Q1 2014	9	0	0	0	0	0	0	8	17
Q1 2013	20	2	0	0	0	0	0	0	22
Sherbrooke CMA									
Q1 2014	37	42	38	0	0	22	0	76	215
Q1 2013	77	60	19	0	0	17	0	52	225
UNDER CONSTRUCTION									
Old City of Sherbrooke									
Q1 2014	11	0	10	0	0	33	0	365	419
Q1 2013	17	10	29	0	0	15	0	146	217
Suburbs of the old city of Sherbrooke									
Q1 2014	68	58	86	0	0	12	0	40	264
Q1 2013	103	62	57	0	0	16	0	145	423
New City of Sherbrooke									
Q1 2014	79	58	96	0	0	45	0	405	683
Q1 2013	120	72	86	0	0	31	0	291	640
Magog									
Q1 2014	34	12	2	0	0	19	4	16	87
Q1 2013	43	14	10	0	0	45	4	14	130
Remainder of the CMA									
Q1 2014	65	0	0	0	0	0	0	14	79
Q1 2013	83	12	4	0	0	0	0	4	103
Sherbrooke CMA									
Q1 2014	178	70	98	0	0	64	4	435	849
Q1 2013	246	98	100	0	0	76	4	309	873

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

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Old City of Sherbrooke									
Q1 2014	6	2	4	0	0	8	0	0	20
Q1 2013	4	10	0	0	0	3	4	37	116
Suburbs of the old city of Sherbrooke									
Q1 2014	23	24	5	0	0	0	0	33	85
Q1 2013	35	30	2	0	0	4	0	15	86
New City of Sherbrooke									
Q1 2014	29	26	9	0	0	8	0	33	105
Q1 2013	39	40	2	0	0	7	4	52	202
Magog									
Q1 2014	13	4	0	0	0	15	0	3	35
Q1 2013	21	0	0	0	0	0	0	12	33
Remainder of the CMA									
Q1 2014	17	0	0	0	0	0	0	0	17
Q1 2013	32	2	0	0	0	0	0	0	34
Sherbrooke CMA									
Q1 2014	59	30	9	0	0	23	0	36	157
Q1 2013	92	42	2	0	0	7	4	64	269
COMPLETED & NOT ABSORBED									
Old City of Sherbrooke									
Q1 2014	11	3	3	0	0	16	n/a	n/a	33
Q1 2013	4	1	2	0	0	4	n/a	n/a	11
Suburbs of the old city of Sherbrooke									
Q1 2014	21	66	20	0	0	5	n/a	n/a	112
Q1 2013	19	46	19	0	0	3	n/a	n/a	87
New City of Sherbrooke									
Q1 2014	32	69	23	0	0	21	n/a	n/a	145
Q1 2013	23	47	21	0	0	7	n/a	n/a	98
Magog									
Q1 2014	4	5	0	0	1	6	n/a	n/a	16
Q1 2013	3	2	2	0	1	0	n/a	n/a	8
Remainder of the CMA									
Q1 2014	9	2	0	0	0	0	n/a	n/a	11
Q1 2013	6	0	0	0	0	0	n/a	n/a	6
Sherbrooke CMA									
Q1 2014	45	76	23	0	1	27	n/a	n/a	172
Q1 2013	32	49	23	0	1	7	n/a	n/a	112

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

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Old City of Sherbrooke									
Q1 2014	5	2	3	0	0	7	n/a	n/a	17
Q1 2013	11	11	3	0	0	3	n/a	n/a	28
Suburbs of the old city of Sherbrooke									
Q1 2014	19	26	11	0	0	0	n/a	n/a	56
Q1 2013	41	16	18	0	0	1	n/a	n/a	76
New City of Sherbrooke									
Q1 2014	24	28	14	0	0	7	n/a	n/a	73
Q1 2013	52	27	21	0	0	4	n/a	n/a	104
Magog									
Q1 2014	13	3	0	0	0	13	n/a	n/a	29
Q1 2013	23	2	0	0	0	0	n/a	n/a	25
Remainder of the CMA									
Q1 2014	16	0	0	0	0	0	n/a	n/a	16
Q1 2013	32	2	0	0	0	0	n/a	n/a	34
Sherbrooke CMA									
Q1 2014	53	31	14	0	0	20	n/a	n/a	118
Q1 2013	107	31	21	0	0	4	n/a	n/a	163

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

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	% Change
Sherbrooke (West and City Centre)	0	0	0	0	0	0	28	0	28	0	n/a
Sherbrooke (East)	0	3	0	2	0	0	11	0	11	5	120.0
Sherbrooke (North)	3	7	0	8	4	3	29	20	36	38	-5.3
Old City of Sherbrooke	3	10	0	10	4	3	68	20	75	43	74.4
Fleurimont	4	8	16	20	0	8	0	15	20	51	-60.8
Rock Forest	6	18	8	2	12	0	12	7	38	27	40.7
Saint-Élie-d'Orford	1	10	0	2	0	0	0	0	1	12	-91.7
Lennoxville, Deauville, Ascot, Bromptonville	9	5	14	22	16	0	3	18	42	45	-6.7
Suburbs of the old city of Sherbrooke	20	41	38	46	28	8	15	40	101	135	-25.2
New City of Sherbrooke	23	51	38	56	32	11	83	60	176	178	-1.1
Magog	5	6	4	2	0	0	13	17	22	25	-12.0
Remainder of the CMA	9	20	0	2	0	0	8	0	17	22	-22.7
Sherbrooke CMA	37	77	42	60	32	11	104	77	215	225	-4.4

Table 2.1: Starts by Submarket and by Dwelling Type January - March 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
Sherbrooke (West and City Centre)	0	0	0	0	0	0	28	0	28	0	n/a
Sherbrooke (East)	0	3	0	2	0	0	11	0	11	5	120.0
Sherbrooke (North)	3	7	0	8	4	3	29	20	36	38	-5.3
Old City of Sherbrooke	3	10	0	10	4	3	68	20	75	43	74.4
Fleurimont	4	8	16	20	0	8	0	15	20	51	-60.8
Rock Forest	6	18	8	2	12	0	12	7	38	27	40.7
Saint-Élie-d'Orford	1	10	0	2	0	0	0	0	1	12	-91.7
Lennoxville, Deauville, Ascot, Bromptonville	9	5	14	22	16	0	3	18	42	45	-6.7
Suburbs of the old city of Sherbrooke	20	41	38	46	28	8	15	40	101	135	-25.2
New City of Sherbrooke	23	51	38	56	32	11	83	60	176	178	-1.1
Magog	5	6	4	2	0	0	13	17	22	25	-12.0
Remainder of the CMA	9	20	0	2	0	0	8	0	17	22	-22.7
Sherbrooke CMA	37	77	42	60	32	11	104	77	215	225	-4.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market First Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013
Sherbrooke (West and City Centre)	0	0	0	0	0	0	28	0
Sherbrooke (East)	0	0	0	0	7	0	4	0
Sherbrooke (North)	4	3	0	0	2	4	27	16
Old City of Sherbrooke	4	3	0	0	9	4	59	16
Fleurimont	0	8	0	0	0	4	0	11
Rock Forest	12	0	0	0	12	2	0	5
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	16	0	0	0	2	2	1	16
Suburbs of the old city of Sherbrooke	28	8	0	0	14	8	1	32
New City of Sherbrooke	32	11	0	0	23	12	60	48
Magog	0	0	0	0	5	13	8	4
Remainder of the CMA	0	0	0	0	0	0	8	0
Sherbrooke CMA	32	11	0	0	28	25	76	52

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 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
Sherbrooke (West and City Centre)	0	0	0	0	0	0	28	0
Sherbrooke (East)	0	0	0	0	7	0	4	0
Sherbrooke (North)	4	3	0	0	2	4	27	16
Old City of Sherbrooke	4	3	0	0	9	4	59	16
Fleurimont	0	8	0	0	0	4	0	11
Rock Forest	12	0	0	0	12	2	0	5
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	16	0	0	0	2	2	1	16
Suburbs of the old city of Sherbrooke	28	8	0	0	14	8	1	32
New City of Sherbrooke	32	11	0	0	23	12	60	48
Magog	0	0	0	0	5	13	8	4
Remainder of the CMA	0	0	0	0	0	0	8	0
Sherbrooke CMA	32	11	0	0	28	25	76	52

Source: CMHC (Starts and Completions Survey)

Submarket	Freehold		Condominium		Rental		Total*	
Table 2.4: Starts by Submarket and by Intended Market First Quarter 2014								
	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013
Sherbrooke (West and City Centre)	0	0	0	0	28	0	28	0
Sherbrooke (East)	2	5	5	0	4	0	11	5
Sherbrooke (North)	9	18	0	4	27	16	36	38
Old City of Sherbrooke	11	23	5	4	59	16	75	43
Fleurimont	20	36	0	4	0	11	20	51
Rock Forest	26	22	12	0	0	5	38	27
Saint-Élie-d'Orford	1	12	0	0	0	0	1	12
Lennoxville, Deauville, Ascot, Bromptonville	41	29	0	0	1	16	42	45
Suburbs of the old city of Sherbrooke	88	99	12	4	1	32	101	135
New City of Sherbrooke	99	122	17	8	60	48	176	178
Magog	9	12	5	9	8	4	22	25
Remainder of the CMA	9	22	0	0	8	0	17	22
Sherbrooke CMA	117	156	22	17	76	52	215	225

Submarket	Freehold		Condominium		Rental		Total*	
Table 2.5: Starts by Submarket and by Intended Market January - March 2014								
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Sherbrooke (West and City Centre)	0	0	0	0	28	0	28	0
Sherbrooke (East)	2	5	5	0	4	0	11	5
Sherbrooke (North)	9	18	0	4	27	16	36	38
Old City of Sherbrooke	11	23	5	4	59	16	75	43
Fleurimont	20	36	0	4	0	11	20	51
Rock Forest	26	22	12	0	0	5	38	27
Saint-Élie-d'Orford	1	12	0	0	0	0	1	12
Lennoxville, Deauville, Ascot, Bromptonville	41	29	0	0	1	16	42	45
Suburbs of the old city of Sherbrooke	88	99	12	4	1	32	101	135
New City of Sherbrooke	99	122	17	8	60	48	176	178
Magog	9	12	5	9	8	4	22	25
Remainder of the CMA	9	22	0	0	8	0	17	22
Sherbrooke CMA	117	156	22	17	76	52	215	225

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	% Change
Sherbrooke (West and City Centre)	1	1	0	0	0	0	0	3	1	4	-75.0
Sherbrooke (East)	2	0	0	2	0	0	0	70	2	72	-97.2
Sherbrooke (North)	3	3	2	8	4	4	8	25	17	40	-57.5
Old City of Sherbrooke	6	4	2	10	4	4	8	98	20	116	-82.8
Fleurimont	3	6	12	26	3	0	28	15	46	47	-2.1
Rock Forest	6	16	2	0	0	0	0	6	8	22	-63.6
Saint-Élie-d'Orford	5	8	0	2	0	0	0	0	5	10	-50.0
Lennoxville, Deauville, Ascot, Bromptonville	9	5	10	2	0	0	7	0	26	7	**
Suburbs of the old city of Sherbrooke	23	35	24	30	3	0	35	21	85	86	-1.2
New City of Sherbrooke	29	39	26	40	7	4	43	119	105	202	-48.0
Magog	13	21	4	0	0	0	18	12	35	33	6.1
Remainder of the CMA	17	32	0	2	0	0	0	0	17	34	-50.0
Sherbrooke CMA	59	92	30	42	7	4	61	131	157	269	-41.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 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
Sherbrooke (West and City Centre)	1	1	0	0	0	0	0	3	1	4	-75.0
Sherbrooke (East)	2	0	0	2	0	0	0	70	2	72	-97.2
Sherbrooke (North)	3	3	2	8	4	4	8	25	17	40	-57.5
Old City of Sherbrooke	6	4	2	10	4	4	8	98	20	116	-82.8
Fleurimont	3	6	12	26	3	0	28	15	46	47	-2.1
Rock Forest	6	16	2	0	0	0	0	6	8	22	-63.6
Saint-Élie-d'Orford	5	8	0	2	0	0	0	0	5	10	-50.0
Lennoxville, Deauville, Ascot, Bromptonville	9	5	10	2	0	0	7	0	26	7	**
Suburbs of the old city of Sherbrooke	23	35	24	30	3	0	35	21	85	86	-1.2
New City of Sherbrooke	29	39	26	40	7	4	43	119	105	202	-48.0
Magog	13	21	4	0	0	0	18	12	35	33	6.1
Remainder of the CMA	17	32	0	2	0	0	0	0	17	34	-50.0
Sherbrooke CMA	59	92	30	42	7	4	61	131	157	269	-41.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013
Sherbrooke (West and City Centre)	0	0	0	0	0	3	0	0
Sherbrooke (East)	0	0	0	0	0	0	0	12
Sherbrooke (North)	4	0	0	4	8	0	0	25
Old City of Sherbrooke	4	0	0	4	8	3	0	37
Fleurimont	3	0	0	0	0	0	28	15
Rock Forest	0	0	0	0	0	6	0	0
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	0	0	0	0	2	0	5	0
Suburbs of the old city of Sherbrooke	3	0	0	0	2	6	33	15
New City of Sherbrooke	7	0	0	4	10	9	33	52
Magog	0	0	0	0	15	0	3	12
Remainder of the CMA	0	0	0	0	0	0	0	0
Sherbrooke CMA	7	0	0	4	25	9	36	64

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 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
Sherbrooke (West and City Centre)	0	0	0	0	0	3	0	0
Sherbrooke (East)	0	0	0	0	0	0	0	12
Sherbrooke (North)	4	0	0	4	8	0	0	25
Old City of Sherbrooke	4	0	0	4	8	3	0	37
Fleurimont	3	0	0	0	0	0	28	15
Rock Forest	0	0	0	0	0	6	0	0
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	0	0	0	0	2	0	5	0
Suburbs of the old city of Sherbrooke	3	0	0	0	2	6	33	15
New City of Sherbrooke	7	0	0	4	10	9	33	52
Magog	0	0	0	0	15	0	3	12
Remainder of the CMA	0	0	0	0	0	0	0	0
Sherbrooke CMA	7	0	0	4	25	9	36	64

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013	Q1 2014	Q1 2013
Sherbrooke (West and City Centre)	1	1	0	3	0	0	1	4
Sherbrooke (East)	2	2	0	0	0	12	2	72
Sherbrooke (North)	9	11	8	0	0	29	17	40
Old City of Sherbrooke	12	14	8	3	0	41	20	116
Fleurimont	18	32	0	0	28	15	46	47
Rock Forest	8	18	0	4	0	0	8	22
Saint-Élie-d'Orford	5	10	0	0	0	0	5	10
Lennoxville, Deauville, Ascot, Bromptonville	21	7	0	0	5	0	26	7
Suburbs of the old city of Sherbrooke	52	67	0	4	33	15	85	86
New City of Sherbrooke	64	81	8	7	33	56	105	202
Magog	17	21	15	0	3	12	35	33
Remainder of the CMA	17	34	0	0	0	0	17	34
Sherbrooke CMA	98	136	23	7	36	68	157	269

Table 3.5: Completions by Submarket and by Intended Market January - March 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Sherbrooke (West and City Centre)	1	1	0	3	0	0	1	4
Sherbrooke (East)	2	2	0	0	0	12	2	72
Sherbrooke (North)	9	11	8	0	0	29	17	40
Old City of Sherbrooke	12	14	8	3	0	41	20	116
Fleurimont	18	32	0	0	28	15	46	47
Rock Forest	8	18	0	4	0	0	8	22
Saint-Élie-d'Orford	5	10	0	0	0	0	5	10
Lennoxville, Deauville, Ascot, Bromptonville	21	7	0	0	5	0	26	7
Suburbs of the old city of Sherbrooke	52	67	0	4	33	15	85	86
New City of Sherbrooke	64	81	8	7	33	56	105	202
Magog	17	21	15	0	3	12	35	33
Remainder of the CMA	17	34	0	0	0	0	17	34
Sherbrooke CMA	98	136	23	7	36	68	157	269

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Old City of Sherbrooke													
Q1 2014	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
Q1 2013	0	0.0	0	0.0	3	27.3	2	18.2	6	54.5	11	250,000	245,599
Year-to-date 2014	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	3	27.3	2	18.2	6	54.5	11	250,000	245,599
Suburbs of the old city of Sherbrooke													
Q1 2014	0	0.0	1	5.3	3	15.8	3	15.8	12	63.2	19	270,000	281,673
Q1 2013	0	0.0	0	0.0	1	2.4	17	41.5	23	56.1	41	260,000	275,398
Year-to-date 2014	0	0.0	1	5.3	3	15.8	3	15.8	12	63.2	19	270,000	281,673
Year-to-date 2013	0	0.0	0	0.0	1	2.4	17	41.5	23	56.1	41	260,000	275,398
New City of Sherbrooke													
Q1 2014	0	0.0	1	4.2	4	16.7	4	16.7	15	62.5	24	265,000	280,929
Q1 2013	0	0.0	0	0.0	4	7.7	19	36.5	29	55.8	52	253,917	269,094
Year-to-date 2014	0	0.0	1	4.2	4	16.7	4	16.7	15	62.5	24	265,000	280,929
Year-to-date 2013	0	0.0	0	0.0	4	7.7	19	36.5	29	55.8	52	253,917	269,094
Magog													
Q1 2014	1	20.0	0	0.0	1	20.0	1	20.0	2	40.0	5	--	--
Q1 2013	0	0.0	0	0.0	3	21.4	6	42.9	5	35.7	14	215,000	250,857
Year-to-date 2014	1	20.0	0	0.0	1	20.0	1	20.0	2	40.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	3	21.4	6	42.9	5	35.7	14	215,000	250,857
Remainder of the CMA													
Q1 2014	0	0.0	2	12.5	2	12.5	2	12.5	10	62.5	16	282,000	298,438
Q1 2013	0	0.0	0	0.0	3	9.7	4	12.9	24	77.4	31	310,000	333,277
Year-to-date 2014	0	0.0	2	12.5	2	12.5	2	12.5	10	62.5	16	282,000	298,438
Year-to-date 2013	0	0.0	0	0.0	3	9.7	4	12.9	24	77.4	31	310,000	333,277
Sherbrooke CMA													
Q1 2014	1	2.2	3	6.7	7	15.6	7	15.6	27	60.0	45	260,000	281,829
Q1 2013	0	0.0	0	0.0	10	10.3	29	29.9	58	59.8	97	260,000	286,974
Year-to-date 2014	1	2.2	3	6.7	7	15.6	7	15.6	27	60.0	45	260,000	281,829
Year-to-date 2013	0	0.0	0	0.0	10	10.3	29	29.9	58	59.8	97	260,000	286,974

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2014						
Submarket	Q1 2014	Q1 2013	% Change	YTD 2014	YTD 2013	% Change
Old City of Sherbrooke	--	245,599	n/a	--	245,599	n/a
Suburbs of the old city of Sherbrooke	281,673	275,398	2.3	281,673	275,398	2.3
New City of Sherbrooke	280,929	269,094	4.4	280,929	269,094	4.4
Magog	--	250,857	n/a	--	250,857	n/a
Remainder of the CMA	298,438	333,277	-10.5	298,438	333,277	-10.5
Sherbrooke CMA	281,829	286,974	-1.8	281,829	286,974	-1.8

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Sherbrooke

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3] Average Price[2] ($)	Last Four Quarters[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q1 2014	367	751	1,252	224,158	10.2	242,335	11.6
Q1 2013	393	734	1,212	214,281	9.3	224,512	10.9
% Change	-6.6	2.3	3.3	4.6	n/a	7.9	n/a
YTD 2014	367	751	1,252	224,158	10.2	n/a	n/a
YTD 2013	393	734	1,212	214,281	9.3	n/a	n/a
% Change	-6.6	2.3	3.3	4.6	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2014	62	240	366	170,263	17.7	176,627	17.2
Q1 2013	56	154	326	162,780	17.5	164,217	17.2
% Change	10.7	55.8	12.1	4.6	n/a	7.6	n/a
YTD 2014	62	240	366	170,263	17.7	n/a	n/a
YTD 2013	56	154	326	162,780	17.5	n/a	n/a
% Change	10.7	55.8	12.1	4.6	n/a	n/a	n/a
PLEX*							
Q1 2014	40	117	172	215,025	12.9	230,821	11.0
Q1 2013	43	92	175	226,119	12.2	242,251	12.0
% Change	-7.0	27.2	-1.5	-4.9	n/a	-4.7	n/a
YTD 2014	40	117	172	215,025	12.9	n/a	n/a
YTD 2013	43	92	175	226,119	12.2	n/a	n/a
% Change	-7.0	27.2	-1.5	-4.9	n/a	n/a	n/a
TOTAL							
Q1 2014	471	1,113	1,804	215,424	11.5	231,600	12.4
Q1 2013	495	984	1,722	209,088	10.4	218,495	11.9
% Change	-4.8	13.1	4.8	3.0	n/a	6.0	n/a
YTD 2014	471	1,113	1,804	215,424	11.5	n/a	n/a
YTD 2013	495	984	1,722	209,088	10.4	n/a	n/a
% Change	-4.8	13.1	4.8	3.0	n/a	n/a	n/a

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

Table 6: Economic Indicators
First Quarter 2014

		Interest Rates			NHPI, Total, (Quebec) 2007=100	CPI (Quebec) 2002 =100	Sherbrooke 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	117.3	120.4	98.0	6.5	62.4	765
	February	595	3.00	5.24	117.5	122.1	96.4	6.3	61.2	763
	March	590	3.00	5.14	117.5	121.8	94.9	6.4	60.2	759
	April	590	3.00	5.14	117.4	121.8	94.2	6.4	59.8	761
	May	590	3.00	5.14	117.6	121.9	94.5	6.8	60.1	768
	June	590	3.14	5.14	117.8	121.8	93.6	7.5	59.9	768
	July	590	3.14	5.14	117.7	121.8	93.8	7.8	60.1	771
	August	601	3.14	5.34	117.9	121.9	93.8	7.6	59.9	762
	September	601	3.14	5.34	117.8	122.0	94.1	7.2	59.8	766
	October	601	3.14	5.34	117.8	121.6	93.7	6.9	59.4	767
	November	601	3.14	5.34	118.0	121.8	93.5	7.1	59.2	764
	December	601	3.14	5.34	118.0	121.5	94.0	7.0	59.4	749
2014	January	595	3.14	5.24	118.0	121.7	94.9	7.1	59.9	735
	February	595	3.14	5.24	118.1	122.6	95.5	7.4	60.4	747
	March	581	3.14	4.99		122.9	96.3	7.8	61.1	758
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 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.

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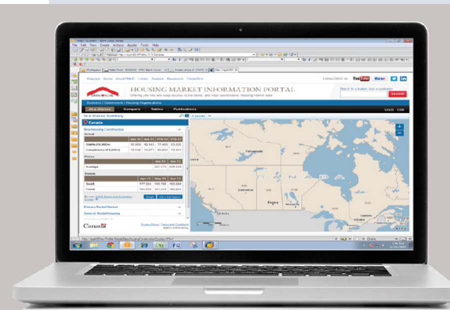

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