HOUSING MARKET INFORMATION

HOUSING NOW TABLES
St. Catharines-Niagara CMA

Date Released: Fourth Quarter 2018

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Dear *Housing Now* Subscriber:

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at HMInformationMH@cmhc-schl.gc.ca. Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: www.cmhc.ca/hmiportal.

HOUSING NOW REPORT TABLES

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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)
Third Quarter 2018

St Catharines-Niagara CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Jul. 2018	Aug. 2018	Sep. 2018	Jul. 2018	Aug. 2018	Sep. 2018
Single-Detached	1,438	1,266	433	640	417	758	671	593
Multiples	519	930	144	444	2,448	1,056	994	1,162
Total	1,957	2,196	577	1,084	2,865	1,814	1,665	1,755

	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	697	519	340	145	-57.4%	927	489	-47.2%
Multiples	1,291	994	238	253	6.3%	574	835	45.5%
Total	1,988	1,513	578	398	-31.1%	1,501	1,324	-11.8%

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 1.1a: Housing Activity Summary of the Niagara Region Third Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2018	165	16	78	0	44	6	0	128	437
Q3 2017	343	58	153	2	71	2	0	5	634
% Change	-51.9	-72.4	-49.0	-100.0	-38.0	200.0	n/a	**	-31.1
Year-to-date 2018	525	98	376	1	64	356	0	163	1,583
Year-to-date 2017	948	92	424	12	157	2	6	7	1,648
% Change	-44.6	6.5	-11.3	-91.7	-59.2	**	-100.0	**	-3.9
UNDER CONSTRUCTION									
Q3 2018	675	110	508	2	145	979	4	159	2,582
Q3 2017	1,072	112	672	7	176	458	9	75	2,581
% Change	-37.0	-1.8	-24.4	-71.4	-17.6	113.8	-55.6	112.0	0.0
COMPLETIONS									
Q3 2018	337	34	210	0	31	30	0	23	665
Q3 2017	399	28	128	7	86	11	2	5	666
% Change	-15.5	21.4	64.1	-100.0	-64.0	172.7	-100.0	**	-0.2
Year-to-date 2018	955	96	542	3	146	32	2	79	1,855
Year-to-date 2017	1,140	80	271	9	115	22	9	34	1,680
% Change	-16.2	20.0	100.0	-66.7	27.0	45.5	-77.8	132.4	10.4
COMPLETED & NOT ABSORBED									
Q3 2018	38	6	24	1	0	5	n/a	n/a	74
Q3 2017	24	3	3	0	0	0	n/a	n/a	30
% Change	58.3	100.0	**	n/a	n/a	n/a	n/a	n/a	146.7
ABSORBED									
Q3 2018	335	27	213	0	43	25	n/a	n/a	643
Q3 2017	401	33	143	8	87	11	n/a	n/a	683
% Change	-16.5	-18.2	49.0	-100.0	-50.6	127.3	n/a	n/a	-5.9
Year-to-date 2018	926	70	502	2	146	27	n/a	n/a	1,673
Year-to-date 2017	1,092	84	298	10	112	22	n/a	n/a	1,618
% Change	-15.2	-16.7	68.5	-80.0	30.4	22.7	n/a	n/a	3.4

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

Table 1.1b: Housing Activity Summary of St. Catharines-Niagara CMA Third Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2018	145	16	59	0	44	6	0	128	398
Q3 2017	338	38	122	2	71	2	0	5	578
% Change	-57.1	-57.9	-51.6	-100.0	-38.0	200.0	n/a	**	-31.1
Year-to-date 2018	488	84	332	1	64	192	0	163	1,324
Year-to-date 2017	913	70	334	12	157	2	6	7	1,501
% Change	-46.5	20.0	-0.6	-91.7	-59.2	**	-100.0	**	-11.8
UNDER CONSTRUCTION									
Q3 2018	637	100	475	2	127	392	4	159	1,896
Q3 2017	1,046	92	516	7	153	35	9	75	1,933
% Change	-39.1	8.7	-7.9	-71.4	-17.0	**	-55.6	112.0	-1.9
COMPLETIONS									
Q3 2018	332	26	177	0	19	30	0	23	607
Q3 2017	378	26	128	7	86	11	2	5	643
% Change	-12.2	0.0	38.3	-100.0	-77.9	172.7	-100.0	**	-5.6
Year-to-date 2018	930	76	365	3	69	32	2	79	1,556
Year-to-date 2017	1,057	78	271	9	111	22	9	34	1,591
% Change	-12.0	-2.6	34.7	-66.7	-37.8	45.5	-77.8	132.4	-2.2
COMPLETED & NOT ABSORBED									
Q3 2018	38	6	24	1	0	5	n/a	n/a	74
Q3 2017	23	3	3	0	0	0	n/a	n/a	29
% Change	65.2	100.0	**	n/a	n/a	n/a	n/a	n/a	155.2
ABSORBED									
Q3 2018	333	27	153	0	19	25	n/a	n/a	557
Q3 2017	397	33	136	8	87	11	n/a	n/a	672
% Change	-16.1	-18.2	12.5	-100.0	-78.2	127.3	n/a	n/a	-17.1
Year-to-date 2018	919	70	344	2	69	27	n/a	n/a	1,431
Year-to-date 2017	1,078	83	276	10	112	22	n/a	n/a	1,581
% Change	-14.7	-15.7	24.6	-80.0	-38.4	22.7	n/a	n/a	-9.5

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
St. Catharines City									
Q3 2018	13	4	20	0	4	0	0	128	169
Q3 2017	16	6	12	0	17	2	0	5	58
Niagara Falls									
Q3 2018	12	2	0	0	0	0	0	0	14
Q3 2017	58	26	66	1	5	0	0	0	156
Welland									
Q3 2018	28	6	12	0	11	6	0	0	63
Q3 2017	42	0	11	0	0	0	0	0	53
Lincoln Town									
Q3 2018	8	0	3	0	0	0	0	0	11
Q3 2017	14	2	0	1	0	0	0	0	17
Fort Erie									
Q3 2018	19	0	7	0	26	0	0	0	52
Q3 2017	55	2	0	0	0	0	0	0	57
Niagara-on-the-Lake									
Q3 2018	9	2	0	0	0	0	0	0	11
Q3 2017	20	0	0	0	49	0	0	0	69
Pelham									
Q3 2018	15	0	0	0	3	0	0	0	18
Q3 2017	46	0	0	0	0	0	0	0	46
Port Colborne									
Q3 2018	8	0	0	0	0	0	0	0	8
Q3 2017	12	0	0	0	0	0	0	0	12
Thorold City									
Q3 2018	22	2	17	0	0	0	0	0	41
Q3 2017	72	2	33	0	0	0	0	0	107
Wainfleet Township									
Q3 2018	11	0	0	0	0	0	0	0	11
Q3 2017	3	0	0	0	0	0	0	0	3
St. Catharines-Niagara CMA									
Q3 2018	145	16	59	0	44	6	0	128	398
Q3 2017	338	38	122	2	71	2	0	5	578
Grimsby									
Q3 2018	17	0	19	0	0	0	0	0	36
Q3 2017	3	0	31	0	0	0	0	0	34
West Lincoln									
Q3 2018	3	0	0	0	0	0	0	0	3
Q3 2017	2	20	0	0	0	0	0	0	22
Niagara Region									
Q3 2018	165	16	78	0	44	6	0	128	437
Q3 2017	343	58	153	2	71	2	0	5	634

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
St. Catharines City									
Q3 2018	45	30	123	1	6	94	0	135	434
Q3 2017	52	22	65	2	85	29	5	28	288
Niagara Falls									
Q3 2018	79	46	88	0	0	245	0	0	458
Q3 2017	317	34	232	0	3	0	0	47	633
Welland									
Q3 2018	82	12	67	0	18	47	0	0	226
Q3 2017	105	4	30	0	3	0	0	0	142
Lincoln Town									
Q3 2018	21	0	9	0	9	0	0	0	39
Q3 2017	43	2	57	5	5	0	0	0	112
Fort Erie									
Q3 2018	101	2	16	0	26	4	4	0	153
Q3 2017	165	10	25	0	0	0	4	0	204
Niagara-on-the-Lake									
Q3 2018	45	2	62	1	59	0	0	0	169
Q3 2017	68	2	3	0	55	6	0	0	134
Pelham									
Q3 2018	62	0	14	0	9	0	0	0	85
Q3 2017	100	2	18	0	2	0	0	0	122
Port Colborne									
Q3 2018	27	0	0	0	0	0	0	24	51
Q3 2017	33	0	0	0	0	0	0	0	33
Thorold City									
Q3 2018	148	8	96	0	0	2	0	0	254
Q3 2017	120	16	86	0	0	0	0	0	222
Wainfleet Township									
Q3 2018	27	0	0	0	0	0	0	0	27
Q3 2017	43	0	0	0	0	0	0	0	43
St. Catharines-Niagara CMA									
Q3 2018	637	100	475	2	127	392	4	159	1,896
Q3 2017	1,046	92	516	7	153	35	9	75	1,933
Grimsby									
Q3 2018	32	0	33	0	18	587	0	0	670
Q3 2017	8	0	156	0	23	423	0	0	610
West Lincoln									
Q3 2018	6	10	0	0	0	0	0	0	16
Q3 2017	18	20	0	0	0	0	0	0	38
Niagara Region									
Q3 2018	675	110	508	2	145	979	4	159	2,582
Q3 2017	1,072	112	672	7	176	458	9	75	2,581

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
St. Catharines City									
Q3 2018	16	4	16	0	12	27	0	23	98
Q3 2017	12	0	0	3	16	0	2	4	37
Niagara Falls									
Q3 2018	82	8	81	0	3	0	0	0	174
Q3 2017	145	4	81	3	57	0	0	0	290
Welland									
Q3 2018	33	2	14	0	0	3	0	0	52
Q3 2017	29	0	7	0	3	0	0	0	39
Lincoln Town									
Q3 2018	8	0	9	0	0	0	0	0	17
Q3 2017	15	2	0	1	0	0	0	0	18
Fort Erie									
Q3 2018	41	0	0	0	0	0	0	0	41
Q3 2017	54	2	0	0	0	0	0	1	57
Niagara-on-the-Lake									
Q3 2018	15	2	0	0	4	0	0	0	21
Q3 2017	55	2	16	0	10	11	0	0	94
Pelham									
Q3 2018	61	0	0	0	0	0	0	0	61
Q3 2017	30	0	6	0	0	0	0	0	36
Port Colborne									
Q3 2018	5	0	0	0	0	0	0	0	5
Q3 2017	2	0	0	0	0	0	0	0	2
Thorold City									
Q3 2018	53	10	57	0	0	0	0	0	120
Q3 2017	32	16	18	0	0	0	0	0	66
Wainfleet Township									
Q3 2018	18	0	0	0	0	0	0	0	18
Q3 2017	4	0	0	0	0	0	0	0	4
St. Catharines-Niagara CMA									
Q3 2018	332	26	177	0	19	30	0	23	607
Q3 2017	378	26	128	7	86	11	2	5	643
Grimsby									
Q3 2018	2	0	30	0	12	0	0	0	44
Q3 2017	2	0	0	0	0	0	0	0	2
West Lincoln									
Q3 2018	3	8	3	0	0	0	0	0	14
Q3 2017	19	2	0	0	0	0	0	0	21
Niagara Region									
Q3 2018	337	34	210	0	31	30	0	23	665
Q3 2017	399	28	128	7	86	11	2	5	666

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018

	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									
St. Catharines City									
Q3 2018	3	2	2	0	0	3	n/a	n/a	10
Q3 2017	4	0	0	0	0	0	n/a	n/a	4
Niagara Falls									
Q3 2018	13	2	10	0	0	0	n/a	n/a	25
Q3 2017	7	0	0	0	0	0	n/a	n/a	7
Welland									
Q3 2018	5	0	5	0	0	2	n/a	n/a	12
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Lincoln Town									
Q3 2018	2	0	0	1	0	0	n/a	n/a	3
Q3 2017	4	0	3	0	0	0	n/a	n/a	7
Fort Erie									
Q3 2018	0	0	0	0	0	0	n/a	n/a	0
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Niagara-on-the-Lake									
Q3 2018	5	0	0	0	0	0	n/a	n/a	5
Q3 2017	3	0	0	0	0	0	n/a	n/a	3
Pelham									
Q3 2018	8	0	0	0	0	0	n/a	n/a	8
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Port Colborne									
Q3 2018	0	0	0	0	0	0	n/a	n/a	0
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Thorold City									
Q3 2018	2	2	7	0	0	0	n/a	n/a	11
Q3 2017	4	3	0	0	0	0	n/a	n/a	7
Wainfleet Township									
Q3 2018	0	0	0	0	0	0	n/a	n/a	0
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
St. Catharines-Niagara CMA									
Q3 2018	38	6	24	1	0	5	n/a	n/a	74
Q3 2017	23	3	3	0	0	0	n/a	n/a	29
Grimsby									
Q3 2018	0	0	0	0	0	0	n/a	n/a	0
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
West Lincoln									
Q3 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q3 2018	38	6	24	1	0	5	n/a	n/a	74
Q3 2017	24	3	3	0	0	0	n/a	n/a	30

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
St. Catharines City									
Q3 2018	18	6	14	0	12	24	n/a	n/a	74
Q3 2017	11	0	0	3	16	0	n/a	n/a	30
Niagara Falls									
Q3 2018	80	9	71	0	3	0	n/a	n/a	163
Q3 2017	153	5	87	4	57	0	n/a	n/a	306
Welland									
Q3 2018	31	2	9	0	0	1	n/a	n/a	43
Q3 2017	29	0	7	0	3	0	n/a	n/a	39
Lincoln Town									
Q3 2018	9	0	9	0	0	0	n/a	n/a	18
Q3 2017	12	3	0	1	0	0	n/a	n/a	16
Fort Erie									
Q3 2018	41	0	0	0	0	0	n/a	n/a	41
Q3 2017	60	3	0	0	0	0	n/a	n/a	63
Niagara-on-the-Lake									
Q3 2018	15	2	0	0	4	0	n/a	n/a	21
Q3 2017	60	4	18	0	11	11	n/a	n/a	104
Pelham									
Q3 2018	61	0	0	0	0	0	n/a	n/a	61
Q3 2017	30	0	6	0	0	0	n/a	n/a	36
Port Colborne									
Q3 2018	5	0	0	0	0	0	n/a	n/a	5
Q3 2017	2	0	0	0	0	0	n/a	n/a	2
Thorold City									
Q3 2018	55	8	50	0	0	0	n/a	n/a	113
Q3 2017	34	18	18	0	0	0	n/a	n/a	70
Wainfleet Township									
Q3 2018	18	0	0	0	0	0	n/a	n/a	18
Q3 2017	6	0	0	0	0	0	n/a	n/a	6
St. Catharines-Niagara CMA									
Q3 2018	333	27	153	0	19	25	n/a	n/a	557
Q3 2017	397	33	136	8	87	11	n/a	n/a	672
Grimsby									
Q3 2018	2	0	60	0	24	0	n/a	n/a	86
Q3 2017	4	0	7	0	0	0	n/a	n/a	11
West Lincoln									
Q3 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q3 2018	335	27	213	0	43	25	n/a	n/a	643
Q3 2017	401	33	143	8	87	11	n/a	n/a	683

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

Table 1.3a: History of Housing Starts of the Niagara Region 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	1,265	96	548	13	242	203	8	7	2,382
% Change	-12.5	-15.8	61.7	160.0	**	-48.3	-38.5	-74.1	-0.7
2016	1,445	114	339	5	62	393	13	27	2,398
% Change	39.7	0.0	-28.9	-66.7	31.9	**	44.4	-49.1	28.2
2015	1,034	114	477	15	47	121	9	53	1,870
% Change	-0.6	-9.5	3.9	-42.3	-62.4	**	-55.0	51.4	0.3
2014	1,040	126	459	26	125	33	20	35	1,864
% Change	39.8	15.6	62.2	136.4	-3.1	-54.2	5.3	**	35.9
2013	744	109	283	11	129	72	19	5	1,372
% Change	6.3	94.6	31.0	57.1	87.0	n/a	18.8	-97.3	9.9
2012	700	56	216	7	69	0	16	184	1,248
% Change	-3.8	64.7	-32.7	0.0	3.0	n/a	60.0	5.7	-6.9
2011	728	34	321	7	67	0	10	174	1,341
% Change	-13.9	-41.4	57.4	75.0	-32.3	n/a	-56.5	**	5.2
2010	846	58	204	4	99	0	23	41	1,275
% Change	29.2	45.0	117.0	n/a	-2.0	-100.0	**	-6.8	31.3
2009	655	40	94	0	101	35	2	44	971
% Change	-15.4	-25.9	-66.2	-100.0	40.3	-68.5	-75.0	**	-25.5
2008	774	54	278	4	72	111	8	3	1,304

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of St. Catharines-Niagara CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	1,251	96	448	13	170	203	8	7	2,196
% Change	-12.7	-15.8	64.1	160.0	**	**	-38.5	-74.1	12.2
2016	1,433	114	273	5	39	53	13	27	1,957
% Change	45.0	1.8	-30.7	-61.5	-17.0	-56.2	44.4	-49.1	12.7
2015	988	112	394	13	47	121	9	53	1,737
% Change	12.3	-11.1	26.3	-18.8	-50.0	n/a	-55.0	71.0	17.4
2014	880	126	312	16	94	0	20	31	1,479
% Change	23.8	15.6	42.5	**	9.3	-100.0	5.3	**	20.9
2013	711	109	219	2	86	72	19	5	1,223
% Change	7.9	94.6	42.2	-71.4	41.0	n/a	18.8	-97.3	7.6
2012	659	56	154	7	61	0	16	184	1,137
% Change	2.5	64.7	-14.4	**	-9.0	n/a	60.0	5.7	2.4
2011	643	34	180	2	67	0	10	174	1,110
% Change	-9.6	-41.4	5.9	100.0	-18.3	n/a	-56.5	**	2.2
2010	711	58	170	1	82	0	23	41	1,086
% Change	24.3	45.0	80.9	n/a	13.9	-100.0	**	-6.8	26.4
2009	572	40	94	0	72	35	2	44	859
% Change	-15.4	-25.9	-55.2	-100.0	0.0	-68.5	-75.0	**	-24.5
2008	676	54	210	4	72	111	8	3	1,138

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
St. Catharines City	13	16	4	6	24	29	128	7	169	58	191.4
Niagara Falls	12	59	2	26	0	71	0	0	14	156	-91.0
Welland	28	42	6	0	23	11	6	0	63	53	18.9
Lincoln Town	8	15	0	2	3	0	0	0	11	17	-35.3
Fort Erie	19	55	0	2	33	0	0	0	52	57	-8.8
Niagara-on-the-Lake	9	20	2	0	0	49	0	0	11	69	-84.1
Pelham	15	46	0	0	3	0	0	0	18	46	-60.9
Port Colborne	8	12	0	0	0	0	0	0	8	12	-33.3
Thorold City	22	72	2	2	17	33	0	0	41	107	-61.7
Wainfleet Township	11	3	0	0	0	0	0	0	11	3	**
St. Catharines-Niagara CMA	145	340	16	38	103	193	134	7	398	578	-31.1
Grimsby	17	3	0	0	19	31	0	0	36	34	5.9
West Lincoln	3	2	0	20	0	0	0	0	3	22	-86.4
Niagara Region	165	345	16	58	122	224	134	7	437	634	-31.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
St. Catharines City	39	49	28	22	68	131	177	11	312	213	46.5
Niagara Falls	50	297	38	34	39	172	104	0	231	503	-54.1
Welland	89	100	12	4	72	11	44	0	217	115	88.7
Lincoln Town	19	59	0	4	15	66	0	0	34	129	-73.6
Fort Erie	58	132	0	8	39	11	4	0	101	151	-33.1
Niagara-on-the-Lake	28	50	2	2	69	55	0	0	99	107	-7.5
Pelham	54	101	0	0	11	0	0	0	65	101	-35.6
Port Colborne	19	24	0	0	0	0	24	0	43	24	79.2
Thorold City	107	98	6	2	81	41	2	0	196	141	39.0
Wainfleet Township	26	17	0	0	0	0	0	0	26	17	52.9
St. Catharines-Niagara CMA	489	927	86	76	394	487	355	11	1,324	1,501	-11.8
Grimsby	30	13	0	0	25	90	164	0	219	103	112.6
West Lincoln	7	22	14	22	19	0	0	0	40	44	-9.1
Niagara Region	526	962	100	98	438	577	519	11	1,583	1,648	-3.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
St. Catharines City	24	29	0	0	0	2	128	5
Niagara Falls	0	71	0	0	0	0	0	0
Welland	23	11	0	0	6	0	0	0
Lincoln Town	3	0	0	0	0	0	0	0
Fort Erie	33	0	0	0	0	0	0	0
Niagara-on-the-Lake	0	49	0	0	0	0	0	0
Pelham	3	0	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	17	33	0	0	0	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	103	193	0	0	6	2	128	5
Grimsby	19	31	0	0	0	0	0	0
West Lincoln	0	0	0	0	0	0	0	0
Niagara Region	122	224	0	0	6	2	128	5

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
St. Catharines City	68	131	0	0	47	4	130	7
Niagara Falls	39	172	0	0	95	0	9	0
Welland	72	11	0	0	44	0	0	0
Lincoln Town	15	66	0	0	0	0	0	0
Fort Erie	39	11	0	0	4	0	0	0
Niagara-on-the-Lake	69	55	0	0	0	0	0	0
Pelham	11	0	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	24	0
Thorold City	81	41	0	0	2	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	394	487	0	0	192	4	163	7
Grimsby	25	90	0	0	164	0	0	0
West Lincoln	19	0	0	0	0	0	0	0
Niagara Region	438	577	0	0	356	4	163	7

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
St. Catharines City	37	34	4	19	128	5	169	58
Niagara Falls	14	150	0	6	0	0	14	156
Welland	46	53	17	0	0	0	63	53
Lincoln Town	11	16	0	1	0	0	11	17
Fort Erie	26	57	26	0	0	0	52	57
Niagara-on-the-Lake	11	20	0	49	0	0	11	69
Pelham	15	46	3	0	0	0	18	46
Port Colborne	8	12	0	0	0	0	8	12
Thorold City	41	107	0	0	0	0	41	107
Wainfleet Township	11	3	0	0	0	0	11	3
St. Catharines-Niagara CMA	220	498	50	75	128	5	398	578
Grimsby	36	34	0	0	0	0	36	34
West Lincoln	3	22	0	0	0	0	3	22
Niagara Region	259	554	50	75	128	5	437	634

Table 2.5: Starts by Submarket and by Intended Market
January - September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
St. Catharines City	129	101	53	99	130	13	312	213
Niagara Falls	127	497	95	6	9	0	231	503
Welland	158	115	59	0	0	0	217	115
Lincoln Town	30	118	4	11	0	0	34	129
Fort Erie	71	151	30	0	0	0	101	151
Niagara-on-the-Lake	92	52	7	55	0	0	99	107
Pelham	58	101	7	0	0	0	65	101
Port Colborne	19	24	0	0	24	0	43	24
Thorold City	194	141	2	0	0	0	196	141
Wainfleet Township	26	17	0	0	0	0	26	17
St. Catharines-Niagara CMA	904	1,317	257	171	163	13	1,324	1,501
Grimsby	55	103	164	0	0	0	219	103
West Lincoln	40	44	0	0	0	0	40	44
Niagara Region	999	1,464	421	171	163	13	1,583	1,648

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
St. Catharines City	16	15	4	2	28	16	50	4	98	37	164.9
Niagara Falls	82	148	8	4	84	138	0	0	174	290	-40.0
Welland	33	29	2	0	14	10	3	0	52	39	33.3
Lincoln Town	8	16	0	2	9	0	0	0	17	18	-5.6
Fort Erie	41	54	0	2	0	0	0	1	41	57	-28.1
Niagara-on-the-Lake	15	55	2	2	4	26	0	11	21	94	-77.7
Pelham	61	30	0	0	0	6	0	0	61	36	69.4
Port Colborne	5	2	0	0	0	0	0	0	5	2	150.0
Thorold City	53	32	10	16	57	18	0	0	120	66	81.8
Wainfleet Township	18	4	0	0	0	0	0	0	18	4	**
St. Catharines-Niagara CMA	332	385	26	28	196	214	53	16	607	643	-5.6
Grimsby	2	2	0	0	42	0	0	0	44	2	**
West Lincoln	3	19	8	2	3	0	0	0	14	21	-33.3
Niagara Region	337	406	34	30	241	214	53	16	665	666	-0.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
St. Catharines City	49	49	28	10	79	40	52	4	208	103	101.9
Niagara Falls	232	502	26	8	178	243	56	9	492	762	-35.4
Welland	117	58	6	0	14	27	3	0	140	85	64.7
Lincoln Town	34	35	2	2	71	4	0	0	107	41	161.0
Fort Erie	109	131	4	6	8	3	0	1	121	141	-14.2
Niagara-on-the-Lake	47	122	2	36	10	29	0	22	59	209	-71.8
Pelham	145	82	0	0	0	15	0	0	145	97	49.5
Port Colborne	33	16	0	0	0	0	0	0	33	16	106.3
Thorold City	125	63	12	22	72	21	0	20	209	126	65.9
Wainfleet Township	42	11	0	0	0	0	0	0	42	11	**
St. Catharines-Niagara CMA	933	1,069	80	84	432	382	111	56	1,556	1,591	-2.2
Grimsby	7	15	0	0	235	0	0	0	242	15	**
West Lincoln	18	68	20	2	19	4	0	0	57	74	-23.0
Niagara Region	958	1,152	100	86	686	386	111	56	1,855	1,680	10.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
St. Catharines City	28	16	0	0	27	0	23	4
Niagara Falls	84	138	0	0	0	0	0	0
Welland	14	10	0	0	3	0	0	0
Lincoln Town	9	0	0	0	0	0	0	0
Fort Erie	0	0	0	0	0	0	0	1
Niagara-on-the-Lake	4	26	0	0	0	11	0	0
Pelham	0	6	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	57	18	0	0	0	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	196	214	0	0	30	11	23	5
Grimsby	42	0	0	0	0	0	0	0
West Lincoln	3	0	0	0	0	0	0	0
Niagara Region	241	214	0	0	30	11	23	5

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
St. Catharines City	79	40	0	0	29	0	23	4
Niagara Falls	178	243	0	0	0	0	56	9
Welland	14	27	0	0	3	0	0	0
Lincoln Town	71	4	0	0	0	0	0	0
Fort Erie	8	3	0	0	0	0	0	1
Niagara-on-the-Lake	10	29	0	0	0	22	0	0
Pelham	0	15	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	72	21	0	0	0	0	0	20
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	432	382	0	0	32	22	79	34
Grimsby	235	0	0	0	0	0	0	0
West Lincoln	19	4	0	0	0	0	0	0
Niagara Region	686	386	0	0	32	22	79	34

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
St. Catharines City	36	12	39	19	23	6	98	37
Niagara Falls	171	230	3	60	0	0	174	290
Welland	49	36	3	3	0	0	52	39
Lincoln Town	17	17	0	1	0	0	17	18
Fort Erie	41	56	0	0	0	1	41	57
Niagara-on-the-Lake	17	73	4	21	0	0	21	94
Pelham	61	36	0	0	0	0	61	36
Port Colborne	5	2	0	0	0	0	5	2
Thorold City	120	66	0	0	0	0	120	66
Wainfleet Township	18	4	0	0	0	0	18	4
St. Catharines-Niagara CMA	535	532	49	104	23	7	607	643
Grimsby	32	2	12	0	0	0	44	2
West Lincoln	14	21	0	0	0	0	14	21
Niagara Region	581	555	61	104	23	7	665	666

Table 3.5: Completions by Submarket and by Intended Market
January - September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
St. Catharines City	103	62	80	28	25	13	208	103
Niagara Falls	433	676	3	77	56	9	492	762
Welland	137	82	3	3	0	0	140	85
Lincoln Town	99	40	8	1	0	0	107	41
Fort Erie	121	139	0	1	0	1	121	141
Niagara-on-the-Lake	49	177	10	32	0	0	59	209
Pelham	145	97	0	0	0	0	145	97
Port Colborne	33	16	0	0	0	0	33	16
Thorold City	209	106	0	0	0	20	209	126
Wainfleet Township	42	11	0	0	0	0	42	11
St. Catharines-Niagara CMA	1,371	1,406	104	142	81	43	1,556	1,591
Grimsby	165	15	77	0	0	0	242	15
West Lincoln	57	70	0	4	0	0	57	74
Niagara Region	1,593	1,491	181	146	81	43	1,855	1,680

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2018

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 (%)			
St. Catharines City													
Q3 2018	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	665,000	656,583
Q3 2017	1	7.7	1	7.7	2	15.4	1	7.7	8	61.5	13	-	855,320
Year-to-date 2018	1	2.0	2	4.1	1	2.0	3	6.1	42	85.7	49	665,000	665,054
Year-to-date 2017	2	4.7	2	4.7	6	14.0	5	11.6	28	65.1	43	480,000	606,994
Niagara Falls													
Q3 2018	0	0.0	0	0.0	1	1.3	5	6.3	74	92.5	80	530,000	553,296
Q3 2017	5	3.2	10	6.4	17	10.8	19	12.1	106	67.5	157	530,000	564,603
Year-to-date 2018	1	0.4	0	0.0	2	0.9	11	4.8	217	93.9	231	635,000	653,569
Year-to-date 2017	24	4.7	78	15.2	122	23.8	64	12.5	224	43.8	512	440,000	477,410
Welland													
Q3 2018	0	0.0	0	0.0	3	9.7	1	3.2	27	87.1	31	600,000	609,739
Q3 2017	4	13.8	3	10.3	4	13.8	2	6.9	16	55.2	29	395,000	442,926
Year-to-date 2018	0	0.0	3	2.7	4	3.6	3	2.7	101	91.0	111	580,000	584,498
Year-to-date 2017	8	13.6	7	11.9	8	13.6	4	6.8	32	54.2	59	395,000	439,835
Lincoln Town													
Q3 2018	0	0.0	3	42.9	1	14.3	1	14.3	2	28.6	7	-	-
Q3 2017	3	23.1	7	53.8	3	23.1	0	0.0	0	0.0	13	-	335,759
Year-to-date 2018	1	3.4	20	69.0	1	3.4	3	10.3	4	13.8	29	-	328,729
Year-to-date 2017	7	21.9	17	53.1	4	12.5	1	3.1	3	9.4	32	-	337,736
Fort Erie													
Q3 2018	0	0.0	0	0.0	0	0.0	3	7.3	38	92.7	41	730,000	670,426
Q3 2017	1	1.7	4	6.9	6	10.3	8	13.8	39	67.2	58	475,000	545,282
Year-to-date 2018	0	0.0	1	0.9	5	4.5	19	17.3	85	77.3	110	592,500	604,700
Year-to-date 2017	2	1.5	7	5.2	19	14.2	24	17.9	82	61.2	134	475,000	541,023
Niagara-on-the-Lake													
Q3 2018	0	0.0	0	0.0	1	6.7	0	0.0	14	93.3	15	-	-
Q3 2017	0	0.0	0	0.0	6	10.0	17	28.3	37	61.7	60	480,000	665,837
Year-to-date 2018	0	0.0	0	0.0	2	4.3	0	0.0	44	95.7	46	1,010,000	1,030,965
Year-to-date 2017	0	0.0	0	0.0	8	6.2	25	19.2	97	74.6	130	680,000	746,896
Pelham													
Q3 2018	0	0.0	0	0.0	0	0.0	2	3.3	59	96.7	61	605,000	628,365
Q3 2017	0	0.0	0	0.0	0	0.0	1	3.4	28	96.6	29	650,000	640,250
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	1.5	134	98.5	136	640,000	696,654
Year-to-date 2017	2	2.5	0	0.0	2	2.5	6	7.5	70	87.5	80	595,000	592,447
Port Colborne													
Q3 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Q3 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	2	15.4	5	38.5	6	46.2	13	-	438,997
Year-to-date 2017	3	27.3	0	0.0	4	36.4	1	9.1	3	27.3	11	-	433,622
Thorold City													
Q3 2018	0	0.0	0	0.0	0	0.0	1	1.8	54	98.2	55	650,000	664,763
Q3 2017	1	2.9	6	17.6	2	5.9	7	20.6	18	52.9	34	495,000	464,367
Year-to-date 2018	0	0.0	2	1.6	0	0.0	4	3.2	119	95.2	125	630,000	638,376
Year-to-date 2017	5	7.8	7	10.9	5	7.8	10	15.6	37	57.8	64	490,000	481,961

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2018

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 (%)			
Wainfleet Township													
Q3 2018	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	-	-
Q3 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	-	-
Year-to-date 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
St. Catharines-Niagara CMA													
Q3 2018	0	0.0	3	1.0	6	1.9	15	4.8	288	92.3	312	605,000	634,539
Q3 2017	15	3.8	31	7.8	42	10.6	56	14.1	252	63.6	396	500,000	559,167
Year-to-date 2018	3	0.3	28	3.3	18	2.1	51	5.9	758	88.3	858	620,000	648,668
Year-to-date 2017	53	5.0	118	11.1	179	16.8	141	13.2	576	54.0	1,067	470,000	525,875
Grimsby													
Q3 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Q3 2017	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2017	0	0.0	1	7.1	3	21.4	0	0.0	10	71.4	14	-	-
West Lincoln													
Q3 2018	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
Q3 2017	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 2018	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 2017	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
Niagara Region													
Q3 2018	0	0.0	3	1.0	6	1.9	15	4.8	290	92.4	314	590,000	617,987
Q3 2017	15	3.8	32	8.0	42	10.5	56	14.0	255	63.8	400	500,000	560,158
Year-to-date 2018	3	0.3	28	3.2	18	2.1	51	5.9	764	88.4	864	630,000	639,637
Year-to-date 2017	53	4.9	119	11.0	182	16.8	141	13.0	586	54.2	1,081	460,000	525,389

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2018						
Submarket	Q3 2018	Q3 2017	% Change	YTD 2018	YTD 2017	% Change
St. Catharines City	656,583	855,320	-23.2	665,054	606,994	9.6
Niagara Falls	553,296	564,603	-2.0	653,569	477,410	36.9
Welland	609,739	442,926	37.7	584,498	439,835	32.9
Lincoln Town	-	335,759	n/a	328,729	337,736	-2.7
Fort Erie	670,426	545,282	23.0	604,700	541,023	11.8
Niagara-on-the-Lake	-	665,837	n/a	1,030,965	746,896	38.0
Pelham	628,365	640,250	-1.9	696,654	592,447	17.6
Port Colborne	-	-	n/a	438,997	433,622	1.2
Thorold City	664,763	464,367	43.2	638,376	481,961	32.5
Wainfleet Township	-	-	n/a	-	-	n/a
St. Catharines-Niagara CMA	634,539	559,167	13.5	648,668	525,875	23.4
Grimsby	-	-	n/a	-	-	n/a
West Lincoln	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region	617,987	560,158	10.3	639,637	525,389	21.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Niagara

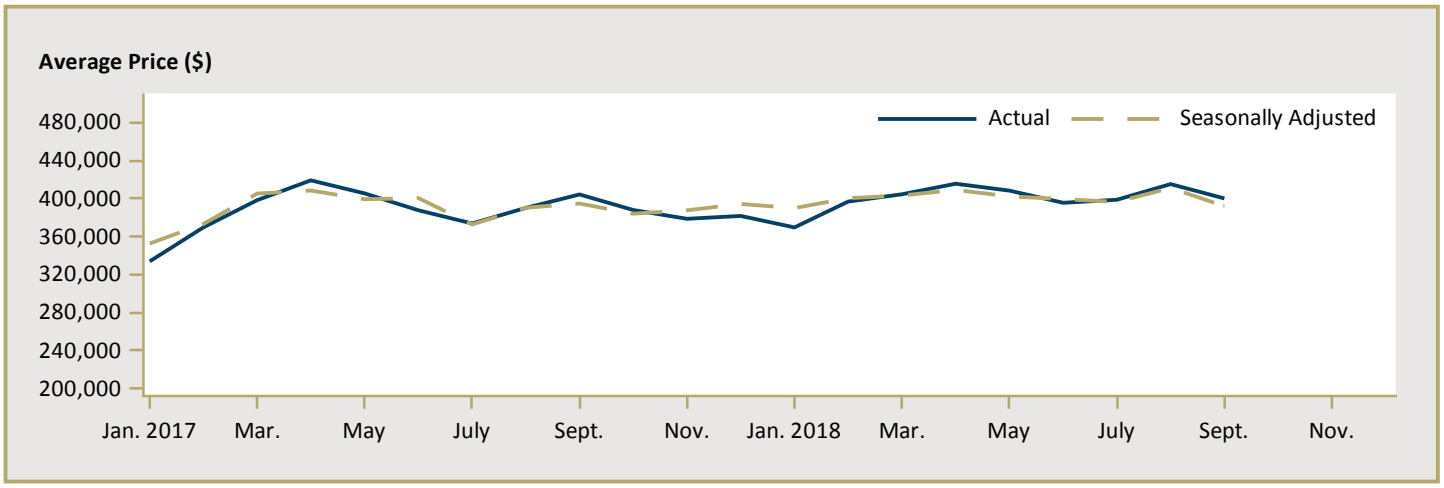


Figure 5.2: MLS® Residential Sales for Niagara

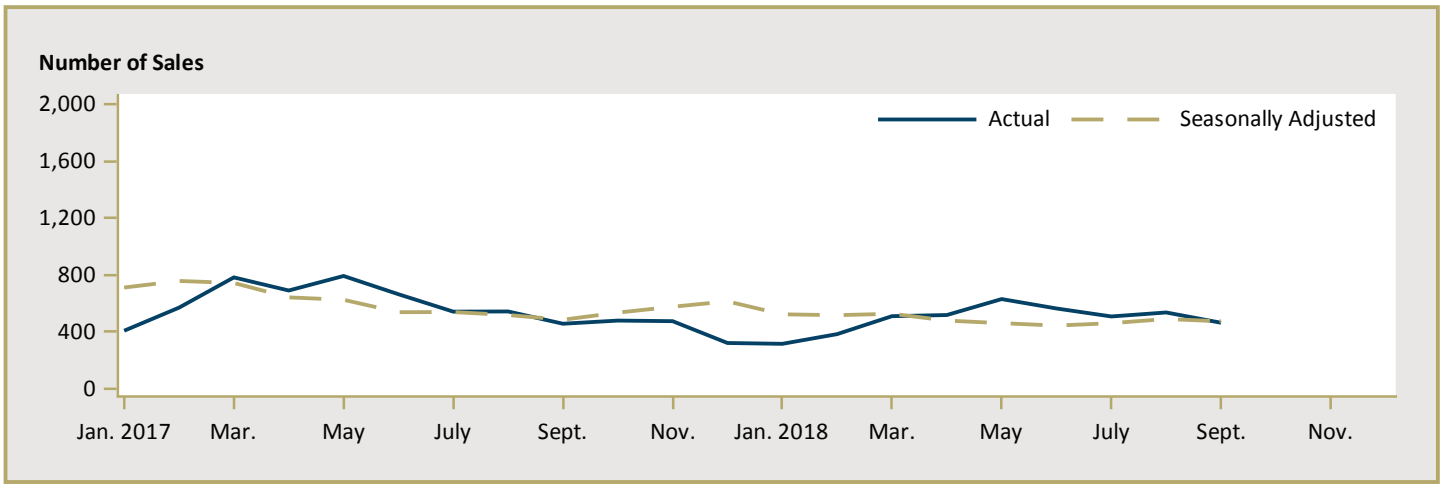
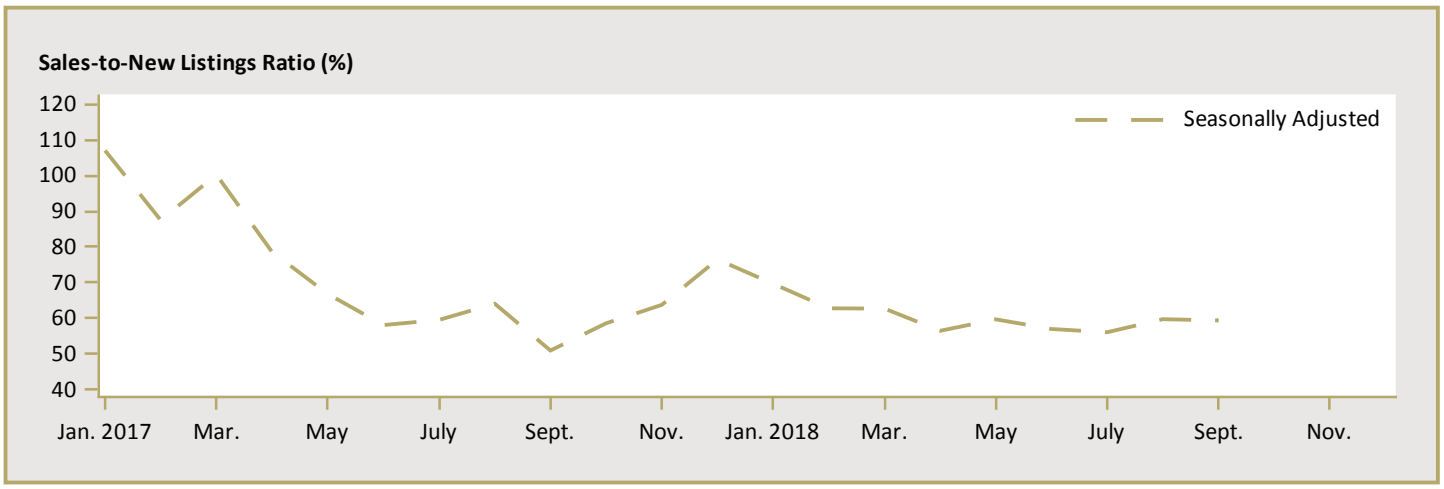


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Niagara



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

Source: CREA / Haver Analytics
Note: The data represents the combined St. Catharines District, Niagara Falls - Fort Erie, and the Welland District Real Estate Boards.

Table 6: Economic Indicators
Third Quarter 2018

		Interest Rates			NHPI, Total, St. Catharines-Niagara CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	St. Catharines-Niagara CMA 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						
2017	January	561	3.14	4.64	100.9	130.8	201.8	6.4	62.3	818
	February	561	3.14	4.64	101.0	131.2	198.4	6.5	61.3	809
	March	561	3.14	4.64	101.0	131.4	197.0	6.5	60.8	804
	April	561	3.14	4.64	102.8	132.0	196.3	7.0	60.9	820
	May	561	3.14	4.64	103.7	131.9	198.1	6.9	61.4	832
	June	561	3.14	4.64	103.8	132.1	198.6	6.9	61.4	849
	July	573	3.14	4.84	103.9	131.9	199.9	6.5	61.4	848
	August	573	3.14	4.84	103.9	131.8	199.3	6.6	61.3	850
	September	575	3.09	4.89	104.5	132.3	197.2	6.5	60.5	851
	October	581	3.24	4.99	104.5	132.3	194.7	7.0	60.0	846
	November	581	3.24	4.99	104.5	132.7	194.3	7.0	59.8	843
	December	581	3.24	4.99	104.5	132.0	196.2	6.7	60.2	838
2018	January	590	3.34	5.14	104.5	133.2	199.5	5.9	60.6	853
	February	590	3.34	5.14	104.9	134.0	200.9	5.2	60.5	862
	March	590	3.34	5.14	105.1	134.6	201.7	5.6	60.9	862
	April	590	3.34	5.14	105.1	134.8	202.6	5.8	61.3	862
	May	601	3.49	5.34	105.2	134.9	203.8	6.3	61.8	863
	June	601	3.49	5.34	105.7	135.3	203.9	6.3	61.8	877
	July	601	3.49	5.34	105.8	136.0	202.5	7.0	61.8	885
	August	601	3.49	5.34	105.8	135.9	201.0	7.4	61.5	891
	September	601	3.49	5.34		135.2	200.9	7.5	61.5	892
	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 2016 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 population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

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

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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