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# HOUSING NOW

## YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation  
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### Starts continue to show strength

After the first two months of 2005, housing starts in Winnipeg are off to a strong start, continuing to outperform the results of last year. During the month of February 2005, there were 138 housing starts in the Winnipeg Census Metropolitan Area (CMA), 11 per cent more than were recorded in February 2004. This brings the year-to-date total to 232 units, also 11 per cent more than at this time last year.

Single-family starts continue to show strength as builders strive to keep pace with demand. There were 126 single-detached units started last month, seven per cent more than were started in February of 2004 and the best performance for the month of February in 18 years. Thanks to a fine showing in January as well, year-to-date single-family starts are ahead by eight per cent over this time last year. The combination of low interest rates, gains in earnings and a lack of selection in the resale market is providing a strong flow of buyers into the new home market. As long as the local builders can increase their output, demand will be there, and starts will continue to show gains. The challenge

is for builders to meet that demand in the face of a tight construction labour market and a dwindling selection of serviced lots. The serviced lot supply is especially severe in the south-west quadrant of the city where a new major subdivision is awaiting government approval and, if approved, will not be able to offer lots for sale until 2006 at the earliest.

The number of new single-family completions during the month of February 2005 was down, with only 47 completions compared to 64 during the corresponding month of 2004, for a decline of 27 per cent. With fewer homes being completed there was a corresponding drop in the number of absorptions as there were 32 per cent fewer homes absorbed last month compared to one year earlier. In a year-to-date comparison however, absorptions are still up 18 per cent thanks to a strong month of January. With starts outpacing absorptions, the total supply of homes under construction and completed and unoccupied is up 18 per cent.

On the multiple-family side, ground was broken on a 12 unit rental apartment building this past month bringing the year-to-date total to 16 starts compared to 9 starts by this time last year. Multiple-family starts are expected to ramp up over the coming months as there are several projects currently in the planning and pre-selling stages. These projects are expected to begin construction in 2005 as developers respond to demand in both the seniors market and the rental market.

There were 223 multiple-family completions during the month of February 2005, of these, 203 were rental apartments

## WINNIPEG

FEBRUARY 2005

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while the remaining completions were for the ownership market. Of these rental apartments almost half, or 98 units, were absorbed immediately, leaving 105 apartments in the inventory of rental units complete and not absorbed. In the ownership market nine units were absorbed leaving the number of units in inventory at 57, up from 20 one year ago. At the current 12 month average rate of absorption, the entire supply of multiple-family units, defined as the sum of units under construction and units completed and unoccupied will be absorbed in eight months.

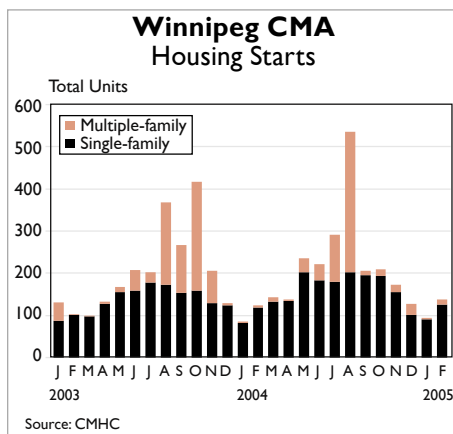


Table IA  
**STARTS ACTIVITY BY AREA**  
 WINNIPEG CMA - FEBRUARY 2005

Area	Single		Multiple			Total		% chg
	2005	2004	Semi	Row	Apt	2005	2004	2005/ 2004
Brokenhead	0	1	0	0	0	0	1	**
East St. Paul R.M.	3	3	0	0	0	3	3	0.00
Headingley R.M.	0	0	0	0	0	0	0	**
Ritchot R.M.	0	0	0	0	0	0	0	**
Rosser R.M.	0	0	0	0	0	0	0	**
St. Clements R.M.	0	3	0	0	0	0	3	**
St. Francois Xavier R.M.	0	0	0	0	0	0	0	**
Springfield R.M.	10	4	0	0	0	10	4	**
Tache R.M.	0	4	0	0	0	0	4	**
West St. Paul R.M.	0	1	0	0	0	0	1	**
<b>Winnipeg City</b>	<b>113</b>	<b>102</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>125</b>	<b>108</b>	<b>15.74</b>
<b>Total</b>	<b>126</b>	<b>118</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>138</b>	<b>124</b>	<b>11.29</b>

Table IB  
**STARTS ACTIVITY BY AREA**  
 WINNIPEG CMA - YEAR TO DATE

Area	Single		Multiple			Total		% chg
	2005	2004	Semi	Row	Apt	2005	2004	2005/ 2004
Brokenhead	0	3	0	0	0	0	3	**
East St. Paul R.M.	7	6	0	0	0	7	6	16.67
Headingley R.M.	3	1	0	0	0	3	1	**
Ritchot R.M.	1	0	0	0	0	1	0	**
Rosser R.M.	0	0	0	0	0	0	0	**
St. Clements R.M.	2	3	0	0	0	2	3	-33.33
St. Francois Xavier R.M.	1	0	0	0	0	1	0	**
Springfield R.M.	11	6	0	0	0	11	6	83.33
Tache R.M.	0	4	0	0	0	0	4	**
West St. Paul R.M.	3	2	0	0	0	3	2	50.00
<b>Winnipeg City</b>	<b>188</b>	<b>175</b>	<b>0</b>	<b>4</b>	<b>12</b>	<b>204</b>	<b>184</b>	<b>10.87</b>
<b>Total</b>	<b>216</b>	<b>200</b>	<b>0</b>	<b>4</b>	<b>12</b>	<b>232</b>	<b>209</b>	<b>11.00</b>

\*\* indicates a greater than 100 per cent change

HOUSING NOW provides an overview of a survey conducted monthly by CMHC.

These surveys deal with Housing Starts, Completions and Absorptions for all CMA's across Canada. For more information please contact Dianne Himbeault, (MCIP) in Market Analysis at (204) 983-5648 or by email: dhimbeau@cmhc-schl.gc.ca.

Table 2A  
**HOUSING COMPLETIONS BY AREA**  
WINNIPEG CMA - FEBRUARY 2005

Area	Single		Multiple			Total		% chg
	2005	2004	Semi	Row	Apt	2005	2004	2005/ 2004
Brokenhead	0	2	0	0	0	0	2	**
East St. Paul R.M.	2	0	0	0	0	2	0	**
Headingley R.M.	2	4	0	0	0	2	4	-50.00
Ritchot R.M.	2	2	2	0	0	4	2	**
Rosser R.M.	0	0	0	0	0	0	0	**
St. Clements R.M.	1	5	0	0	0	1	5	-80.00
St. Francois Xavier R.M.	0	0	0	0	0	0	0	**
Springfield R.M.	7	2	0	0	0	7	2	**
Tache R.M.	0	1	0	0	0	0	1	**
West St. Paul R.M.	1	0	0	0	0	1	0	**
<b>Winnipeg City</b>	<b>32</b>	<b>48</b>	<b>8</b>	<b>10</b>	<b>203</b>	<b>253</b>	<b>174</b>	<b>45.40</b>
<b>Total</b>	<b>47</b>	<b>64</b>	<b>10</b>	<b>10</b>	<b>203</b>	<b>270</b>	<b>190</b>	<b>42.11</b>

Table 2B  
**HOUSING COMPLETIONS BY AREA**  
WINNIPEG CMA - YEAR TO DATE

Area	Single		Multiple			Total		% chg
	2005	2004	Semi	Row	Apt	2005	2004	2005/ 2004
Brokenhead	0	3	0	0	0	0	3	**
East St. Paul R.M.	7	2	0	0	0	7	2	**
Headingley R.M.	5	5	0	0	0	5	5	0.00
Ritchot R.M.	7	2	2	0	0	9	2	**
Rosser R.M.	0	0	0	0	0	0	0	**
St. Clements R.M.	4	8	0	0	0	4	8	-50.00
St. Francois Xavier R.M.	1	0	0	0	0	1	0	**
Springfield R.M.	14	4	0	0	0	14	4	**
Tache R.M.	0	3	0	0	0	0	3	**
West St. Paul R.M.	3	1	0	0	0	3	1	**
<b>Winnipeg City</b>	<b>102</b>	<b>77</b>	<b>8</b>	<b>13</b>	<b>207</b>	<b>330</b>	<b>205</b>	<b>60.98</b>
<b>Total</b>	<b>143</b>	<b>105</b>	<b>10</b>	<b>13</b>	<b>207</b>	<b>373</b>	<b>233</b>	<b>60.09</b>

\*\* indicates a greater than 100 per cent change

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Table 3  
**HOUSING ACTIVITY SUMMARY**  
WINNIPEG CMA

Activity	Ownership					Rental				Grand Total
	Freehold			Condominium		Private		Assisted		
	Single <sup>1</sup>	Semi <sup>1</sup>	Row	Row	Apt	Row	Apt	Row	Apt	
<b>Starts</b>										
February 2005	126	0	0	0	0	0	12	0	0	138
February 2004	118	6	0	0	0	0	0	0	0	124
Year-to-Date 2005	216	0	0	4	0	0	12	0	0	232
Year-to-Date 2004	200	6	0	3	0	0	0	0	0	209
<b>Under Construction</b>										
February 2005	854	2	0	20	153	0	206	0	0	1,235
February 2004	756	22	0	8	307	4	234	0	0	1,331
<b>Completions</b>										
February 2005	47	10	0	10	0	0	203	0	0	270
February 2004	64	0	0	9	0	0	117	0	0	190
Year-to-Date 2005	143	10	0	13	4	0	203	0	0	373
Year-to-Date 2004	105	2	0	9	0	0	117	0	0	233
<b>Completed &amp; Not Absorbed</b>										
February 2005	143	18	0	8	31	0	105	0	0	305
February 2004	91	6	0	6	8	0	119	0	0	230
<b>Total Supply<sup>2</sup></b>										
February 2005	997	20	0	28	184	0	311	0	0	1,540
February 2004	847	28	0	14	315	4	353	0	0	1,561
<b>Absorptions</b>										
February 2005	57	6	0	2	0	0	98	0	0	163
February 2004	84	0	0	5	0	0	60	0	0	149
Year-to-Date 2005	169	6	0	5	13	0	98	0	0	291
Year-to-Date 2004	143	0	0	6	0	0	60	0	0	209
3-month Average	101	5	0	2	7	0	33	0	0	148
12-month Average	146	4	0	2	22	0	38	0	0	212

<sup>1</sup> May include units intended for condominium.

<sup>2</sup> Sum of units under construction, complete and unoccupied

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