

# H

# OUSING NOW

## YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation  
www.cmhc.ca

### Housing Starts Up Despite Recent Dip

With seven months of activity having passed, housing starts in 2006 continue to exceed 2005's housing starts for single-detached and multi-family. Construction began on 1,551 units in the first seven months of 2006 compared to 1,419 started from January to July 2005. Although the Winnipeg Census Metropolitan Area (CMA) continues to see year-over-year growth in total housing starts, the month of July experienced a decline from 339 units in July 2005 to 217 units in July of this year. This represents a reduction of nearly 36 per cent from the previous year.

The cause of lower starts was a drop in multi-family construction activity, which includes semi-detached, row and apartment units. A mere 19 multi-family units were started in July, the lowest performance for July in six years. This is in comparison to July 2005 when 137 multi-family starts were documented, the best performance for July since 1995. Despite the recent drop, year-to-date multi-family starts have reached 500 units, 17 per cent above last year's activity during the same period and the highest number of multi-family starts between January and July since 1999. The majority of the multi-family activity is in apartment configuration made-up of condominium and rental tenure types.

Although multi-family starts were at a six-month low in July, units under construction rose to the highest level witnessed in July since 1988, reaching 962 units. With most multi-family units being

absorbed at completion, the total inventory of multi-family units at the end of July was down 84 per cent compared to inventory levels at the end of July 2005. This brings the total supply of multi-family units up to 979 at the end of July, 50 per cent higher than at the same time in 2005.

Meanwhile, the Winnipeg CMA had 198 single-detached units started in July, only four units less than the number of starts logged in July 2005. Within the city of Winnipeg, single-detached starts were on par with July of last year, while starts in the surrounding municipalities declined marginally. Year-to-date single-detached starts were up about six per cent over the same period last year in both the city of Winnipeg and surrounding municipalities. Similar to last year, over three-quarters of single-detached starts occurred within the city of Winnipeg. The demand for new single-detached dwellings in the city of Winnipeg is being influenced by limited supply in the resale market as well as the strong job market. This persistent demand is confirmed by the strength of single-detached units

### WINNIPEG DATE RELEASED AUGUST 2006

#### IN THIS ISSUE:

#### ANALYSIS

#### 1 Housing Starts Up Despite Recent Dip

#### STATISTICAL TABLES

#### 2 Starts

Starts Activity by Area

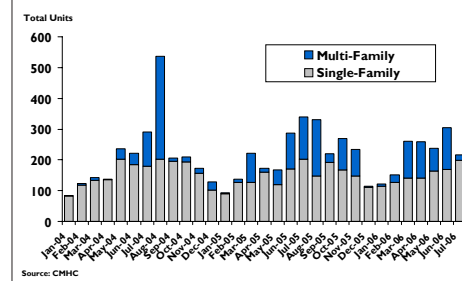
#### 3 Completions

Housing Completions by Area

#### 4 Housing Activity Summary

Winnipeg CMA

### Winnipeg CMA - Housing Starts



started in the CMA. This is only the second time since 1990 that construction of single-detached units in the first seven months has surpassed 1,000 units.

While single-detached starts have increased six per cent to-date, the number of units under construction is essentially on par with the previous year, up only two per cent in July to 841 units. Absorptions in the first seven months reached 870 single-detached units, down eight per cent from the same period last year. In July alone, there were 202 absorptions, up seven per cent over July of 2005. At an average of 147 units per month, the current rate of absorption will allow builders to maintain a seven-month supply of homes. Out of the total supply, there were 206 single-detached units sitting complete and unoccupied at the end of July 2006, up 18 per cent from the same period last year. This represents over one month of inventory at the current 12-month absorption rate.

Table IA  
**STARTS ACTIVITY BY AREA**  
Winnipeg CMA - July 2006

Area	Single		Multiple			Total		%Chg
	2006	2005	Semi	Row	Apt	2006	2005	2006/2005
EAST ST. PAUL R.M.	6	8	0	0	0	6	8	-25.0
HEADINGLEY R.M.	3	3	0	0	0	3	3	0.0
RITCHOT R.M.	1	6	0	0	0	1	6	-83.3
ROSSER R.M.	0	0	0	0	0	0	0	**
ST. CLEMENTS R.M.	10	7	0	0	0	10	7	42.9
ST. FRANCOIS XAVIER R.M.	1	0	0	0	0	1	0	**
SPRINGFIELD R.M.	13	15	0	0	0	13	15	-13.3
TACHE R.M.	5	9	0	0	0	5	13	-61.5
WEST ST. PAUL R.M.	10	4	0	0	0	10	4	**
<b>WINNIPEG CITY</b>	<b>149</b>	<b>150</b>	<b>0</b>	<b>15</b>	<b>4</b>	<b>168</b>	<b>283</b>	<b>-40.6</b>
<b>TOTAL</b>	<b>198</b>	<b>202</b>	<b>0</b>	<b>15</b>	<b>4</b>	<b>217</b>	<b>339</b>	<b>-36.0</b>

Table IB  
**STARTS ACTIVITY BY AREA**  
Winnipeg CMA - Year to Date 2006

Area	Single		Multiple			Total		%Chg
	2006	2005	Semi	Row	Apt	2006	2005	2006/2005
EAST ST. PAUL R.M.	14	34	0	0	0	14	34	-58.8
HEADINGLEY R.M.	10	11	0	0	0	10	11	-9.1
RITCHOT R.M.	18	14	0	0	0	18	14	28.6
ROSSER R.M.	1	0	0	0	0	1	0	**
ST. CLEMENTS R.M.	27	32	0	0	0	27	32	-15.6
ST. FRANCOIS XAVIER R.M.	3	8	0	0	0	3	8	-62.5
SPRINGFIELD R.M.	48	49	0	0	0	48	49	-2.0
TACHE R.M.	40	30	0	0	0	40	34	17.6
WEST ST. PAUL R.M.	37	9	0	0	0	37	9	**
<b>WINNIPEG CITY</b>	<b>853</b>	<b>806</b>	<b>62</b>	<b>39</b>	<b>399</b>	<b>1,353</b>	<b>1,228</b>	<b>10.2</b>
<b>TOTAL</b>	<b>1,051</b>	<b>993</b>	<b>62</b>	<b>39</b>	<b>399</b>	<b>1,551</b>	<b>1,419</b>	<b>9.3</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.

Table 2A  
**HOUSING COMPLETIONS BY AREA**  
Winnipeg CMA - July 2006

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
EAST ST. PAUL R.M.	4	5	0	0	0	4	5	-20.0
HEADINGLEY R.M.	1	1	0	0	0	1	1	0.0
RITCHOT R.M.	3	3	0	0	0	3	3	0.0
ROSSER R.M.	0	0	0	0	0	0	0	**
ST. CLEMENTS R.M.	4	7	0	0	0	4	7	-42.9
ST. FRANCOIS XAVIER R.M.	0	0	0	0	0	0	0	**
SPRINGFIELD R.M.	8	15	0	0	0	8	15	-46.7
TACHE R.M.	9	4	0	0	0	9	4	**
WEST ST. PAUL R.M.	4	1	0	0	0	4	1	**
<b>WINNIPEG CITY</b>	<b>157</b>	<b>143</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>163</b>	<b>143</b>	<b>14.0</b>
<b>TOTAL</b>	<b>190</b>	<b>183</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>196</b>	<b>183</b>	<b>7.1</b>

Table 2B  
**HOUSING COMPLETIONS BY AREA**  
Winnipeg CMA - Year to Date 2006

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
EAST ST. PAUL R.M.	20	41	0	0	0	20	41	-51.2
HEADINGLEY R.M.	4	11	0	0	0	4	11	-63.6
RITCHOT R.M.	13	23	0	0	0	13	25	-48.0
ROSSER R.M.	2	1	0	0	0	2	1	**
ST. CLEMENTS R.M.	35	33	0	0	30	65	65	0.0
ST. FRANCOIS XAVIER R.M.	4	5	0	0	0	4	5	-20.0
SPRINGFIELD R.M.	35	54	0	0	0	35	54	-35.2
TACHE R.M.	32	23	0	4	0	36	23	56.5
WEST ST. PAUL R.M.	17	8	0	0	0	17	8	**
<b>WINNIPEG CITY</b>	<b>734</b>	<b>738</b>	<b>46</b>	<b>48</b>	<b>237</b>	<b>1,065</b>	<b>1,202</b>	<b>-11.4</b>
<b>TOTAL</b>	<b>896</b>	<b>950</b>	<b>46</b>	<b>52</b>	<b>267</b>	<b>1,261</b>	<b>1,448</b>	<b>-12.9</b>

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

Table 3  
**HOUSING ACTIVITY SUMMARY**  
 Winnipeg CMA - July 2006

Activity	Ownership					Rental		Grand Total
	Freehold Single <sup>1</sup>	Semi <sup>1</sup>	Row	Condominium Row	Apt	Row	Apt	
<b>Starts</b>								
Current Month	198	0	0	15	4	0	0	217
Previous Year	202	4	0	27	99	4	3	339
Year-To-Date 2006	1,051	62	0	39	263	0	136	1,551
Year-To-Date 2005	993	8	0	64	147	4	203	1,419
<b>Under Construction</b>								
July 2006	841	46	0	59	496	0	361	1,803
July 2005	824	10	0	76	195	4	262	1,371
<b>Completions</b>								
Current Month	190	6	0	0	0	0	0	196
Previous Year	183	0	0	0	0	0	0	183
Year-To-Date 2006	896	46	0	48	37	4	230	1,261
Year-To-Date 2005	950	10	0	17	133	0	338	1,448
<b>Completed &amp; Not Absorbed</b>								
July 2006	206	11	0	0	3	0	3	223
July 2005	175	4	0	5	28	0	68	280
<b>Total Supply<sup>2</sup></b>								
July 2006	1,047	57	0	59	499	0	364	2,026
July 2005	999	14	0	81	223	4	330	1,651
<b>Absorptions</b>								
Current Month	202	5	0	5	2	0	3	217
Previous Year	189	0	0	0	23	0	3	215
Year-To-Date 2006	870	40	0	51	49	4	258	1,272
Year-To-Date 2005	944	20	0	12	145	0	278	1,399
3-month Average	187	12	0	17	13	0	31	260
12-month Average	147	4	0	8	5	0	31	195

1 May include units intended for condominium.

2 Sum of units under construction, complete and unoccupied.

## RESIDENTIAL CONSTRUCTION DIGEST

CMHC's monthly Residential Construction Digest delivers all the housing statistics you asked for, right down to the local market level! We have designed this product with your input, to meet your needs. You told us you wanted a detailed breakdown each month of housing statistics for single and multi-family markets, broken down by price range and by area of the city.

### *The Residential Construction Digest delivers!*

Each month, over 60 tables reveal the housing market in great detail: Housing trends made crystal clear, to help you identify new opportunities. For added convenience each report is distributed electronically in PDF format allowing you to quickly get the information you need.

Each report is available for the **LOW ANNUAL PRICE of \$350.00 plus GST**

**To order your copy, call 1 (800) 668-2642 or visit our website at [www.cmhc.ca](http://www.cmhc.ca) TODAY!**



# CMHC – HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for over 60 years.

Together with other housing stakeholders, we help ensure that Canada maintains one of the best housing systems in the world. We are committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.

For more information, visit our website at [www.cmhc.ca](http://www.cmhc.ca)

You can also reach us by phone at 1 800 668-2642 or by fax at 1 800 245-9274.

Outside Canada call (613) 748-2003 or fax to (613) 748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1 800 668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available entirely for **free** on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation) and click on the Order Desk link.

For more information on MAC and the wealth of housing market information available to you, visit us today at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation).

To subscribe to priced, printed editions of the national standardized product suite or regional specialty publications, call 1 800 668-2642.

©2006 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at [chic@cmhc.gc.ca](mailto:chic@cmhc.gc.ca); (613) 748-2367 or 1 800 668-2642

For permission, please provide CHIC with the following information:  
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.





# STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

Access accurate, comprehensive and current housing data on-line, through a national suite of publications and a number of other statistical reports and tables.

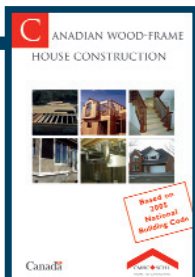
#### Hyperlinks to free reports:

- Canadian Housing Statistics
- Consumer Intentions to Buy or Renovate a Home
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres

#### Also available: regional specialty reports

- Analysis of the Resale Market, Québec Centres
- B.C. Seniors' Housing Market Survey
- Greater Toronto Area (GTA) Condominium Report
- Housing Market Tables: Selected South Central Ontario Centres
- Market at a Glance, Prairie Centres
- Ontario Retirement Homes Report
- Residential Construction Digest, Prairie Centres
- The Retirement Home Market Study, Québec Centres

Get the market intelligence you need today!  
Visit: [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)



## CANADIAN WOOD-FRAME HOUSE CONSTRUCTION

This national best-selling guide to constructing a wood-frame house is the ideal learning tool and job-site manual. The new edition of Canadian Wood-Frame House Construction has been updated to reflect the residential requirements of the 2005 National Building Code of Canada. In addition, many changes have been made to bring the book in line with current building science research, construction methods and construction materials. Order now at [www.cmhc.ca](http://www.cmhc.ca) or call 1 800 668-2642