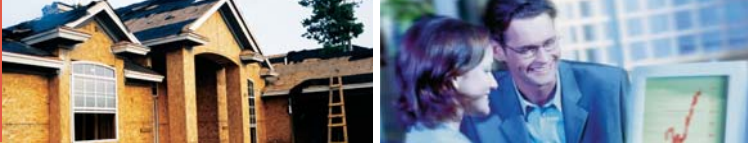


## HOUSING NOW

## Winnipeg



Canada Mortgage and Housing Corporation

Date Released: May 2007

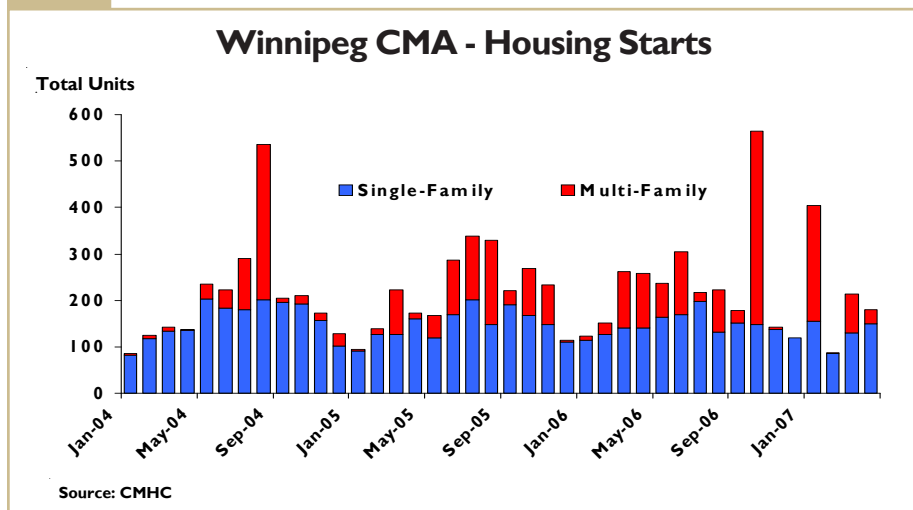
## New Home Market

### Annual Housing Starts Up Despite April Dip

With four months of activity having passed, housing starts in 2007 continue to exceed 2006's housing starts for single-detached and multi-family units. Construction began on 884 units in the first four months of 2007 compared to 793 started from January to April 2006. This represents the highest year-to-date total for this period since 1988. Although the

Winnipeg Census Metropolitan Area (CMA) continues to see year-over-year growth in total housing starts, the month of April experienced a decline from 258 units in April 2006 to 179 units in April of this year. This represents a reduction of nearly 31 per cent from the previous year.

Figure 1



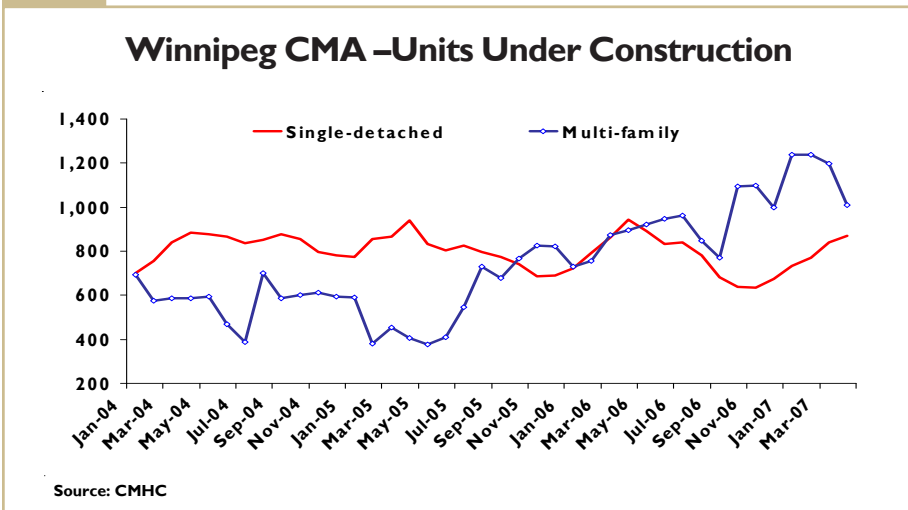
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Figure 2



The cause of lower starts in April was a drop in multi-family construction activity, which includes semi-detached, row and apartment units. April saw 29 multi-family units started in comparison to April 2006 when 118 multi-family starts were documented. The April 2006 production figure was the best April performance since 1998. This April, these multi-family starts were in two projects, one 24-unit apartment condo within city limits and a row rental project in Taché RM. Despite the recent drop in activity, year-to-date multi-family starts have reached 364 units, 33 per cent above last year over the same period and the highest number of multi-family starts between January and April since 1988. The majority of this multi-family activity is condominium apartment tenure.

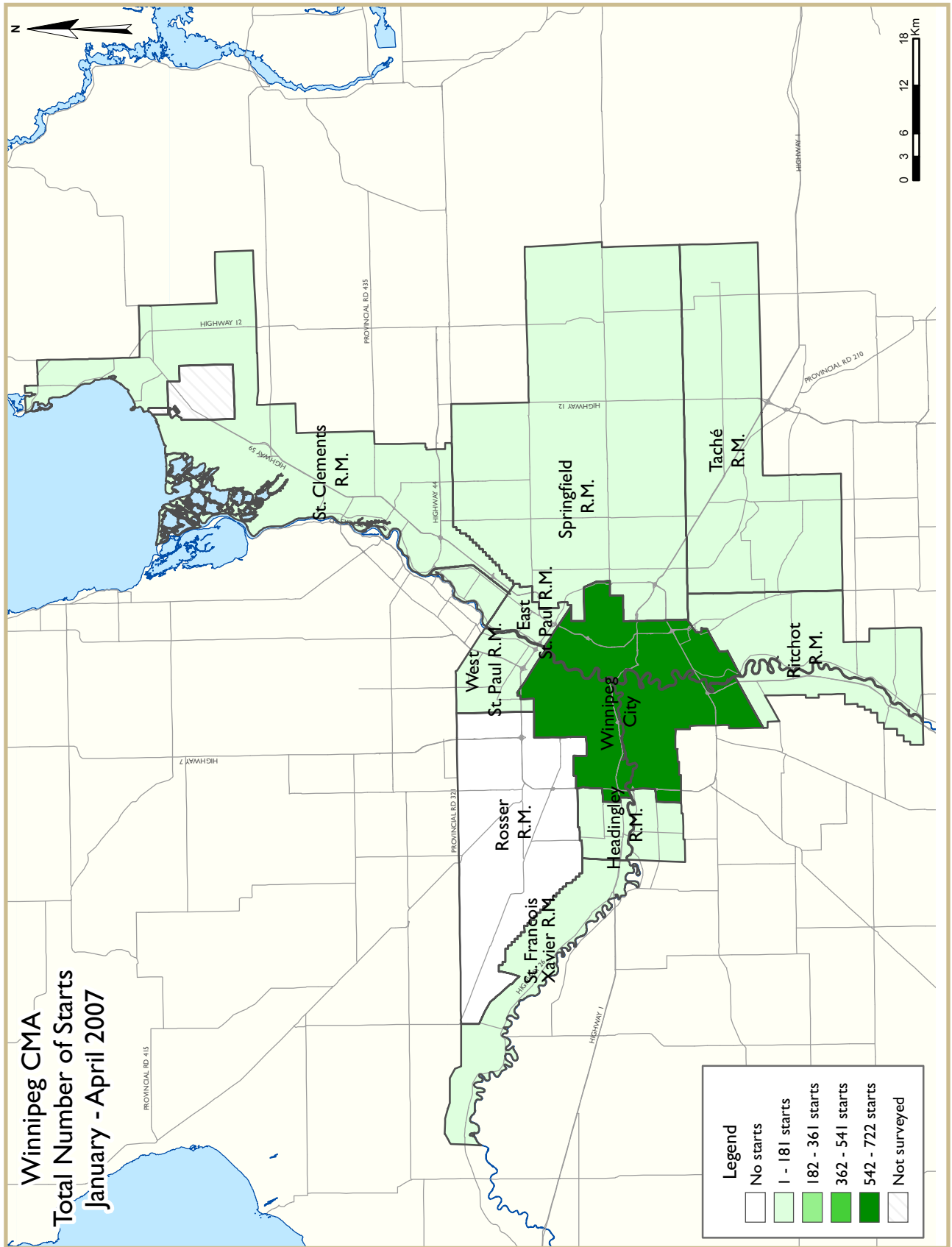
Four large apartment complexes and several row structures were completed in the month of April in the Winnipeg CMA, for a total of 217

units. The majority of these projects were occupied at completion. With additional absorptions from the rest of the multiple-family inventory, there were a total of 153 absorptions in April 2007, bringing the year-to-date absorptions to over two-and-a half times what they were at this time last year. Even with this large jump in units absorbed, there continues to be a high level of construction activity in the multi-family sector. Currently there are 1,009 units under construction, a 13 per cent increase in activity over last April. This brings the level of supply, including units completed and unoccupied, to 1,147 units, 19 per cent greater than at the end of April last year. At the current 12 month average rate of absorption, this supply of multi-units could be absorbed in just over three months.

Meanwhile, the Winnipeg CMA had 150 single-detached units started in April, ten units more than the number of starts logged in April 2006. Within

the city of Winnipeg, single-detached starts were on par with April of last year, while starts in the surrounding municipalities were up almost 50 per cent over last April. Thanks to stronger activity in January and April, year-to-date single-detached starts are now at the same level they were last year at this time across the CMA at 520 units. This marks the third consecutive year that single-detached starts have eclipsed the 500 unit level during the first four months of the year. In 2007, about three-quarters of single-detached starts have occurred within the city of Winnipeg, this is down from last year meaning the share of starts occurring in Winnipeg's surrounding municipalities is increasing.

While single-detached activity is on par with last year to the end of April, the number of units under construction is down compared with the previous year by eight per cent, to 870 units. Absorptions in the first four months reached 368 single-detached units, up 20 per cent from the same period last year. In April alone, there were 129 absorptions, up more than two-fold over April of 2006. The total supply of single-detached homes, represented by those currently under construction and those complete but unoccupied, hit 1,035, the highest level in nine months but down four per cent from April 2006. At the current 12-month rate of absorption of 148 units per month, this represents a seven-month supply of homes.



## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 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 or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Winnipeg CMA  
April 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
April 2007	148	2	0	0	0	24	5	0	179
April 2006	140	0	0	0	0	118	0	0	258
% Change	5.7	n/a	n/a	n/a	n/a	-79.7	n/a	n/a	-30.6
Year-to-date 2007	508	4	0	10	9	264	7	82	884
Year-to-date 2006	520	2	0	0	44	142	0	85	793
% Change	-2.3	100.0	n/a	n/a	-79.5	85.9	n/a	-3.5	11.5
<b>UNDER CONSTRUCTION</b>									
April 2007	858	12	0	10	26	523	7	443	1,879
April 2006	942	8	0	3	124	412	0	352	1,841
% Change	-8.9	50.0	n/a	**	-79.0	26.9	n/a	25.9	2.1
<b>COMPLETIONS</b>									
April 2007	119	2	0	2	12	24	12	167	338
April 2006	56	0	0	0	2	0	0	94	152
% Change	112.5	n/a	n/a	n/a	**	n/a	n/a	77.7	122.4
Year-to-date 2007	329	10	0	3	35	72	12	223	684
Year-to-date 2006	264	2	0	0	6	0	4	188	464
% Change	24.6	**	n/a	n/a	**	n/a	200.0	18.6	47.4
<b>COMPLETED &amp; NOT ABSORBED</b>									
April 2007	164	6	0	1	6	22	0	104	303
April 2006	137	4	0	0	7	4	0	53	205
% Change	19.7	50.0	n/a	n/a	-14.3	**	n/a	96.2	47.8
<b>ABSORBED</b>									
April 2007	127	0	0	2	12	17	12	95	265
April 2006	58	0	0	0	3	7	0	0	68
% Change	119.0	n/a	n/a	n/a	**	142.9	n/a	n/a	**
Year-to-date 2007	365	4	0	3	37	74	12	161	656
Year-to-date 2006	306	0	0	1	5	11	4	72	399
% Change	19.3	n/a	n/a	200.0	**	**	200.0	123.6	64.4

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

**Table I.1: Housing Activity Summary by Submarket  
April 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Winnipeg City</b>									
April 2007	122	2	0	0	0	24	0	0	148
April 2006	121	0	0	0	0	118	0	0	239
<b>East St. Paul R.M.</b>									
April 2007	3	0	0	0	0	0	0	0	3
April 2006	1	0	0	0	0	0	0	0	1
<b>Headingley R.M.</b>									
April 2007	2	0	0	0	0	0	0	0	2
April 2006	0	0	0	0	0	0	0	0	0
<b>Ritchot R.M.</b>									
April 2007	4	0	0	0	0	0	0	0	4
April 2006	3	0	0	0	0	0	0	0	3
<b>Rosser R.M.</b>									
April 2007	0	0	0	0	0	0	0	0	0
April 2006	1	0	0	0	0	0	0	0	1
<b>St. Clements R.M.</b>									
April 2007	3	0	0	0	0	0	0	0	3
April 2006	1	0	0	0	0	0	0	0	1
<b>St. Francois Xavier R.M.</b>									
April 2007	0	0	0	0	0	0	0	0	0
April 2006	0	0	0	0	0	0	0	0	0
<b>Springfield R.M.</b>									
April 2007	6	0	0	0	0	0	2	0	8
April 2006	6	0	0	0	0	0	0	0	6
<b>Tache R.M.</b>									
April 2007	3	0	0	0	0	0	3	0	6
April 2006	2	0	0	0	0	0	0	0	2
<b>West St. Paul R.M.</b>									
April 2007	4	0	0	0	0	0	0	0	4
April 2006	5	0	0	0	0	0	0	0	5
<b>Winnipeg CMA</b>									
April 2007	148	2	0	0	0	24	5	0	179
April 2006	140	0	0	0	0	118	0	0	258

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

**Table I.1: Housing Activity Summary by Submarket  
April 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>Winnipeg City</b>									
April 2007	634	12	0	8	26	493	2	443	1,618
April 2006	764	6	0	2	124	382	0	352	1,630
<b>East St. Paul R.M.</b>									
April 2007	12	0	0	0	0	0	0	0	12
April 2006	24	0	0	0	0	0	0	0	24
<b>Headingley R.M.</b>									
April 2007	28	0	0	2	0	0	0	0	30
April 2006	7	0	0	0	0	0	0	0	7
<b>Ritchoy R.M.</b>									
April 2007	22	0	0	0	0	0	0	0	22
April 2006	13	2	0	0	0	0	0	0	15
<b>Rosser R.M.</b>									
April 2007	0	0	0	0	0	0	0	0	0
April 2006	2	0	0	0	0	0	0	0	2
<b>St. Clements R.M.</b>									
April 2007	32	0	0	0	0	30	0	0	62
April 2006	31	0	0	0	0	30	0	0	61
<b>St. Francois Xavier R.M.</b>									
April 2007	1	0	0	0	0	0	0	0	1
April 2006	4	0	0	0	0	0	0	0	4
<b>Springfield R.M.</b>									
April 2007	55	0	0	0	0	0	2	0	57
April 2006	36	0	0	1	0	0	0	0	37
<b>Tache R.M.</b>									
April 2007	18	0	0	0	0	0	3	0	21
April 2006	30	0	0	0	0	0	0	0	30
<b>West St. Paul R.M.</b>									
April 2007	45	0	0	0	0	0	0	0	45
April 2006	31	0	0	0	0	0	0	0	31
<b>Winnipeg CMA</b>									
April 2007	858	12	0	10	26	523	7	443	1,879
April 2006	942	8	0	3	124	412	0	352	1,841

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

**Table I.1: Housing Activity Summary by Submarket  
April 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Winnipeg City</b>									
April 2007	98	2	0	2	12	24	0	167	305
April 2006	47	0	0	0	2	0	0	94	143
<b>East St. Paul R.M.</b>									
April 2007	0	0	0	0	0	0	0	0	0
April 2006	1	0	0	0	0	0	0	0	1
<b>Headingley R.M.</b>									
April 2007	0	0	0	0	0	0	0	0	0
April 2006	0	0	0	0	0	0	0	0	0
<b>Ritchot R.M.</b>									
April 2007	5	0	0	0	0	0	0	0	5
April 2006	0	0	0	0	0	0	0	0	0
<b>Rosser R.M.</b>									
April 2007	0	0	0	0	0	0	0	0	0
April 2006	0	0	0	0	0	0	0	0	0
<b>St. Clements R.M.</b>									
April 2007	1	0	0	0	0	0	0	0	1
April 2006	2	0	0	0	0	0	0	0	2
<b>St. Francois Xavier R.M.</b>									
April 2007	1	0	0	0	0	0	0	0	1
April 2006	0	0	0	0	0	0	0	0	0
<b>Springfield R.M.</b>									
April 2007	4	0	0	0	0	0	0	0	4
April 2006	2	0	0	0	0	0	0	0	2
<b>Tache R.M.</b>									
April 2007	4	0	0	0	0	0	12	0	16
April 2006	3	0	0	0	0	0	0	0	3
<b>West St. Paul R.M.</b>									
April 2007	5	0	0	0	0	0	0	0	5
April 2006	1	0	0	0	0	0	0	0	1
<b>Winnipeg CMA</b>									
April 2007	119	2	0	2	12	24	12	167	338
April 2006	56	0	0	0	2	0	0	94	152

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



**Table I.1: Housing Activity Summary by Submarket**  
**April 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Winnipeg City</b>									
April 2007	141	6	0	1	2	22	0	104	276
April 2006	120	4	0	0	7	4	0	53	188
<b>East St. Paul R.M.</b>									
April 2007	2	0	0	0	0	0	0	0	2
April 2006	3	0	0	0	0	0	0	0	3
<b>Headingley R.M.</b>									
April 2007	3	0	0	0	0	0	0	0	3
April 2006	1	0	0	0	0	0	0	0	1
<b>Ritchot R.M.</b>									
April 2007	0	0	0	0	0	0	0	0	0
April 2006	0	0	0	0	0	0	0	0	0
<b>Rosser R.M.</b>									
April 2007	1	0	0	0	0	0	0	0	1
April 2006	0	0	0	0	0	0	0	0	0
<b>St. Clements R.M.</b>									
April 2007	1	0	0	0	0	0	0	0	1
April 2006	1	0	0	0	0	0	0	0	1
<b>St. Francois Xavier R.M.</b>									
April 2007	0	0	0	0	0	0	0	0	0
April 2006	0	0	0	0	0	0	0	0	0
<b>Springfield R.M.</b>									
April 2007	5	0	0	0	0	0	0	0	5
April 2006	5	0	0	0	0	0	0	0	5
<b>Tache R.M.</b>									
April 2007	2	0	0	0	4	0	0	0	6
April 2006	6	0	0	0	0	0	0	0	6
<b>West St. Paul R.M.</b>									
April 2007	7	0	0	0	0	0	0	0	7
April 2006	1	0	0	0	0	0	0	0	1
<b>Winnipeg CMA</b>									
April 2007	164	6	0	1	6	22	0	104	303
April 2006	137	4	0	0	7	4	0	53	205

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

**Table 2: Starts by Submarket and by Dwelling Type  
April 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	% Change
Winnipeg City	122	121	2	0	0	0	24	118	148	239	-38.1
East St. Paul R.M.	3	1	0	0	0	0	0	0	3	1	200.0
Headingley R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Ritchot R.M.	4	3	0	0	0	0	0	0	4	3	33.3
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	3	1	0	0	0	0	0	0	3	1	200.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	8	6	0	0	0	0	0	0	8	6	33.3
Tache R.M.	3	2	0	0	3	0	0	0	6	2	200.0
West St. Paul R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
<b>Winnipeg CMA</b>	<b>150</b>	<b>140</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>24</b>	<b>118</b>	<b>179</b>	<b>258</b>	<b>-30.6</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - April 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Winnipeg City	400	442	6	46	0	0	316	227	722	715	1.0
East St. Paul R.M.	6	7	0	0	0	0	0	0	6	7	-14.3
Headingley R.M.	14	5	0	0	0	0	0	0	14	5	180.0
Ritchot R.M.	16	8	0	0	0	0	0	0	16	8	100.0
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	11	9	0	0	0	0	30	0	41	9	**
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	35	15	0	0	0	0	0	0	35	15	133.3
Tache R.M.	8	16	0	0	12	0	0	0	20	16	25.0
West St. Paul R.M.	20	17	0	0	0	0	0	0	20	17	17.6
<b>Winnipeg CMA</b>	<b>520</b>	<b>520</b>	<b>6</b>	<b>46</b>	<b>12</b>	<b>0</b>	<b>346</b>	<b>227</b>	<b>884</b>	<b>793</b>	<b>11.5</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
April 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Winnipeg City	0	0	0	0	24	118	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
Ritchoy R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	3	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>24</b>	<b>118</b>	<b>0</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - April 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Winnipeg City	0	0	0	0	234	142	82	85
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
Ritchoy R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	30	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	9	0	3	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>9</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>264</b>	<b>142</b>	<b>82</b>	<b>85</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
April 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Winnipeg City	124	121	24	118	0	0	148	239
East St. Paul R.M.	3	1	0	0	0	0	3	1
Headingley R.M.	2	0	0	0	0	0	2	0
Ritchot R.M.	4	3	0	0	0	0	4	3
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	3	1	0	0	0	0	3	1
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	6	0	0	2	0	8	6
Tache R.M.	3	2	0	0	3	0	6	2
West St. Paul R.M.	4	5	0	0	0	0	4	5
<b>Winnipeg CMA</b>	<b>150</b>	<b>140</b>	<b>24</b>	<b>118</b>	<b>5</b>	<b>0</b>	<b>179</b>	<b>258</b>

**Table 2.5: Starts by Submarket and by Intended Market  
January - April 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Winnipeg City	396	444	242	186	84	85	722	715
East St. Paul R.M.	6	7	0	0	0	0	6	7
Headingley R.M.	12	5	2	0	0	0	14	5
Ritchot R.M.	16	8	0	0	0	0	16	8
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	11	9	30	0	0	0	41	9
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	33	15	0	0	2	0	35	15
Tache R.M.	8	16	9	0	3	0	20	16
West St. Paul R.M.	20	17	0	0	0	0	20	17
<b>Winnipeg CMA</b>	<b>512</b>	<b>522</b>	<b>283</b>	<b>186</b>	<b>89</b>	<b>85</b>	<b>884</b>	<b>793</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type  
April 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	% Change
Winnipeg City	100	47	2	2	12	0	191	94	305	143	113.3
East St. Paul R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Ritchoy R.M.	5	0	0	0	0	0	0	0	5	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	4	2	0	0	0	0	0	0	4	2	100.0
Tache R.M.	4	3	0	0	12	0	0	0	16	3	**
West St. Paul R.M.	5	1	0	0	0	0	0	0	5	1	**
<b>Winnipeg CMA</b>	<b>121</b>	<b>56</b>	<b>2</b>	<b>2</b>	<b>24</b>	<b>0</b>	<b>191</b>	<b>94</b>	<b>338</b>	<b>152</b>	<b>122.4</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - April 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Winnipeg City	255	190	10	8	26	0	295	188	586	386	51.8
East St. Paul R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
Headingley R.M.	3	2	0	0	0	0	0	0	3	2	50.0
Ritchoy R.M.	12	9	0	0	0	0	0	0	12	9	33.3
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	10	17	0	0	0	0	0	0	10	17	-41.2
St. Francois Xavier R.M.	4	2	0	0	0	0	0	0	4	2	100.0
Springfield R.M.	16	19	0	0	0	0	0	0	16	19	-15.8
Tache R.M.	16	15	0	0	21	4	0	0	37	19	94.7
West St. Paul R.M.	11	3	0	0	0	0	0	0	11	3	**
<b>Winnipeg CMA</b>	<b>332</b>	<b>264</b>	<b>10</b>	<b>8</b>	<b>47</b>	<b>4</b>	<b>295</b>	<b>188</b>	<b>684</b>	<b>464</b>	<b>47.4</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
April 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Winnipeg City	12	0	0	0	24	0	167	94
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	12	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>167</b>	<b>94</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - April 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Winnipeg City	26	0	0	0	72	0	223	188
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	9	0	12	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>35</b>	<b>0</b>	<b>12</b>	<b>4</b>	<b>72</b>	<b>0</b>	<b>223</b>	<b>188</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market  
April 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Winnipeg City	100	47	38	2	167	94	305	143
East St. Paul R.M.	0	1	0	0	0	0	0	1
Headingley R.M.	0	0	0	0	0	0	0	0
Ritchoy R.M.	5	0	0	0	0	0	5	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	1	2	0	0	0	0	1	2
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	4	2	0	0	0	0	4	2
Tache R.M.	4	3	0	0	12	0	16	3
West St. Paul R.M.	5	1	0	0	0	0	5	1
<b>Winnipeg CMA</b>	<b>121</b>	<b>56</b>	<b>38</b>	<b>2</b>	<b>179</b>	<b>94</b>	<b>338</b>	<b>152</b>

**Table 3.5: Completions by Submarket and by Intended Market  
January - April 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Winnipeg City	262	192	101	6	223	188	586	386
East St. Paul R.M.	1	6	0	0	0	0	1	6
Headingley R.M.	3	2	0	0	0	0	3	2
Ritchoy R.M.	12	9	0	0	0	0	12	9
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	10	17	0	0	0	0	10	17
St. Francois Xavier R.M.	4	2	0	0	0	0	4	2
Springfield R.M.	16	19	0	0	0	0	16	19
Tache R.M.	16	15	9	0	12	4	37	19
West St. Paul R.M.	11	3	0	0	0	0	11	3
<b>Winnipeg CMA</b>	<b>339</b>	<b>266</b>	<b>110</b>	<b>6</b>	<b>235</b>	<b>192</b>	<b>684</b>	<b>464</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
April 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>Winnipeg City</b>													
April 2007	10	9.5	18	17.1	19	18.1	31	29.5	27	25.7	105	263,366	272,194
April 2006	11	22.4	6	12.2	8	16.3	12	24.5	12	24.5	49	249,000	266,362
Year-to-date 2007	18	6.4	34	12.1	44	15.7	105	37.4	80	28.5	281	276,400	284,538
Year-to-date 2006	38	17.2	33	14.9	63	28.5	37	16.7	50	22.6	221	236,940	251,639
<b>East St. Paul R.M.</b>													
April 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	431,469	469,054
<b>Headingley R.M.</b>													
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
April 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
<b>Ritchoy R.M.</b>													
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
April 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	1	6.7	0	0.0	2	13.3	12	80.0	15	329,175	351,664
Year-to-date 2006	1	10.0	2	20.0	3	30.0	2	20.0	2	20.0	10	216,335	228,544
<b>Rosser R.M.</b>													
April 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
<b>St. Clements R.M.</b>													
April 2007	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
April 2006	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2007	0	0.0	5	50.0	2	20.0	1	10.0	2	20.0	10	207,500	257,900
Year-to-date 2006	0	0.0	10	55.6	3	16.7	5	27.8	0	0.0	18	192,500	209,056
<b>St. Francois Xavier R.M.</b>													
April 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
April 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2006	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
<b>Springfield R.M.</b>													
April 2007	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
April 2006	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2007	2	13.3	3	20.0	0	0.0	6	40.0	4	26.7	15	269,900	274,064
Year-to-date 2006	1	4.0	6	24.0	8	32.0	6	24.0	4	16.0	25	237,424	245,310

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range  
April 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>Tache R.M.</b>													
April 2007	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
April 2006	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	--	--
Year-to-date 2007	2	11.1	2	11.1	7	38.9	6	33.3	1	5.6	18	240,033	234,366
Year-to-date 2006	0	0.0	4	26.7	5	33.3	6	40.0	0	0.0	15	225,000	236,563
<b>West St. Paul R.M.</b>													
April 2007	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
April 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	6	40.0	9	60.0	15	309,720	338,309
Year-to-date 2006	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
<b>Winnipeg CMA</b>													
April 2007	10	7.8	18	14.0	21	16.3	38	29.5	42	32.6	129	276,400	284,943
April 2006	11	19.0	9	15.5	10	17.2	15	25.9	13	22.4	58	243,500	264,327
Year-to-date 2007	22	6.0	45	12.2	53	14.4	130	35.3	118	32.1	368	279,436	289,542
Year-to-date 2006	40	13.0	56	18.2	88	28.7	58	18.9	65	21.2	307	235,000	253,180

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
April 2007**

Submarket	April 2007	April 2006	% Change	YTD 2007	YTD 2006	% Change
Winnipeg City	272,194	266,362	2.2	284,538	251,639	13.1
East St. Paul R.M.	--	--	n/a	--	469,054	n/a
Headingley R.M.	--	--	n/a	--	--	n/a
Ritchot R.M.	--	--	n/a	351,664	228,544	53.9
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	257,900	209,056	23.4
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	274,064	245,310	11.7
Tache R.M.	--	--	n/a	234,366	236,563	-0.9
West St. Paul R.M.	--	--	n/a	338,309	--	n/a
<b>Winnipeg CMA</b>	<b>284,943</b>	<b>264,327</b>	<b>7.8</b>	<b>289,542</b>	<b>253,180</b>	<b>14.4</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Winnipeg  
April 2007**

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$) SA
2006	January	508	7.2	958	833	1,194	80.2	143,081	16.5	149,822
	February	756	6.3	985	961	1,227	80.3	146,600	19.6	153,080
	March	967	0.7	915	1,219	1,160	78.9	149,051	10.5	145,874
	April	1,036	-4.9	934	1,446	1,251	74.7	162,615	16.8	154,232
	May	1,403	3.3	960	1,959	1,299	73.9	159,801	12.5	153,187
	June	1,410	6.3	1,012	1,789	1,293	78.3	159,719	12.0	153,514
	July	1,124	8.7	977	1,401	1,222	80.0	152,906	12.5	151,225
	August	1,133	-7.2	947	1,427	1,228	77.1	151,279	11.8	155,747
	September	972	-3.2	947	1,413	1,267	74.7	151,798	9.5	153,476
	October	960	2.5	965	1,133	1,206	80.0	154,822	9.2	156,071
	November	778	0.3	982	799	1,218	80.6	153,209	14.8	160,970
	December	547	4.2	1,012	406	1,221	82.9	161,528	13.5	166,991
2007	January	517	1.8	931	847	1,190	78.2	151,299	5.7	157,061
	February	735	-2.8	966	904	1,178	82.0	164,760	12.4	168,279
	March	1,080	11.7	1,043	1,342	1,283	81.3	158,877	6.6	158,523
	April	1,156	11.6	996	1,567	1,257	79.2	174,973	7.6	164,458
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2006	2,231	4.0		3,013			146,861	14.6	
	Q1 2007	2,332	4.5		3,093			159,051	8.3	
	YTD 2006	3,267	1.0		4,459			151,857	15.1	
	YTD 2007	3,488	6.8		4,660			164,328	8.2	

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

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

**Table 6: Economic Indicators  
April 2007**

		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 1992 =100	Winnipeg Labour Market			Average Weekly Earnings (\$)
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	138.9	132.1	379	4.2	69.4	647
	February	667	5.85	6.45	139.7	131.9	380	4.5	69.8	644
	March	667	6.05	6.45	141.9	132.5	380	4.6	69.9	643
	April	685	6.25	6.75	142.2	133.6	380	4.9	70.0	644
	May	685	6.25	6.75	143.8	134.3	381	4.8	70.1	648
	June	697	6.60	6.95	144.5	134.5	383	4.5	70.1	652
	July	697	6.60	6.95	145.3	134.9	383	4.2	70.0	653
	August	691	6.40	6.85	145.6	134.9	384	4.3	70.1	653
	September	682	6.40	6.70	146.6	133.9	384	4.5	70.3	655
	October	688	6.40	6.80	147.5	134.2	385	4.4	70.4	657
	November	673	6.40	6.55	148.4	134.3	384	4.6	70.2	662
	December	667	6.30	6.45	149.1	133.9	383	4.8	70.2	661
2007	January	679	6.50	6.65	149.7	134.4	382	5.1	70.2	668
	February	679	6.50	6.65	150.7	134.9	383	5.0	70.3	671
	March	669	6.40	6.49	151.6	136.0	387	4.8	70.8	672
	April	678	6.60	6.64		136.6	388	4.8	71.0	671
	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), CREA (MLS®), 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 2001 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 modelled 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 2001 Census area definitions.

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