HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg


Canada Mortgage and Housing Corporation

Date Released: July 2007

New Home Market

Starts slip slightly in June but remain up year-to-date

Having reached the halfway point of 2007, housing starts continue to surpass those in 2006 for both single-detached and multi-family units. With 1,680 foundations poured from January through June, year-to-date starts are still 26 per cent ahead of last year at this time when the Winnipeg CMA recorded 1,334 starts. This represents the highest year-to-date total for this period since 1988. While the bulk of this gain is a result of nineteen year highs in multi-family construction, single family starts are also ahead of last year's strong performance.

Although the Winnipeg Census Metropolitan Area (CMA) continues to see year-over-year growth in total

Figure 1

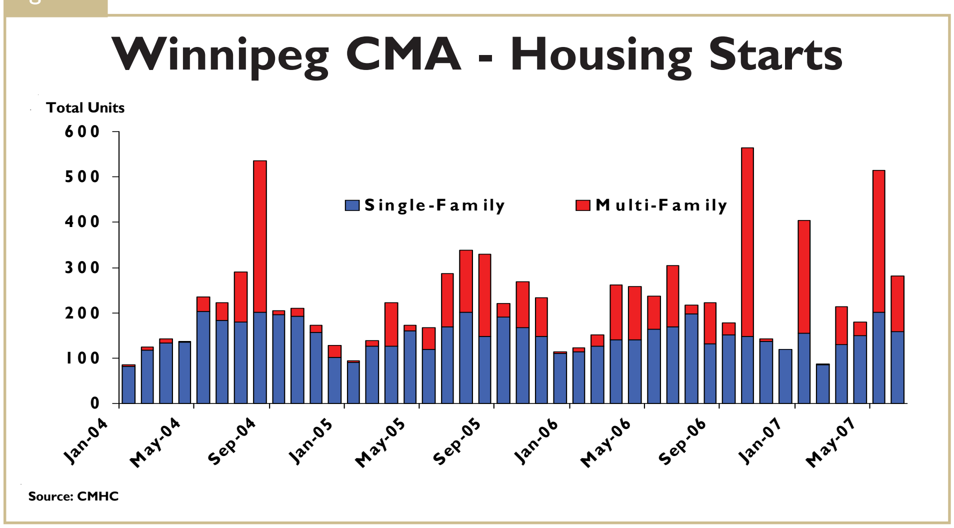

Table of contents

Canada

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HOME TO CANADIANS

housing starts, the month of June experienced a seven per cent decline from 304 units in June 2006 to 282 units in June of this year. Much of that decline is likely due to the wet weather conditions over the spring that has hampered builders` efforts to excavate and pour foundations.

Builders across the CMA started 158 single-detached units in June compared to 169 units in the same month a year earlier. June's activity brought the year-to-date total for single-detached starts to 880 units, three per cent ahead of the activity recorded through the first six months of 2006. Even though this represents only a small change from 2006, it is the highest level of activity in the sector since the first half of 1990, when 1,100 single detached homes were started. This marks the fourth consecutive year that single-detached starts have eclipsed the 790 unit level during the first half of the year.

The long awaited Waverly West development will have its first building permits issued in the fall and will begin to relieve some of the pent up demand in the city's southwest. With the scarcity of available lots in Lindenwoods, Whyte Ridge and Linden Ridge, the land component of the price of a new home in that area of the city has been on the rise in the last two years. While the project will come on stream too late in the year to have an effect in 2007, 2008 should see some moderation in the growth of land prices.

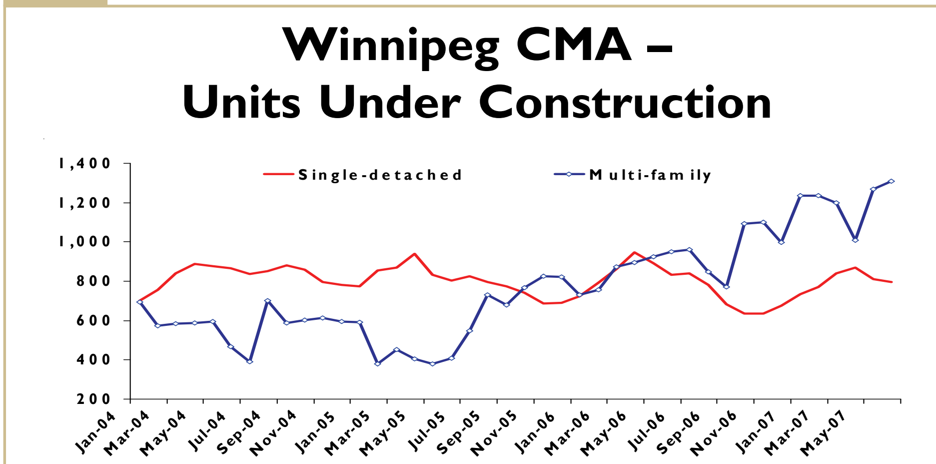
Multi-family starts dipped from 135 units in June 2006 to 124 units in June 2007. Despite the year-over-reduction, this represents the second highest performance for June multi-family starts since 1989. June activity brings the year-to-date total for multi-family starts to 800 units, 66 per cent ahead of the activity recorded last year. Although month-to-month variations in multi-family starts can be significant, the trend favouring multi-family construction continues.

An increasing number of first time buyers are turning to the condominium market given the price escalation in the new and resale housing markets. This shift is resulting in demand for more multi-family condominiums.

Areas outside the city of Winnipeg have also seen increased home building activity. The RM of Tache recorded 12 single-family starts and St. Clements had 10 compared to 15 and 4 starts respectively in June 2006. The RM of Springfield recorded 18 single-family completions in June 2007, up from 5 the previous June. The continued strength in markets outside of Winnipeg proper is a result of a number of factors.

Manitoba is seeing one of the highest GDP growth rates in the country combined with a dramatic shift in net migration. While Manitoba, and particularly the Capital, has long enjoyed significant net international in-migration, interprovincial migration has resulted in the loss of thousands of Manitobans a year; mostly to Alberta, BC, and Ontario. With a strong economy and attractively priced housing, Manitoba saw a

Figure 2



Source: CMHC

significant move in its favour, as only 228 people were lost to interprovincial migration in the first quarter of 2007, compared with 1,634 in the first quarter of 2006.

Resale Market

Resale market continues to set records without oversupply

The resale market continued to show strength in terms of both volume and price gains through the first half of the year. Year-to-date MLS sales are 8 per cent ahead of 2006, rising from 6,407 in the first six months of 2006 to 6,954 thus far in 2007. Dollar volumes have also recorded impressive gains; up 21 per cent from 2006 and eclipsing the one billion dollar mark for the first time. Despite both the strong resale and construction markets, there remains less than seven months of inventory on the market, suggesting a balance between buyers and sellers in the marketplace.

Economy

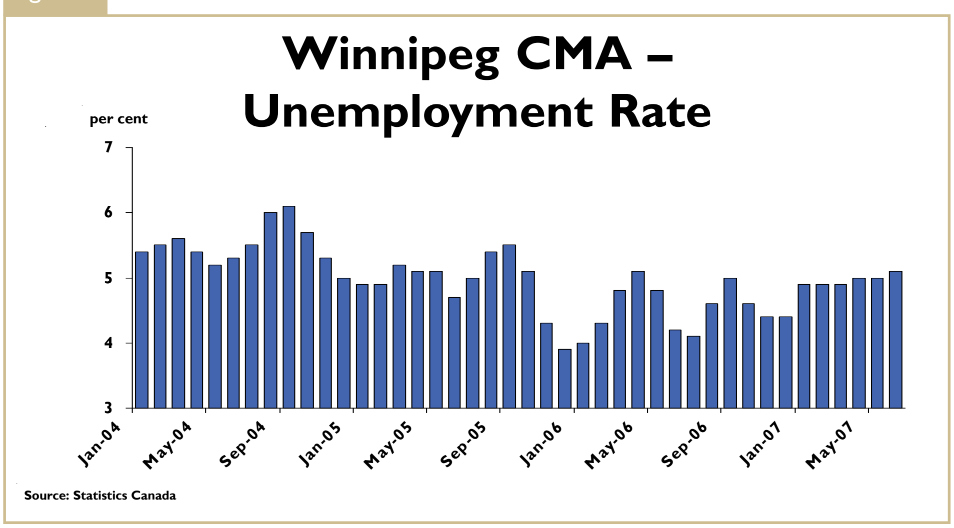
Construction strength and employment gains drive economy

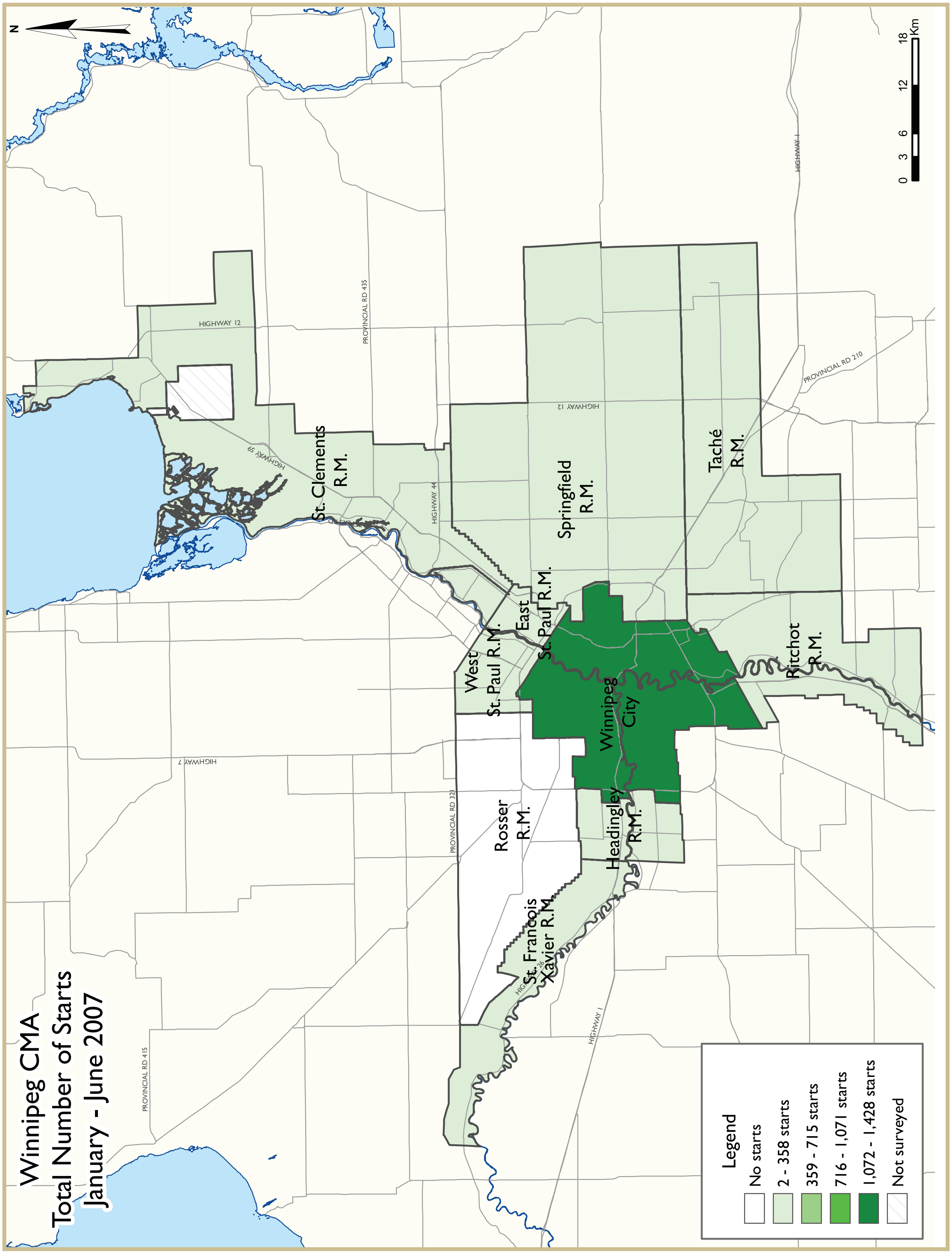
The unemployment rate in Manitoba continues to be at multi decade lows, reaching 4.6 per cent in June. This suggests that people moving to Manitoba are finding work and not adding to the ranks of the unemployed.

The expansion of the labour force in Manitoba has helped drive GDP growth to one of the highest in the country. The province is on track for its fourth consecutive year of growth in excess of 2.5 per cent.

While major construction projects are only one indicator of economic strength, they are perhaps the most visible. The Manitoba Hydro building, the floodway expansion, and the new Winnipeg Airport terminal are all indicative of robust economic activity. With the prospect of a new stadium and the Human Rights Museum on the horizon, the construction sector is poised to be a positive contributor to the Manitoba economy for several quarters to come.

Figure 3




Winnipeg CMA
Total Number of Starts
January - June 2007
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
HIGHWAY 12
PROVINCIAL RD 435
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
PROVINCIAL RD 321
PROVINCIAL RD 415
HIGHWAY 1
PROVINCIAL RD 210
Legend
No starts
2 - 358 starts
359 - 715 starts
716 - 1,071 starts
1,072 - 1,428 starts
Not surveyed

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*
2.5	*Starts by Submarket and by Intended Market – Year-to-Date*
3.2	*Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter*
3.3	*Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date*
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 June 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2007	158	0	0	0	0	112	0	12	282
June 2006	169	0	0	0	18	117	0	0	304
% Change	-6.5	n/a	n/a	n/a	-100.0	-4.3	n/a	n/a	-7.2
Year-to-date 2007	862	4	0	16	68	376	7	347	1,680
Year-to-date 2006	853	2	0	0	84	259	0	136	1,334
% Change	1.1	100.0	n/a	n/a	-19.0	45.2	n/a	155.1	25.9
UNDER CONSTRUCTION									
June 2007	781	10	0	14	85	635	2	578	2,105
June 2006	833	6	0	0	90	492	0	361	1,782
% Change	-6.2	66.7	n/a	n/a	-5.6	29.1	n/a	60.1	18.1
COMPLETIONS									
June 2007	171	2	0	1	0	0	3	79	256
June 2006	225	0	0	0	41	30	0	42	338
% Change	-24.0	n/a	n/a	n/a	-100.0	-100.0	n/a	88.1	-24.3
Year-to-date 2007	759	14	0	6	35	72	15	353	1,254
Year-to-date 2006	703	2	0	3	84	37	6	230	1,065
% Change	8.0	**	n/a	100.0	-58.3	94.6	150.0	53.5	17.7
COMPLETED & NOT ABSORBED									
June 2007	218	10	0	2	5	12	0	50	297
June 2006	218	4	0	1	11	5	0	6	245
% Change	0.0	150.0	n/a	100.0	-54.5	140.0	n/a	**	21.2
ABSORBED									
June 2007	164	0	0	0	1	2	3	103	273
June 2006	193	0	0	1	37	29	0	81	341
% Change	-15.0	n/a	n/a	-100.0	-97.3	-93.1	n/a	27.2	-19.9
Year-to-date 2007	741	4	0	5	38	84	15	345	1,232
Year-to-date 2006	664	0	0	3	79	47	6	161	960
% Change	11.6	n/a	n/a	66.7	-51.9	78.7	150.0	114.3	28.3

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

Table 1.1: Housing Activity Summary by Submarket June 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
June 2007	118	0	0	0	0	112	0	12	242
June 2006	129	0	0	0	18	117	0	0	264
East St. Paul R.M.									
June 2007	2	0	0	0	0	0	0	0	2
June 2006	0	0	0	0	0	0	0	0	0
Headingley R.M.									
June 2007	1	0	0	0	0	0	0	0	1
June 2006	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
June 2007	4	0	0	0	0	0	0	0	4
June 2006	1	0	0	0	0	0	0	0	1
Rosser R.M.									
June 2007	0	0	0	0	0	0	0	0	0
June 2006	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2007	10	0	0	0	0	0	0	0	10
June 2006	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
June 2007	0	0	0	0	0	0	0	0	0
June 2006	1	0	0	0	0	0	0	0	1
Springfield R.M.									
June 2007	4	0	0	0	0	0	0	0	4
June 2006	12	0	0	0	0	0	0	0	12
Tache R.M.									
June 2007	12	0	0	0	0	0	0	0	12
June 2006	15	0	0	0	0	0	0	0	15
West St. Paul R.M.									
June 2007	2	0	0	0	0	0	0	0	2
June 2006	6	0	0	0	0	0	0	0	6
Winnipeg CMA									
June 2007	158	0	0	0	0	112	0	12	282
June 2006	169	0	0	0	18	117	0	0	304

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

Table 1.1: Housing Activity Summary by Submarket June 2007	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
June 2007	570	10	0	7	85	605	0	578	1,855
June 2006	638	4	0	0	90	492	0	361	1,585
East St. Paul R.M.									
June 2007	18	0	0	0	0	0	0	0	18
June 2006	15	0	0	0	0	0	0	0	15
Headingley R.M.									
June 2007	26	0	0	7	0	0	0	0	33
June 2006	8	0	0	0	0	0	0	0	8
Ritchot R.M.									
June 2007	27	0	0	0	0	0	0	0	27
June 2006	21	2	0	0	0	0	0	0	23
Rosser R.M.									
June 2007	0	0	0	0	0	0	0	0	0
June 2006	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
June 2007	36	0	0	0	0	30	0	0	66
June 2006	25	0	0	0	0	0	0	0	25
St. Francois Xavier R.M.									
June 2007	2	0	0	0	0	0	0	0	2
June 2006	4	0	0	0	0	0	0	0	4
Springfield R.M.									
June 2007	28	0	0	0	0	0	2	0	30
June 2006	49	0	0	0	0	0	0	0	49
Tache R.M.									
June 2007	26	0	0	0	0	0	0	0	26
June 2006	41	0	0	0	0	0	0	0	41
West St. Paul R.M.									
June 2007	32	0	0	0	0	0	0	0	32
June 2006	31	0	0	0	0	0	0	0	31
Winnipeg CMA									
June 2007	781	10	0	14	85	635	2	578	2,105
June 2006	833	6	0	0	90	492	0	361	1,782

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

Table 1.1: Housing Activity Summary by Submarket
June 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
June 2007	125	2	0	0	0	0	0	79	206
June 2006	194	0	0	0	41	0	0	42	277
East St. Paul R.M.									
June 2007	1	0	0	0	0	0	0	0	1
June 2006	6	0	0	0	0	0	0	0	6
Headingley R.M.									
June 2007	7	0	0	1	0	0	0	0	8
June 2006	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
June 2007	4	0	0	0	0	0	0	0	4
June 2006	0	0	0	0	0	0	0	0	0
Rosser R.M.									
June 2007	0	0	0	0	0	0	0	0	0
June 2006	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
June 2007	2	0	0	0	0	0	0	0	2
June 2006	6	0	0	0	0	30	0	0	36
St. Francois Xavier R.M.									
June 2007	0	0	0	0	0	0	0	0	0
June 2006	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2007	18	0	0	0	0	0	0	0	18
June 2006	5	0	0	0	0	0	0	0	5
Tache R.M.									
June 2007	5	0	0	0	0	0	3	0	8
June 2006	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
June 2007	7	0	0	0	0	0	0	0	7
June 2006	5	0	0	0	0	0	0	0	5
Winnipeg CMA									
June 2007	171	2	0	1	0	0	3	79	256
June 2006	225	0	0	0	41	30	0	42	338

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

Table 1.1: Housing Activity Summary by Submarket June 2007									
	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									
Winnipeg City									
June 2007	184	10	0	1	2	12	0	50	259
June 2006	190	4	0	1	11	2	0	6	214
East St. Paul R.M.									
June 2007	3	0	0	0	0	0	0	0	3
June 2006	9	0	0	0	0	0	0	0	9
Headingley R.M.									
June 2007	6	0	0	1	0	0	0	0	7
June 2006	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
June 2007	2	0	0	0	0	0	0	0	2
June 2006	0	0	0	0	0	0	0	0	0
Rosser R.M.									
June 2007	1	0	0	0	0	0	0	0	1
June 2006	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2007	1	0	0	0	0	0	0	0	1
June 2006	2	0	0	0	0	3	0	0	5
St. Francois Xavier R.M.									
June 2007	0	0	0	0	0	0	0	0	0
June 2006	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2007	9	0	0	0	0	0	0	0	9
June 2006	7	0	0	0	0	0	0	0	7
Tache R.M.									
June 2007	1	0	0	0	3	0	0	0	4
June 2006	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
June 2007	9	0	0	0	0	0	0	0	9
June 2006	5	0	0	0	0	0	0	0	5
Winnipeg CMA									
June 2007	218	10	0	2	5	12	0	50	297
June 2006	218	4	0	1	11	5	0	6	245

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

Table 2: Starts by Submarket and by Dwelling Type June 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	% Change
Winnipeg City	118	129	0	6	0	12	124	117	242	264	-8.3
East St. Paul R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Headingley R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Ritchot R.M.	4	1	0	0	0	0	0	0	4	1	**
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	10	4	0	0	0	0	0	0	10	4	150.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	4	12	0	0	0	0	0	0	4	12	-66.7
Tache R.M.	12	15	0	0	0	0	0	0	12	15	-20.0
West St. Paul R.M.	2	6	0	0	0	0	0	0	2	6	-66.7
Winnipeg CMA	158	169	0	6	0	12	124	117	282	304	-7.2

Table 2.1: Starts by Submarket and by Dwelling Type January - June 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	670	704	6	62	59	24	693	395	1,428	1,185	20.5
East St. Paul R.M.	16	8	0	0	0	0	0	0	16	8	100.0
Headingley R.M.	35	7	0	0	0	0	0	0	35	7	**
Ritchot R.M.	27	17	0	0	0	0	0	0	27	17	58.8
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	23	17	0	0	0	0	30	0	53	17	**
St. Francois Xavier R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Springfield R.M.	41	35	0	0	0	0	0	0	41	35	17.1
Tache R.M.	24	35	0	0	12	0	0	0	36	35	2.9
West St. Paul R.M.	25	27	0	0	0	0	0	0	25	27	-7.4
Winnipeg CMA	880	853	6	62	71	24	723	395	1,680	1,334	25.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006
Winnipeg City	0	12	0	0	112	117	12	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
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	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	12	0	0	112	117	12	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 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	59	24	0	0	346	259	347	136
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	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
Winnipeg CMA	68	24	3	0	376	259	347	136

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2007								
Submarket	*Freehold*		*Condominium*		*Rental*		*Total**	
	June 2007	*June 2006*	*June 2007*	*June 2006*	*June 2007*	*June 2006*	*June 2007*	*June 2006*
Winnipeg City	118	129	112	135	12	0	242	264
East St. Paul R.M.	2	0	0	0	0	0	2	0
Headingley R.M.	1	1	0	0	0	0	1	1
Ritchot R.M.	4	1	0	0	0	0	4	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	10	4	0	0	0	0	10	4
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	4	12	0	0	0	0	4	12
Tache R.M.	12	15	0	0	0	0	12	15
West St. Paul R.M.	2	6	0	0	0	0	2	6
Winnipeg CMA	158	169	112	135	12	0	282	304

Table 2.5: Starts by Submarket and by Intended Market January - June 2007								
Submarket	*Freehold*		*Condominium*		*Rental*		*Total**	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Winnipeg City	666	706	413	343	349	136	1,428	1,185
East St. Paul R.M.	16	8	0	0	0	0	16	8
Headingley R.M.	27	7	8	0	0	0	35	7
Ritchot R.M.	27	17	0	0	0	0	27	17
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	23	17	30	0	0	0	53	17
St. Francois Xavier R.M.	2	2	0	0	0	0	2	2
Springfield R.M.	39	35	0	0	2	0	41	35
Tache R.M.	24	35	9	0	3	0	36	35
West St. Paul R.M.	25	27	0	0	0	0	25	27
Winnipeg CMA	866	855	460	343	354	136	1,680	1,334

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	% Change
Winnipeg City	125	194	2	30	0	11	79	42	206	277	-25.6
East St. Paul R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
Headingley R.M.	8	1	0	0	0	0	0	0	8	1	**
Ritchot R.M.	4	0	0	0	0	0	0	0	4	0	n/a
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	2	6	0	0	0	0	0	30	2	36	-94.4
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	18	5	0	0	0	0	0	0	18	5	**
Tache R.M.	5	7	0	0	3	0	0	0	8	7	14.3
West St. Paul R.M.	7	5	0	0	0	0	0	0	7	5	40.0
Winnipeg CMA	172	225	2	30	3	11	79	72	256	338	-24.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 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	590	577	14	40	26	48	425	237	1,055	902	17.0
East St. Paul R.M.	5	16	0	0	0	0	0	0	5	16	-68.8
Headingley R.M.	21	3	0	0	0	0	0	0	21	3	**
Ritchot R.M.	18	10	0	0	0	0	0	0	18	10	80.0
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	17	31	0	0	0	0	0	30	17	61	-72.1
St. Francois Xavier R.M.	4	4	0	0	0	0	0	0	4	4	0.0
Springfield R.M.	50	27	0	0	0	0	0	0	50	27	85.2
Tache R.M.	24	23	0	0	24	4	0	0	48	27	77.8
West St. Paul R.M.	29	13	0	0	0	0	0	0	29	13	123.1
Winnipeg CMA	765	706	14	40	50	52	425	267	1,254	1,065	17.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006
Winnipeg City	0	11	0	0	0	0	79	42
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	30	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
Winnipeg CMA	0	11	3	0	0	30	79	42

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 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	48	0	0	72	7	353	230
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	30	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	15	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	35	48	15	4	72	37	353	230

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2007								
Submarket	*Freehold*		*Condominium*		*Rental*		*Total**	
	June 2007	*June 2006*	*June 2007*	*June 2006*	*June 2007*	*June 2006*	*June 2007*	*June 2006*
Winnipeg City	127	194	0	41	79	42	206	277
East St. Paul R.M.	1	6	0	0	0	0	1	6
Headingley R.M.	7	1	1	0	0	0	8	1
Ritchot R.M.	4	0	0	0	0	0	4	0
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	2	6	0	30	0	0	2	36
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	18	5	0	0	0	0	18	5
Tache R.M.	5	7	0	0	3	0	8	7
West St. Paul R.M.	7	5	0	0	0	0	7	5
Winnipeg CMA	173	225	1	71	82	42	256	338

Table 3.5: Completions by Submarket and by Intended Market January - June 2007								
Submarket	*Freehold*		*Condominium*		*Rental*		*Total**	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Winnipeg City	599	577	103	93	353	232	1,055	902
East St. Paul R.M.	5	16	0	0	0	0	5	16
Headingley R.M.	20	3	1	0	0	0	21	3
Ritchot R.M.	18	10	0	0	0	0	18	10
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	17	31	0	30	0	0	17	61
St. Francois Xavier R.M.	4	4	0	0	0	0	4	4
Springfield R.M.	50	26	0	1	0	0	50	27
Tache R.M.	24	23	9	0	15	4	48	27
West St. Paul R.M.	29	13	0	0	0	0	29	13
Winnipeg CMA	773	705	113	124	368	236	1,254	1,065

Source: CMHC (Starts and Completions Survey)

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

Submarket	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
June 2007	4	3.3	8	6.7	21	17.5	35	29.2	52	43.3	120	286,750	312,103
June 2006	18	10.6	32	18.8	48	28.2	38	22.4	34	20.0	170	236,242	251,298
Year-to-date 2007	26	4.5	70	12.2	97	16.9	199	34.7	181	31.6	573	275,900	286,569
Year-to-date 2006	63	11.7	89	16.6	155	28.9	110	20.5	120	22.3	537	239,000	257,021
East St. Paul R.M.													
June 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2006	0	0.0	0	0.0	1	7.1	1	7.1	12	85.7	14	407,626	443,078
Headingley R.M.													
June 2007	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
June 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	7	36.8	12	63.2	19	328,000	360,474
Year-to-date 2006	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Ritchot R.M.													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
June 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	5.3	1	5.3	2	10.5	15	78.9	19	361,000	350,566
Year-to-date 2006	1	9.1	2	18.2	3	27.3	3	27.3	2	18.2	11	230,250	232,127
Rosser R.M.													
June 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2006	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
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	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
St. Clements R.M.													
June 2007	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
June 2006	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	--	--
Year-to-date 2007	1	5.9	7	41.2	2	11.8	3	17.6	4	23.5	17	220,000	259,494
Year-to-date 2006	1	3.2	10	32.3	7	22.6	11	35.5	2	6.5	31	200,000	241,697
St. Francois Xavier R.M.													
June 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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	3	75.0	0	0.0	1	25.0	4	--	--
Springfield R.M.													
June 2007	0	0.0	1	6.3	3	18.8	8	50.0	4	25.0	16	282,144	290,487
June 2006	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Year-to-date 2007	2	4.4	4	8.9	3	6.7	23	51.1	13	28.9	45	280,000	297,757
Year-to-date 2006	1	3.2	6	19.4	13	41.9	6	19.4	5	16.1	31	238,080	248,865

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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 (%)			
Tache R.M.													
June 2007	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	--	--
June 2006	0	0.0	6	66.7	1	11.1	1	11.1	1	11.1	9	--	--
Year-to-date 2007	2	7.4	2	7.4	10	37.0	11	40.7	2	7.4	27	249,480	247,590
Year-to-date 2006	0	0.0	10	41.7	6	25.0	7	29.2	1	4.2	24	223,975	229,367
West St. Paul R.M.													
June 2007	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	407,000	418,881
June 2006	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	9	29.0	22	71.0	31	330,900	374,814
Year-to-date 2006	0	0.0	1	10.0	3	30.0	6	60.0	0	0.0	10	250,000	241,300
Winnipeg CMA													
June 2007	4	2.4	10	6.1	26	15.9	51	31.1	73	44.5	164	291,620	318,727
June 2006	18	9.3	39	20.1	54	27.8	45	23.2	38	19.6	194	236,242	251,969
Year-to-date 2007	31	4.2	84	11.3	113	15.1	260	34.9	258	34.6	746	280,000	293,763
Year-to-date 2006	66	9.9	119	17.8	192	28.8	147	22.0	143	21.4	667	239,000	258,037

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2007						
Submarket	*June 2007*	*June 2006*	*% Change*	*YTD 2007*	*YTD 2006*	*% Change*
Winnipeg City	*312,103*	*251,298*	*24.2*	*286,569*	*257,021*	*11.5*
East St. Paul R.M.	*--*	*--*	*n/a*	*--*	*443,078*	*n/a*
Headingley R.M.	*--*	*--*	*n/a*	*360,474*	*--*	*n/a*
Ritchot R.M.	*--*	*--*	*n/a*	*350,566*	*232,127*	*51.0*
Rosser R.M.	*--*	*--*	*n/a*	*--*	*--*	*n/a*
St. Clements R.M.	*--*	*--*	*n/a*	*259,494*	*241,697*	*7.4*
St. Francois Xavier R.M.	*--*	*--*	*n/a*	*--*	*--*	*n/a*
Springfield R.M.	*290,487*	*--*	*n/a*	*297,757*	*248,865*	*19.6*
Tache R.M.	*--*	*--*	*n/a*	*247,590*	*229,367*	*7.9*
West St. Paul R.M.	*418,881*	*--*	*n/a*	*374,814*	*241,300*	*55.3*
Winnipeg CMA	*318,727*	*251,969*	*26.5*	*293,763*	*258,037*	*13.8*

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg June 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	1,010	1,567	1,253	80.6	174,973	7.6	165,980
	May	1,563	11.4	1,078	1,780	1,223	88.1	184,651	15.6	175,975
	June	1,469	4.2	1,052	1,671	1,228	85.7	185,447	16.1	176,775
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2006	3,849	2.0		5,194			160,529	13.5	
	Q2 2007	4,188	8.8		5,018			182,259	13.5	
	YTD 2006	6,080	2.7		8,207			155,513	13.8	
	YTD 2007	6,520	7.2		8,111			173,958	11.9	

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

Table 6: Economic Indicators June 2007											
		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	138.9	107.2	379	4.2	69.4	647
	February	667	5.85	6.45	139.7	107.0	380	4.5	69.8	644
	March	667	6.05	6.45	141.9	107.5	380	4.6	69.9	643
	April	685	6.25	6.75	142.2	108.3	380	4.9	70.0	644
	May	685	6.25	6.75	143.8	109.0	381	4.8	70.1	648
	June	697	6.60	6.95	144.5	109.1	383	4.5	70.1	652
	July	697	6.60	6.95	145.3	109.5	383	4.2	70.0	653
	August	691	6.40	6.85	145.6	109.5	384	4.3	70.1	653
	September	682	6.40	6.70	146.6	108.6	384	4.5	70.3	655
	October	688	6.40	6.80	147.5	108.9	385	4.4	70.4	657
	November	673	6.40	6.55	148.4	109.0	384	4.6	70.2	662
	December	667	6.30	6.45	149.1	108.6	383	4.8	70.2	661
2007	January	679	6.50	6.65	149.7	109.0	382	5.1	70.2	668
	February	679	6.50	6.65	150.7	109.4	383	5.0	70.3	671
	March	669	6.40	6.49	151.6	110.3	387	4.8	70.8	672
	April	678	6.60	6.64	152.0	110.8	388	4.8	71.0	671
	May	709	6.85	7.14	153.1	111.4	390	5.0	71.5	674
	June	715	7.05	7.24		111.3	390	5.1	71.4	683
	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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