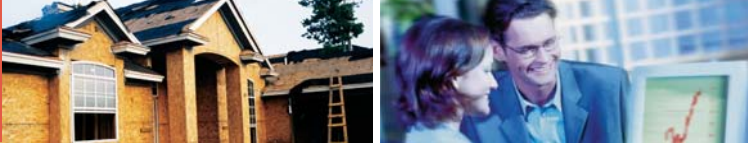


HOUSING NOW

Winnipeg CMA



Canada Mortgage and Housing Corporation

Date Released: August 2007

New Home Market

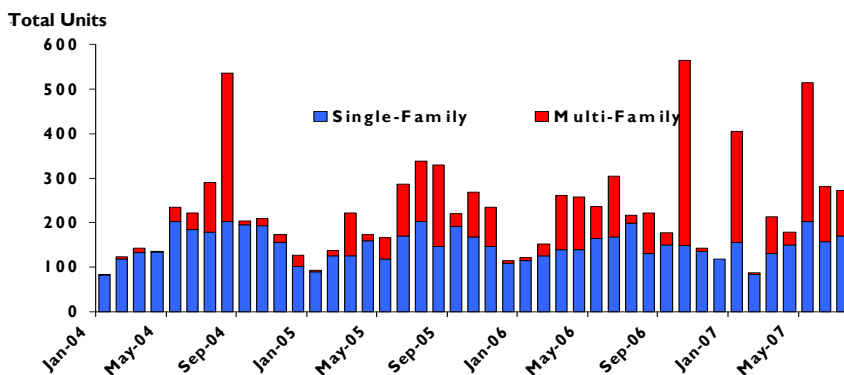
Multi-Family Starts up 81% Year-to-Date

Seven months into 2007, housing starts in the Winnipeg Census Metropolitan Area (CMA) continue to exceed those in 2006. The 1,953 starts thus far are 26 per cent ahead of the 1,551 starts recorded through July 2006. For the month of July itself, there were 273 foundations poured, also a 26 per cent increase over the July 2006 number.

As has been the case for much of the year, multi-family starts made up the bulk of the year-over-year increase. The 103 starts recorded in July brought the year-to-date activity to 903 units, nearly 81 per cent higher than the 500 multi-family starts recorded in the first seven months of 2006. July also marked the fourth month this year with triple digit multi-

Figure 1

Winnipeg CMA - Housing Starts



Source: CMHC

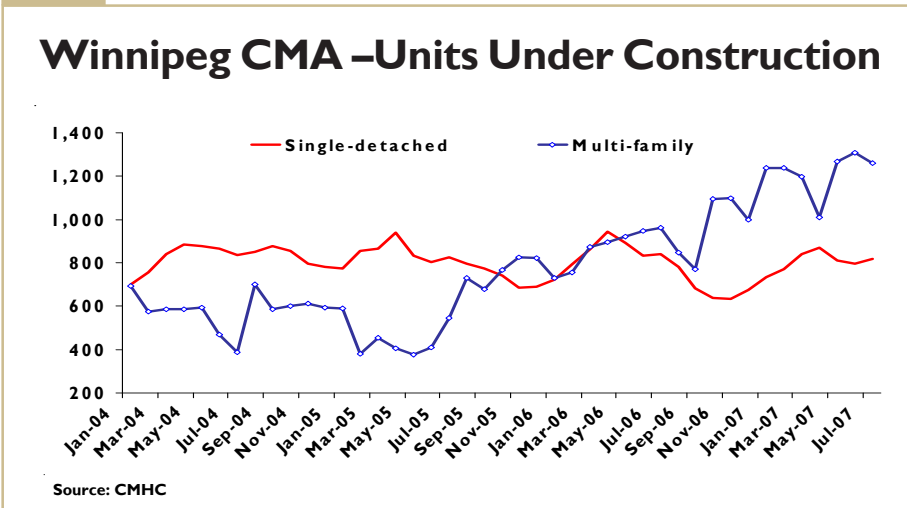
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Figure 2



family unit starts. In 2006, there were four months with more than 100 starts during the course of the entire year. In the event that there are no additional foundations poured for multi-family dwellings for the remainder of this year, 2007 would still be the second best year on record for multi-family starts since 1988.

Single-detached starts, meanwhile, continued to match last year's pace very closely. Through the first seven months of 2006 the Capital Region saw 1,051 single-detached starts. To date, there have been 1,050 starts in 2007. July saw foundations poured for 170 homes in the CMA, down 14 per cent from July of 2006, but still the second highest month thus far in 2007. The wet weather towards the end of June and into the beginning of July had a negative impact on starts as builders had difficulty accessing sites easily. With 149 completions and 146 absorptions, the market

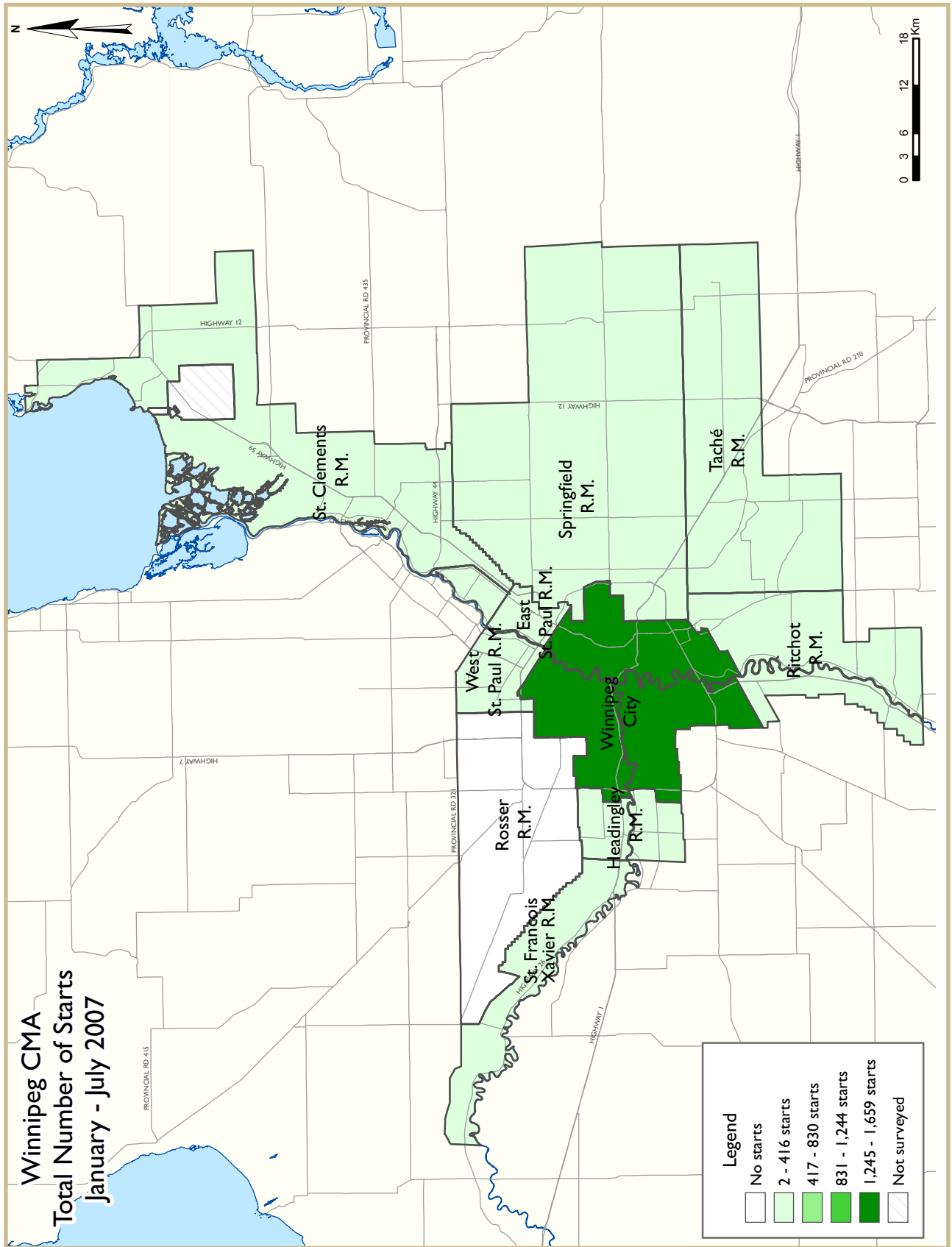
continues to strike a balance between supply and demand.

This evolving pattern of starts activity has meant that multi-family units under construction have surpassed, by a substantial margin, single-detached homes being built. In July, there were 1,346 multi-family units under construction while work was progressing on 818 single-detached homes. As recently as July 2005, there were 547 multi-family units being built, and 824 single-detached homes under construction. While the condominium market in Winnipeg is still maturing, demand for new multi-family dwellings is coming from a wide spectrum including renters, condominium buyers, and seniors seeking to move to an adult lifestyle setting.

Continued tightness of supply in the resale market across the province has meant that demand has spilled over into the new home market. The sales-

to-active listings ratio hit a three-year high in May and has continued to remain at elevated levels through June and July. With strong province-wide population growth, upward price pressure will continue on both new and resale homes. The much anticipated Waverly West development will serve to alleviate some the supply concerns when the first permits are issued in October.

Meanwhile, starts activity outside the Capital continued its strong year-to-date performance. Partially in response to a strong labour market, Brandon had 23 starts in July, up from 13 in July of 2006. The Rural Municipalities of Hanover and St Andrews have also enjoyed significant increases in housing starts over the first seven months of 2007. Hanover has seen 39 starts, compared to 21 in 2006, while St Andrews has had 25 foundations poured, up from 16 in the first 7 months of 2006.



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
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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
July 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2007	170	0	0	0	0	0	0	103	273
July 2006	198	0	0	0	15	4	0	0	217
% Change	-14.1	n/a	n/a	n/a	-100.0	-100.0	n/a	n/a	25.8
Year-to-date 2007	1,032	4	0	16	68	376	7	450	1,953
Year-to-date 2006	1,051	2	0	0	99	263	0	136	1,551
% Change	-1.8	100.0	n/a	n/a	-31.3	43.0	n/a	**	25.9
UNDER CONSTRUCTION									
July 2007	804	10	0	13	75	635	1	626	2,164
July 2006	841	4	0	0	101	496	0	361	1,803
% Change	-4.4	150.0	n/a	n/a	-25.7	28.0	n/a	73.4	20.0
COMPLETIONS									
July 2007	147	0	0	2	10	0	0	55	214
July 2006	190	2	0	0	4	0	0	0	196
% Change	-22.6	-100.0	n/a	n/a	150.0	n/a	n/a	n/a	9.2
Year-to-date 2007	906	14	0	8	45	72	15	408	1,468
Year-to-date 2006	893	4	0	3	88	37	6	230	1,261
% Change	1.5	**	n/a	166.7	-48.9	94.6	150.0	77.4	16.4
COMPLETED & NOT ABSORBED									
July 2007	221	8	0	2	7	12	0	54	304
July 2006	205	6	0	1	5	3	0	3	223
% Change	7.8	33.3	n/a	100.0	40.0	**	n/a	**	36.3
ABSORBED									
July 2007	144	2	0	2	8	0	0	51	207
July 2006	201	0	0	0	10	2	0	3	216
% Change	-28.4	n/a	n/a	n/a	-20.0	-100.0	n/a	**	-4.2
Year-to-date 2007	885	6	0	7	46	84	15	396	1,439
Year-to-date 2006	865	0	0	3	89	49	6	164	1,176
% Change	2.3	n/a	n/a	133.3	-48.3	71.4	150.0	141.5	22.4

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Winnipeg City									
July 2007	128	0	0	0	0	0	0	103	231
July 2006	149	0	0	0	15	4	0	0	168
East St. Paul R.M.									
July 2007	9	0	0	0	0	0	0	0	9
July 2006	6	0	0	0	0	0	0	0	6
Headingley R.M.									
July 2007	1	0	0	0	0	0	0	0	1
July 2006	3	0	0	0	0	0	0	0	3
Ritchoy R.M.									
July 2007	5	0	0	0	0	0	0	0	5
July 2006	1	0	0	0	0	0	0	0	1
Rosser R.M.									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2007	10	0	0	0	0	0	0	0	10
July 2006	10	0	0	0	0	0	0	0	10
St. Francois Xavier R.M.									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	1	0	0	0	0	0	0	0	1
Springfield R.M.									
July 2007	9	0	0	0	0	0	0	0	9
July 2006	13	0	0	0	0	0	0	0	13
Tache R.M.									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
July 2007	4	0	0	0	0	0	0	0	4
July 2006	10	0	0	0	0	0	0	0	10
Winnipeg CMA									
July 2007	170	0	0	0	0	0	0	103	273
July 2006	198	0	0	0	15	4	0	0	217

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Winnipeg City									
July 2007	586	10	0	6	75	605	0	626	1,908
July 2006	630	2	0	0	101	496	0	361	1,590
East St. Paul R.M.									
July 2007	23	0	0	0	0	0	0	0	23
July 2006	17	0	0	0	0	0	0	0	17
Headingley R.M.									
July 2007	25	0	0	7	0	0	0	0	32
July 2006	10	0	0	0	0	0	0	0	10
Ritchoy R.M.									
July 2007	25	0	0	0	0	0	0	0	25
July 2006	19	2	0	0	0	0	0	0	21
Rosser R.M.									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
July 2007	41	0	0	0	0	30	0	0	71
July 2006	31	0	0	0	0	0	0	0	31
St. Francois Xavier R.M.									
July 2007	1	0	0	0	0	0	0	0	1
July 2006	5	0	0	0	0	0	0	0	5
Springfield R.M.									
July 2007	34	0	0	0	0	0	1	0	35
July 2006	54	0	0	0	0	0	0	0	54
Tache R.M.									
July 2007	23	0	0	0	0	0	0	0	23
July 2006	37	0	0	0	0	0	0	0	37
West St. Paul R.M.									
July 2007	28	0	0	0	0	0	0	0	28
July 2006	37	0	0	0	0	0	0	0	37
Winnipeg CMA									
July 2007	804	10	0	13	75	635	1	626	2,164
July 2006	841	4	0	0	101	496	0	361	1,803

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Winnipeg City									
July 2007	111	0	0	2	10	0	0	55	178
July 2006	157	2	0	0	4	0	0	0	163
East St. Paul R.M.									
July 2007	4	0	0	0	0	0	0	0	4
July 2006	4	0	0	0	0	0	0	0	4
Headingley R.M.									
July 2007	2	0	0	0	0	0	0	0	2
July 2006	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
July 2007	7	0	0	0	0	0	0	0	7
July 2006	3	0	0	0	0	0	0	0	3
Rosser R.M.									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2007	5	0	0	0	0	0	0	0	5
July 2006	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
July 2007	1	0	0	0	0	0	0	0	1
July 2006	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2007	4	0	0	0	0	0	0	0	4
July 2006	8	0	0	0	0	0	0	0	8
Tache R.M.									
July 2007	3	0	0	0	0	0	0	0	3
July 2006	9	0	0	0	0	0	0	0	9
West St. Paul R.M.									
July 2007	8	0	0	0	0	0	0	0	8
July 2006	4	0	0	0	0	0	0	0	4
Winnipeg CMA									
July 2007	147	0	0	2	10	0	0	55	214
July 2006	190	2	0	0	4	0	0	0	196

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Winnipeg City									
July 2007	190	8	0	1	6	12	0	54	271
July 2006	178	6	0	1	5	0	0	3	193
East St. Paul R.M.									
July 2007	4	0	0	0	0	0	0	0	4
July 2006	4	0	0	0	0	0	0	0	4
Headingley R.M.									
July 2007	3	0	0	1	0	0	0	0	4
July 2006	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
July 2007	5	0	0	0	0	0	0	0	5
July 2006	0	0	0	0	0	0	0	0	0
Rosser R.M.									
July 2007	1	0	0	0	0	0	0	0	1
July 2006	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2007	2	0	0	0	0	0	0	0	2
July 2006	2	0	0	0	0	3	0	0	5
St. Francois Xavier R.M.									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2007	4	0	0	0	0	0	0	0	4
July 2006	7	0	0	0	0	0	0	0	7
Tache R.M.									
July 2007	1	0	0	0	1	0	0	0	2
July 2006	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
July 2007	10	0	0	0	0	0	0	0	10
July 2006	6	0	0	0	0	0	0	0	6
Winnipeg CMA									
July 2007	221	8	0	2	7	12	0	54	304
July 2006	205	6	0	1	5	3	0	3	223

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

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	% Change
Winnipeg City	128	149	0	0	0	15	103	4	231	168	37.5
East St. Paul R.M.	9	6	0	0	0	0	0	0	9	6	50.0
Headingley R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
Ritchoy R.M.	5	1	0	0	0	0	0	0	5	1	**
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	10	10	0	0	0	0	0	0	10	10	0.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	9	13	0	0	0	0	0	0	9	13	-30.8
Tache R.M.	0	5	0	0	0	0	0	0	0	5	-100.0
West St. Paul R.M.	4	10	0	0	0	0	0	0	4	10	-60.0
Winnipeg CMA	170	198	0	0	0	15	103	4	273	217	25.8

**Table 2.1: Starts by Submarket and by Dwelling Type
January - July 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	798	853	6	62	59	39	796	399	1,659	1,353	22.6
East St. Paul R.M.	25	14	0	0	0	0	0	0	25	14	78.6
Headingley R.M.	36	10	0	0	0	0	0	0	36	10	**
Ritchoy R.M.	32	18	0	0	0	0	0	0	32	18	77.8
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	33	27	0	0	0	0	30	0	63	27	133.3
St. Francois Xavier R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
Springfield R.M.	50	48	0	0	0	0	0	0	50	48	4.2
Tache R.M.	24	40	0	0	12	0	0	0	36	40	-10.0
West St. Paul R.M.	29	37	0	0	0	0	0	0	29	37	-21.6
Winnipeg CMA	1,050	1,051	6	62	71	39	826	399	1,953	1,551	25.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Winnipeg City	0	15	0	0	0	4	103	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	15	0	0	0	4	103	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 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	39	0	0	346	263	450	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	39	3	0	376	263	450	136

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Winnipeg City	128	149	0	19	103	0	231	168
East St. Paul R.M.	9	6	0	0	0	0	9	6
Headingley R.M.	1	3	0	0	0	0	1	3
Ritchot R.M.	5	1	0	0	0	0	5	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	10	10	0	0	0	0	10	10
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	9	13	0	0	0	0	9	13
Tache R.M.	0	5	0	0	0	0	0	5
West St. Paul R.M.	4	10	0	0	0	0	4	10
Winnipeg CMA	170	198	0	19	103	0	273	217

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Winnipeg City	794	855	413	362	452	136	1,659	1,353
East St. Paul R.M.	25	14	0	0	0	0	25	14
Headingley R.M.	28	10	8	0	0	0	36	10
Ritchot R.M.	32	18	0	0	0	0	32	18
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	33	27	30	0	0	0	63	27
St. Francois Xavier R.M.	2	3	0	0	0	0	2	3
Springfield R.M.	48	48	0	0	2	0	50	48
Tache R.M.	24	40	9	0	3	0	36	40
West St. Paul R.M.	29	37	0	0	0	0	29	37
Winnipeg CMA	1,036	1,053	460	362	457	136	1,953	1,551

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	% Change
Winnipeg City	113	157	0	6	10	0	55	0	178	163	9.2
East St. Paul R.M.	4	4	0	0	0	0	0	0	4	4	0.0
Headingley R.M.	2	1	0	0	0	0	0	0	2	1	100.0
Ritchoy R.M.	7	3	0	0	0	0	0	0	7	3	133.3
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	4	0	0	0	0	0	0	5	4	25.0
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	4	8	0	0	0	0	0	0	4	8	-50.0
Tache R.M.	3	9	0	0	0	0	0	0	3	9	-66.7
West St. Paul R.M.	8	4	0	0	0	0	0	0	8	4	100.0
Winnipeg CMA	149	190	0	6	10	0	55	0	214	196	9.2

**Table 3.1: Completions by Submarket and by Dwelling Type
January - July 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	703	734	14	46	36	48	480	237	1,233	1,065	15.8
East St. Paul R.M.	9	20	0	0	0	0	0	0	9	20	-55.0
Headingley R.M.	23	4	0	0	0	0	0	0	23	4	**
Ritchoy R.M.	25	13	0	0	0	0	0	0	25	13	92.3
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	22	35	0	0	0	0	0	30	22	65	-66.2
St. Francois Xavier R.M.	5	4	0	0	0	0	0	0	5	4	25.0
Springfield R.M.	54	35	0	0	0	0	0	0	54	35	54.3
Tache R.M.	27	32	0	0	24	4	0	0	51	36	41.7
West St. Paul R.M.	37	17	0	0	0	0	0	0	37	17	117.6
Winnipeg CMA	914	896	14	46	60	52	480	267	1,468	1,261	16.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Winnipeg City	10	0	0	0	0	0	55	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	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	10	0	0	0	0	0	55	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 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	36	48	0	0	72	7	408	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
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	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	45	48	15	4	72	37	408	230

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Winnipeg City	111	159	12	4	55	0	178	163
East St. Paul R.M.	4	4	0	0	0	0	4	4
Headingley R.M.	2	1	0	0	0	0	2	1
Ritchoy R.M.	7	3	0	0	0	0	7	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	4	0	0	0	0	5	4
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	4	8	0	0	0	0	4	8
Tache R.M.	3	9	0	0	0	0	3	9
West St. Paul R.M.	8	4	0	0	0	0	8	4
Winnipeg CMA	147	192	12	4	55	0	214	196

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Winnipeg City	710	736	115	97	408	232	1,233	1,065
East St. Paul R.M.	9	20	0	0	0	0	9	20
Headingley R.M.	22	4	1	0	0	0	23	4
Ritchoy R.M.	25	13	0	0	0	0	25	13
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	22	35	0	30	0	0	22	65
St. Francois Xavier R.M.	5	4	0	0	0	0	5	4
Springfield R.M.	54	34	0	1	0	0	54	35
Tache R.M.	27	32	9	0	15	4	51	36
West St. Paul R.M.	37	17	0	0	0	0	37	17
Winnipeg CMA	920	897	125	128	423	236	1,468	1,261

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
July 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 (%)			
Winnipeg City													
July 2007	2	1.9	11	10.3	22	20.6	34	31.8	38	35.5	107	269,400	290,531
July 2006	16	9.6	26	15.6	51	30.5	37	22.2	37	22.2	167	235,296	256,555
Year-to-date 2007	28	4.1	81	11.9	119	17.5	233	34.3	219	32.2	680	275,498	287,193
Year-to-date 2006	79	11.2	115	16.3	206	29.3	147	20.9	157	22.3	704	238,450	256,911
East St. Paul R.M.													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
July 2006	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
Year-to-date 2006	0	0.0	0	0.0	1	4.3	2	8.7	20	87.0	23	412,937	454,152
Headingley R.M.													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
July 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	7	29.2	17	70.8	24	329,000	380,692
Year-to-date 2006	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Ritchot R.M.													
July 2007	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
July 2006	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2007	0	0.0	1	4.3	1	4.3	5	21.7	16	69.6	23	329,175	341,331
Year-to-date 2006	1	7.1	2	14.3	3	21.4	4	28.6	4	28.6	14	268,930	250,759
Rosser R.M.													
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
St. Clements R.M.													
July 2007	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
July 2006	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	--	--
Year-to-date 2007	1	4.8	7	33.3	3	14.3	4	19.0	6	28.6	21	249,000	268,538
Year-to-date 2006	1	2.9	11	31.4	8	22.9	11	31.4	4	11.4	35	200,000	245,929
St. Francois Xavier R.M.													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 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	60.0	2	40.0	5	--	--
Year-to-date 2006	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	--	--
Springfield R.M.													
July 2007	0	0.0	0	0.0	1	11.1	5	55.6	3	33.3	9	--	--
July 2006	0	0.0	1	12.5	3	37.5	3	37.5	1	12.5	8	--	--
Year-to-date 2007	2	3.7	4	7.4	4	7.4	28	51.9	16	29.6	54	282,100	298,573
Year-to-date 2006	1	2.6	7	17.9	16	41.0	9	23.1	6	15.4	39	238,080	248,312

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
July 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.													
July 2007	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
July 2006	0	0.0	0	0.0	1	14.3	4	57.1	2	28.6	7	--	--
Year-to-date 2007	2	6.7	2	6.7	11	36.7	12	40.0	3	10.0	30	252,518	252,050
Year-to-date 2006	0	0.0	10	32.3	7	22.6	11	35.5	3	9.7	31	225,700	240,632
West St. Paul R.M.													
July 2007	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
July 2006	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	10	26.3	28	73.7	38	333,900	374,531
Year-to-date 2006	0	0.0	1	7.7	5	38.5	6	46.2	1	7.7	13	250,000	242,290
Winnipeg CMA													
July 2007	2	1.4	11	7.5	25	17.1	47	32.2	61	41.8	146	280,712	304,121
July 2006	16	8.0	28	13.9	58	28.9	46	22.9	53	26.4	201	242,840	267,762
Year-to-date 2007	33	3.7	95	10.7	138	15.5	307	34.4	319	35.8	892	280,000	295,458
Year-to-date 2006	82	9.4	147	16.9	250	28.8	193	22.2	196	22.6	868	239,768	260,289

Source: CMHC (Market Absorption Survey)

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

Submarket	July 2007	July 2006	% Change	YTD 2007	YTD 2006	% Change
Winnipeg City	290,531	256,555	13.2	287,193	256,911	11.8
East St. Paul R.M.	--	--	n/a	--	454,152	n/a
Headingley R.M.	--	--	n/a	380,692	--	n/a
Ritchot R.M.	--	--	n/a	341,331	250,759	36.1
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	268,538	245,929	9.2
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	298,573	248,312	20.2
Tache R.M.	--	--	n/a	252,050	240,632	4.7
West St. Paul R.M.	--	--	n/a	374,531	242,290	54.6
Winnipeg CMA	304,121	267,762	13.6	295,458	260,289	13.5

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Winnipeg
July 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									
	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	7,204	3.6		9,608			155,106	13.6	
	YTD 2007	6,520	-9.5		8,111			173,958	12.2	

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
July 2007**

		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
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	161.1	111.3	390	5.1	71.4	683
	July	715	7.05	7.24			391	4.6	71.1	690
	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 of 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.

CMHC—HOME TO CANADIANS

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