HOUSING MARKET INFORMATION

HOUSING NOW

Peterborough CMA

Canada Mortgage and Housing Corporation

Date Released: Fourth Quarter 2007

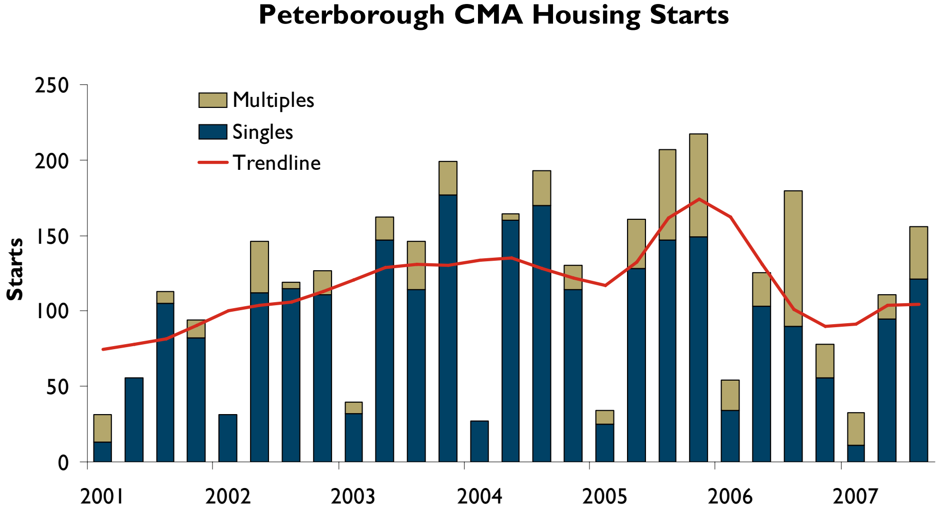
New Home Construction

Housing Starts Easing

New home construction activity in the Peterborough Census Metropolitan Area (CMA) continued to ease in the third quarter of 2007. Builders started a total of 156 homes, which represented a decline of 13.3 per cent from the third quarter of 2006. While multiple-family construction fell by 61.1 per cent to 35 units, single-detached starts rose by 34.4 per cent to 121 units compared to the third quarter a year ago. High new home prices and a rising supply of more modestly priced resale homes have adversely impacted demand for new homes in Peterborough.

While on a downward trend since 2002, demand for single-detached homes remains respectable. Single-

Figure 1



Source: CMHC

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Canada

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HOME TO CANADIANS

detached housing starts through the month of September remained on par with the same period last year. Low mortgage rates, high employment levels and continued in-migration are helping to sustain a healthy level of demand for new single-detached homes.

Baby boomers, who are now mainly in the 45-64 age group that is typically associated with repeat home buying, have also contributed to the solid demand for single-detached homes. They have accumulated wealth and are enjoying favourable employment conditions, factors that have helped to sustain demand for the more expensive single-detached homes.

Even though prices of single-detached homes in Peterborough are rising, they are still lower compared to many of the more expensive neighbouring Toronto markets. This relative price advantage is helping to sustain home buyers' interest in Peterborough, as high prices in other markets are forcing homebuyers to look to more modestly priced markets.

New singles prices continued to advance. The CMA's year to date average price, $341,039, is 15.9 per cent higher than a year earlier. This prompted a higher proportion of housing starts in the higher price ranges. Homes in the $250,000 to $350,000 price ranges accounted for roughly 56 per cent of the total housing starts, and recorded an increase of 38 per cent in construction activity in the first three quarters of 2007. Although a small segment of the new home market, Peterborough's high-end homes (i.e. priced above $450,000) saw a near tripling of starts to 31 units in the year-to-date period. New singles continued to remain more affordable in the city relative to rest of the CMA.

Resale Market

Brisk Activity Continues

Peterborough's resale market recorded a high level of sales as low mortgage rates, high employment levels, and in-migration continued to stimulate home buying activity. Existing home sales, at 852 units in the third quarter of 2007, were up almost 8.7 per cent from 784 units last year.

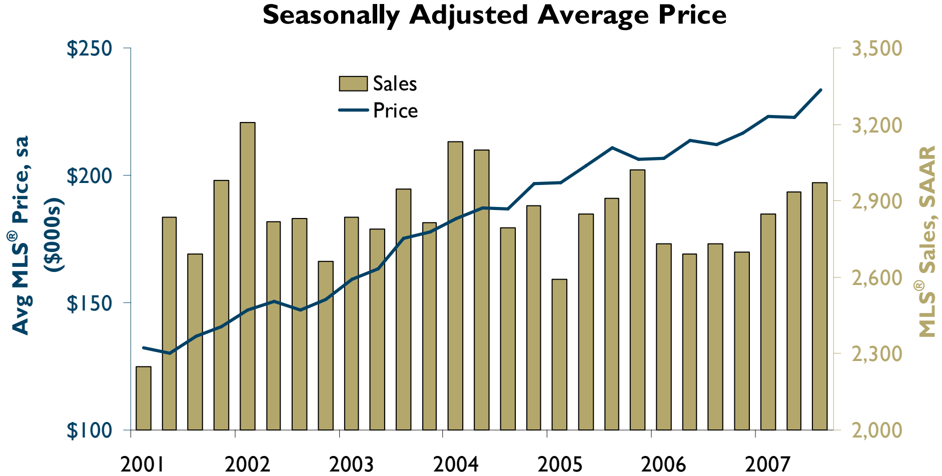
A widening price gap between new single-detached homes and comparable resale homes is also helping to keep homebuyers interested in the resale market. Peterborough's resale market continues to offer plenty of more modestly priced resale homes. In addition to more modestly priced homes, homebuyers have benefited from greater choice in recent years, as new listings continued to edge higher.

High home prices have encouraged more homeowners to list their homes. In the third quarter of 2007, new listings moved up by 0.5 per cent from 2006 levels. Since supply increased at a slower pace than demand, the resale market tightened relative to the same period last year. The sales-to-new listings ratio (SNLR), a measure of relationship between supply and demand, averaged about 62 per cent in the third quarter, up from 57 per cent a year ago. A SNLR exceeding 55 per cent is generally a sign of sellers' market conditions, where price growth exceeds inflation and houses sell in a relatively short period.

Peterborough's tight resale market translated into strong price appreciation, with the average resale price increasing faster than the general rate of inflation. The average resale home price increased 10.4 per cent to $241,438 in the third quarter of 2007.

Figure 2

Peterborough MLS® Sales, SAAR and Seasonally Adjusted Average Price



Source: CMHC adapted from CREA (MLS®)

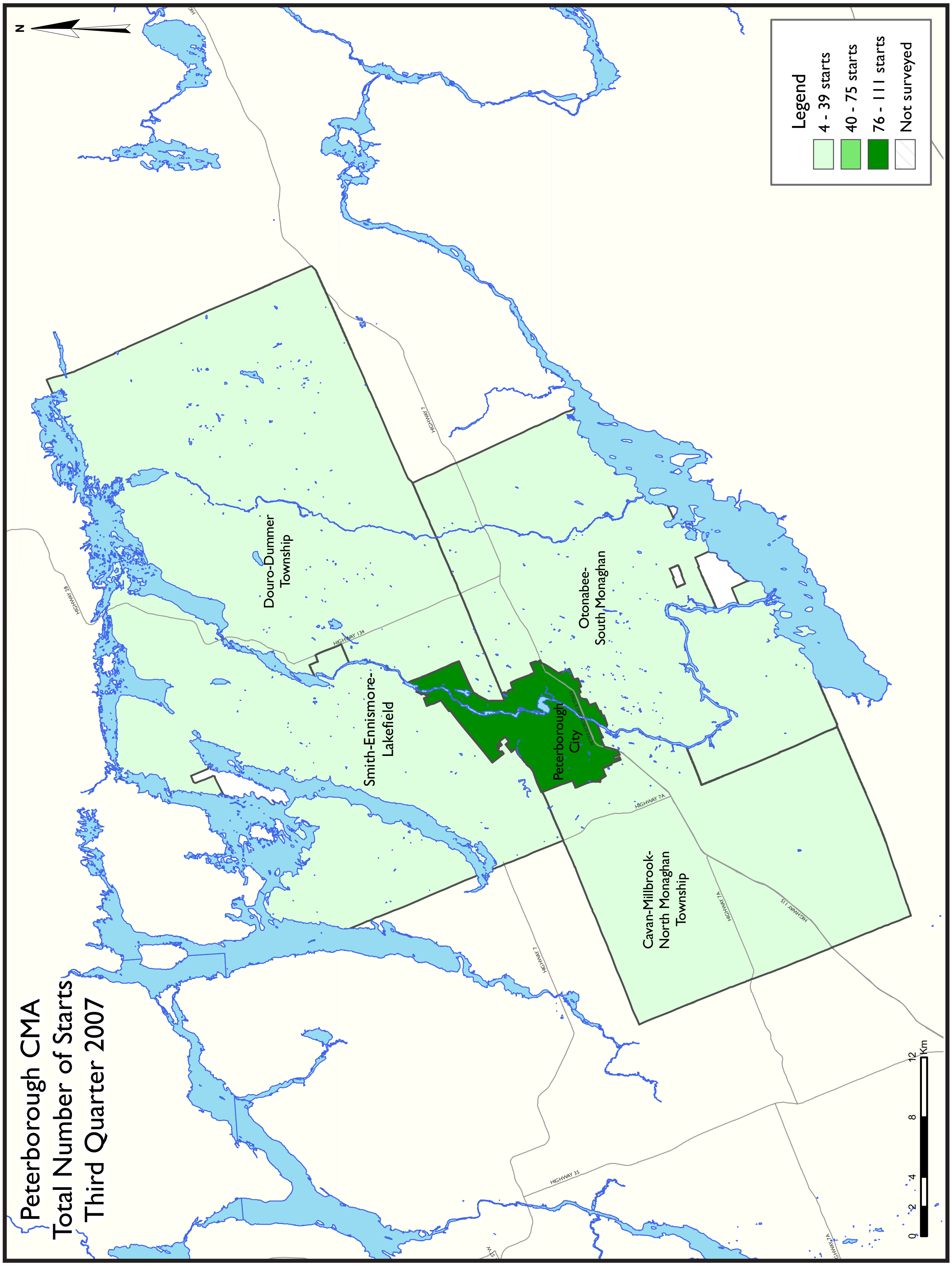
Local Economy

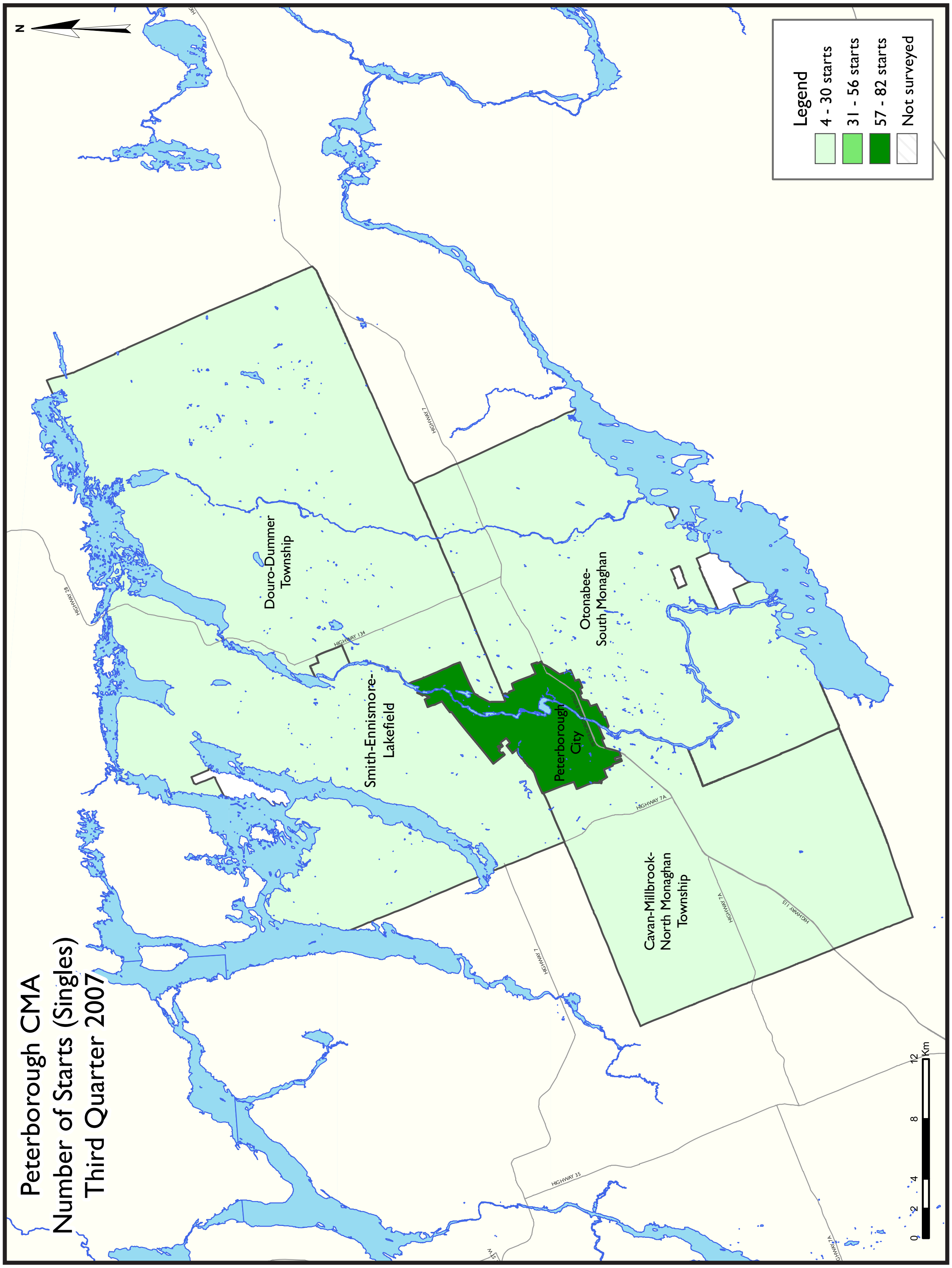
Favourable Employment Conditions

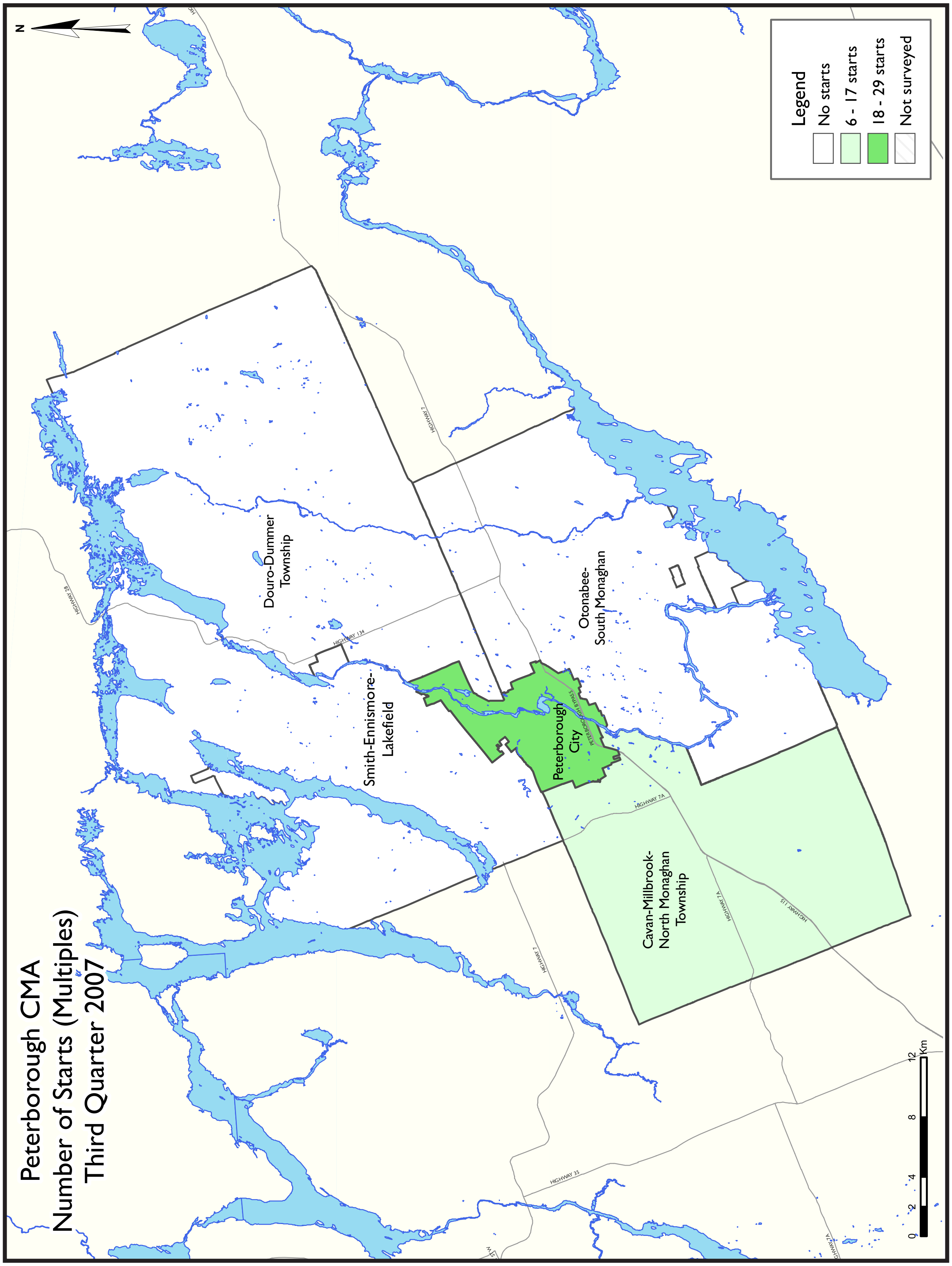
Peterborough is enjoying favourable employment conditions as persistent job creation keeps employment near the record levels set in 2005. Year-to-date employment moved up by 3.9 per cent compared to the previous year. Both full-time and part-time categories benefited from job creation during this period. Employment gains so far this year are helping to offset the job losses recorded in 2006, when employment declined by 3.5 per cent from the 2005 record.

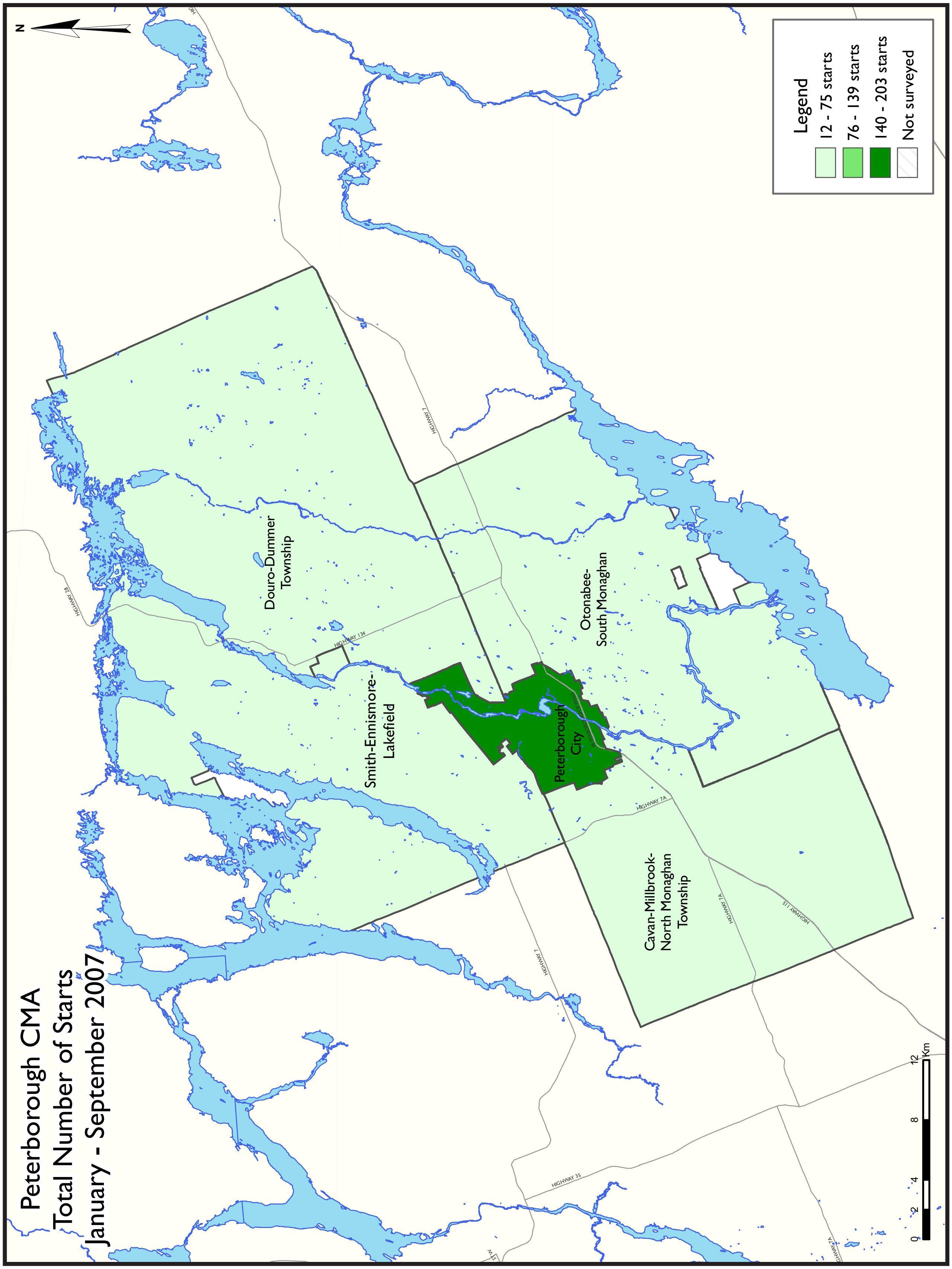
Population Growth Picks Up

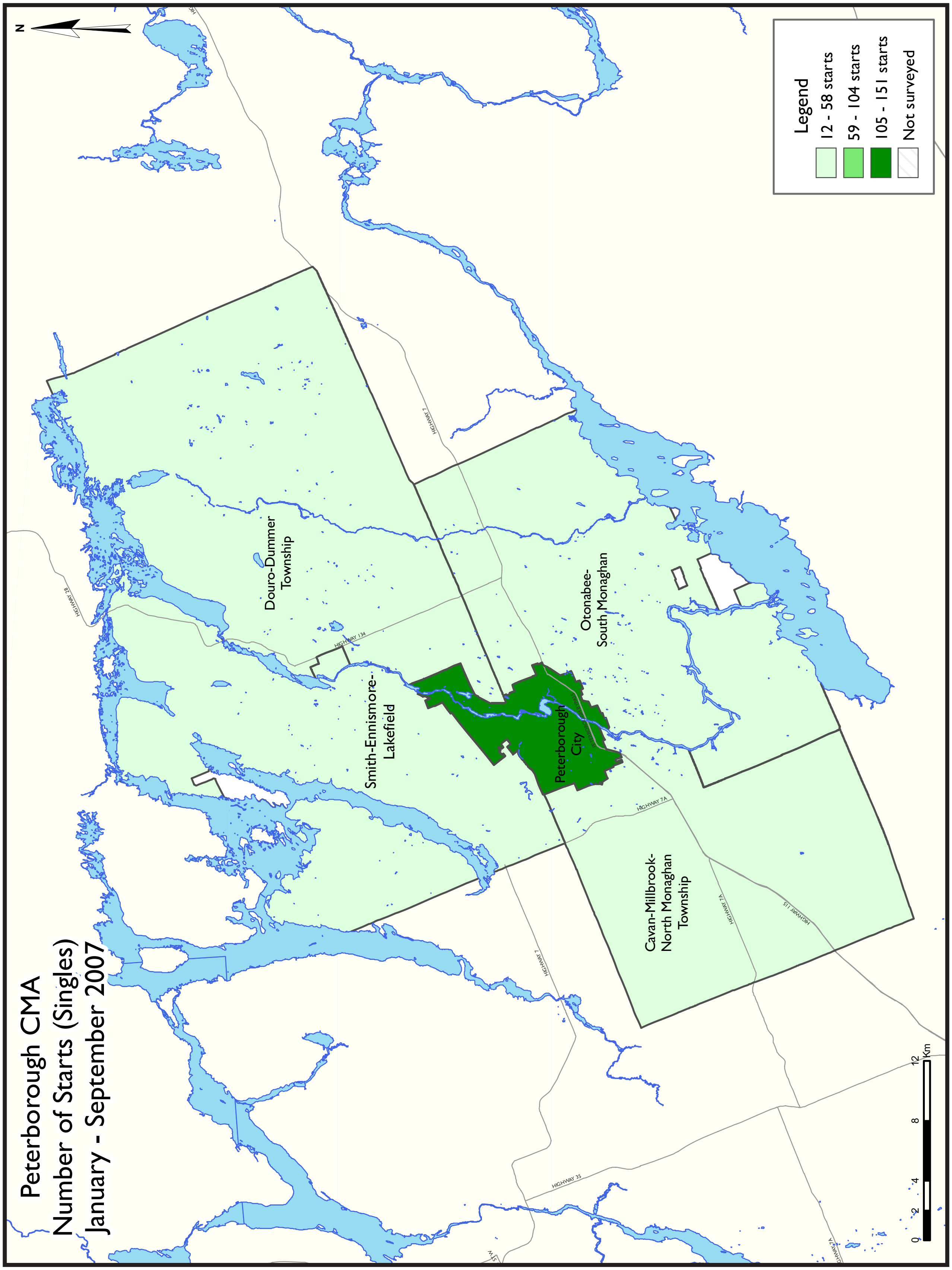
Population growth in the Peterborough CMA has positively impacted housing demand in recent years. According to the 2006 Census, population growth in the Peterborough CMA accelerated from 2.1 to 5.3 per cent between 2001 and 2006. While population growth picked up in all the municipalities, the most notable growth was observed in the Douro-Dummer Township, where population grew by 4.5 per cent between 2001 and 2006, compared to a decline of 0.5 per cent in the preceding five-year census period.


Peterborough CMA
Total Number of Starts
Third Quarter 2007
Legend
4 - 39 starts
40 - 75 starts
76 - 111 starts
Not surveyed
Douro-Dummer Township
Otonabee-South Monaghan
Smith-Ennismore-Lakefield
Peterborough City
Cavan-Millbrook-North Monaghan Township
HIGHWAY 7
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 115
HIGHWAY 35
HIGHWAY 28
N
0 2 4 8 12
Km

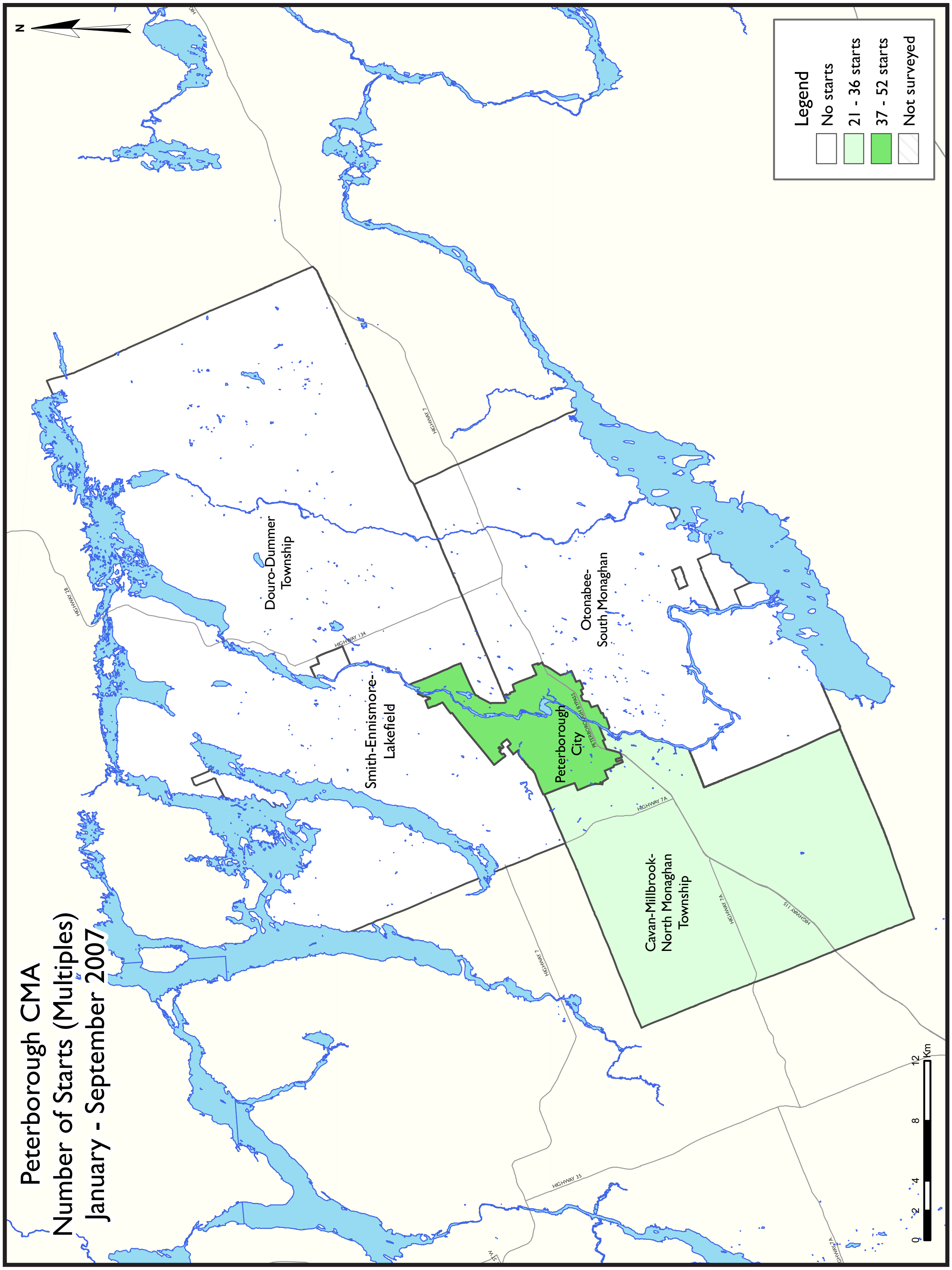

Peterborough CMA
Number of Starts (Singles)
Third Quarter 2007
Legend
4 - 30 starts
31 - 56 starts
57 - 82 starts
Not surveyed
Douro-Dummer
Township
Otonabee-
South Monaghan
Smith-Ennismore-
Lakefield
Peterborough
City
Cavan-Millbrook-
North Monaghan
Township
HIGHWAY 7
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 115
HIGHWAY 28
HIGHWAY 35
N
0 2 4 8 12
Km


Peterborough CMA
Number of Starts (Multiples)
Third Quarter 2007
Legend
No starts
6 - 17 starts
18 - 29 starts
Not surveyed
Douro-Dummer Township
Otonabee-South Monaghan
Smith-Ennismore-Lakefield
Peterborough City
Cavan-Millbrook-North Monaghan Township
N
0 2 4 8 12 Km


Peterborough CMA
Total Number of Starts
January - September 2007
N
Legend
12 - 75 starts
76 - 139 starts
140 - 203 starts
Not surveyed
Douro-Dummer Township
Otonabee-South Monaghan
Smith-Ennismore-Lakefield
Peterborough City
Cavan-Millbrook-North Monaghan Township
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 7
HIGHWAY 28
HIGHWAY 115
HIGHWAY 35
0 2 4 8 12
Km



Peterborough CMA
Number of Starts (Singles)
January - September 2007
N
Legend
12 - 58 starts
59 - 104 starts
105 - 151 starts
Not surveyed
Douro-Dummer Township
Smith-Ennismore-Lakefield
Otonabee-South Monaghan
Peterborough City
Cavan-Millbrook-North Monaghan Township
HIGHWAY 134
HIGHWAY 7A
HIGHWAY 35
0 2 4 8 12 Km


Peterborough CMA
Number of Starts (Multiples)
January - September 2007
Legend
No starts
21 - 36 starts
37 - 52 starts
Not surveyed
Douro-Dummer Township
Otonabee-South Monaghan
Smith-Ennismore-Lakefield
Peterborough City
Cavan-Millbrook-North Monaghan Township
N
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
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5	MLS® Residential Activity
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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 Peterborough CMA Third Quarter 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2007	121	0	20	0	15	0	0	0	156
Q3 2006	90	0	12	0	19	0	0	59	180
% Change	34.4	n/a	66.7	n/a	-21.1	n/a	n/a	-100.0	-13.3
Year-to-date 2007	227	2	39	0	32	0	0	0	300
Year-to-date 2006	227	0	40	0	33	0	0	59	359
% Change	0.0	n/a	-2.5	n/a	-3.0	n/a	n/a	-100.0	-16.4
UNDER CONSTRUCTION									
Q3 2007	184	2	51	1	26	59	0	0	323
Q3 2006	189	0	48	0	41	0	37	59	374
% Change	-2.6	n/a	6.3	n/a	-36.6	n/a	-100.0	-100.0	-13.6
COMPLETIONS									
Q3 2007	96	0	18	0	13	0	10	0	137
Q3 2006	96	0	13	0	8	0	18	4	139
% Change	0.0	n/a	38.5	n/a	62.5	n/a	-44.4	-100.0	-1.4
Year-to-date 2007	215	2	30	0	34	0	20	0	301
Year-to-date 2006	311	0	29	0	26	0	33	4	403
% Change	-30.9	n/a	3.4	n/a	30.8	n/a	-39.4	-100.0	-25.3
COMPLETED & NOT ABSORBED									
Q3 2007	22	0	4	3	5	0	9	0	43
Q3 2006	14	0	3	0	8	0	3	0	28
% Change	57.1	n/a	33.3	n/a	-37.5	n/a	200.0	n/a	53.6
ABSORBED									
Q3 2007	94	0	18	0	16	0	3	0	131
Q3 2006	89	0	10	0	7	0	6	4	116
% Change	5.6	n/a	80.0	n/a	128.6	n/a	-50.0	-100.0	12.9
Year-to-date 2007	208	2	30	0	39	0	13	0	292
Year-to-date 2006	303	0	26	0	24	0	12	11	376
% Change	-31.4	n/a	15.4	n/a	62.5	n/a	8.3	-100.0	-22.3

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Peterborough City									
Q3 2007	82	0	14	0	15	0	0	0	111
Q3 2006	62	0	12	0	19	0	0	59	152
Cavan-Millbrook-North Monaghan TP[1]									
Q3 2007	6	0	6	0	0	0	0	0	12
Q3 2006	0	0	0	0	0	0	0	0	0
Douro-Dummer TP									
Q3 2007	4	0	0	0	0	0	0	0	4
Q3 2006	10	0	0	0	0	0	0	0	10
Otonabee-South Monaghan TP									
Q3 2007	11	0	0	0	0	0	0	0	11
Q3 2006	5	0	0	0	0	0	0	0	5
Smith-Ennismore-Lakefield TP									
Q3 2007	18	0	0	0	0	0	0	0	18
Q3 2006	13	0	0	0	0	0	0	0	13
Peterborough CMA									
Q3 2007	121	0	20	0	15	0	0	0	156
Q3 2006	90	0	12	0	19	0	0	59	180
UNDER CONSTRUCTION									
Peterborough City									
Q3 2007	105	2	34	1	26	59	0	0	227
Q3 2006	108	0	48	0	41	0	37	59	293
Cavan-Millbrook-North Monaghan TP[1]									
Q3 2007	10	0	17	0	0	0	0	0	27
Q3 2006	0	0	0	0	0	0	0	0	0
Douro-Dummer TP									
Q3 2007	17	0	0	0	0	0	0	0	17
Q3 2006	33	0	0	0	0	0	0	0	33
Otonabee-South Monaghan TP									
Q3 2007	19	0	0	0	0	0	0	0	19
Q3 2006	16	0	0	0	0	0	0	0	16
Smith-Ennismore-Lakefield TP									
Q3 2007	33	0	0	0	0	0	0	0	33
Q3 2006	32	0	0	0	0	0	0	0	32
Peterborough CMA									
Q3 2007	184	2	51	1	26	59	0	0	323
Q3 2006	189	0	48	0	41	0	37	59	374

[1] Cavan-Millbrook-North Monaghan TP became part of the Peterborough CMA in 2007

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

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Peterborough City									
Q3 2007	70	0	18	0	13	0	10	0	111
Q3 2006	69	0	13	0	8	0	18	4	112
Cavan-Millbrook-North Monaghan TP[1]									
Q3 2007	7	0	0	0	0	0	0	0	7
Q3 2006	0	0	0	0	0	0	0	0	0
Douro-Dummer TP									
Q3 2007	10	0	0	0	0	0	0	0	10
Q3 2006	6	0	0	0	0	0	0	0	6
Otonabee-South Monaghan TP									
Q3 2007	1	0	0	0	0	0	0	0	1
Q3 2006	5	0	0	0	0	0	0	0	5
Smith-Ennismore-Lakefield TP									
Q3 2007	8	0	0	0	0	0	0	0	8
Q3 2006	16	0	0	0	0	0	0	0	16
Peterborough CMA									
Q3 2007	96	0	18	0	13	0	10	0	137
Q3 2006	96	0	13	0	8	0	18	4	139
COMPLETED & NOT ABSORBED									
Peterborough City									
Q3 2007	21	0	4	3	5	0	9	0	42
Q3 2006	14	0	3	0	8	0	3	0	28
Cavan-Millbrook-North Monaghan TP[1]									
Q3 2007	0	0	0	0	0	0	0	0	0
Q3 2006	0	0	0	0	0	0	0	0	0
Douro-Dummer TP									
Q3 2007	0	0	0	0	0	0	0	0	0
Q3 2006	0	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP									
Q3 2007	0	0	0	0	0	0	0	0	0
Q3 2006	0	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP									
Q3 2007	1	0	0	0	0	0	0	0	1
Q3 2006	0	0	0	0	0	0	0	0	0
Peterborough CMA									
Q3 2007	22	0	4	3	5	0	9	0	43
Q3 2006	14	0	3	0	8	0	3	0	28

[1] Cavan-Millbrook-North Monaghan TP became part of the Peterborough CMA in 2007

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Peterborough City									
Q3 2007	68	0	18	0	16	0	3	0	105
Q3 2006	62	0	10	0	7	0	6	4	89
Cavan-Millbrook-North Monaghan TP[1]									
Q3 2007	7	0	0	0	0	0	0	0	7
Q3 2006	0	0	0	0	0	0	0	0	0
Douro-Dummer TP									
Q3 2007	10	0	0	0	0	0	0	0	10
Q3 2006	6	0	0	0	0	0	0	0	6
Otonabee-South Monaghan TP									
Q3 2007	1	0	0	0	0	0	0	0	1
Q3 2006	5	0	0	0	0	0	0	0	5
Smith-Ennismore-Lakefield TP									
Q3 2007	8	0	0	0	0	0	0	0	8
Q3 2006	16	0	0	0	0	0	0	0	16
Peterborough CMA									
Q3 2007	94	0	18	0	16	0	3	0	131
Q3 2006	89	0	10	0	7	0	6	4	116

[1] Cavan-Millbrook-North Monaghan TP became part of the Peterborough CMA in 2007

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

Table 1.2: History of Housing Starts Peterborough CMA 1997 - 2006									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2006	283	0	56	0	39	0	0	59	437
% Change	-37.0	n/a	51.4	n/a	25.8	n/a	-100.0	**	-29.4
2005	449	0	37	0	31	0	98	4	619
% Change	-4.7	n/a	n/a	n/a	55.0	n/a	**	-81.0	20.4
2004	471	0	0	0	20	0	2	21	514
% Change	0.6	n/a	-100.0	n/a	-16.7	n/a	-80.0	**	-6.0
2003	468	0	39	0	24	0	10	3	547
% Change	26.8	n/a	8.3	n/a	n/a	n/a	n/a	-83.3	29.3
2002	369	0	36	0	0	0	0	18	423
% Change	44.7	-100.0	n/a	n/a	-100.0	n/a	-100.0	n/a	43.9
2001	255	2	0	0	36	0	1	0	294
% Change	-3.4	-66.7	n/a	n/a	63.6	n/a	n/a	n/a	0.7
2000	264	6	0	0	22	0	0	0	292
% Change	-11.4	-40.0	n/a	n/a	-70.7	n/a	n/a	n/a	-23.8
1999	298	10	0	0	75	0	0	0	383
% Change	12.9	-16.7	n/a	n/a	167.9	n/a	n/a	n/a	26.0
1998	264	12	0	0	28	0	0	0	304
% Change	-6.7	200.0	n/a	n/a	-69.2	n/a	n/a	n/a	-19.6
1997	283	4	0	0	91	0	0	0	378

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	% Change
Peterborough City	82	62	0	2	29	27	0	61	111	152	-27.0
Cavan-Millbrook-North Monaghan TP[1]	6	0	0	0	6	0	0	0	12	0	n/a
Douro-Dummer TP	4	10	0	0	0	0	0	0	4	10	-60.0
Otonabee-South Monaghan TP	11	5	0	0	0	0	0	0	11	5	120.0
Smith-Ennismore-Lakefield TP	18	13	0	0	0	0	0	0	18	13	38.5
Peterborough CMA	121	90	0	2	35	27	0	61	156	180	-13.3

Table 2.1: Starts by Submarket and by Dwelling Type January - September 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
Peterborough City	151	155	2	2	50	69	0	61	203	287	-29.3
Cavan-Millbrook-North Monaghan TP[1]	12	0	0	0	21	0	0	0	33	0	n/a
Douro-Dummer TP	12	22	0	0	0	0	0	0	12	22	-45.5
Otonabee-South Monaghan TP	18	15	0	0	0	0	0	0	18	15	20.0
Smith-Ennismore-Lakefield TP	34	35	0	0	0	0	0	0	34	35	-2.9
Peterborough CMA	227	227	2	2	71	69	0	61	300	359	-16.4

[1] Cavan-Millbrook-North Monaghan TP became part of the Peterborough CMA in 2007

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Third Quarter 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Peterborough City	29	27	0	0	0	2	0	59
Cavan-Millbrook-North Monaghan TP[1]	6	0	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	0	0	0	0	0	0	0	0
Peterborough CMA	35	27	0	0	0	2	0	59

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 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
Peterborough City	50	69	0	0	0	2	0	59
Cavan-Millbrook-North Monaghan TP[1]	21	0	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	0	0	0	0	0	0	0	0
Peterborough CMA	71	69	0	0	0	2	0	59

Table 2.4: Starts by Submarket and by Intended Market Third Quarter 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Peterborough City	96	74	15	19	0	59	111	152
Cavan-Millbrook-North Monaghan TP[1]	12	0	0	0	0	0	12	0
Douro-Dummer TP	4	10	0	0	0	0	4	10
Otonabee-South Monaghan TP	11	5	0	0	0	0	11	5
Smith-Ennismore-Lakefield TP	18	13	0	0	0	0	18	13
Peterborough CMA	141	102	15	19	0	59	156	180

Table 2.5: Starts by Submarket and by Intended Market January - September 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Peterborough City	171	195	32	33	0	59	203	287
Cavan-Millbrook-North Monaghan TP[1]	33	0	0	0	0	0	33	0
Douro-Dummer TP	12	22	0	0	0	0	12	22
Otonabee-South Monaghan TP	18	15	0	0	0	0	18	15
Smith-Ennismore-Lakefield TP	34	35	0	0	0	0	34	35
Peterborough CMA	268	267	32	33	0	59	300	359

[1] Cavan-Millbrook-North Monaghan TP became part of the Peterborough CMA in 2007

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	% Change
Peterborough City	70	69	0	0	41	38	0	5	111	112	-0.9
Cavan-Millbrook-North Monaghan TP[1]	7	0	0	0	0	0	0	0	7	0	n/a
Douro-Dummer TP	10	6	0	0	0	0	0	0	10	6	66.7
Otonabee-South Monaghan TP	1	5	0	0	0	0	0	0	1	5	-80.0
Smith-Ennismore-Lakefield TP	8	16	0	0	0	0	0	0	8	16	-50.0
Peterborough CMA	96	96	0	0	41	38	0	5	137	139	-1.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 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
Peterborough City	129	183	4	0	78	87	0	5	211	275	-23.3
Cavan-Millbrook-North Monaghan TP[1]	18	0	0	0	4	0	0	0	22	0	n/a
Douro-Dummer TP	31	34	0	0	0	0	0	0	31	34	-8.8
Otonabee-South Monaghan TP	8	17	0	0	0	0	0	0	8	17	-52.9
Smith-Ennismore-Lakefield TP	29	77	0	0	0	0	0	0	29	77	-62.3
Peterborough CMA	215	311	4	0	82	87	0	5	301	403	-25.3

[1] Cavan-Millbrook-North Monaghan TP became part of the Peterborough CMA in 2007

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Peterborough City	31	20	10	18	0	1	0	4
Cavan-Millbrook-North Monaghan TP[1]	0	0	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	0	0	0	0	0	0	0	0
Peterborough CMA	31	20	10	18	0	1	0	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 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
Peterborough City	58	54	20	33	0	1	0	4
Cavan-Millbrook-North Monaghan TP[1]	4	0	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	0	0	0	0	0	0	0	0
Peterborough CMA	62	54	20	33	0	1	0	4

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Peterborough City	88	82	13	8	10	22	111	112
Cavan-Millbrook-North Monaghan TP[1]	7	0	0	0	0	0	7	0
Douro-Dummer TP	10	6	0	0	0	0	10	6
Otonabee-South Monaghan TP	1	5	0	0	0	0	1	5
Smith-Ennismore-Lakefield TP	8	16	0	0	0	0	8	16
Peterborough CMA	114	109	13	8	10	22	137	139

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Peterborough City	157	212	34	26	20	37	211	275
Cavan-Millbrook-North Monaghan TP[1]	22	0	0	0	0	0	22	0
Douro-Dummer TP	31	34	0	0	0	0	31	34
Otonabee-South Monaghan TP	8	17	0	0	0	0	8	17
Smith-Ennismore-Lakefield TP	29	77	0	0	0	0	29	77
Peterborough CMA	247	340	34	26	20	37	301	403

[1] Cavan-Millbrook-North Monaghan TP became part of the Peterborough CMA in 2007

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Third Quarter 2007													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough City													
Q3 2007	1	1.5	23	33.8	29	42.6	15	22.1	0	0.0	68	264,995	271,161
Q3 2006	6	9.7	19	30.6	24	38.7	13	21.0	0	0.0	62	259,900	263,011
Year-to-date 2007	3	2.4	49	39.8	45	36.6	25	20.3	1	0.8	123	262,900	269,303
Year-to-date 2006	25	14.3	53	30.3	58	33.1	36	20.6	3	1.7	175	259,900	260,008
Cavan-Millbrook-North Monaghan TP[1]													
Q3 2007	0	0.0	1	14.3	3	42.9	0	0.0	3	42.9	7	--	--
Q3 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	1	5.6	2	11.1	6	33.3	2	11.1	7	38.9	18	299,500	343,088
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Douro-Dummer TP													
Q3 2007	0	0.0	0	0.0	3	30.0	1	10.0	6	60.0	10	430,000	521,000
Q3 2006	0	0.0	2	33.3	0	0.0	1	16.7	3	50.0	6	--	--
Year-to-date 2007	2	6.5	3	9.7	6	19.4	4	12.9	16	51.6	31	400,000	516,355
Year-to-date 2006	2	5.9	7	20.6	4	11.8	10	29.4	11	32.4	34	350,000	412,912
Otonabee-South Monaghan TP													
Q3 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Q3 2006	0	0.0	0	0.0	1	20.0	4	80.0	0	0.0	5	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	37.5	5	62.5	8	--	--
Year-to-date 2006	0	0.0	0	0.0	7	41.2	7	41.2	3	17.6	17	320,000	330,882
Smith-Ennismore-Lakefield TP													
Q3 2007	1	12.5	0	0.0	1	12.5	0	0.0	6	75.0	8	--	--
Q3 2006	2	12.5	2	12.5	5	31.3	6	37.5	1	6.3	16	284,950	295,238
Year-to-date 2007	3	10.7	1	3.6	6	21.4	6	21.4	12	42.9	28	359,450	410,369
Year-to-date 2006	6	7.8	10	13.0	27	35.1	23	29.9	11	14.3	77	290,000	311,192
Peterborough CMA													
Q3 2007	2	2.1	24	25.5	36	38.3	17	18.1	15	16.0	94	275,995	328,475
Q3 2006	8	9.0	23	25.8	30	33.7	24	27.0	4	4.5	89	265,900	282,331
Year-to-date 2007	9	4.3	55	26.4	63	30.3	40	19.2	41	19.7	208	277,000	341,039
Year-to-date 2006	33	10.9	70	23.1	96	31.7	76	25.1	28	9.2	303	265,990	294,149

[1] Cavan-Millbrook-North Monaghan TP became part of the Peterborough CMA in 2007

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Third Quarter 2007

Submarket	Q3 2007	Q3 2006	% Change	YTD 2007	YTD 2006	% Change
Peterborough City	271,161	263,011	3.1	269,303	260,008	3.6
Cavan-Millbrook-North Monaghan TP[1]	--	--	n/a	343,088	--	n/a
Douro-Dummer TP	521,000	--	n/a	516,355	412,912	25.1
Otonabee-South Monaghan TP	--	--	n/a	--	330,882	n/a
Smith-Ennismore-Lakefield TP	--	295,238	n/a	410,369	311,192	31.9
Peterborough CMA	328,475	282,331	16.3	341,039	294,149	15.9

[1] Cavan-Millbrook-North Monaghan TP became part of the Peterborough CMA in 2007
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Peterborough Third Quarter 2007										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2006	January	135	3.1	220	364	422	52.1	203,133	6.3	213,565
	February	185	6.9	234	397	417	56.1	195,954	1.8	210,776
	March	236	2.6	228	483	401	56.9	202,625	5.9	202,825
	April	296	3.9	239	483	416	57.5	213,693	3.3	211,928
	May	312	-9.3	219	590	411	53.3	221,683	4.2	211,679
	June	264	-8.3	219	522	408	53.7	219,782	7.6	215,994
	July	259	-13.7	216	475	399	54.1	226,887	-1.8	212,540
	August	283	-8.4	233	465	421	55.3	211,442	-0.9	208,816
	September	242	5.7	230	434	415	55.4	218,648	7.8	214,452
	October	221	-7.5	228	351	406	56.2	202,816	1.2	209,672
	November	153	-21.5	196	242	399	49.1	222,369	7.2	230,759
	December	128	3.2	252	154	445	56.6	211,402	9.8	220,523
2007	January	166	23.0	265	387	438	60.5	211,317	4.0	220,011
	February	201	8.6	248	403	428	57.9	223,327	14.0	233,202
	March	208	-11.9	211	561	464	45.5	213,616	5.4	220,152
	April	303	2.4	238	504	425	56.0	217,194	1.6	218,442
	May	341	9.3	243	591	415	58.6	229,081	3.3	221,395
	June	310	17.4	257	481	395	65.1	237,231	7.9	226,979
	July	325	25.5	256	507	418	61.2	238,180	5.0	223,569
	August	301	6.4	251	480	425	59.1	233,603	10.5	231,547
	September	226	-6.6	230	394	399	57.6	256,559	17.3	245,269
	October									
	November									
	December									
	Q3 2006	784	-6.4		1,374			218,769	0.9	
	Q3 2007	852	8.7		1,381			241,438	10.4	
	YTD 2006	2,212	-3.4		4,213			214,037	3.1	
	YTD 2007	2,381	7.6		4,308			229,976	7.4	

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

[1]Source: CREA

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

Table 6: Economic Indicators Third Quarter 2007											
		Interest Rates			NHPI, Total, (Ontario) 1997=100	CPI, 2002 =100 (Ontario)	Peterborough 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	135.4	108.2	54.6	5.9	63.9	699
	February	667	5.85	6.45	135.7	107.9	54.7	5.3	63.6	693
	March	667	6.05	6.45	136.0	108.8	52.9	6.9	62.3	689
	April	685	6.25	6.75	136.5	109.1	52.6	7.2	62.9	710
	May	685	6.25	6.75	136.8	109.5	53.4	6.6	63.3	711
	June	697	6.60	6.95	137.3	109.3	54.4	6.0	63.6	713
	July	697	6.60	6.95	137.9	109.0	55.2	5.2	64.6	715
	August	691	6.40	6.85	138.6	109.1	55.1	5.6	64.1	743
	September	682	6.40	6.70	138.7	108.5	54.6	6.1	64.1	750
	October	688	6.40	6.80	138.7	108.4	53.9	6.2	63.2	733
	November	673	6.40	6.55	139.1	108.6	54.0	5.9	62.1	702
	December	667	6.30	6.45	139.2	108.8	53.4	5.5	62.4	696
2007	January	679	6.50	6.65	139.3	108.6	53.8	5.0	62.3	694
	February	679	6.50	6.65	139.4	109.7	54.7	5.0	63.1	680
	March	669	6.40	6.49	139.7	110.8	54.7	4.6	62.5	665
	April	678	6.60	6.64	139.8	111.1	54.1	5.3	62.6	666
	May	709	6.85	7.14	140.3	111.6	54.7	5.5	63.4	685
	June	715	7.05	7.24	141.0	111.1	54.8	6.5	63.8	718
	July	715	7.05	7.24	141.3	111.1	56.0	5.9	65.6	754
	August	715	7.05	7.24	141.8	110.9	57.1	6.2	66.3	782
	September	712	7.05	7.19		111.0	58.8	5.2	67.8	789
	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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