

HOUSING NOW

Hamilton and Brantford CMAs



Canada Mortgage and Housing Corporation

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New Home Market

Housing Starts Rise

Low mortgage rates and steady employment kept housing demand high during the third quarter of 2007 in the Hamilton and Brantford Census Metropolitan Areas. Hamilton's total housing starts jumped to 830 units in the third quarter of 2007 – nearly nine per cent above the levels

recorded for the same time period a year earlier. Brantford's housing starts increased by seven per cent to reach 225 units.

Wealthy baby boomers continued to drive up demand for single-detached home starts in Hamilton and Brantford. Nearly 60 per cent of total housing starts in Hamilton were single-detached homes. Single detached home starts moved up by

Figure 1

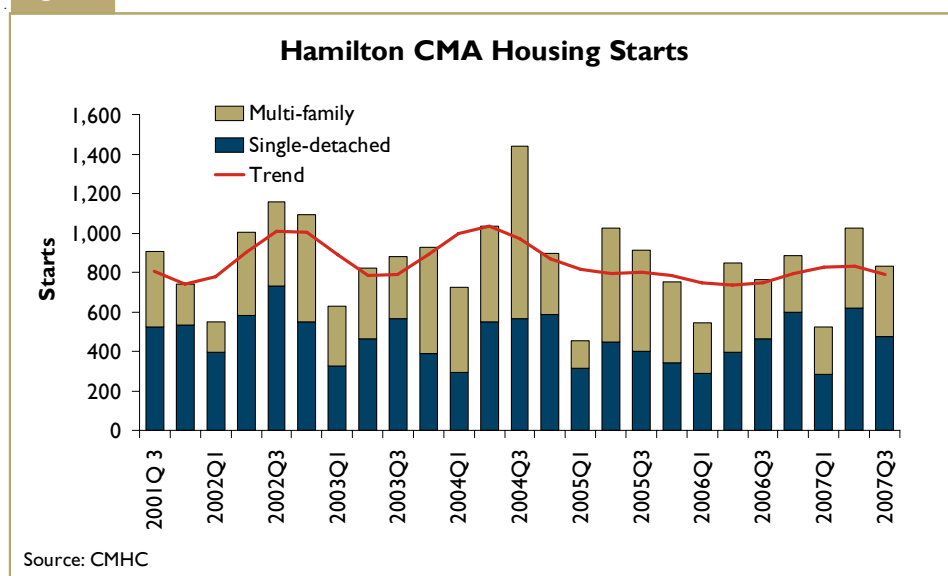


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over two per cent to 476 units in Hamilton and seven per cent to 196 units in Brantford.

Rising prices of single-detached homes and shrinking household size in Hamilton helped to boost multiple-family dwelling starts (comprising semi-detached homes, townhouses and apartments). Hamilton's multiple-family home starts surged by 19 per cent to 356 units in the third quarter of 2007 compared to the same period a year earlier. Highly urbanized submarkets such as Burlington and Hamilton City recorded the strongest gains in multiple family dwelling starts. Less urbanized areas such as Flamborough and Ancaster recorded virtually no multiple-dwelling starts.

Homebuyers remain interested in the Burlington housing market (especially in its multiple-family housing market) because it is relatively close to Toronto and the GO train links Burlington to downtown Toronto. Multiple-family dwelling starts nearly doubled to 230 units in Burlington during the third quarter of 2007 compared to the same quarter a year earlier. Condominium apartment and townhouses accounted for the majority of Burlington's multiple-family dwelling construction. Often lower in price, these types of dwellings were sought after by first-time homebuyers. Hamilton continued to record strong single-detached home starts in areas relatively far from the central core. With land for development readily available in Stoney Creek, single-detached home starts there were up nearly 23 per cent to 65 units.

The average new single-detached home price in Hamilton fell by three per cent to \$377,000 in the third quarter of 2007 compared to the same quarter a year earlier. In Brantford, the corresponding price rose to \$225,800. To retain demand and remain competitive (especially since more less-expensive resale homes are being listed for sale) in the Hamilton housing market, builders switched to building smaller single-detached homes (as measured by square footage) on smaller lots. Demand for these less expensive single-detached homes was evident from the changes in the share of sales in each price range, especially in a high priced housing market like Burlington. The year-to-date percentage share of homes sold that were priced above \$350,000 in Burlington fell to 58 per cent in the third quarter of 2007 from 67 per cent in the same quarter a year earlier.

Resale Market

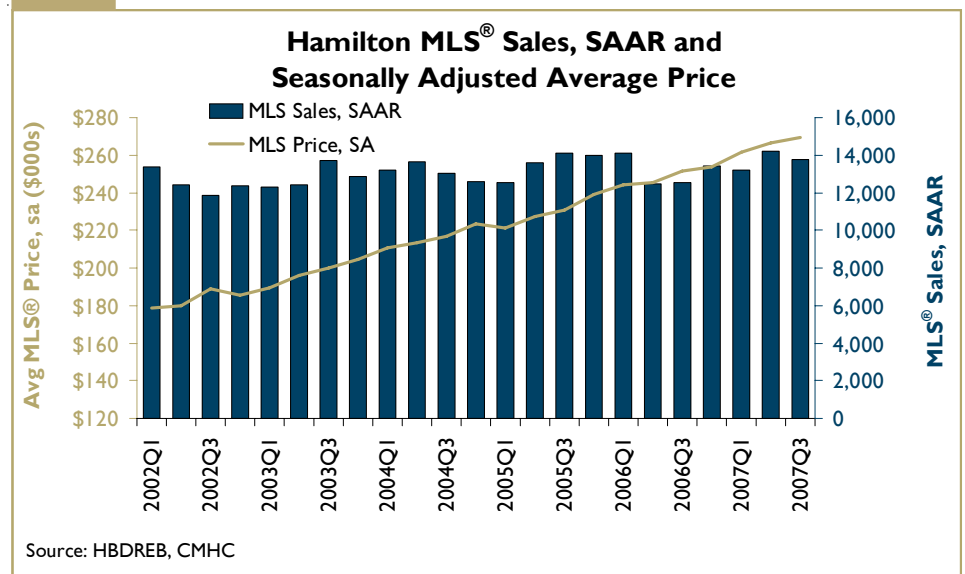
Sales Surge

Existing home sales in Hamilton jumped by 10 per cent to 3,600 in the third quarter of 2007 compared to the same period a year earlier. Favourable borrowing costs and steady employment helped to keep resale home buying activity strong in both Hamilton and Brantford housing markets.

New listings in Hamilton were up by three percent to 4,900 units during the third quarter of 2007, indicating the homeowners' interest in using the equity gains from high house prices to move to a home that more closely fit their current needs.

With the growth in sales outstripping supply, both the Hamilton and Brantford resale home markets continued to favour sellers. The

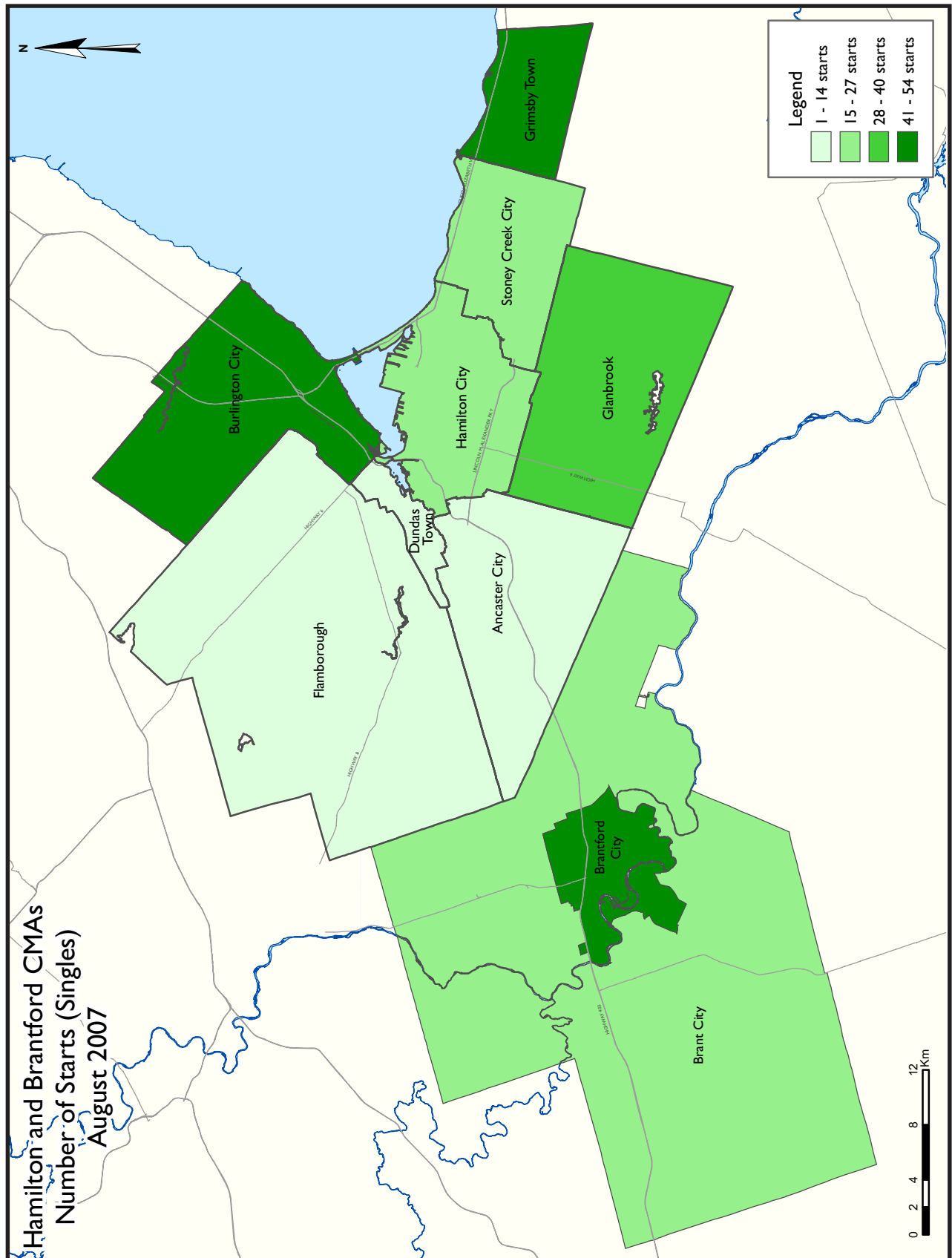
Figure 2

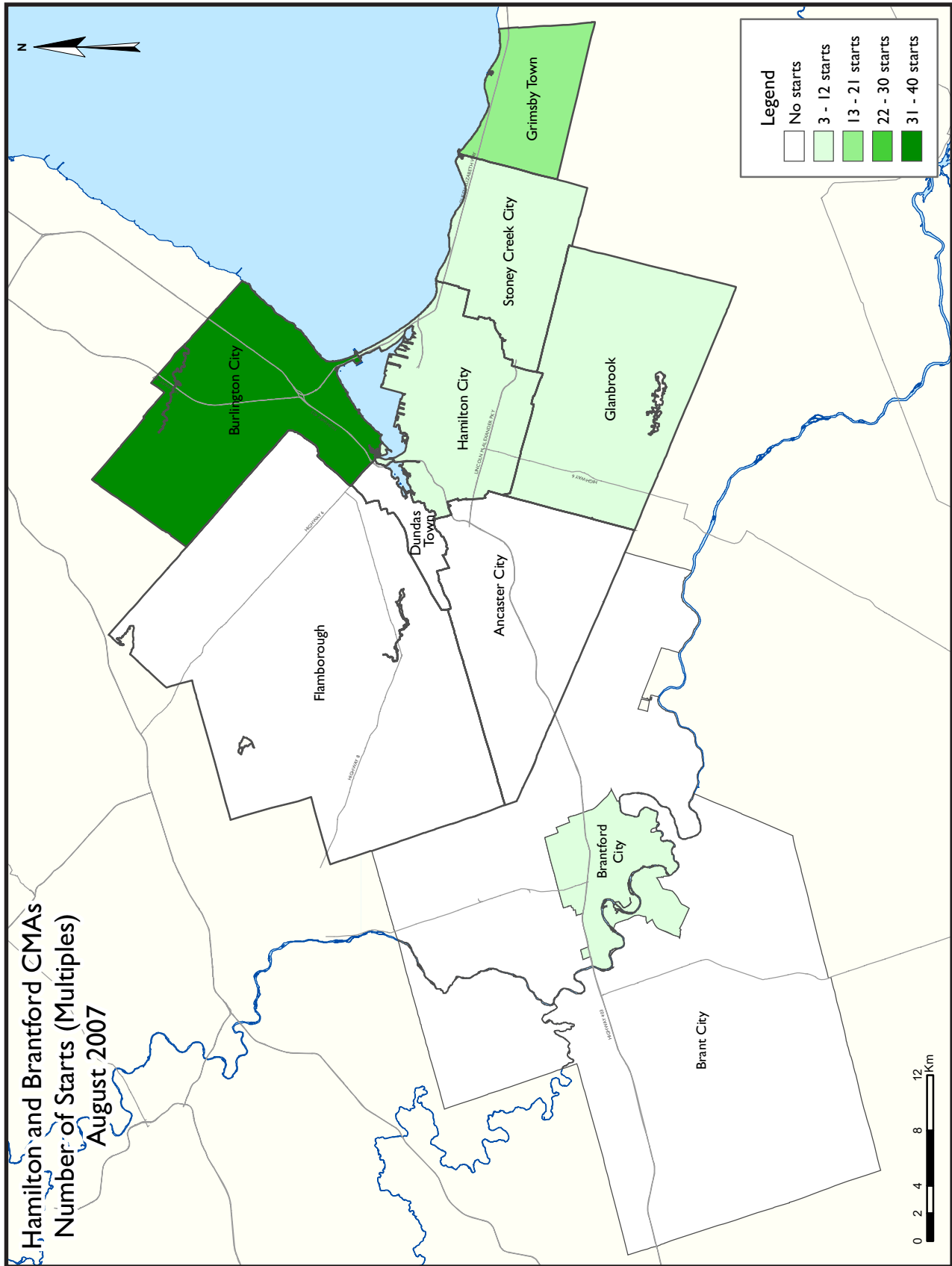


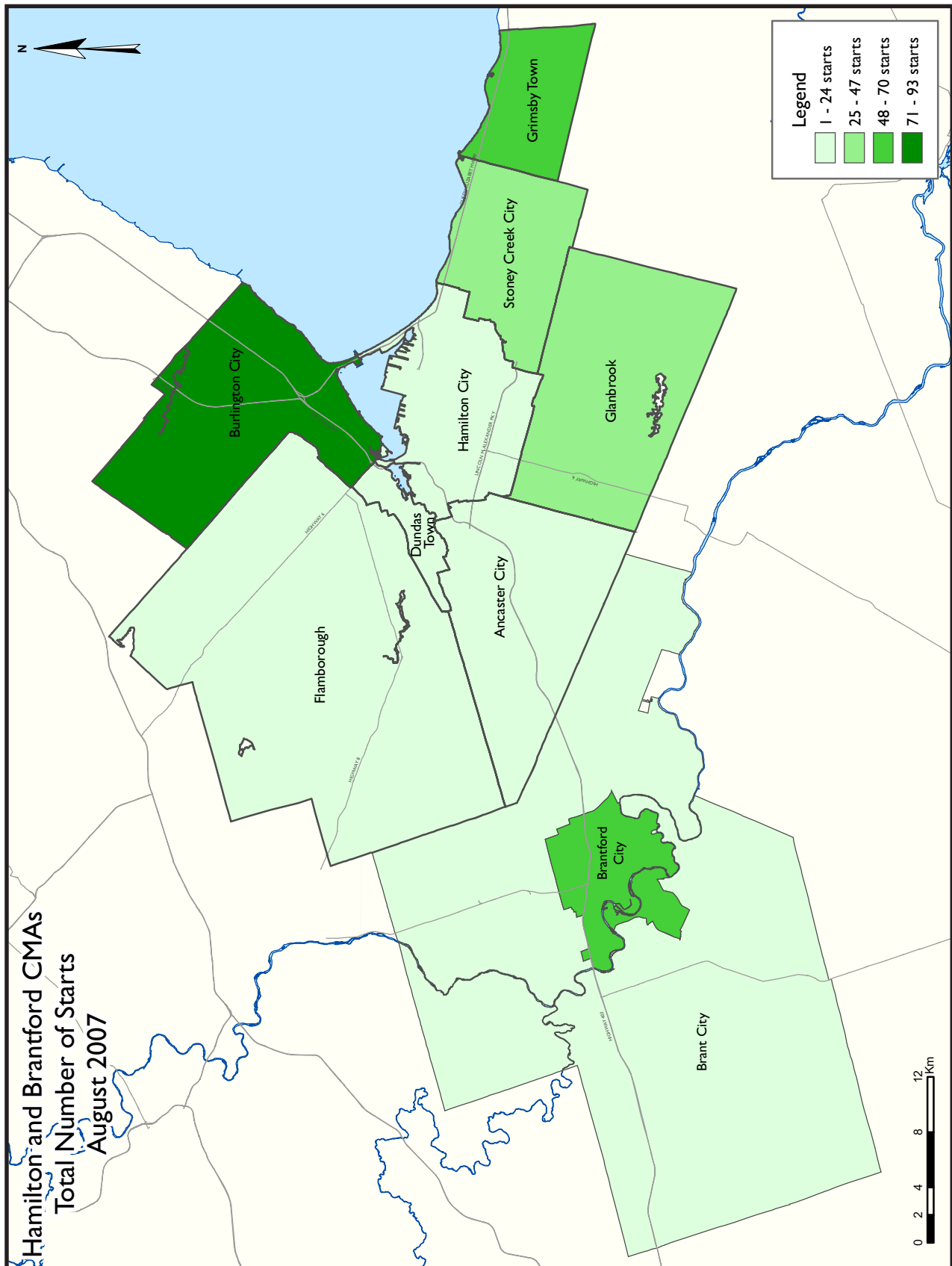
sales-to-new listings ratio, which is both a measure of market tightness and future price growth, stood at 72 per cent in Hamilton and xx per cent in Brantford during the third

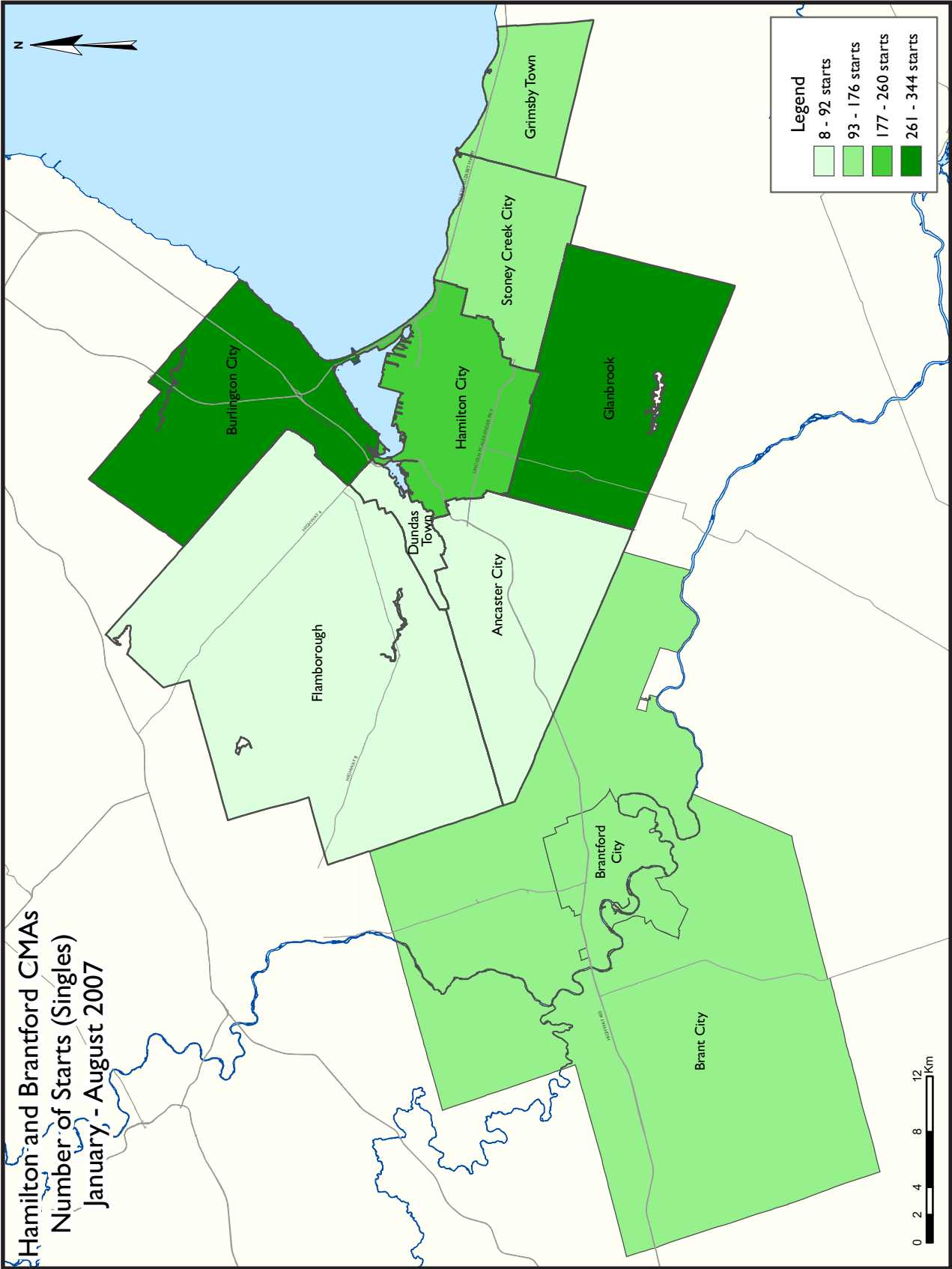
quarter of 2007. As expected in a sellers' market, the increase in the average price exceeded the prevailing general rate of inflation. Hamilton's average resale home price

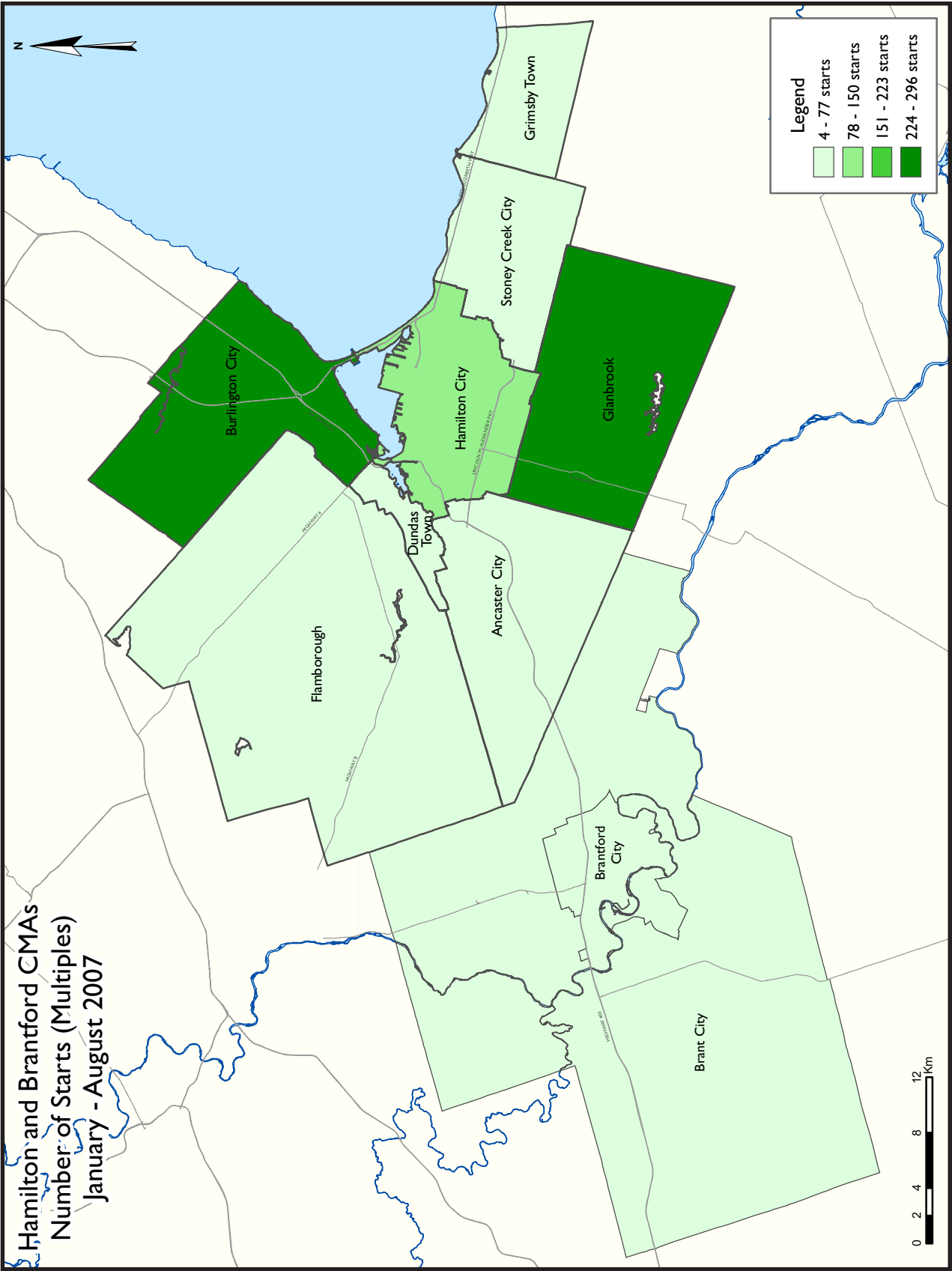
jumped by eight per cent to reach \$268,000 in the third quarter compared to the same quarter a year earlier or approximately three times the rate of inflation.

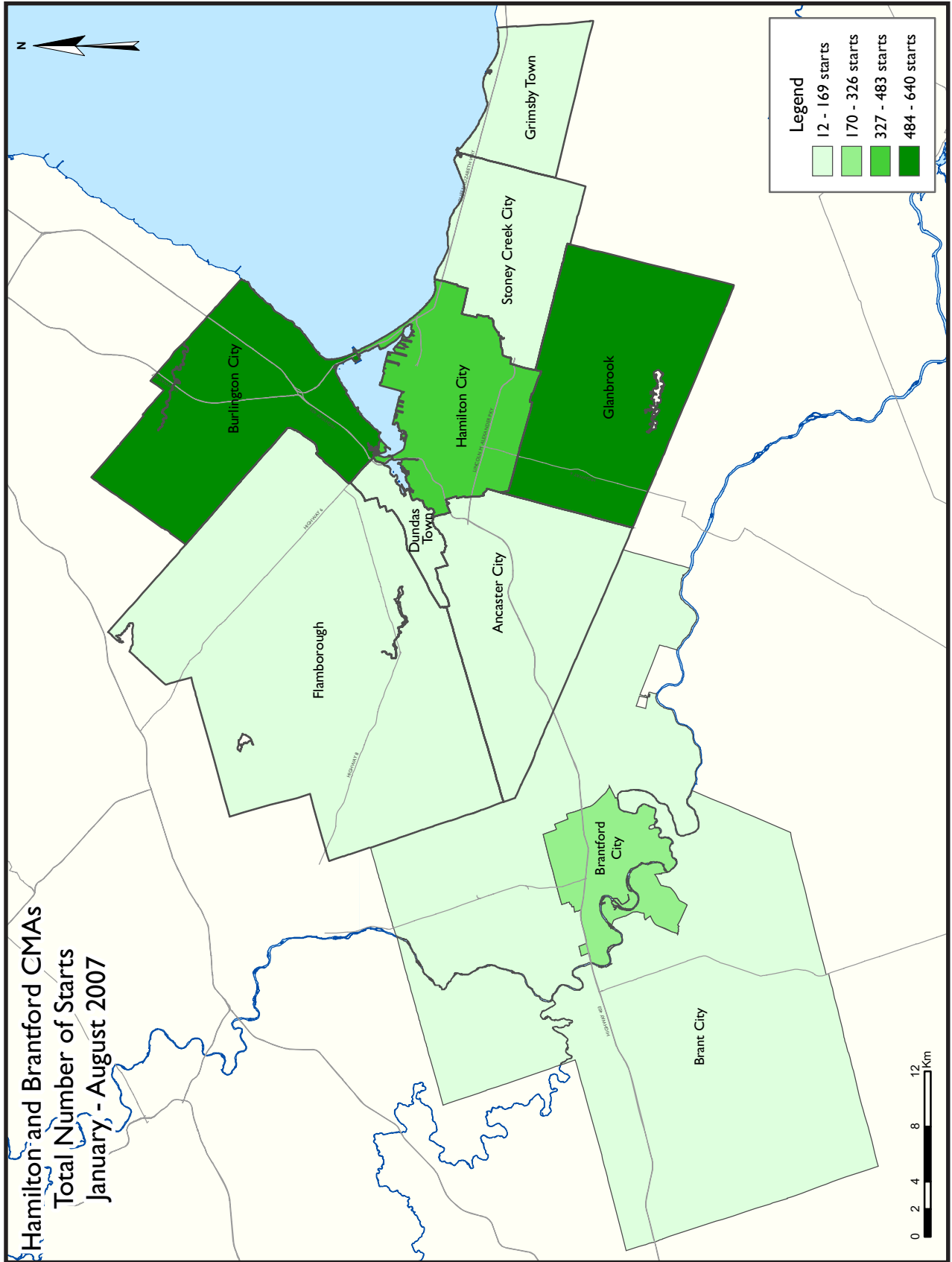












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- 4 Absorbed Single-Detached Units by Price Range
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- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

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 1a: Housing Activity Summary of Hamilton CMA
September 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2007	133	28	93	0	59	0	0	0	313
September 2006	209	2	56	0	19	62	0	10	358
% Change	-36.4	**	66.1	n/a	**	-100.0	n/a	-100.0	-12.6
Year-to-date 2007	1,381	68	347	0	355	88	0	139	2,378
Year-to-date 2006	1,131	122	416	15	247	94	8	122	2,155
% Change	22.1	-44.3	-16.6	-100.0	43.7	-6.4	-100.0	13.9	10.3
UNDER CONSTRUCTION									
September 2007	1,042	68	478	0	410	354	0	261	2,613
September 2006	753	64	397	14	309	480	37	369	2,423
% Change	38.4	6.3	20.4	-100.0	32.7	-26.3	-100.0	-29.3	7.8
COMPLETIONS									
September 2007	150	2	16	0	50	144	0	0	362
September 2006	137	24	55	1	28	0	0	0	245
% Change	9.5	-91.7	-70.9	-100.0	78.6	n/a	n/a	n/a	47.8
Year-to-date 2007	1,316	18	409	7	293	214	36	71	2,364
Year-to-date 2006	1,152	204	453	5	386	344	14	76	2,634
% Change	14.2	-91.2	-9.7	40.0	-24.1	-37.8	157.1	-6.6	-10.3
COMPLETED & NOT ABSORBED									
September 2007	49	4	21	0	6	24	5	12	121
September 2006	38	6	19	0	12	25	10	1	111
% Change	28.9	-33.3	10.5	n/a	-50.0	-4.0	-50.0	**	9.0
ABSORBED									
September 2007	155	3	18	0	56	144	0	0	376
September 2006	133	30	58	1	28	0	0	0	250
% Change	16.5	-90.0	-69.0	-100.0	100.0	n/a	n/a	n/a	50.4
Year-to-date 2007	1,321	21	403	7	295	215	35	160	2,457
Year-to-date 2006	1,116	214	458	5	385	339	10	75	2,602
% Change	18.4	-90.2	-12.0	40.0	-23.4	-36.6	**	113.3	-5.6

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

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

Table 1b: Housing Activity Summary of Brantford CMA
September 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2007	92	4	0	0	0	0	0	0	96
September 2006	56	0	0	0	0	0	0	3	59
% Change	64.3	n/a	n/a	n/a	n/a	n/a	n/a	-100.0	62.7
Year-to-date 2007	338	10	15	0	47	0	0	0	410
Year-to-date 2006	290	2	0	0	27	0	0	3	322
% Change	16.6	**	n/a	n/a	74.1	n/a	n/a	-100.0	27.3
UNDER CONSTRUCTION									
September 2007	230	8	15	0	31	0	0	0	284
September 2006	205	0	0	0	22	0	0	3	230
% Change	12.2	n/a	n/a	n/a	40.9	n/a	n/a	-100.0	23.5
COMPLETIONS									
September 2007	53	2	0	0	0	0	0	0	55
September 2006	37	0	0	0	17	0	0	0	54
% Change	43.2	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	1.9
Year-to-date 2007	269	2	0	4	40	0	0	3	318
Year-to-date 2006	179	4	6	0	70	0	14	51	324
% Change	50.3	-50.0	-100.0	n/a	-42.9	n/a	-100.0	-94.1	-1.9
COMPLETED & NOT ABSORBED									
September 2007	63	2	0	4	25	0	10	0	104
September 2006	32	0	0	0	26	0	13	0	71
% Change	96.9	n/a	n/a	n/a	-3.8	n/a	-23.1	n/a	46.5
ABSORBED									
September 2007	52	0	0	0	4	0	0	0	56
September 2006	29	2	0	0	3	0	0	0	34
% Change	79.3	-100.0	n/a	n/a	33.3	n/a	n/a	n/a	64.7
Year-to-date 2007	301	0	0	1	49	0	3	3	357
Year-to-date 2006	208	4	8	1	59	0	1	0	281
% Change	44.7	-100.0	-100.0	0.0	-16.9	n/a	200.0	n/a	27.0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket
September 2007**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
New City of Hamilton									
September 2007	66	0	36	0	25	0	0	0	127
September 2006	142	2	56	0	9	62	0	10	281
Hamilton City									
September 2007	25	0	3	0	7	0	0	0	35
September 2006	22	2	0	0	0	0	0	10	34
Stoney Creek City									
September 2007	23	0	33	0	0	0	0	0	56
September 2006	17	0	0	0	0	0	0	0	17
Ancaster City									
September 2007	6	0	0	0	0	0	0	0	6
September 2006	35	0	45	0	4	0	0	0	84
Dundas Town									
September 2007	0	0	0	0	0	0	0	0	0
September 2006	1	0	0	0	0	62	0	0	63
Flamborough									
September 2007	4	0	0	0	0	0	0	0	4
September 2006	10	0	0	0	0	0	0	0	10
Glanbrook									
September 2007	8	0	0	0	18	0	0	0	26
September 2006	57	0	11	0	5	0	0	0	73
Burlington City									
September 2007	61	28	45	0	34	0	0	0	168
September 2006	62	0	0	0	10	0	0	0	72
Grimsby Town									
September 2007	6	0	12	0	0	0	0	0	18
September 2006	5	0	0	0	0	0	0	0	5
Hamilton CMA									
September 2007	133	28	93	0	59	0	0	0	313
September 2006	209	2	56	0	19	62	0	10	358
Brant City									
September 2007	13	0	0	0	0	0	0	0	13
September 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2007	79	4	0	0	0	0	0	0	83
September 2006	56	0	0	0	0	0	0	3	59
Brantford CMA									
September 2007	92	4	0	0	0	0	0	0	96
September 2006	56	0	0	0	0	0	0	3	59

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
New City of Hamilton									
September 2007	630	18	277	0	277	223	0	153	1,578
September 2006	523	48	278	14	186	233	0	103	1,385
Hamilton City									
September 2007	181	0	9	0	12	119	0	153	474
September 2006	127	40	12	4	13	119	0	103	418
Stoney Creek City									
September 2007	93	0	75	0	16	0	0	0	184
September 2006	62	0	85	0	15	0	0	0	162
Ancaster City									
September 2007	56	0	40	0	118	0	0	0	214
September 2006	101	0	78	10	118	10	0	0	317
Dundas Town									
September 2007	7	2	0	0	0	62	0	0	71
September 2006	12	0	0	0	0	62	0	0	74
Flamborough									
September 2007	43	8	0	0	0	0	0	0	51
September 2006	47	4	0	0	0	0	0	0	51
Glanbrook									
September 2007	250	8	153	0	131	42	0	0	584
September 2006	174	4	103	0	40	42	0	0	363
Burlington City									
September 2007	323	50	165	0	133	131	0	108	910
September 2006	188	16	119	0	123	247	37	266	996
Grimsby Town									
September 2007	89	0	36	0	0	0	0	0	125
September 2006	42	0	0	0	0	0	0	0	42
Hamilton CMA									
September 2007	1,042	68	478	0	410	354	0	261	2,613
September 2006	753	64	397	14	309	480	37	369	2,423
Brant City									
September 2007	77	0	6	0	0	0	0	0	83
September 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2007	153	8	9	0	31	0	0	0	201
September 2006	205	0	0	0	22	0	0	3	230
Brantford CMA									
September 2007	230	8	15	0	31	0	0	0	284
September 2006	205	0	0	0	22	0	0	3	230

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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September 2007**

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
COMPLETIONS										
New City of Hamilton										
September 2007	125	2	12	0	24	10	0	0	173	
September 2006	96	4	32	1	28	0	0	0	161	
Hamilton City										
September 2007	24	0	0	0	0	0	0	0	24	
September 2006	15	4	6	0	9	0	0	0	34	
Stoney Creek City										
September 2007	20	0	0	0	8	0	0	0	28	
September 2006	23	0	20	0	7	0	0	0	50	
Ancaster City										
September 2007	7	0	12	0	7	10	0	0	36	
September 2006	18	0	0	1	8	0	0	0	27	
Dundas Town										
September 2007	2	0	0	0	0	0	0	0	2	
September 2006	1	0	0	0	0	0	0	0	1	
Flamborough										
September 2007	8	2	0	0	0	0	0	0	10	
September 2006	12	0	0	0	0	0	0	0	12	
Glanbrook										
September 2007	64	0	0	0	9	0	0	0	73	
September 2006	27	0	6	0	4	0	0	0	37	
Burlington City										
September 2007	19	0	4	0	26	134	0	0	183	
September 2006	33	20	23	0	0	0	0	0	76	
Grimsby Town										
September 2007	6	0	0	0	0	0	0	0	6	
September 2006	8	0	0	0	0	0	0	0	8	
Hamilton CMA										
September 2007	150	2	16	0	50	144	0	0	362	
September 2006	137	24	55	1	28	0	0	0	245	
Brant City										
September 2007	9	0	0	0	0	0	0	0	9	
September 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Brantford City										
September 2007	44	2	0	0	0	0	0	0	46	
September 2006	37	0	0	0	17	0	0	0	54	
Brantford CMA										
September 2007	53	2	0	0	0	0	0	0	55	
September 2006	37	0	0	0	17	0	0	0	54	

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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September 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									
New City of Hamilton									
September 2007	34	4	18	0	3	0	0	4	63
September 2006	29	4	16	0	9	0	0	0	58
Hamilton City									
September 2007	2	0	0	0	0	0	0	4	6
September 2006	0	2	0	0	0	0	0	0	2
Stoney Creek City									
September 2007	31	1	18	0	2	0	0	0	52
September 2006	26	1	16	0	5	0	0	0	48
Ancaster City									
September 2007	1	0	0	0	0	0	0	0	1
September 2006	1	0	0	0	0	0	0	0	1
Dundas Town									
September 2007	0	0	0	0	0	0	0	0	0
September 2006	0	0	0	0	0	0	0	0	0
Flamborough									
September 2007	0	2	0	0	0	0	0	0	2
September 2006	2	1	0	0	0	0	0	0	3
Glanbrook									
September 2007	0	1	0	0	1	0	0	0	2
September 2006	0	0	0	0	4	0	0	0	4
Burlington City									
September 2007	4	0	3	0	3	24	5	8	47
September 2006	2	2	2	0	3	25	10	0	44
Grimsby Town									
September 2007	11	0	0	0	0	0	0	0	11
September 2006	7	0	1	0	0	0	0	1	9
Hamilton CMA									
September 2007	49	4	21	0	6	24	5	12	121
September 2006	38	6	19	0	12	25	10	1	111
Brant City									
September 2007	18	0	0	0	0	0	0	0	18
September 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2007	45	2	0	4	25	0	10	0	86
September 2006	32	0	0	0	26	0	13	0	71
Brantford CMA									
September 2007	63	2	0	4	25	0	10	0	104
September 2006	32	0	0	0	26	0	13	0	71

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
New City of Hamilton									
September 2007	128	3	14	0	28	10	0	0	183
September 2006	91	6	30	1	28	0	0	0	156
Hamilton City									
September 2007	24	0	0	0	0	0	0	0	24
September 2006	15	6	6	0	9	0	0	0	36
Stoney Creek City									
September 2007	23	1	2	0	12	0	0	0	38
September 2006	17	0	18	0	7	0	0	0	42
Ancaster City									
September 2007	7	0	12	0	7	10	0	0	36
September 2006	19	0	0	1	8	0	0	0	28
Dundas Town									
September 2007	2	0	0	0	0	0	0	0	2
September 2006	1	0	0	0	0	0	0	0	1
Flamborough									
September 2007	8	2	0	0	0	0	0	0	10
September 2006	12	0	0	0	0	0	0	0	12
Glanbrook									
September 2007	64	0	0	0	9	0	0	0	73
September 2006	27	0	6	0	4	0	0	0	37
Burlington City									
September 2007	21	0	4	0	28	134	0	0	187
September 2006	33	24	28	0	0	0	0	0	85
Grimsby Town									
September 2007	6	0	0	0	0	0	0	0	6
September 2006	9	0	0	0	0	0	0	0	9
Hamilton CMA									
September 2007	155	3	18	0	56	144	0	0	376
September 2006	133	30	58	1	28	0	0	0	250
Brant City									
September 2007	7	0	0	0	0	0	0	0	7
September 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2007	45	0	0	0	4	0	0	0	49
September 2006	29	2	0	0	3	0	0	0	34
Brantford CMA									
September 2007	52	0	0	0	4	0	0	0	56
September 2006	29	2	0	0	3	0	0	0	34

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton 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	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365
% Change	-1.4	-21.9	-13.1	-84.2	25.3	138.5	n/a	-100.0	8.3
2000	1,865	128	419	19	467	195	0	15	3,108
% Change	-0.3	-9.9	18.4	-32.1	-18.1	-79.5	-100.0	n/a	-20.8
1999	1,870	142	354	28	570	951	8	0	3,923
% Change	8.0	-19.3	-46.8	n/a	5.8	118.1	-70.4	-100.0	8.2
1998	1,731	176	666	0	539	436	27	52	3,627
% Change	-21.4	27.5	78.6	-100.0	-16.6	59.1	-3.6	n/a	-1.9
1997	2,201	138	373	38	646	274	28	0	3,698

Source: CMHC (Starts and Completions Survey)

**Table 1.2b: History of Housing Starts of Brantford 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	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475
% Change	-3.7	76.9	-33.3	n/a	-17.1	n/a	n/a	n/a	-2.1
2000	374	26	9	0	76	0	0	0	485
% Change	20.3	62.5	12.5	n/a	153.3	n/a	n/a	-100.0	28.6
1999	311	16	8	0	30	0	0	12	377
% Change	30.1	0.0	n/a	-100.0	-57.7	n/a	n/a	n/a	5.6
1998	239	16	0	31	71	0	0	0	357
% Change	11.7	-50.0	-100.0	n/a	115.2	n/a	n/a	n/a	20.6
1997	214	32	17	0	33	0	0	0	296

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	% Change
Hamilton CMA	133	209	28	4	152	73	0	72	313	358	-12.6
New City of Hamilton	66	142	0	2	61	65	0	72	127	281	-54.8
Hamilton City	25	22	0	2	10	0	0	10	35	34	2.9
Stoney Creek City	23	17	0	0	33	0	0	0	56	17	**
Ancaster City	6	35	0	0	0	49	0	0	6	84	-92.9
Dundas Town	0	1	0	0	0	0	0	62	0	63	-100.0
Flamborough	4	10	0	0	0	0	0	0	4	10	-60.0
Glanbrook	8	57	0	0	18	16	0	0	26	73	-64.4
Burlington City	61	62	28	2	79	8	0	0	168	72	133.3
Grimsby Town	6	5	0	0	12	0	0	0	18	5	**
Brantford CMA	92	56	4	0	0	0	0	3	96	59	62.7
Brant City	13	n/a	0	n/a	0	n/a	0	n/a	13	n/a	n/a
Brantford City	79	56	4	0	0	0	0	3	83	59	40.7

**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
Hamilton CMA	1,381	1,146	70	136	700	657	227	216	2,378	2,155	10.3
New City of Hamilton	872	818	22	34	397	315	139	104	1430	1271	12.5
Hamilton City	257	171	0	28	15	0	139	42	411	241	70.5
Stoney Creek City	158	145	0	0	66	58	0	0	224	203	10.3
Ancaster City	69	132	0	0	62	138	0	0	131	270	-51.5
Dundas Town	8	17	4	0	0	0	0	62	12	79	-84.8
Flamborough	54	60	10	4	0	0	0	0	64	64	0.0
Glanbrook	320	293	8	2	254	119	0	0	582	414	40.6
Burlington City	405	266	48	102	267	321	88	108	808	797	1.4
Grimsby Town	104	62	0	0	36	21	0	4	140	87	60.9
Brantford CMA	338	290	10	2	62	27	0	3	410	322	27.3
Brant City	119	n/a	0	n/a	6	n/a	0	n/a	125	n/a	n/a
Brantford City	219	290	10	2	56	27	0	3	285	322	-11.5

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Hamilton CMA	152	73	0	0	0	62	0	10
New City of Hamilton	61	65	0	0	0	62	0	10
Hamilton City	10	0	0	0	0	0	0	10
Stoney Creek City	33	0	0	0	0	0	0	0
Ancaster City	0	49	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	62	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	18	16	0	0	0	0	0	0
Burlington City	79	8	0	0	0	0	0	0
Grimsby Town	12	0	0	0	0	0	0	0
Brantford CMA	0	0	0	0	0	0	0	3
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	0	0	0	0	0	0	3

**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
Hamilton CMA	700	657	0	0	88	94	139	122
New City of Hamilton	397	315	0	0	0	94	139	10
Hamilton City	15	0	0	0	0	32	139	10
Stoney Creek City	66	58	0	0	0	0	0	0
Ancaster City	62	138	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	62	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	254	119	0	0	0	0	0	0
Burlington City	267	321	0	0	88	0	0	108
Grimsby Town	36	21	0	0	0	0	0	4
Brantford CMA	62	27	0	0	0	0	0	3
Brant City	6	n/a	0	n/a	0	n/a	0	n/a
Brantford City	56	27	0	0	0	0	0	3

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Hamilton CMA	254	267	59	81	0	10	313	358
New City of Hamilton	102	200	25	71	0	10	127	281
Hamilton City	28	24	7	0	0	10	35	34
Stoney Creek City	56	17	0	0	0	0	56	17
Ancaster City	6	80	0	4	0	0	6	84
Dundas Town	0	1	0	62	0	0	0	63
Flamborough	4	10	0	0	0	0	4	10
Glanbrook	8	68	18	5	0	0	26	73
Burlington City	134	62	34	10	0	0	168	72
Grimsby Town	18	5	0	0	0	0	18	5
Brantford CMA	96	56	0	0	0	3	96	59
Brant City	13	n/a	0	n/a	0	n/a	13	n/a
Brantford City	83	56	0	0	0	3	83	59

**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
Hamilton CMA	1,796	1,669	443	356	139	130	2,378	2,155
New City of Hamilton	1,084	1,062	207	199	139	10	1,430	1,271
Hamilton City	260	195	12	36	139	10	411	241
Stoney Creek City	224	195	0	8	0	0	224	203
Ancaster City	73	199	58	71	0	0	131	270
Dundas Town	12	17	0	62	0	0	12	79
Flamborough	64	64	0	0	0	0	64	64
Glanbrook	445	392	137	22	0	0	582	414
Burlington City	572	538	236	143	0	116	808	797
Grimsby Town	140	69	0	14	0	4	140	87
Brantford CMA	363	292	47	27	0	3	410	322
Brant City	125	n/a	0	n/a	0	n/a	125	n/a
Brantford City	238	292	47	27	0	3	285	322

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	% Change
Hamilton CMA	150	138	2	24	66	83	144	0	362	245	47.8
New City of Hamilton	125	97	2	4	36	60	10	0	173	161	7.5
Hamilton City	24	15	0	4	0	15	0	0	24	34	-29.4
Stoney Creek City	20	23	0	0	8	27	0	0	28	50	-44.0
Ancaster City	7	19	0	0	19	8	10	0	36	27	33.3
Dundas Town	2	1	0	0	0	0	0	0	2	1	100.0
Flamborough	8	12	2	0	0	0	0	0	10	12	-16.7
Glanbrook	64	27	0	0	9	10	0	0	73	37	97.3
Burlington City	19	33	0	20	30	23	134	0	183	76	140.8
Grimsby Town	6	8	0	0	0	0	0	0	6	8	-25.0
Brantford CMA	53	37	2	0	0	17	0	0	55	54	1.9
Brant City	9	n/a	0	n/a	0	n/a	0	n/a	9	n/a	n/a
Brantford City	44	37	2	0	0	17	0	0	46	54	-14.8

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
Hamilton CMA	1323	1157	36	212	720	845	285	420	2364	2634	-10.3
New City of Hamilton	1003	820	18	80	433	485	81	134	1535	1519	1.1
Hamilton City	198	181	8	68	6	101	71	72	283	422	-32.9
Stoney Creek City	120	166	2	0	130	176	0	0	252	342	-26.3
Ancaster City	145	127	0	0	120	97	10	0	275	224	22.8
Dundas Town	10	37	2	0	0	0	0	62	12	99	-87.9
Flamborough	54	75	4	12	0	0	0	0	58	87	-33.3
Glanbrook	476	234	2	0	177	111	0	0	655	345	89.9
Burlington City	283	285	18	132	287	318	204	282	792	1017	-22.1
Grimsby Town	37	52	0	0	0	42	0	4	37	98	-62.2
Brantford CMA	273	179	2	4	40	88	3	53	318	324	-1.9
Brant City	79	n/a	0	n/a	0	n/a	0	n/a	79	n/a	n/a
Brantford City	194	179	2	4	40	88	3	53	239	324	-26.2

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Hamilton CMA	66	83	0	0	144	0	0	0
New City of Hamilton	36	60	0	0	10	0	0	0
Hamilton City	0	15	0	0	0	0	0	0
Stoney Creek City	8	27	0	0	0	0	0	0
Ancaster City	19	8	0	0	10	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	9	10	0	0	0	0	0	0
Burlington City	30	23	0	0	134	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	0	17	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	17	0	0	0	0	0	0

**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
Hamilton CMA	696	831	24	14	214	344	71	76
New City of Hamilton	433	485	0	0	10	62	71	72
Hamilton City	6	101	0	0	0	0	71	72
Stoney Creek City	130	176	0	0	0	0	0	0
Ancaster City	120	97	0	0	10	0	0	0
Dundas Town	0	0	0	0	0	62	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	177	111	0	0	0	0	0	0
Burlington City	263	304	24	14	204	282	0	0
Grimsby Town	0	42	0	0	0	0	0	4
Brantford CMA	40	74	0	14	0	2	3	51
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	40	74	0	14	0	2	3	51

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Hamilton CMA	168	216	194	29	0	0	362	245
New City of Hamilton	139	132	34	29	0	0	173	161
Hamilton City	24	25	0	9	0	0	24	34
Stoney Creek City	20	43	8	7	0	0	28	50
Ancaster City	19	18	17	9	0	0	36	27
Dundas Town	2	1	0	0	0	0	2	1
Flamborough	10	12	0	0	0	0	10	12
Glanbrook	64	33	9	4	0	0	73	37
Burlington City	23	76	160	0	0	0	183	76
Grimsby Town	6	8	0	0	0	0	6	8
Brantford CMA	55	37	0	17	0	0	55	54
Brant City	9	n/a	0	n/a	0	n/a	9	n/a
Brantford City	46	37	0	17	0	0	46	54

**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
Hamilton CMA	1,743	1,809	514	735	107	90	2,364	2,634
New City of Hamilton	1,284	1,161	180	286	71	72	1,535	1,519
Hamilton City	211	294	1	56	71	72	283	422
Stoney Creek City	187	284	65	58	0	0	252	342
Ancaster City	211	169	64	55	0	0	275	224
Dundas Town	12	37	0	62	0	0	12	99
Flamborough	58	87	0	0	0	0	58	87
Glanbrook	605	290	50	55	0	0	655	345
Burlington City	422	589	334	414	36	14	792	1,017
Grimsby Town	37	59	0	35	0	4	37	98
Brantford CMA	271	189	44	70	3	65	318	324
Brant City	79	n/a	0	n/a	0	n/a	79	n/a
Brantford City	192	189	44	70	3	65	239	324

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
New City of Hamilton													
September 2007	3	2.3	18	14.1	33	25.8	23	18.0	51	39.8	128	321,630	345,376
September 2006	1	1.1	5	5.4	24	26.1	26	28.3	36	39.1	92	334,000	366,666
Year-to-date 2007	20	2.0	149	14.8	290	28.9	210	20.9	336	33.4	1,005	310,900	338,444
Year-to-date 2006	21	2.7	63	8.1	239	30.8	197	25.4	255	32.9	775	317,900	350,744
Hamilton City													
September 2007	0	0.0	1	4.2	11	45.8	3	12.5	9	37.5	24	308,130	321,561
September 2006	0	0.0	1	6.7	3	20.0	6	40.0	5	33.3	15	320,400	322,866
Year-to-date 2007	2	1.0	10	5.1	56	28.4	53	26.9	76	38.6	197	336,000	337,087
Year-to-date 2006	6	3.6	26	15.4	49	29.0	53	31.4	35	20.7	169	305,000	308,745
Stoney Creek City													
September 2007	0	0.0	0	0.0	7	30.4	1	4.3	15	65.2	23	369,900	375,813
September 2006	0	0.0	0	0.0	9	52.9	5	29.4	3	17.6	17	290,900	344,841
Year-to-date 2007	0	0.0	8	6.7	39	32.8	29	24.4	43	36.1	119	329,900	349,749
Year-to-date 2006	0	0.0	9	5.9	59	38.6	49	32.0	36	23.5	153	310,900	339,012
Ancaster City													
September 2007	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
September 2006	0	0.0	0	0.0	0	0.0	3	15.0	17	85.0	20	424,000	457,125
Year-to-date 2007	0	0.0	0	0.0	2	1.4	17	11.6	127	87.0	146	419,500	469,234
Year-to-date 2006	0	0.0	0	0.0	3	2.5	22	18.3	95	79.2	120	419,500	469,115
Dundas Town													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
September 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	3	30.0	0	0.0	7	70.0	10	430,000	447,300
Year-to-date 2006	0	0.0	4	10.5	13	34.2	5	13.2	16	42.1	38	334,000	352,443
Flamborough													
September 2007	3	37.5	1	12.5	1	12.5	1	12.5	2	25.0	8	--	--
September 2006	1	8.3	2	16.7	1	8.3	1	8.3	7	58.3	12	428,500	424,228
Year-to-date 2007	12	21.4	10	17.9	3	5.4	3	5.4	28	50.0	56	362,500	399,437
Year-to-date 2006	14	19.2	6	8.2	6	8.2	7	9.6	40	54.8	73	389,000	405,910
Glanbrook													
September 2007	0	0.0	16	25.0	14	21.9	17	26.6	17	26.6	64	305,950	318,265
September 2006	0	0.0	2	7.4	11	40.7	11	40.7	3	11.1	27	308,714	307,249
Year-to-date 2007	6	1.3	121	25.4	187	39.2	108	22.6	55	11.5	477	277,000	286,709
Year-to-date 2006	1	0.5	18	8.1	109	49.1	61	27.5	33	14.9	222	298,341	308,387
Burlington City													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	385,000	704,824
September 2006	0	0.0	0	0.0	5	15.2	4	12.1	24	72.7	33	387,490	514,534
Year-to-date 2007	0	0.0	21	7.3	1	0.3	98	33.9	169	58.5	289	368,999	436,571
Year-to-date 2006	0	0.0	1	0.3	31	10.6	64	21.8	197	67.2	293	369,990	518,696
Grimsby Town													
September 2007	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
September 2006	0	0.0	0	0.0	2	22.2	4	44.4	3	33.3	9	--	--
Year-to-date 2007	0	0.0	0	0.0	6	17.6	13	38.2	15	44.1	34	343,900	434,224
Year-to-date 2006	0	0.0	2	3.8	8	15.1	28	52.8	15	28.3	53	329,900	355,645

Source: CMHC (Market Absorption Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
September 2007	3	1.9	18	11.6	33	21.3	26	16.8	75	48.4	155	345,900	394,935
September 2006	0	0.0	0	0.0	2	1.4	17	11.6	127	87.0	146	419,500	469,234
Year-to-date 2007	0	0.0	0	0.0	3	2.5	22	18.3	95	79.2	120	419,500	469,115
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--

Source: CMHC (Market Absorption Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$125,000		\$125,000 - \$149,999		\$150,000 - \$174,999		\$175,000 - \$199,999		\$200,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
September 2007	0	0.0	0	0.0	2	28.6	0	0.0	5	71.4	7	--	--
September 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2007	1	1.4	0	0.0	17	24.6	2	2.9	49	71.0	69	250,000	283,739
Year-to-date 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
September 2007	1	2.2	11	24.4	8	17.8	12	26.7	13	28.9	45	178,000	178,533
September 2006	2	6.9	9	31.0	3	10.3	6	20.7	9	31.0	29	175,000	183,483
Year-to-date 2007	12	5.2	45	19.3	38	16.3	57	24.5	81	34.8	233	185,000	187,779
Year-to-date 2006	14	6.7	52	24.9	20	9.6	43	20.6	80	38.3	209	185,000	193,294
Brantford CMA													
September 2007	1	1.9	11	21.2	10	19.2	12	23.1	18	34.6	52	178,000	190,327
September 2006	2	6.9	9	31.0	3	10.3	6	20.7	9	31.0	29	175,000	183,483
Year-to-date 2007	13	4.3	45	14.9	55	18.2	59	19.5	130	43.0	302	190,000	209,704
Year-to-date 2006	14	6.7	52	24.9	20	9.6	43	20.6	80	38.3	209	185,000	193,294

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Market Absorption Survey)

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

Submarket	Sept 2007	Sept 2006	% Change	YTD 2007	YTD 2006	% Change
Hamilton CMA	394,935	401,000	-1.5	362,251	394,874	-8.3
New City of Hamilton	345,376	366,666	-5.8	338,444	350,744	-3.5
Hamilton City	321,561	322,866	-0.4	337,087	308,745	9.2
Stoney Creek City	375,813	344,841	9.0	349,749	339,012	3.2
Ancaster City	--	457,125	n/a	469,234	469,115	0.0
Dundas Town	--	--	n/a	447,300	352,443	26.9
Flamborough	--	424,228	n/a	399,437	405,910	-1.6
Glanbrook	318,265	307,249	3.6	286,709	308,387	-7.0
Burlington City	704,824	514,534	37.0	436,571	518,696	-15.8
Grimsby Town	--	--	n/a	434,224	355,645	22.1
Brantford CMA	190,327	183,483	3.7	209,704	193,294	8.5
Brant City	--	n/a	n/a	283,739	n/a	n/a
Brantford City	178,533	183,483	-2.7	187,779	193,294	-2.9

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Market Absorption Survey)

**Table 5a: MLS® Residential Activity for Hamilton
September 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	786	9.9	1,121	1,510	1,600	70.1	241,340	10.2	244,841
	February	1,149	15.5	1,197	1,531	1,574	76.0	242,647	10.4	240,819
	March	1,358	9.9	1,142	1,919	1,575	72.5	251,357	10.4	245,965
	April	1,198	-7.3	1,050	1,742	1,542	68.1	248,367	9.8	244,273
	May	1,385	-2.5	1,057	1,892	1,471	71.9	252,948	9.0	249,451
	June	1,234	-14.6	1,019	1,721	1,453	70.1	250,347	5.0	245,455
	July	1,074	-9.1	1,039	1,503	1,483	70.1	243,299	6.8	245,544
	August	1,101	-14.8	1,034	1,593	1,545	66.9	253,659	12.3	255,456
	September	1,042	-8.6	1,074	1,652	1,547	69.4	248,787	7.7	253,967
	October	1,103	0.3	1,112	1,529	1,554	71.6	249,244	6.3	253,472
	November	972	-11.7	1,084	1,181	1,540	70.4	251,164	5.7	247,991
	December	657	1.5	1,130	641	1,530	73.9	248,046	7.6	258,297
2007	January	786	0.0	1,069	1,545	1,553	68.8	255,753	6.0	261,104
	February	1,031	-10.3	1,080	1,465	1,514	71.3	272,953	12.5	265,497
	March	1,273	-6.3	1,106	1,861	1,565	70.7	261,021	3.8	260,512
	April	1,351	12.8	1,151	1,929	1,633	70.5	265,506	6.9	264,200
	May	1,529	10.4	1,179	2,148	1,651	71.4	279,496	10.5	269,658
	June	1,472	19.3	1,219	1,850	1,609	75.8	269,676	7.7	269,553
	July	1,358	26.4	1,227	1,635	1,583	77.5	268,561	10.4	272,633
	August	1,189	8.0	1,128	1,561	1,552	72.7	270,893	6.8	269,498
	September	986	-5.4	1,084	1,694	1,619	67.0	264,209	6.2	265,119
	October									
	November									
	December									
	Q3 2006	3,217	-11.0		4,748			248,622	9.0	
	Q3 2007	3,533	9.8		4,890			268,132	7.8	
	YTD 2006	10,327	-3.6		15,063			248,519	8.8	
	YTD 2007	10,975	6.3		15,688			268,340	8.0	

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

¹Source: CREA

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

Table 5b: MLS® Residential Activity for Brantford
September 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	138	15.0	182	266	267	68.2	192,482	12.9	201,114
	February	204	19.3	201	285	289	69.6	190,143	10.5	202,202
	March	233	18.3	192	298	260	73.8	194,477	13.2	202,894
	April	212	-4.9	185	281	275	67.3	203,557	11.9	199,071
	May	219	-3.1	172	359	272	63.2	206,300	8.7	199,720
	June	186	-17.7	151	325	279	54.1	193,371	3.0	186,444
	July	179	-10.1	168	283	284	59.2	205,585	10.6	194,086
	August	180	-16.7	174	289	268	64.9	194,724	8.2	192,077
	September	161	-23.0	162	304	287	56.4	205,189	12.0	203,297
	October	178	9.2	189	263	268	70.5	192,890	1.0	192,474
	November	139	2.2	176	225	275	64.0	205,933	14.0	199,947
	December	110	-6.8	187	109	263	71.1	202,203	5.1	208,494
2007	January	150	8.7	195	289	289	67.5	191,676	-0.4	202,391
	February	201	-1.5	191	296	288	66.3	201,513	6.0	214,195
	March	210	-9.9	177	285	264	67.0	213,605	9.8	220,133
	April	211	-0.5	175	339	310	56.5	219,906	8.0	213,679
	May	259	18.3	206	380	291	70.8	208,469	1.1	202,609
	June	242	30.1	200	350	300	66.7	213,881	10.6	204,749
	July	219	22.3	199	316	289	68.9	209,088	1.7	203,028
	August	222	23.3	206	289	282	73.0	203,560	4.5	209,025
	September									
	October									
	November									
	December									
	Q2 2006	617	-8.6		965			201,460	8.0	
	Q2 2007	712	15.4		1,069			213,698	6.1	
	YTD 2006	1,712	-4.2		2,690			198,511	9.6	
	YTD 2007	1,714	0.1		2,544			208,428	5.0	

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¹Source: CREA

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

Table 6a: Economic Indicators
September 2007

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Hamilton 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	138.3	108.2	375.7	5.9	68.3	760
	February	667	5.85	6.45	138.7	107.9	376.7	5.9	68.4	768
	March	667	6.05	6.45	139.4	108.8	377.1	5.6	68.2	776
	April	685	6.25	6.75	140.2	109.1	376.0	5.6	67.9	793
	May	685	6.25	6.75	140.2	109.5	375.8	5.6	67.8	795
	June	697	6.60	6.95	141.2	109.3	375.6	5.7	67.8	794
	July	697	6.60	6.95	143.4	109.0	374.3	5.8	67.6	784
	August	691	6.40	6.85	144.1	109.1	371.3	6.2	67.3	783
	September	682	6.40	6.70	144.1	108.5	369.3	6.4	67.0	780
	October	688	6.40	6.80	144.5	108.4	367.4	6.5	66.6	781
	November	673	6.40	6.55	145.0	108.6	365.4	6.4	66.2	776
	December	667	6.30	6.45	145.3	108.8	365.4	6.1	65.9	768
2007	January	679	6.50	6.65	145.6	108.6	365	6.4	66.0	759
	February	679	6.50	6.65	146.6	109.7	365.9	6.3	66.1	751
	March	669	6.40	6.49	147.3	110.8	368.2	6.6	66.7	753
	April	678	6.60	6.64	148.2	111.1	371.9	6.1	67.0	762
	May	709	6.85	7.14	148.8	111.6	375.0	6.1	67.5	775
	June	715	7.05	7.24	149.3	111.1	374.4	6.1	67.4	790
	July	715	7.05	7.24	149.6	111.1	377.8	5.9	67.8	792
	August	715	7.05	7.24	148.5	110.9	380.8	5.5	68.0	802
	September	712	7.05	7.19		111.0	379.1	5.5	67.6	810
	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)

Table 6b: Economic Indicators
September 2007

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Brantford 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	135.4	108.2	50.3	5.5	68.1	714
	February	667	5.85	6.45	135.7	107.9	50.1	5.3	67.9	711
	March	667	6.05	6.45	136.0	108.8	50.3	5.9	68.2	712
	April	685	6.25	6.75	136.5	109.1	50.1	6.8	68.5	717
	May	685	6.25	6.75	136.8	109.5	50.9	6.7	69.3	725
	June	697	6.60	6.95	137.3	109.3	51.4	6.5	70.0	724
	July	697	6.60	6.95	137.9	109.0	51.3	6.1	69.3	714
	August	691	6.40	6.85	138.6	109.1	51.0	6.0	69.0	711
	September	682	6.40	6.70	138.7	108.5	50.3	6.0	67.7	704
	October	688	6.40	6.80	138.7	108.4	50.3	5.8	67.9	689
	November	673	6.40	6.55	139.1	108.6	50.6	6.2	68.4	674
	December	667	6.30	6.45	139.2	108.8	50.2	7.2	68.6	665
2007	January	679	6.50	6.65	139.3	108.6	50	8.5	69.0	684
	February	679	6.50	6.65	139.4	109.7	50.2	8.0	69.0	690
	March	669	6.40	6.49	139.7	110.8	50.8	7.5	69.5	698
	April	678	6.60	6.64	139.8	111.1	51.7	7.0	70.0	695
	May	709	6.85	7.14	140.3	111.6	51.7	6.9	70.0	699
	June	715	7.05	7.24	141.0	111.1	51.9	7.1	70.5	700
	July	715	7.05	7.24	141.3	111.1	51.3	6.4	68.9	708
	August	715	7.05	7.24	141.8	110.9	50.4	6.4	67.7	725
	September	712	7.05	7.19		111.0	50.3	5.5	66.8	742
	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.

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