HOUSING MARKET INFORMATION

HOUSING NOW

Sherbrooke

Canada Mortgage and Housing Corporation

Date Released: Third Quarter 2007

Housing starts fall in the second quarter

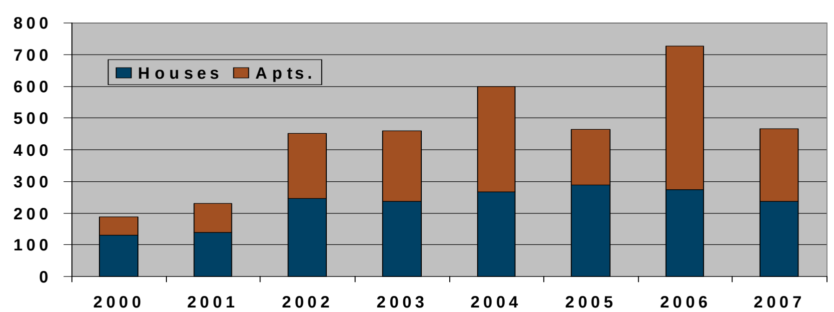
Residential construction slowed down in the second quarter in the Sherbrooke census metropolitan area (CMA)[1]. Canada Mortgage and Housing Corporation (CMHC) enumerated 728 starts from April to June 2006, compared to 466 during the same period this year. This 36-per-cent drop followed a 41-per-cent gain in the first quarter of the year.

This difference of 262 units was mainly attributable to a decrease in the production of apartments (225 fewer units in the second quarter). A slowdown was expected since, last year, construction began on a 279-apartment housing project in Sherbrooke, and experience shows that projects of this size rarely get under way two years in a row. Despite this decrease, apartment construction remains vigorous, as 355 units of this type have been started since the beginning of the year, with most intended for the rental market.

The production of houses also declined in the second quarter. From April to June 2006, foundations were

Figure 1

Housing Starts in the Second Quarter
Sherbrooke CMA



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Canada

CMHC SCHL
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laid for 274 homes, compared to 237 during the same period this year. Single-family home building therefore resumed a downward trend, after taking a break in the first quarter. We sometimes forget, because the changes are small, but mortgage rates are on the rise, which is making home buying more difficult for some households. Higher prices for new homes and rising inventories of existing homes for sale are also contributing to the slight decrease in demand for new houses.

Strong start this year for several census metropolitan areas

Across Quebec, residential construction is up since the beginning of the year in four of the six areas with 100,000 or more inhabitants. In Montréal, for the first half of the year, the increase in activity stands at 6 per cent, or 637 units. Trois-Rivières, which shows a gain of 26 per cent, or 112 units, Saguenay (+12 per cent) and Gatineau (+6 per cent) are also among the areas where new units are more numerous this year.

In the Québec CMA, starts decreased by 3 per cent, or fewer than 100 units, in the first six months of the year and, in Sherbrooke, they fell by 22 per cent, or 195 units.

Three out of six boroughs show increases in starts

While starts are down by 223 units (-30 per cent) in the city of Sherbrooke from January to June of this year, compared to the same period last year, activity is up slightly in three of its boroughs, namely, Fleurimont (+18 units), Mont-Bellevue (+19 units) and Rock Forest–Saint-Élie–Deauville (+45 units). It is interesting to note that single-family home starts are up in this last borough, while they are down everywhere else. In Fleurimont, the production of apartments has supported activity. As for the borough of Mont-Bellevue, the construction of a 24-unit co-operative was responsible for the rise in activity.

In the municipality of Magog, the arrival of a new retirement home comprising 79 apartments allowed for a 30-per cent increase in activity for the first six months of the year.

Existing home sales rise significantly

Existing property sales were surprisingly strong in the second quarter. In fact, according to Service inter-agences / Multiple Listing Service (S.I.A. / MLS)® data, 584 properties changed hands from April to June, compared to 466 during the same period last year. The increase in activity extended to all segments, from freehold homes to condominiums to plexes. Since existing properties are relatively less costly than new homes, the small rise in mortgage rates had less of an impact on the resale market than on the new home market.

Listings continued to rise from April to June. During this period, there were 1,122 properties with "For Sale" signs, compared to 1,063 one year earlier. The increase in supply is tending to slow down, however, as the rate of growth has been declining for the last five quarters. The current supply still remains below the previous peak of 1,353 properties. Among the active listings, 71 per cent are for single-detached houses, 16 per cent are for condominiums, 8 per cent are for plexes and, lastly, 5 per cent are for semi-detached or row homes.

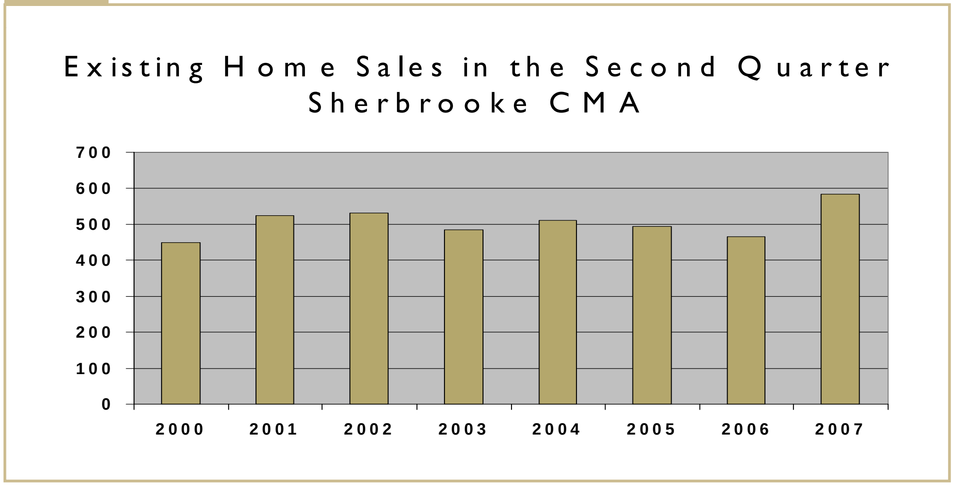
The resale market continued to ease, as evidenced by the seller-to-buyer ratio, which rose from 6 to 1 up to 7 to 1[2] between the second quarters

Figure 2

Housing Starts by Borough
City of Sherbrooke

	Houses		Apartments		Total	
January to June	2006	2007	2006	2007	2006	2007
Bromptonville	16	15	0	0	16	15
Fleurimont	46	39	64	89	110	128
Lennoxville	8	3	30	2	38	5
Mont-Bellevue	10	10	11	30	21	40
Rock Forest–Saint-Élie–Deauville	153	180	42	60	195	240
Jacques-Cartier	26	28	323	50	349	78
Total	259	275	470	231	729	506

Figure 3



of 2006 and 2007. This environment, which gives sellers a dominant position on the market, creates conditions conducive to a rapid increase in prices. Over the same period, the average price of transactions increased by 7 per cent and has now reached $172,500. Semi-detached and row homes posted the greatest hike (+13 per cent), followed by plexes (+11 per cent). Conditions are tighter in these segments than on the overall market.

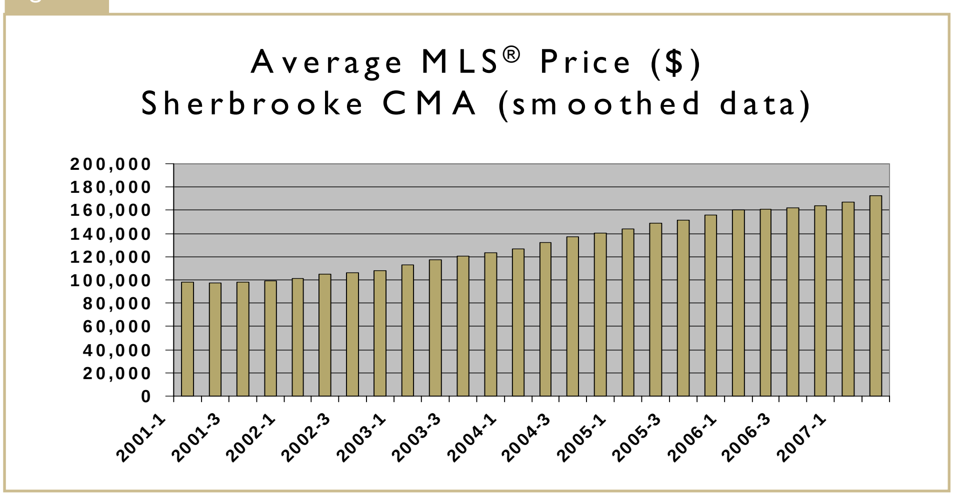
Single-detached houses, which account for the most sales on the market, showed an appreciable price increase (+6 per cent), above inflation. The average price of such homes attained $175,700 in the second quarter of 2007.

The farther away from heart of the CMA, the more the market conditions ease

It was in the heart of the Sherbrooke CMA that resale market conditions were the tightest. Just outside the limits of the city of Sherbrooke, the seller-to-buyer ratio was significantly higher. In fact, in the outlying zone[3], this ratio reached 10 to 1, indicating a balanced market. Slightly farther still, in Magog, the ratio attained 12 to 1, with the market shifting in favour of buyers.

Within the city of Sherbrooke, the situation remained tight everywhere, although somewhat more so in the boroughs with more affordable properties. In Fleurimont and Mont-Bellevue, the market was barely out of the overheating zone, with a seller-to-buyer ratio of 5 to 1. In these boroughs, the average prices of existing single-detached houses stood at $154,900 and $146,000, respectively. In the other boroughs, the ratio was 6 to 1. It was the borough of Jacques-Cartier that had the highest average price for single-detached homes ($207,900).

Figure 4



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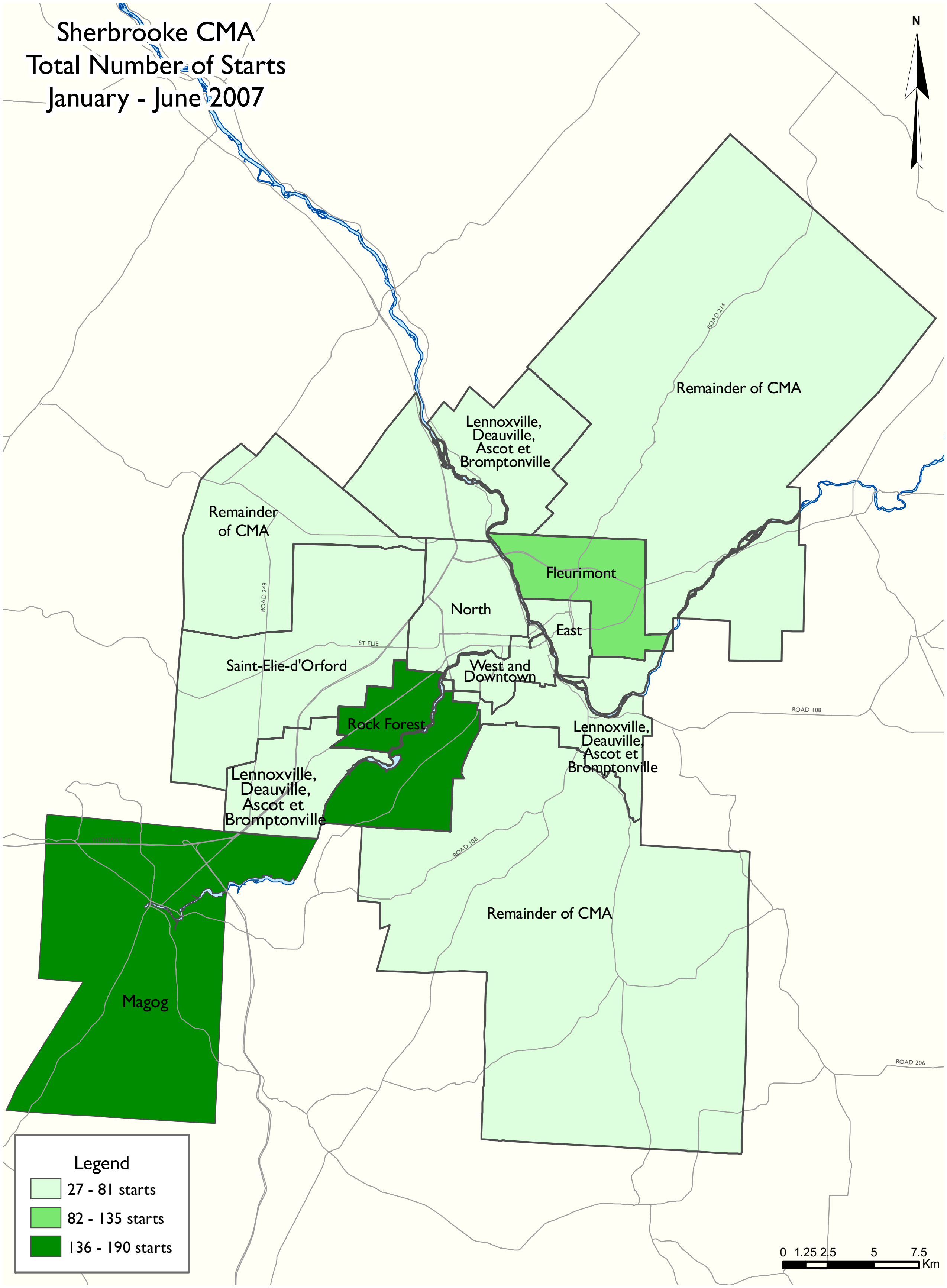
[1] The data for 2006 and 2007 reflect the fact that Magog now forms part of the Sherbrooke CMA, as defined by Statistics Canada.

[2] Seller-to-buyer ratio and average price data are 12-month moving averages.

[3] The outlying zone includes Ascot Corner, Compton, Hatley, North Hatley, Saint-Denis-de-Brompton, Stoke and Waterville.


Sherbrooke CMA
Total Number of Starts
January - June 2007
N
Remainder of CMA
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
Fleurimont
North
East
Saint-Elie-d'Orford
West and Downtown
Rock Forest
Lennoxville, Deauville, Ascot et Bromptonville
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
Magog
ROAD 216
ROAD 249
ST ÉLIE
ROAD 108
ROAD 108
ROAD 206
Legend
27 - 81 starts
82 - 135 starts
136 - 190 starts
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

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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 1: Housing Activity Summary of Sherbrooke CMA Second 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									
Q2 2007	209	16	18	0	8	18	0	173	466
Q2 2006	193	20	27	0	0	12	0	392	644
% Change	8.3	-20.0	-33.3	n/a	n/a	50.0	n/a	-55.9	-27.6
Year-to-date 2007	288	32	44	0	8	38	0	261	695
Year-to-date 2006	250	24	41	0	0	12	0	442	769
% Change	15.2	33.3	7.3	n/a	n/a	**	n/a	-41.0	-9.6
UNDER CONSTRUCTION									
Q2 2007	165	14	10	0	0	14	0	554	781
Q2 2006	139	12	8	0	0	8	0	388	555
% Change	18.7	16.7	25.0	n/a	n/a	75.0	n/a	42.8	40.7
COMPLETIONS									
Q2 2007	149	8	22	0	8	48	0	96	331
Q2 2006	148	10	38	0	0	31	0	108	335
% Change	0.7	-20.0	-42.1	n/a	n/a	54.8	n/a	-11.1	-1.2
Year-to-date 2007	223	26	46	0	8	65	0	187	555
Year-to-date 2006	213	14	43	0	0	39	4	146	459
% Change	4.7	85.7	7.0	n/a	n/a	66.7	-100.0	28.1	20.9
COMPLETED & NOT ABSORBED									
Q2 2007	0	0	0	0	0	32	0	21	53
Q2 2006	0	0	0	0	0	28	0	58	86
% Change	n/a	n/a	n/a	n/a	n/a	14.3	n/a	-63.8	-38.4
ABSORBED									
Q2 2007	150	8	30	0	8	39	0	107	342
Q2 2006	148	10	38	0	0	31	0	98	325
% Change	1.4	-20.0	-21.1	n/a	n/a	25.8	n/a	9.2	5.2
Year-to-date 2007	223	26	46	0	8	53	0	185	541
Year-to-date 2006	213	14	43	0	0	49	4	153	476
% Change	4.7	85.7	7.0	n/a	n/a	8.2	-100.0	20.9	13.7

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

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	% Change
Sherbrooke (West and City Centre)	0	1	0	0	0	0	30	11	30	12	150.0
Sherbrooke (East)	2	2	0	0	0	0	18	12	20	14	42.9
Sherbrooke (North)	13	17	4	2	0	0	12	317	29	336	-91.4
Old City of Sherbrooke	15	20	4	2	0	0	60	340	79	362	-78.2
Fleurimont	25	31	0	0	0	0	31	22	56	53	5.7
Rock Forest	60	45	8	18	12	0	26	22	106	85	24.7
Saint-Élie-d'Orford	34	21	0	0	0	17	0	0	34	38	-10.5
Lennoxville, Deauville, Ascot, Bromptonville	33	39	0	0	0	0	2	30	35	69	-49.3
Banlieues ancienne ville de Sherbrooke	152	136	8	18	12	17	59	74	231	245	-5.7
New City of Sherbrooke	167	156	12	20	12	17	119	414	310	607	-48.9
Magog	21	0	4	0	0	0	110	0	135	0	n/a
Remainder of the CMA	21	37	0	0	0	0	0	0	21	37	-43.2
Sherbrooke CMA	209	193	16	20	12	17	229	414	466	644	-27.6

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Sherbrooke (West and City Centre)	0	1	0	0	0	0	42	11	42	12	**
Sherbrooke (East)	3	2	0	0	0	0	24	22	27	24	12.5
Sherbrooke (North)	22	24	6	2	0	0	44	333	72	359	-79.9
Old City of Sherbrooke	25	27	6	2	0	0	110	366	141	395	-64.3
Fleurimont	36	44	0	0	0	0	47	32	83	76	9.2
Rock Forest	82	59	18	22	20	0	70	35	190	116	63.8
Saint-Élie-d'Orford	42	30	2	0	0	25	2	3	46	58	-20.7
Lennoxville, Deauville, Ascot, Bromptonville	44	50	0	0	0	0	2	34	46	84	-45.2
Banlieues ancienne ville de Sherbrooke	204	183	20	22	20	25	121	104	365	334	9.3
New City of Sherbrooke	229	210	26	24	20	25	231	470	506	729	-30.6
Magog	32	0	6	0	0	0	120	0	158	0	n/a
Remainder of the CMA	27	40	0	0	0	0	4	0	31	40	-22.5
Sherbrooke CMA	288	250	32	24	20	25	355	470	695	769	-9.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	% Change
Sherbrooke (West and City Centre)	0	0	0	0	0	0	14	0	14	0	n/a
Sherbrooke (East)	3	1	0	0	0	0	17	16	20	17	17.6
Sherbrooke (North)	12	14	0	0	0	0	46	79	58	93	-37.6
Old City of Sherbrooke	15	15	0	0	0	0	77	95	92	110	-16.4
Fleurimont	17	22	0	0	0	0	16	13	33	35	-5.7
Rock Forest	34	41	2	10	16	0	26	31	78	82	-4.9
Saint-Élie-d'Orford	22	20	2	0	0	24	0	0	24	44	-45.5
Lennoxville, Deauville, Ascot, Bromptonville	19	26	0	0	0	0	27	14	46	40	15.0
Banlieues ancienne ville de Sherbrooke	92	109	4	10	16	24	69	58	181	201	-10.0
New City of Sherbrooke	107	124	4	10	16	24	146	153	273	311	-12.2
Magog	31	0	4	0	0	0	12	0	47	0	n/a
Remainder of the CMA	11	24	0	0	0	0	0	0	11	24	-54.2
Sherbrooke CMA	149	148	8	10	16	24	158	153	331	335	-1.2

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Sherbrooke (West and City Centre)	0	0	0	0	0	0	14	0	14	0	n/a
Sherbrooke (East)	3	1	0	0	0	0	33	16	36	17	111.8
Sherbrooke (North)	22	23	2	2	0	0	64	99	88	124	-29.0
Old City of Sherbrooke	25	24	2	2	0	0	111	115	138	141	-2.1
Fleurimont	27	30	0	0	0	0	18	21	45	51	-11.8
Rock Forest	59	58	16	12	20	0	48	45	143	115	24.3
Saint-Élie-d'Orford	36	32	2	0	0	27	2	6	40	65	-38.5
Lennoxville, Deauville, Ascot, Bromptonville	26	40	0	0	0	4	27	14	53	58	-8.6
Banlieues ancienne ville de Sherbrooke	148	160	18	12	20	31	95	86	281	289	-2.8
New City of Sherbrooke	173	184	20	14	20	31	206	201	419	430	-2.6
Magog	36	0	6	0	0	0	80	0	122	0	n/a
Remainder of the CMA	14	29	0	0	0	0	0	0	14	29	-51.7
Sherbrooke CMA	223	213	26	14	20	31	286	201	555	459	20.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Old City of Sherbrooke													
Q2 2007	3	20.0	6	40.0	1	6.7	3	20.0	2	13.3	15	140,000	162,667
Q2 2006	2	13.3	3	20.0	2	13.3	2	13.3	6	40.0	15	225,000	216,667
Year-to-date 2007	4	16.0	7	28.0	1	4.0	6	24.0	7	28.0	25	200,000	222,800
Year-to-date 2006	3	12.5	5	20.8	2	8.3	6	25.0	8	33.3	24	200,000	226,875
Banlieues ancienne ville de Sherbrooke													
Q2 2007	21	22.8	16	17.4	24	26.1	23	25.0	8	8.7	92	161,000	170,272
Q2 2006	6	5.5	24	22.0	46	42.2	23	21.1	10	9.2	109	160,000	178,156
Year-to-date 2007	32	21.6	24	16.2	39	26.4	39	26.4	14	9.5	148	170,000	173,905
Year-to-date 2006	11	6.9	32	20.0	61	38.1	40	25.0	16	10.0	160	175,000	179,744
New City of Sherbrooke													
Q2 2007	24	22.4	22	20.6	25	23.4	26	24.3	10	9.3	107	160,000	169,206
Q2 2006	8	6.5	27	21.8	48	38.7	25	20.2	16	12.9	124	160,000	182,815
Year-to-date 2007	36	20.8	31	17.9	40	23.1	45	26.0	21	12.1	173	170,000	180,971
Year-to-date 2006	14	7.6	37	20.1	63	34.2	46	25.0	24	13.0	184	175,000	185,891
Magog													
Q2 2007	4	12.5	9	28.1	8	25.0	6	18.8	5	15.6	32	155,000	217,594
Q2 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	5	13.9	9	25.0	10	27.8	7	19.4	5	13.9	36	165,000	212,444
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Remainder of the CMA													
Q2 2007	3	27.3	0	0.0	1	9.1	1	9.1	6	54.5	11	275,000	258,636
Q2 2006	2	8.3	1	4.2	3	12.5	10	41.7	8	33.3	24	212,500	262,708
Year-to-date 2007	3	21.4	0	0.0	2	14.3	3	21.4	6	42.9	14	227,500	247,143
Year-to-date 2006	2	6.9	1	3.4	6	20.7	11	37.9	9	31.0	29	200,000	262,655
Sherbrooke CMA													
Q2 2007	31	20.7	31	20.7	34	22.7	33	22.0	21	14.0	150	161,000	186,087
Q2 2006	10	6.8	28	18.9	51	34.5	35	23.6	24	16.2	148	175,000	195,770
Year-to-date 2007	44	19.7	40	17.9	52	23.3	55	24.7	32	14.3	223	170,000	190,206
Year-to-date 2006	16	7.5	38	17.8	69	32.4	57	26.8	33	15.5	213	175,000	196,343

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

Submarket	Q2 2007	Q2 2006	% Change	YTD 2007	YTD 2006	% Change
Old City of Sherbrooke	162,667	216,667	-24.9	222,800	226,875	-1.8
Banlieues ancienne ville de Sherbrooke	170,272	178,156	-4.4	173,905	179,744	-3.2
New City of Sherbrooke	169,206	182,815	-7.4	180,971	185,891	-2.6
Magog	217,594	--	n/a	212,444	--	n/a
Remainder of the CMA	258,636	262,708	-1.6	247,143	262,655	-5.9
Sherbrooke CMA	186,087	195,770	-4.9	190,206	196,343	-3.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Sherbrooke Second Quarter 2007 vs Second Quarter 2006								
	Number of Sales[1]	Yr/Yr[2] (%)	Number of Active Listings[1]*	Yr/Yr[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Sellers per Buyer[1]	Yr/Yr[2] (%)
Brompton District								
Freehold Detached	12	50.0	18	-5.3	**	**	**	**
Freehold Semi-det. & row	0	--	0	-100.0	**	**	**	**
Plex	1	--	2	--	**	**	**	**
Condominium	0	--	0	--	**	**	**	**
Total	13	62.5	20	0.0	165,693	17.3	6	0.0
Fleurimont District								
Freehold Detached	62	1.6	88	-1.1	154,867	7.0	5	1.0
Freehold Semi-det. & row	5	-16.7	12	140.0	**	**	**	**
Plex	27	68.8	27	8.0	179,288	11.5	5	1.0
Condominium	4	0.0	8	-46.7	**	**	**	**
Total	98	12.6	135	0.0	155,596	7.3	5	0.0
Lennoxville District								
Freehold Detached	17	70.0	22	69.2	**	**	**	**
Freehold Semi-det. & row	1	--	0	--	**	**	**	**
Plex	0	--	3	200.0	**	**	**	**
Condominium	0	--	0	--	**	**	**	**
Total	18	80.0	25	78.6	**	**	**	**
Mont-Bellevue District								
Freehold Detached	25	19.0	36	-28.0	146,333	11.3	5	1.0
Freehold Semi-det. & row	3	--	2	100.0	**	**	**	**
Plex	18	5.9	21	-8.7	165,597	8.7	5	1.0
Condominium	2	--	3	200.0	**	**	**	**
Total	48	26.3	63	-14.9	150,821	8.9	5	1.0
Rock Forest/St.-Élie/Deauville District								
Freehold Detached	133	40.0	213	0.0	172,517	5.9	6	-1.0
Freehold Semi-det. & row	31	82.4	18	-40.0	137,009	7.2	3	-1.0
Plex	9	80.0	10	0.0	**	**	**	**
Condominium	6	-25.0	12	-33.3	**	**	**	**
Total	179	43.2	253	-6.6	169,655	9.0	6	0.0
Jacques Cartier District								
Freehold Detached	41	5.1	76	5.6	207,855	2.7	7	2.0
Freehold Semi-det. & row	10	150.0	11	57.1	**	**	**	**
Plex	8	-11.1	11	-38.9	**	**	**	**
Condominium	23	-4.2	30	-42.3	139,806	0.6	6	-1.0
Total	82	7.9	128	-13.5	192,748	4.1	6	1.0
Remainder of the CMA								
Freehold Detached	47	42.4	140	17.6	199,707	8.8	10	1.0
Freehold Semi-det. & row	0	--	0	--	**	**	**	**
Plex	2	100.0	4	0.0	**	**	**	**
Condominium	0	--	0	--	**	**	**	**
Total	49	44.1	144	16.1	196,801	9.1	10	1.0

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
*Freehold homes
[1]Source: Chambre immobilière de l'Estrie
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5: MLS® Residential Activity for Sherbrooke Second Quarter 2007 vs Second Quarter 2006								
	Number of Sales[1]	Yr/Yr[2] (%)	Number of Active Listings[1]*	Yr/Yr[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Sellers per Buyer[1]	Yr/Yr[2] (%)
Magog* **								
Freehold Detached	59	-14.5	207	14.4	181,383	-2.0	11	2.0
Freehold Semi-det. & row	2	100.0	8	60.0	**	**	**	**
Plex	7	--	9	0.0	**	**	**	**
Condominium	29	61.1	130	60.5	175,459	18.9	18	8.0
Total	97	10.2	354	28.3	177,686	2.6	12	3.0
Sherbrooke CMA* **								
Freehold Detached	396	17.9	801	6.0	175,688	5.8	7	1.0
Freehold Semi-det. & row	52	85.7	50	2.0	143,338	12.9	3	-1.0
Plex	72	50.0	88	-2.2	193,716	11.4	5	1.0
Condominium	64	18.5	183	9.6	149,654	8.6	11	1.0
Total	584	25.3	1,122	5.6	172,457	7.1	7	1.0

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* Freehold homes
*** The Sherbrooke CMA boundaries were modified in order to reflect the new geographical boundaries established by Statistics Canada at the end of the 2006 Census. Thus, the old area of Magog (Magog, Omerville) now form part of the Sherbrooke CMA.
[1]Source: Chambre immobilière de l'Estrie
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Second Quarter 2007

		Interest Rates			NHPI, Total, Sherbrooke CMA 1997=100	CPI, 2002 =100	Sherbrooke Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2006	January	658	5.80	6.30	143.8	108.1	81.5	7.7	65.7	639
	February	667	5.85	6.45	144.9	108.0	82.0	7.9	66.2	639
	March	667	6.05	6.45	145.1	108.4	82.3	8.2	66.7	632
	April	685	6.25	6.75	146.3	109.1	82.8	7.9	66.7	627
	May	685	6.25	6.75	146.9	109.3	82.2	7.9	66.1	624
	June	697	6.60	6.95	147.2	109.1	81.8	7.7	65.6	634
	July	697	6.60	6.95	147.2	109.2	81.3	7.9	65.4	642
	August	691	6.40	6.85	147.9	109.2	81.4	7.9	65.3	646
	September	682	6.40	6.70	148.1	108.4	81.2	7.9	65.1	644
	October	688	6.40	6.80	148.5	108.4	81.0	8.0	64.9	646
	November	673	6.40	6.55	149.2	108.6	81.7	7.8	65.2	646
	December	667	6.30	6.45	149.2	108.7	82.2	7.5	65.5	642
2007	January	679	6.50	6.65	149.9	108.8	82.8	7.4	65.9	635
	February	679	6.50	6.65	151.7	109.6	83.0	7.0	65.5	634
	March	669	6.40	6.49	151.9	110.4	83.0	6.7	65.3	639
	April	678	6.60	6.64	151.9	110.6	82.9	6.6	65.2	651
	May	709	6.85	7.14	152.5	111.1	82.9	6.3	64.9	664
	June	715	7.05	7.24		110.7	83.8	6.1	65.3	674
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A “**Rural**” area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2001 Census area definitions.

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