

HOUSING NOW

Trois-Rivières



Canada Mortgage and Housing Corporation

Date Released: Third Quarter 2007

Very Strong Second Quarter for Residential Construction in Trois-Rivières

In the Trois-Rivières census metropolitan area (CMA), residential construction stayed red-hot throughout the second quarter of 2007. According to the latest statistics released by Canada Mortgage and Housing Corporation (CMHC), starts increased by 79 per

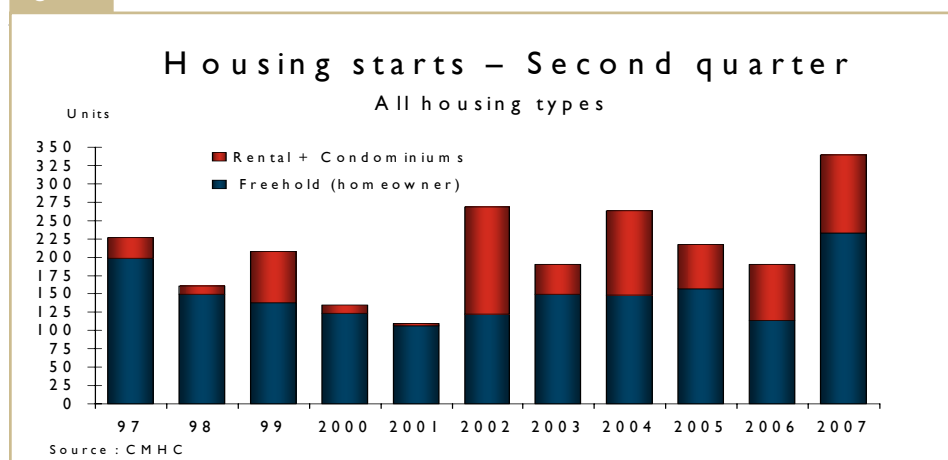
cent over the corresponding period in 2006. In all, foundations were laid for 340 dwellings from April to June 2007, compared to 190 during the second quarter of 2006.

All market segments posted gains, with the strongest having been observed in the construction of freehold homes¹ (+104 per cent). Rental housing starts, for their part, increased by 41 per cent over the corresponding period in 2006. For a second straight quarter, no condominiums got under way.

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Figure 1



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¹ Freehold homes refer to dwellings where the owner also holds the title of ownership to the land (single-detached, semi-detached and row houses, as well as duplexes).

The mid-year results confirm this trend, as starts show a considerable gain (+26 per cent). In fact, from January to June 2007, 539 new housing units were started on the Trois-Rivières territory, compared to 427 during the same period in 2006. The freehold home segment stands out, with an increase in activity of 56 per cent, while rental housing construction is down by 5 per cent. No condominium starts were enumerated, as was the case a year earlier.

In the agglomeration of Shawinigan, only 33 homes were started during the first six months of the year, compared to 314, during the corresponding period in 2006. It should be said that the high level of starts registered in 2006 was attributable to the construction of a major retirement home with over 200 units. In La Tuque, no new foundations have been laid since the beginning of the year, while 9 houses had been started from January to June 2006.

In all urban centres with 10,000 or more inhabitants across Quebec, 19,636 starts were enumerated in the first six months of 2007, for a gain of 5 per cent over 2006. Activity decreased in the CMAs of Québec (-3 per cent) and Sherbrooke (-22 per cent). Conversely, increases were registered in Montréal (+6 per cent), Gatineau (+6 per cent), Saguenay (+12 per cent) and Trois-Rivières (+26 per cent).

Sales Dip but Price Increases Regain Strength

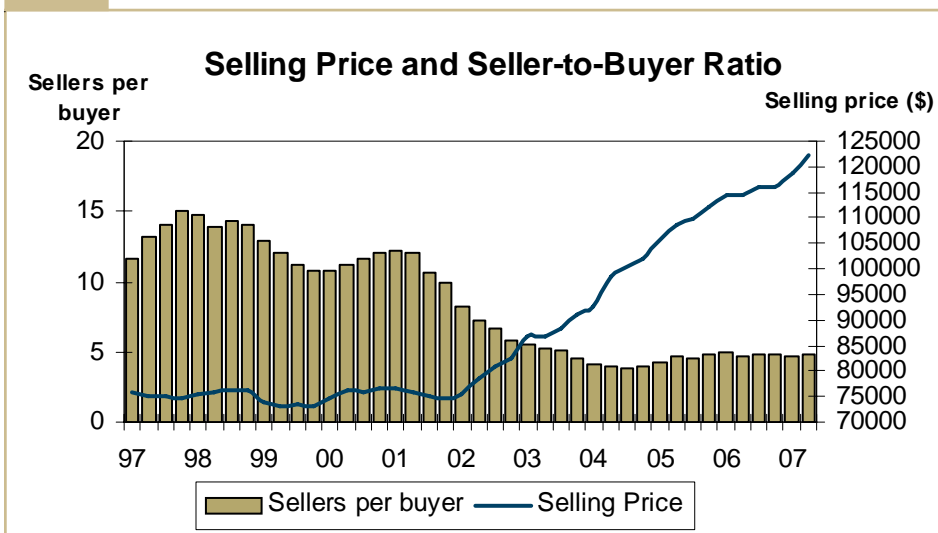
After a strong first quarter for home transactions, the resale market in the Trois-Rivières census metropolitan area (CMA) slowed down during the second quarter of 2007. In fact, according to Service inter-agences / Multiple Listing Service (S.I.A. / MLS)² data, sales² of single-family homes³ fell by 10 per cent from April to June, in comparison with the corresponding period in 2006. This was the strongest decrease in transactions registered in the Trois-

Rivières area in the last two years. In all, 260 homes changed owners during the second quarter of 2007. The negative impact of the job market, which has been sluggish in the area since 2006, is starting to be felt on the resale market.

The number of listings, for its part, remained stable and, at the end of the second quarter, there were 337 homes with "For Sale" signs, or 6 fewer than at the same time in 2006. This stable supply of properties for sale on the market, combined with the decrease in sales, slightly pushed up the seller-to-buyer ratio. In the second quarter, this ratio reached 4.8 to 1, up from 4.7 to 1 during the corresponding period in 2006. This ratio, which indicates the power relationship between sellers and buyers, was below the 5-to-1 mark for the 15th consecutive quarter in the Trois-Rivières area. With this ratio still below the balanced range⁴, the market is currently close to the top of an overheating market, where sellers still have the edge.

After two quarters during which the price hikes recorded in the CMA had slowed down (increases of 3 per cent and 4 per cent), the growth in the average price of single-family homes jumped up again in the second quarter, reaching 7 per cent, and properties of this type were then selling for an average of \$122,295. In addition to the fact that the relatively tight market conditions justified such price hikes, which exceeded inflation, the sales mix effect also partly accounted for this rise in the average price, as a number of transactions registered during the quarter involved luxury homes.

Figure 2



² Country homes, mobile homes, small farms and cottages are not included in the sales figures.

³ Single-family homes include detached, semi-detached and row houses.

⁴ The balanced range for the seller-to-buyer ratio is between 8 and 10 to 1, indicating a market where neither buyers nor sellers are favoured.

The centre sector⁵ has the most expensive properties (average price of \$128,440), while the homes in the outlying sector⁶ are more affordable (\$111,055). However, the increase in the average price was stronger in

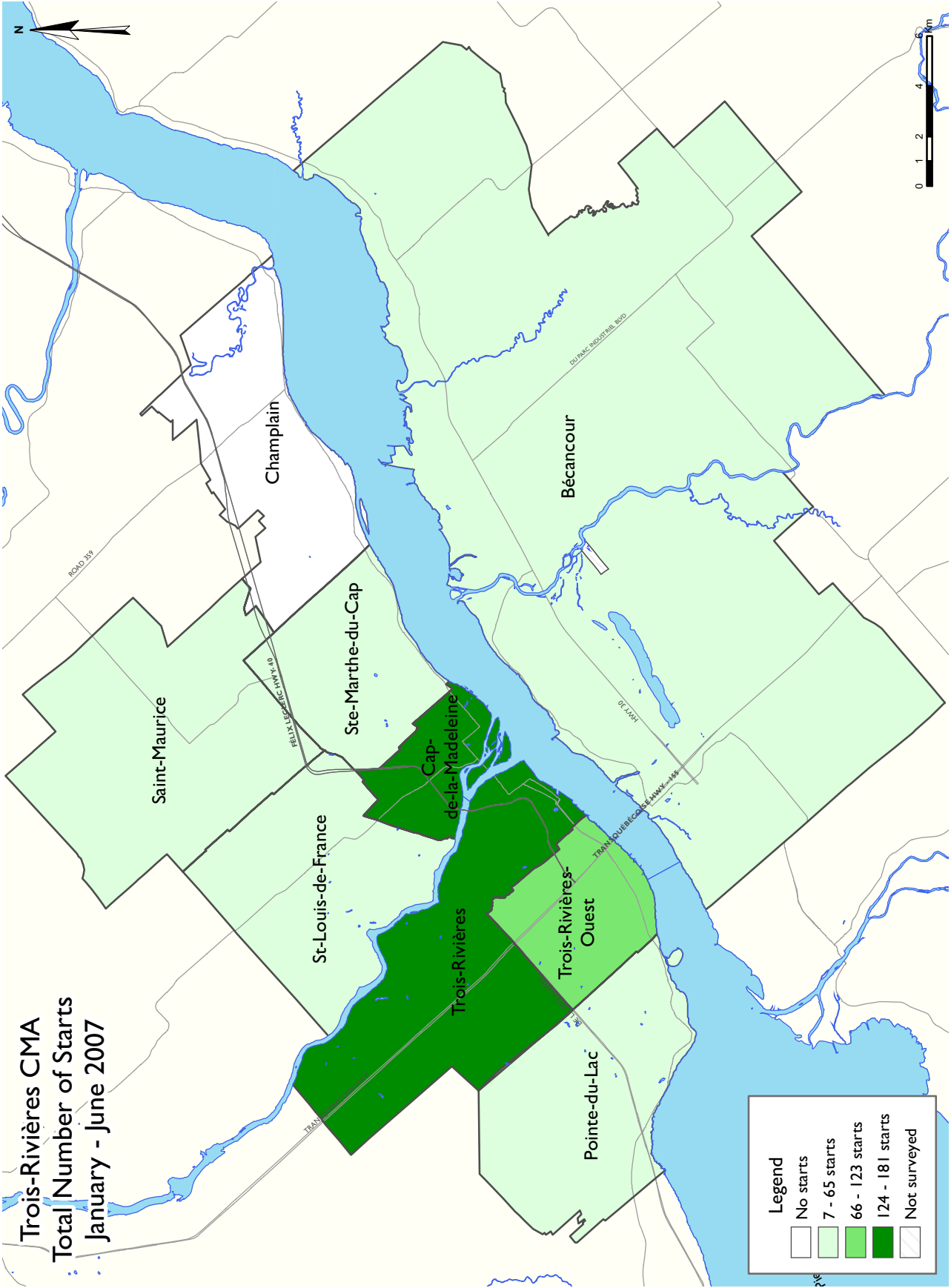
this last sector (+9 per cent) than in the centre sector (+5 per cent).

In the agglomeration of Shawinigan, sales also fell in the second quarter of 2007 (-5 per cent). The average

price of single-family homes was \$103,365 there, up by 4 per cent over the corresponding quarter in 2006.

⁵ The centre sector includes the municipalities of Trois-Rivières, Trois-Rivières-Ouest and Cap-de-la-Madeleine.

⁶ The outlying sector comprises the municipalities of Sainte-Marthe-du-Cap, Saint-Louis-de-France, Pointe-du-Lac, Bécancour, Nicolet, Saint-Maurice and Champlain.



HOUSING NOW REPORT TABLES

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- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Trois-Rivières 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	153	40	40	0	0	0	0	107	340
Q2 2006	110	2	2	0	0	0	0	76	190
% Change	39.1	**	**	n/a	n/a	n/a	n/a	40.8	78.9
Year-to-date 2007	197	92	52	0	0	0	0	198	539
Year-to-date 2006	167	50	2	0	0	0	0	208	427
% Change	18.0	84.0	**	n/a	n/a	n/a	n/a	-4.8	26.2
UNDER CONSTRUCTION									
Q2 2007	55	46	42	0	0	0	0	182	325
Q2 2006	23	16	2	0	0	0	0	98	139
% Change	139.1	187.5	**	n/a	n/a	n/a	n/a	85.7	133.8
COMPLETIONS									
Q2 2007	126	36	28	0	0	4	0	132	326
Q2 2006	121	24	0	0	0	0	0	171	316
% Change	4.1	50.0	n/a	n/a	n/a	n/a	n/a	-22.8	3.2
Year-to-date 2007	177	50	30	0	0	16	0	140	413
Year-to-date 2006	170	40	3	0	0	6	0	226	445
% Change	4.1	25.0	**	n/a	n/a	166.7	n/a	-38.1	-7.2
COMPLETED & NOT ABSORBED									
Q2 2007	15	20	7	0	0	8	0	87	137
Q2 2006	15	17	0	0	0	0	0	58	90
% Change	0.0	17.6	n/a	n/a	n/a	n/a	n/a	50.0	52.2
ABSORBED									
Q2 2007	139	30	25	0	0	6	0	69	269
Q2 2006	109	22	0	0	0	0	0	143	274
% Change	27.5	36.4	n/a	n/a	n/a	n/a	n/a	-51.7	-1.8
Year-to-date 2007	184	45	26	0	0	17	0	92	364
Year-to-date 2006	158	38	4	0	0	6	0	206	412
% Change	16.5	18.4	**	n/a	n/a	183.3	n/a	-55.3	-11.7

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

Table I.1: Housing Activity Summary by Submarket
Second Quarter 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Centre									
Q2 2007	81	38	24	0	0	0	0	107	250
Q2 2006	56	0	0	0	0	0	0	72	128
Remainder of the CMA									
Q2 2007	72	2	16	0	0	0	0	0	90
Q2 2006	54	2	2	0	0	0	0	4	62
Trois-Rivières CMA									
Q2 2007	153	40	40	0	0	0	0	107	340
Q2 2006	110	2	2	0	0	0	0	76	190
UNDER CONSTRUCTION									
Centre									
Q2 2007	37	40	26	0	0	0	0	174	277
Q2 2006	17	16	0	0	0	0	0	62	95
Remainder of the CMA									
Q2 2007	18	6	16	0	0	0	0	8	48
Q2 2006	6	0	2	0	0	0	0	36	44
Trois-Rivières CMA									
Q2 2007	55	46	42	0	0	0	0	182	325
Q2 2006	23	16	2	0	0	0	0	98	139
COMPLETIONS									
Centre									
Q2 2007	64	34	6	0	0	4	0	108	216
Q2 2006	66	22	0	0	0	0	0	108	196
Remainder of the CMA									
Q2 2007	62	2	22	0	0	0	0	24	110
Q2 2006	55	2	0	0	0	0	0	63	120
Trois-Rivières CMA									
Q2 2007	126	36	28	0	0	4	0	132	326
Q2 2006	121	24	0	0	0	0	0	171	316

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

**Table I.I: Housing Activity Summary by Submarket
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	
COMPLETED & NOT ABSORBED									
Centre									
Q2 2007	13	20	2	0	0	4	0	66	105
Q2 2006	12	17	0	0	0	0	0	56	85
Remainder of the CMA									
Q2 2007	2	0	5	0	0	4	0	21	32
Q2 2006	3	0	0	0	0	0	0	2	5
Trois-Rivières CMA									
Q2 2007	15	20	7	0	0	8	0	87	137
Q2 2006	15	17	0	0	0	0	0	58	90
ABSORBED									
Centre									
Q2 2007	75	28	7	0	0	6	0	66	182
Q2 2006	56	20	0	0	0	0	0	80	156
Remainder of the CMA									
Q2 2007	64	2	18	0	0	0	0	3	87
Q2 2006	53	2	0	0	0	0	0	63	118
Trois-Rivières CMA									
Q2 2007	139	30	25	0	0	6	0	69	269
Q2 2006	109	22	0	0	0	0	0	143	274

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

**Table 1.2: History of Housing Starts of Trois-Rivières 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	372	84	42	0	0	51	0	468	1,017
% Change	1.4	-19.2	**	n/a	n/a	n/a	n/a	6.6	10.7
2005	367	104	9	0	0	0	0	439	919
% Change	-4.4	-20.0	50.0	n/a	n/a	n/a	n/a	24.0	5.1
2004	384	130	6	0	0	0	0	354	874
% Change	11.0	38.3	-33.3	n/a	n/a	-100.0	n/a	96.7	37.6
2003	346	94	9	0	0	6	0	180	635
% Change	38.4	46.9	-10.0	n/a	n/a	0.0	n/a	-37.7	2.6
2002	250	64	10	0	0	6	0	289	619
% Change	11.6	10.3	25.0	n/a	n/a	n/a	n/a	**	91.0
2001	224	58	8	0	0	0	0	34	324
% Change	-0.4	-9.4	166.7	n/a	-100.0	n/a	n/a	-19.0	-3.9
2000	225	64	3	0	3	0	0	42	337
% Change	9.8	-25.6	-25.0	n/a	50.0	n/a	n/a	-49.4	-11.3
1999	205	86	4	0	2	0	0	83	380
% Change	-12.0	-31.7	-42.9	n/a	-50.0	-100.0	n/a	-61.8	-36.6
1998	233	126	7	0	4	12	0	217	599
% Change	0.4	-4.5	133.3	n/a	-80.0	-25.0	n/a	85.5	15.2
1997	232	132	3	0	20	16	0	117	520

Source: CMHC (Starts and Completions 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
Centre	81	56	38	0	24	0	107	72	250	128	95.3
Trois-Rivières	28	18	18	0	0	0	77	0	123	18	**
Trois-Rivières-Ouest	19	19	12	0	0	0	16	38	47	57	-17.5
Cap-de-la-Madeleine	34	19	8	0	24	0	14	34	80	53	50.9
Remainder of the CMA	72	54	2	2	14	0	2	6	90	62	45.2
Bécancour	21	10	2	2	0	0	0	6	23	18	27.8
Champlain	0	1	0	0	0	0	0	0	0	1	-100.0
Pointe-du-Lac	23	23	0	0	14	0	2	0	39	23	69.6
St-Louis-de-France	10	2	0	0	0	0	0	0	10	2	**
Sainte-Marthe-du-Cap	4	14	0	0	0	0	0	0	4	14	-71.4
Saint-Maurice	14	4	0	0	0	0	0	0	14	4	**
Trois-Rivières CMA	153	110	40	2	38	0	109	78	340	190	78.9

**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
Centre	105	91	88	48	28	0	186	160	407	299	36.1
Trois-Rivières	44	30	56	38	0	0	81	16	181	84	115.5
Trois-Rivières-Ouest	21	31	22	10	4	0	28	90	75	131	-42.7
Cap-de-la-Madeleine	40	30	10	0	24	0	77	54	151	84	79.8
Remainder of the CMA	92	76	4	2	22	0	14	50	132	128	3.1
Bécancour	31	16	2	2	8	0	8	26	49	44	11.4
Champlain	0	1	0	0	0	0	0	0	0	1	-100.0
Pointe-du-Lac	28	31	2	0	14	0	2	0	46	31	48.4
St-Louis-de-France	12	2	0	0	0	0	0	0	12	2	**
Sainte-Marthe-du-Cap	7	20	0	0	0	0	0	24	7	44	-84.1
Saint-Maurice	14	6	0	0	0	0	4	0	18	6	200.0
Trois-Rivières CMA	197	167	92	50	50	0	200	210	539	427	26.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centre	24	0	0	0	0	0	107	72
Trois-Rivières	0	0	0	0	0	0	77	0
Trois-Rivières-Ouest	0	0	0	0	0	0	16	38
Cap-de-la-Madeleine	24	0	0	0	0	0	14	34
Remainder of the CMA	14	0	0	0	2	2	0	4
Bécancour	0	0	0	0	0	2	0	4
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	14	0	0	0	2	0	0	0
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	38	0	0	0	2	2	107	76

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centre	28	0	0	0	0	0	186	160
Trois-Rivières	0	0	0	0	0	0	81	16
Trois-Rivières-Ouest	4	0	0	0	0	0	28	90
Cap-de-la-Madeleine	24	0	0	0	0	0	77	54
Remainder of the CMA	22	0	0	0	2	2	12	48
Bécancour	8	0	0	0	0	2	8	24
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	14	0	0	0	2	0	0	0
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	24
Saint-Maurice	0	0	0	0	0	0	4	0
Trois-Rivières CMA	50	0	0	0	2	2	198	208

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centre	143	56	0	0	107	72	250	128
Trois-Rivières	46	18	0	0	77	0	123	18
Trois-Rivières-Ouest	31	19	0	0	16	38	47	57
Cap-de-la-Madeleine	66	19	0	0	14	34	80	53
Remainder of the CMA	90	58	0	0	0	4	90	62
Bécancour	23	14	0	0	0	4	23	18
Champlain	0	1	0	0	0	0	0	1
Pointe-du-Lac	39	23	0	0	0	0	39	23
St-Louis-de-France	10	2	0	0	0	0	10	2
Sainte-Marthe-du-Cap	4	14	0	0	0	0	4	14
Saint-Maurice	14	4	0	0	0	0	14	4
Trois-Rivières CMA	233	114	0	0	107	76	340	190

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centre	221	139	0	0	186	160	407	299
Trois-Rivières	100	68	0	0	81	16	181	84
Trois-Rivières-Ouest	47	41	0	0	28	90	75	131
Cap-de-la-Madeleine	74	30	0	0	77	54	151	84
Remainder of the CMA	120	80	0	0	12	48	132	128
Bécancour	41	20	0	0	8	24	49	44
Champlain	0	1	0	0	0	0	0	1
Pointe-du-Lac	46	31	0	0	0	0	46	31
St-Louis-de-France	12	2	0	0	0	0	12	2
Sainte-Marthe-du-Cap	7	20	0	0	0	24	7	44
Saint-Maurice	14	6	0	0	4	0	18	6
Trois-Rivières CMA	341	219	0	0	198	208	539	427

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
Centre	64	66	34	22	4	0	114	108	216	196	10.2
Trois-Rivières	27	26	24	20	0	0	88	12	139	58	139.7
Trois-Rivières-Ouest	11	19	6	2	4	0	22	44	43	65	-33.8
Cap-de-la-Madeleine	26	21	4	0	0	0	4	52	34	73	-53.4
Remainder of the CMA	62	55	2	2	22	0	24	63	110	120	-8.3
Bécancour	20	10	0	2	22	0	0	59	42	71	-40.8
Champlain	0	1	0	0	0	0	0	0	0	1	-100.0
Pointe-du-Lac	19	23	0	0	0	0	0	0	19	23	-17.4
St-Louis-de-France	8	1	2	0	0	0	0	0	10	1	**
Sainte-Marthe-du-Cap	3	15	0	0	0	0	24	0	27	15	80.0
Saint-Maurice	12	5	0	0	0	0	0	4	12	9	33.3
Trois-Rivières CMA	126	121	36	24	26	0	138	171	326	316	3.2

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
Centre	88	96	48	38	4	3	122	169	262	306	-14.4
Trois-Rivières	39	36	34	28	0	3	88	24	161	91	76.9
Trois-Rivières-Ouest	17	28	10	10	4	0	30	62	61	100	-39.0
Cap-de-la-Madeleine	32	32	4	0	0	0	4	83	40	115	-65.2
Remainder of the CMA	89	74	2	2	22	0	38	63	151	139	8.6
Bécancour	31	16	0	2	22	0	8	59	61	77	-20.8
Champlain	0	1	0	0	0	0	0	0	0	1	-100.0
Pointe-du-Lac	29	30	0	0	0	0	0	0	29	30	-3.3
St-Louis-de-France	10	1	2	0	0	0	2	0	14	1	**
Sainte-Marthe-du-Cap	6	20	0	0	0	0	24	0	30	20	50.0
Saint-Maurice	13	6	0	0	0	0	4	4	17	10	70.0
Trois-Rivières CMA	177	170	50	40	26	3	160	232	413	445	-7.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centre	4	0	0	0	6	0	108	108
Trois-Rivières	0	0	0	0	0	0	88	12
Trois-Rivières-Ouest	4	0	0	0	6	0	16	44
Cap-de-la-Madeleine	0	0	0	0	0	0	4	52
Remainder of the CMA	22	0	0	0	0	0	24	63
Bécancour	22	0	0	0	0	0	0	59
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	0	0
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	24	0
Saint-Maurice	0	0	0	0	0	0	0	4
Trois-Rivières CMA	26	0	0	0	6	0	132	171

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centre	4	3	0	0	10	6	112	163
Trois-Rivières	0	3	0	0	0	0	88	24
Trois-Rivières-Ouest	4	0	0	0	10	0	20	62
Cap-de-la-Madeleine	0	0	0	0	0	6	4	77
Remainder of the CMA	22	0	0	0	10	0	28	63
Bécancour	22	0	0	0	8	0	0	59
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	0	0
St-Louis-de-France	0	0	0	0	2	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	24	0
Saint-Maurice	0	0	0	0	0	0	4	4
Trois-Rivières CMA	26	3	0	0	20	6	140	226

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Competitions by Submarket and by Intended Market
Second Quarter 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centre	104	88	4	0	108	108	216	196
Trois-Rivières	51	46	0	0	88	12	139	58
Trois-Rivières-Ouest	23	21	4	0	16	44	43	65
Cap-de-la-Madeleine	30	21	0	0	4	52	34	73
Remainder of the CMA	86	57	0	0	24	63	110	120
Bécancour	42	12	0	0	0	59	42	71
Champlain	0	1	0	0	0	0	0	1
Pointe-du-Lac	19	23	0	0	0	0	19	23
St-Louis-de-France	10	1	0	0	0	0	10	1
Sainte-Marthe-du-Cap	3	15	0	0	24	0	27	15
Saint-Maurice	12	5	0	0	0	4	12	9
Trois-Rivières CMA	190	145	4	0	132	171	326	316

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centre	142	137	8	6	112	163	262	306
Trois-Rivières	73	67	0	0	88	24	161	91
Trois-Rivières-Ouest	33	38	8	0	20	62	61	100
Cap-de-la-Madeleine	36	32	0	6	4	77	40	115
Remainder of the CMA	115	76	8	0	28	63	151	139
Bécancour	53	18	8	0	0	59	61	77
Champlain	0	1	0	0	0	0	0	1
Pointe-du-Lac	29	30	0	0	0	0	29	30
St-Louis-de-France	14	1	0	0	0	0	14	1
Sainte-Marthe-du-Cap	6	20	0	0	24	0	30	20
Saint-Maurice	13	6	0	0	4	4	17	10
Trois-Rivières CMA	257	213	16	6	140	226	413	445

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 (%)			
Centre													
Q2 2007	9	12.0	7	9.3	28	37.3	23	30.7	8	10.7	75	180,000	189,267
Q2 2006	7	12.5	6	10.7	22	39.3	15	26.8	6	10.7	56	175,000	189,018
Year-to-date 2007	10	10.8	11	11.8	32	34.4	29	31.2	11	11.8	93	190,000	190,914
Year-to-date 2006	11	12.8	13	15.1	31	36.0	20	23.3	11	12.8	86	175,000	184,709
Remainder of the CMA													
Q2 2007	16	25.0	12	18.8	22	34.4	10	15.6	4	6.3	64	150,000	163,906
Q2 2006	8	15.1	13	24.5	23	43.4	7	13.2	2	3.8	53	155,000	164,057
Year-to-date 2007	19	20.9	21	23.1	35	38.5	12	13.2	4	4.4	91	150,000	160,440
Year-to-date 2006	13	18.1	21	29.2	26	36.1	8	11.1	4	5.6	72	150,000	166,875
Trois-Rivières CMA													
Q2 2007	25	18.0	19	13.7	50	36.0	33	23.7	12	8.6	139	165,000	177,590
Q2 2006	15	13.8	19	17.4	45	41.3	22	20.2	8	7.3	109	165,000	176,881
Year-to-date 2007	29	15.8	32	17.4	67	36.4	41	22.3	15	8.2	184	165,000	175,842
Year-to-date 2006	24	15.2	34	21.5	57	36.1	28	17.7	15	9.5	158	165,000	176,582

Source: CMHC (Market Absorption Survey)

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

Submarket	Q2 2007	Q2 2006	% Change	YTD 2007	YTD 2006	% Change
Centre	189,267	189,018	0.1	190,914	184,709	3.4
Trois-Rivières	189,677	211,739	-10.4	194,342	204,848	-5.1
Trois-Rivières-Ouest	222,333	183,529	21.1	215,250	190,200	13.2
Cap-de-la-Madeleine	171,724	162,188	5.9	173,286	156,071	11.0
Remainder of the CMA	163,906	164,057	-0.1	160,440	166,875	-3.9
Bécancour	162,955	162,000	0.6	157,344	151,250	4.0
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	163,684	166,136	-1.5	160,667	167,759	-4.2
St-Louis-de-France	--	--	n/a	173,500	--	n/a
Sainte-Marthe-du-Cap	--	170,333	n/a	--	186,500	n/a
Saint-Maurice	157,917	--	n/a	156,154	--	n/a
Trois-Rivières CMA	177,590	176,881	0.4	175,842	176,582	-0.4

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Trois-Rivières

	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
Centre							
Q2 2007	163	-7.9	167	-8.2	128,437	4.6	4
Q2 2006	177	26.4	182	30.0	122,413	10.0	4
Trois-Rivières							
Q2 2007	53	-20.9	63	-11.3	131,062	9.1	4
Q2 2006	67	42.6	71	31.5	120,117	7.2	4
Trois-Rivières-Ouest							
Q2 2007	61	17.3	54	-8.5	131,706	1.7	4
Q2 2006	52	40.5	59	84.4	129,464	9.8	4
Cap-de-la-Madeleine							
Q2 2007	49	-15.5	50	-3.8	122,408	2.5	4
Q2 2006	58	3.6	52	-3.7	118,168	12.3	5
Remainder of the CMA							
Q2 2007	97	-14.2	170	5.6	111,055	8.8	6
Q2 2006	113	34.5	161	-8.5	102,108	-2.2	6
Sainte-Marthe-du-Cap							
Q2 2007	16	-15.8	18	-10.0	122,119	3.5	5
Q2 2006	19	58.3	20	***	117,956	5.1	4
Saint-Louis-de-France							
Q2 2007	12	-25.0	18	38.5	121,066	5.7	5
Q2 2006	16	60.0	13	-50.0	114,511	5.5	4
Pointe-du-Lac							
Q2 2007	21	***	23	-14.8	125,401	1.8	5
Q2 2006	8	-55.6	27	-6.9	123,165	12.1	8
Bécancour et Nicolet							
Q2 2007	33	-38.9	77	14.9	95,117	5.2	8
Q2 2006	54	92.9	67	-16.3	90,399	-6.6	6
Saint-Maurice et Champlain							
Q2 2007	15	-6.3	31	-8.8	104,965	17.4	7
Q2 2006	16	0.0	34	0.0	89,411	-10.5	6
Trois-Rivières CMA							
Q2 2007	260	-10.3	337	-1.7	122,295	6.7	5
Q2 2006	290	29.5	343	8.5	114,404	5.3	5

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All figures contained in this publication are smoothed data, except for sales and active listings

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

* Single-family homes: detached, semi-detached and row homes

** At the end of the quarter

*** Observed change greater than 100%

N/A: data not available when fewer than 8 sales are recorded during the quarter

¹Source: Chambre immobilière de la Mauricie

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

Table 5b: MLS® Residential Activity for Shawinigan

	Number of Sales*	Yr/Yr %	Number of Active Listings**	Yr/Yr %	Average Price (\$) ^{SA}	Yr/Yr %	Sellers per Buyer
Shawinigan-Sud							
Q2 2007	30	7.1	45	-11.8	107,640	9.8	5
Q2 2006	28	-12.5	51	***	98,027	0.8	6
Shawinigan							
Q2 2007	38	-1.0	57	1.8	105,675	13.6	6
Q2 2006	42	35.5	56	-30.9	93,015	8.0	6
Grand-Mère							
Q2 2007	37	-7.5	72	60.0	95,657	-11.8	7
Q2 2006	40	29.0	45	-23.7	108,501	24.1	5
Shawinigan CA							
Q2 2007	105	-4.5	174	14.5	103,366	3.5	6
Q2 2006	110	17.0	152	-6.8	99,831	10.7	6

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Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

* Single-family homes: detached, semi-detached and row homes

** At the end of the quarter

*** Observed change greater than 100%

N/A: data not available when fewer than 8 sales are recorded during the quarter

¹Source: Chambre immobilière de la Mauricie

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

Table 6: Economic Indicators
Second Quarter 2007

		Interest Rates			NHPI, Total, Trois- Rivières CMA 1997=100	CPI, 2002 =100	Trois-Rivières 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	143.8	108.1	69.3	8.5	63.8	650
	February	667	5.85	6.45	144.9	108.0	68.7	8.9	63.5	653
	March	667	6.05	6.45	145.1	108.4	68.6	9.1	63.6	655
	April	685	6.25	6.75	146.3	109.1	68.3	9.2	63.2	645
	May	685	6.25	6.75	146.9	109.3	67.8	8.6	62.4	645
	June	697	6.60	6.95	147.2	109.1	67.0	7.9	61.0	647
	July	697	6.60	6.95	147.2	109.2	65.9	8.0	60.0	656
	August	691	6.40	6.85	147.9	109.2	65.9	8.1	60.1	655
	September	682	6.40	6.70	148.1	108.4	66.2	8.4	60.4	657
	October	688	6.40	6.80	148.5	108.4	66.6	8.0	60.5	663
	November	673	6.40	6.55	149.2	108.6	67.2	7.2	60.5	675
	December	667	6.30	6.45	149.2	108.7	67.6	6.7	60.6	683
2007	January	679	6.50	6.65	149.9	108.8	68.3	7.2	61.3	674
	February	679	6.50	6.65	151.7	109.6	68.9	8.1	62.4	666
	March	669	6.40	6.49	151.9	110.4	70.0	8.5	63.6	663
	April	678	6.60	6.64	151.9	110.6	70.0	8.7	63.8	663
	May	709	6.85	7.14	152.5	111.1	70.2	8.2	63.7	664
	June	715	7.05	7.24		110.7	70.4	7.6	63.3	658
	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 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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