HOUSING MARKET INFORMATION

HOUSING NOW

Trois-Rivières CMA


Canada Mortgage and Housing Corporation

Date Released: Fourth Quarter 2007

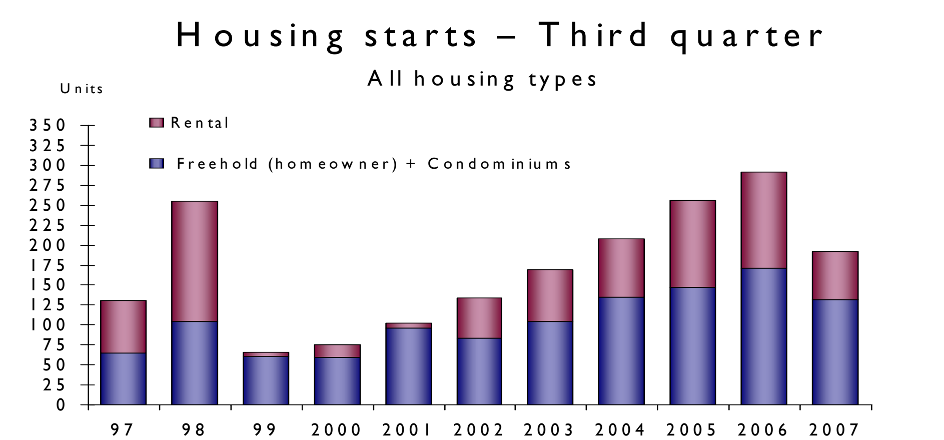
Residential Construction Slows Down in Trois-Rivières

In the Trois-Rivières census metropolitan area (CMA), residential construction slowed down in the third quarter of 2007. According to the latest statistics released by Canada Mortgage and Housing Corporation (CMHC), starts fell by 34 per cent in this past quarter, in relation to the same period in 2006.

In all, 192 housing starts were registered from July to September 2007 on the Trois-Rivières territory, compared to 291 one year earlier.

The rental and condominium housing segments were the most affected by this decrease. In fact, construction got under way on only 60 rental dwellings, for a decline of 50 per cent from a year earlier, and no new condominiums were started, while 39 new units of this type had been enumerated during the same

Figure 1



Source : CMHC

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Canada

CMHC SCHL
HOME TO CANADIANS

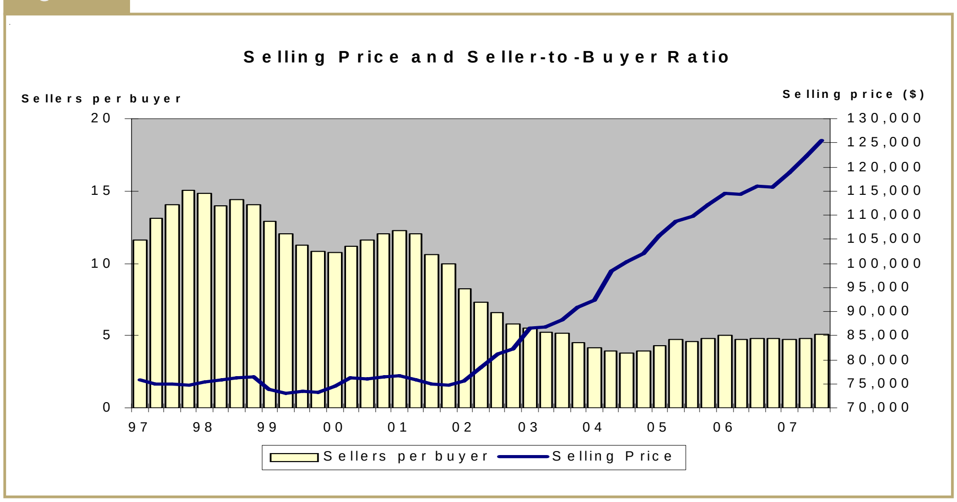
period in 2006. In the freehold home segment[1], the situation remained stable in relation to last year (132 starts in the third quarters of both 2007 and 2006). Single-detached home starts fell by 10 per cent year-over-year, while semi-detached, row and apartment dwellings were the only housing types to show continued growth, with a gain of 36 per cent in starts.

The job market, which has been slowing down somewhat in the Trois-Rivières area for the past year and a half, is having a negative impact on residential construction. On the other hand, several factors remain positive and are helping to stimulate the housing market. Still favourable financing conditions and a tight resale market, where the supply of properties for sale remains limited, are supporting demand for new homes. The year-to-date results reflect these conditions, with starts up by 2 per cent over the total for the corresponding period last year (731 units, versus 718).

Elsewhere in the Mauricie area, housing starts increased in the agglomeration of Shawinigan, where foundations were laid for 71 homes (57 single-detached, 4 semi-detached and 10 row houses) from July to September 2007, compared to 27 during the same quarter last year. In La Tuque, construction got under way on 4 single-detached houses in the third quarter of 2007, or 1 less than in the corresponding period of 2006.

In all urban centres with 10,000 or more inhabitants across Quebec, 31,531 starts were enumerated from January to September 2007, for a gain of 15 per cent over the same period in 2006. All CMAs, with the exception of Sherbrooke, show increases in starts for the first nine months of the year. In Gatineau, the gain is 29 per cent, while activity is up by 61 per cent in Saguenay, by 2 per cent in Trois-Rivières and by 17 per cent in Montréal. In the Sherbrooke CMA, starts are down by 13 per cent.

Figure 2



Sales down in the third quarter

For a second straight quarter, resale market activity declined in the Trois-Rivières census metropolitan area (CMA). In fact, according to Service inter-agences / Multiple Listing Service (S.I.A. / MLS)® data, property sales[2] fell by 8.4 per cent from July to September, in comparison with the corresponding period in 2006. In all, 163 homes were sold in the Trois-Rivières area during the third quarter of 2007, versus 178 in the third quarter of 2006. The slowdown on the job market, which has been observed for some time in the area, is therefore continuing to affect the resale market.

On the supply side, there was a rise in the number of properties for sale on market. At the end of the third quarter of 2007, 358 homes had "For Sale" signs, compared to 318 one year earlier. This increase in the number of properties for sale, combined with the decrease in sales, drove up the seller-to-buyer ratio. This ratio, which indicates the power relationship between sellers and buyers, reached 5.1 to 1 in the third quarter of 2007, up from 4.8 to 1 during the same period in 2006. While the market still favoured sellers, this was the first time in 16 quarters that the seller-to-buyer ratio rose above 5 to 1[3].

Prices maintained their momentum from the second quarter. In fact, the average price of single-family homes[4]

[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).

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

[3] 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.

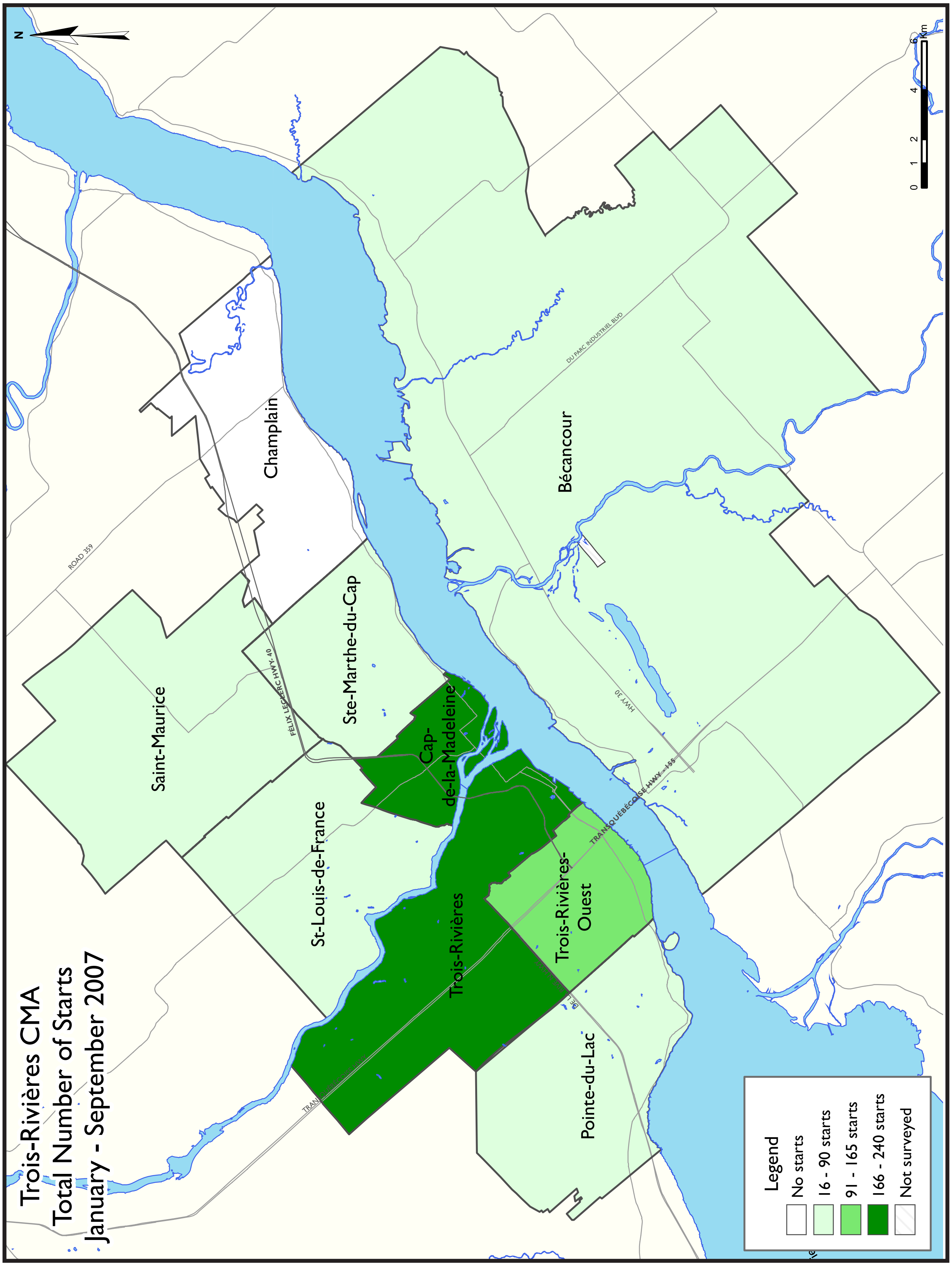
[4] Single-family homes include single-detached, semi-detached and row houses.

rose by 8.2 per cent, reaching $125,455 this past quarter, compared to $115,930 in the third quarter of 2006. This was partly attributable to the fact that, despite the slight increase in the seller-to-buyer ratio in recent quarters, the market has remained tight in the Trois-Rivières CMA. It was in the centre sector[5], where the market is the tightest, that properties were the most expensive (average price of $133,190) while, in the outlying sector[6], homes were selling for an average of $111,816. In fact, this last zone had the softest market conditions, with a seller-to-buyer ratio of 6.5 to 1.

In the agglomeration of Shawinigan, increases were registered over last year, in both sales and prices. Single-family homes were selling for an average of $104,760 in the third quarter of 2007, or 2.5 per cent more than during the corresponding period in 2006. As for supply, 46 additional homes were available on the market at the end of the third quarter of 2007 than at the same time in 2006 (192 properties, versus 146 one year earlier).

[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.


Trois-Rivières CMA
Total Number of Starts
January - September 2007
Champlain
Bécancour
Ste-Marthe-du-Cap
Saint-Maurice
Cap-de-la-Madeleine
St-Louis-de-France
Trois-Rivières
Trois-Rivières-Ouest
Pointe-du-Lac
ROAD 359
FÉLIX LECLERC HWY- 40
DU PARC INDUSTRIEL BLVD
HWY 30
TRANSQUÉBÉCOISE HWY - 155
Legend
No starts
16 - 90 starts
91 - 165 starts
166 - 240 starts
Not surveyed
N
0 1 2 4 6 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

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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 Third Quarter 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2007	94	30	8	0	0	0	0	60	192
Q3 2006	104	16	12	0	0	39	0	120	291
% Change	-9.6	87.5	-33.3	n/a	n/a	-100.0	n/a	-50.0	-34.0
Year-to-date 2007	291	122	60	0	0	0	0	258	731
Year-to-date 2006	271	66	14	0	0	39	0	328	718
% Change	7.4	84.8	**	n/a	n/a	-100.0	n/a	-21.3	1.8
UNDER CONSTRUCTION									
Q3 2007	35	26	8	0	0	0	0	205	274
Q3 2006	33	2	8	0	0	15	0	116	174
% Change	6.1	**	0.0	n/a	n/a	-100.0	n/a	76.7	57.5
COMPLETIONS									
Q3 2007	114	50	42	0	0	0	0	37	243
Q3 2006	94	30	6	0	0	24	0	102	256
% Change	21.3	66.7	**	n/a	n/a	-100.0	n/a	-63.7	-5.1
Year-to-date 2007	291	100	72	0	0	16	0	177	656
Year-to-date 2006	264	70	9	0	0	30	0	328	701
% Change	10.2	42.9	**	n/a	n/a	-46.7	n/a	-46.0	-6.4
COMPLETED & NOT ABSORBED									
Q3 2007	12	10	12	0	0	6	0	1	41
Q3 2006	8	10	0	0	0	3	0	14	35
% Change	50.0	0.0	n/a	n/a	n/a	100.0	n/a	-92.9	17.1
ABSORBED									
Q3 2007	117	60	37	0	0	6	0	119	339
Q3 2006	101	37	6	0	0	22	0	145	311
% Change	15.8	62.2	**	n/a	n/a	-72.7	n/a	-17.9	9.0
Year-to-date 2007	301	105	63	0	0	23	0	211	703
Year-to-date 2006	259	75	10	0	0	28	0	351	723
% Change	16.2	40.0	**	n/a	n/a	-17.9	n/a	-39.9	-2.8

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre									
Q3 2007	36	30	4	0	0	0	0	54	124
Q3 2006	49	16	8	0	0	36	0	100	209
Remainder of the CMA									
Q3 2007	58	0	4	0	0	0	0	6	68
Q3 2006	55	0	4	0	0	3	0	20	82
Trois-Rivières CMA									
Q3 2007	94	30	8	0	0	0	0	60	192
Q3 2006	104	16	12	0	0	39	0	120	291
UNDER CONSTRUCTION									
Centre									
Q3 2007	18	24	4	0	0	0	0	191	237
Q3 2006	17	2	4	0	0	12	0	96	131
Remainder of the CMA									
Q3 2007	17	2	4	0	0	0	0	14	37
Q3 2006	16	0	4	0	0	3	0	20	43
Trois-Rivières CMA									
Q3 2007	35	26	8	0	0	0	0	205	274
Q3 2006	33	2	8	0	0	15	0	116	174
COMPLETIONS									
Centre									
Q3 2007	55	46	26	0	0	0	0	37	164
Q3 2006	49	30	4	0	0	24	0	66	173
Remainder of the CMA									
Q3 2007	59	4	16	0	0	0	0	0	79
Q3 2006	45	0	2	0	0	0	0	36	83
Trois-Rivières CMA									
Q3 2007	114	50	42	0	0	0	0	37	243
Q3 2006	94	30	6	0	0	24	0	102	256

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Centre									
Q3 2007	10	8	9	0	0	4	0	1	32
Q3 2006	8	10	0	0	0	3	0	14	35
Remainder of the CMA									
Q3 2007	2	2	3	0	0	2	0	0	9
Q3 2006	0	0	0	0	0	0	0	0	0
Trois-Rivières CMA									
Q3 2007	12	10	12	0	0	6	0	1	41
Q3 2006	8	10	0	0	0	3	0	14	35
ABSORBED									
Centre									
Q3 2007	58	58	19	0	0	4	0	98	237
Q3 2006	53	37	4	0	0	22	0	107	223
Remainder of the CMA									
Q3 2007	59	2	18	0	0	2	0	21	102
Q3 2006	48	0	2	0	0	0	0	38	88
Trois-Rivières CMA									
Q3 2007	117	60	37	0	0	6	0	119	339
Q3 2006	101	37	6	0	0	22	0	145	311

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 Third Quarter 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	% Change
Centre	36	49	30	16	4	8	54	136	124	209	-40.7
Trois-Rivières	13	28	14	2	4	0	28	20	59	50	18.0
Trois-Rivières-Ouest	9	9	16	14	0	4	0	76	25	103	-75.7
Cap-de-la-Madeleine	14	12	0	0	0	4	26	40	40	56	-28.6
Remainder of the CMA	58	55	0	0	0	4	10	23	68	82	-17.1
Bécancour	22	23	0	0	0	4	0	23	22	50	-56.0
Champlain	0	0	0	0	0	0	0	0	0	0	n/a
Pointe-du-Lac	18	15	0	0	0	0	6	0	24	15	60.0
St-Louis-de-France	4	3	0	0	0	0	0	0	4	3	33.3
Sainte-Marthe-du-Cap	9	4	0	0	0	0	2	0	11	4	175.0
Saint-Maurice	5	10	0	0	0	0	2	0	7	10	-30.0
Trois-Rivières CMA	94	104	30	16	4	12	64	159	192	291	-34.0

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
Centre	141	140	118	64	32	8	240	296	531	508	4.5
Trois-Rivières	57	58	70	40	4	0	109	36	240	134	79.1
Trois-Rivières-Ouest	30	40	38	24	4	4	28	166	100	234	-57.3
Cap-de-la-Madeleine	54	42	10	0	24	4	103	94	191	140	36.4
Remainder of the CMA	150	131	4	2	22	4	24	73	200	210	-4.8
Bécancour	53	39	2	2	8	4	8	49	71	94	-24.5
Champlain	0	1	0	0	0	0	0	0	0	1	-100.0
Pointe-du-Lac	46	46	2	0	14	0	8	0	70	46	52.2
St-Louis-de-France	16	5	0	0	0	0	0	0	16	5	**
Sainte-Marthe-du-Cap	16	24	0	0	0	0	2	24	18	48	-62.5
Saint-Maurice	19	16	0	0	0	0	6	0	25	16	56.3
Trois-Rivières CMA	291	271	122	66	54	12	264	369	731	718	1.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Third Quarter 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Centre	4	8	0	0	0	36	54	100
Trois-Rivières	4	0	0	0	0	4	28	16
Trois-Rivières-Ouest	0	4	0	0	0	28	0	48
Cap-de-la-Madeleine	0	4	0	0	0	4	26	36
Remainder of the CMA	0	4	0	0	4	3	6	20
Bécancour	0	4	0	0	0	3	0	20
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	6	0
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	2	0	0	0
Saint-Maurice	0	0	0	0	2	0	0	0
Trois-Rivières CMA	4	12	0	0	4	39	60	120

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
Centre	32	8	0	0	0	36	240	260
Trois-Rivières	4	0	0	0	0	4	109	32
Trois-Rivières-Ouest	4	4	0	0	0	28	28	138
Cap-de-la-Madeleine	24	4	0	0	0	4	103	90
Remainder of the CMA	22	4	0	0	6	5	18	68
Bécancour	8	4	0	0	0	5	8	44
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	14	0	0	0	2	0	6	0
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	2	0	0	24
Saint-Maurice	0	0	0	0	2	0	4	0
Trois-Rivières CMA	54	12	0	0	6	41	258	328

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Centre	70	73	0	36	54	100	124	209
Trois-Rivières	31	30	0	4	28	16	59	50
Trois-Rivières-Ouest	25	27	0	28	0	48	25	103
Cap-de-la-Madeleine	14	16	0	4	26	36	40	56
Remainder of the CMA	62	59	0	3	6	20	68	82
Bécancour	22	27	0	3	0	20	22	50
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	18	15	0	0	6	0	24	15
St-Louis-de-France	4	3	0	0	0	0	4	3
Sainte-Marthe-du-Cap	11	4	0	0	0	0	11	4
Saint-Maurice	7	10	0	0	0	0	7	10
Trois-Rivières CMA	132	132	0	39	60	120	192	291

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
Centre	291	212	0	36	240	260	531	508
Trois-Rivières	131	98	0	4	109	32	240	134
Trois-Rivières-Ouest	72	68	0	28	28	138	100	234
Cap-de-la-Madeleine	88	46	0	4	103	90	191	140
Remainder of the CMA	182	139	0	3	18	68	200	210
Bécancour	63	47	0	3	8	44	71	94
Champlain	0	1	0	0	0	0	0	1
Pointe-du-Lac	64	46	0	0	6	0	70	46
St-Louis-de-France	16	5	0	0	0	0	16	5
Sainte-Marthe-du-Cap	18	24	0	0	0	24	18	48
Saint-Maurice	21	16	0	0	4	0	25	16
Trois-Rivières CMA	473	351	0	39	258	328	731	718

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2007												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	% Change
Centre	55	49	46	30	24	4	39	90	164	173	-5.2
Trois-Rivières	21	27	20	16	0	0	8	8	49	51	-3.9
Trois-Rivières-Ouest	18	12	24	14	0	0	20	48	62	74	-16.2
Cap-de-la-Madeleine	16	10	2	0	24	4	11	34	53	48	10.4
Remainder of the CMA	59	45	4	0	14	0	2	38	79	83	-4.8
Bécancour	19	15	2	0	0	0	0	14	21	29	-27.6
Champlain	0	0	0	0	0	0	0	0	0	0	n/a
Pointe-du-Lac	18	13	2	0	14	0	0	0	34	13	161.5
St-Louis-de-France	6	4	0	0	0	0	0	0	6	4	50.0
Sainte-Marthe-du-Cap	9	3	0	0	0	0	0	24	9	27	-66.7
Saint-Maurice	7	10	0	0	0	0	2	0	9	10	-10.0
Trois-Rivières CMA	114	94	50	30	38	4	41	128	243	256	-5.1

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
Centre	143	145	94	68	28	7	161	259	426	479	-11.1
Trois-Rivières	60	63	54	44	0	3	96	32	210	142	47.9
Trois-Rivières-Ouest	35	40	34	24	4	0	50	110	123	174	-29.3
Cap-de-la-Madeleine	48	42	6	0	24	4	15	117	93	163	-42.9
Remainder of the CMA	148	119	6	2	36	0	40	101	230	222	3.6
Bécancour	50	31	2	2	22	0	8	73	82	106	-22.6
Champlain	0	1	0	0	0	0	0	0	0	1	-100.0
Pointe-du-Lac	47	43	2	0	14	0	0	0	63	43	46.5
St-Louis-de-France	16	5	2	0	0	0	2	0	20	5	**
Sainte-Marthe-du-Cap	15	23	0	0	0	0	24	24	39	47	-17.0
Saint-Maurice	20	16	0	0	0	0	6	4	26	20	30.0
Trois-Rivières CMA	291	264	100	70	64	7	201	360	656	701	-6.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Centre	24	4	0	0	2	24	37	66
Trois-Rivières	0	0	0	0	0	4	8	4
Trois-Rivières-Ouest	0	0	0	0	0	16	20	32
Cap-de-la-Madeleine	24	4	0	0	2	4	9	30
Remainder of the CMA	14	0	0	0	2	2	0	36
Bécancour	0	0	0	0	0	2	0	12
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	14	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	0	24
Saint-Maurice	0	0	0	0	2	0	0	0
Trois-Rivières CMA	38	4	0	0	4	26	37	102

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
Centre	28	7	0	0	12	30	149	229
Trois-Rivières	0	3	0	0	0	4	96	28
Trois-Rivières-Ouest	4	0	0	0	10	16	40	94
Cap-de-la-Madeleine	24	4	0	0	2	10	13	107
Remainder of the CMA	36	0	0	0	12	2	28	99
Bécancour	22	0	0	0	8	2	0	71
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	14	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	24
Saint-Maurice	0	0	0	0	2	0	4	4
Trois-Rivières CMA	64	7	0	0	24	32	177	328

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market Third Quarter 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Centre	127	83	0	24	37	66	164	173
Trois-Rivières	41	43	0	4	8	4	49	51
Trois-Rivières-Ouest	42	26	0	16	20	32	62	74
Cap-de-la-Madeleine	44	14	0	4	9	30	53	48
Remainder of the CMA	79	47	0	0	0	36	79	83
Bécancour	21	17	0	0	0	12	21	29
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	34	13	0	0	0	0	34	13
St-Louis-de-France	6	4	0	0	0	0	6	4
Sainte-Marthe-du-Cap	9	3	0	0	0	24	9	27
Saint-Maurice	9	10	0	0	0	0	9	10
Trois-Rivières CMA	206	130	0	24	37	102	243	256

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
Centre	269	220	8	30	149	229	426	479
Trois-Rivières	114	110	0	4	96	28	210	142
Trois-Rivières-Ouest	75	64	8	16	40	94	123	174
Cap-de-la-Madeleine	80	46	0	10	13	107	93	163
Remainder of the CMA	194	123	8	0	28	99	230	222
Bécancour	74	35	8	0	0	71	82	106
Champlain	0	1	0	0	0	0	0	1
Pointe-du-Lac	63	43	0	0	0	0	63	43
St-Louis-de-France	20	5	0	0	0	0	20	5
Sainte-Marthe-du-Cap	15	23	0	0	24	24	39	47
Saint-Maurice	22	16	0	0	4	4	26	20
Trois-Rivières CMA	463	343	16	30	177	328	656	701

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Third Quarter 2007													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $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													
Q3 2007	5	8.6	4	6.9	18	31.0	18	31.0	13	22.4	58	210,000	205,310
Q3 2006	5	9.4	11	20.8	19	35.8	12	22.6	6	11.3	53	180,000	183,208
Year-to-date 2007	15	9.9	15	9.9	50	33.1	47	31.1	24	15.9	151	195,000	196,444
Year-to-date 2006	16	11.5	24	17.3	50	36.0	32	23.0	17	12.2	139	175,000	184,137
Remainder of the CMA													
Q3 2007	9	15.3	12	20.3	29	49.2	8	13.6	1	1.7	59	160,000	159,746
Q3 2006	12	25.0	11	22.9	16	33.3	7	14.6	2	4.2	48	152,500	158,021
Year-to-date 2007	28	18.7	33	22.0	64	42.7	20	13.3	5	3.3	150	150,000	160,167
Year-to-date 2006	25	20.8	32	26.7	42	35.0	15	12.5	6	5.0	120	150,000	163,333
Trois-Rivières CMA													
Q3 2007	14	12.0	16	13.7	47	40.2	26	22.2	14	12.0	117	175,000	182,333
Q3 2006	17	16.8	22	21.8	35	34.7	19	18.8	8	7.9	101	165,000	171,238
Year-to-date 2007	43	14.3	48	15.9	114	37.9	67	22.3	29	9.6	301	165,000	178,365
Year-to-date 2006	41	15.8	56	21.6	92	35.5	47	18.1	23	8.9	259	165,000	174,498

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2007						
Submarket	Q3 2007	Q3 2006	% Change	YTD 2007	YTD 2006	% Change
Centre	205,310	183,208	12.1	196,444	184,137	6.7
Trois-Rivières	213,542	170,185	25.5	201,774	189,250	6.6
Trois-Rivières-Ouest	197,263	216,667	-9.0	206,487	198,784	3.9
Cap-de-la-Madeleine	202,333	179,643	12.6	182,000	163,929	11.0
Remainder of the CMA	159,746	158,021	1.1	160,167	163,333	-1.9
Bécancour	163,750	169,667	-3.5	159,808	160,161	-0.2
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	162,647	165,667	-1.8	161,383	167,045	-3.4
St-Louis-de-France	--	--	n/a	169,063	--	n/a
Sainte-Marthe-du-Cap	--	--	n/a	159,667	179,783	-11.2
Saint-Maurice	--	139,545	n/a	151,500	141,563	7.0
Trois-Rivières CMA	182,333	171,238	6.5	178,365	174,498	2.2

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							
Q3 2007	102	-14.3	192	11.0	133,190	8.8	4
Q3 2006	119	25.3	173	30.0	122,370	6.6	4
Trois-Rivières							
Q3 2007	31	-31.1	73	32.7	135,256	12.1	5
Q3 2006	45	21.6	55	31.5	120,638	3.9	4
Trois-Rivières-Ouest							
Q3 2007	43	19.4	55	-3.5	137,169	7.1	4
Q3 2006	36	38.5	57	84.4	128,104	4.8	4
Cap-de-la-Madeleine							
Q3 2007	28	-26.3	64	4.9	126,644	6.7	4
Q3 2006	38	18.8	61	-3.7	118,693	9.7	4
Remainder of the CMA							
Q3 2007	61	3.4	166	14.5	111,816	6.7	7
Q3 2006	59	-29.8	145	-8.5	104,764	1.9	6
Sainte-Marthe-du-Cap							
Q3 2007	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Q3 2006	12	9.1	12	***	117,260	9.1	4
Saint-Louis-de-France							
Q3 2007	10	25.0	22	29.4	122,357	5.7	5
Q3 2006	8	-38.5	17	-50.0	115,800	6.6	5
Pointe-du-Lac							
Q3 2007	11	37.5	25	4.2	122,549	1.1	5
Q3 2006	8	-42.9	24	-6.9	121,178	3.3	10
Bécancour et Nicolet							
Q3 2007	21	-4.5	75	15.4	96,859	3.0	8
Q3 2006	22	-24.1	65	-16.3	94,070	2.1	7
Saint-Maurice et Champlain							
Q3 2007	12	33.3	28	3.7	103,428	7.0	7
Q3 2006	9	-47.1	27	0.0	96,675	2.8	7
Trois-Rivières CMA							
Q3 2007	163	-8.4	358	12.6	125,454	8.2	5
Q3 2006	178	-0.6	318	8.5	115,929	5.6	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

[1]Source: Chambre immobilière de la Mauricie
[2]Source: 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							
Q3 2007	20	-9.1	48	2.1	108,239	8.1	5
Q3 2006	22	57.1	47	***	100,102	-1.1	6
Shawinigan							
Q3 2007	29	7.4	68	17.2	107,947	10.5	6
Q3 2006	27	-27.0	58	-30.9	97,714	15.0	6
Grand-Mère							
Q3 2007	22	22.2	76	85.4	97,287	-10.7	8
Q3 2006	18	-33.3	41	-23.7	108,894	24.7	5
Shawinigan CA							
Q3 2007	71	6.0	192	31.5	104,761	2.5	6
Q3 2006	67	-14.1	146	-6.8	102,248	13.1	6

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* 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

[1]Source: Chambre immobilière de la Mauricie
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators Third Quarter 2007											
		Interest Rates			NHPI, Total, Trois-Rivières CMA 1997=100	CPI, 2002 =100	Trois-Rivières 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	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	152.7	110.7	70.4	7.6	63.3	658
	July	715	7.05	7.24	152.7	110.6	70.3	7.4	63.0	660
	August	715	7.05	7.24	154.3	110.1	70.5	8.0	63.5	658
	September	712	7.05	7.19		110.5	70.7	8.2	63.7	661
	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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