

## HOUSING NOW

## Halifax CMA



Canada Mortgage and Housing Corporation

Date Released: May 2008

## MLS® Sales Get A Boost In April

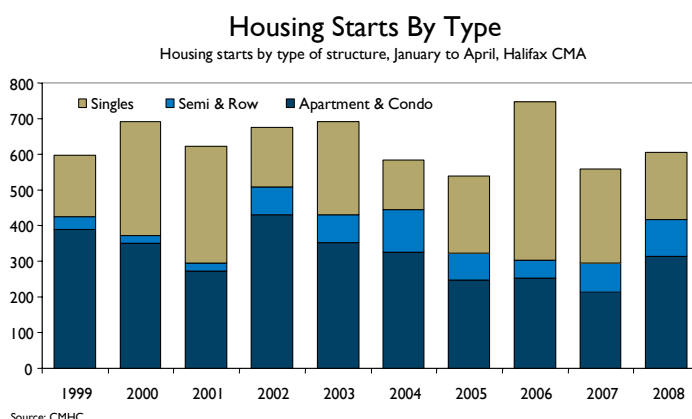
Existing home sales had a strong showing in the month of April after a sluggish first quarter of 2008 compared to last year's record setting number of sales. Single-detached construction continues to support the new homes market in Metro Halifax as total housing starts are up by eight per cent after four months compared to last year.

Total housing starts increased by 75 per cent in the month of April compared to last year due to another strong month of single-detached construction in Metro Halifax. Much like last year, there was not a lot of multiples construction activity in April as there were no rental starts and only 27 apartment-style condo units started. However, the storyline remains in the single-detached segment of the market as single starts were up by 47 per cent in the month of April and are now up by 45 per cent on a year-to-date basis. The 310 single

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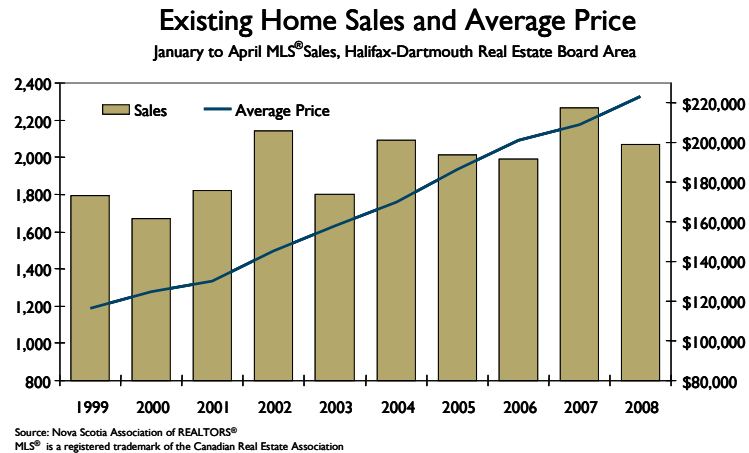
Figure 1



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Figure 2



26 per cent. Comparatively, sales for homes priced below \$250,000 have decreased by 16 per cent compared to last year.

Following a year of record sales, the inventory of existing homes is beginning to build itself back up. Currently, there are seven per cent more active listings compared to last year with approximately 3,656 listings currently active compared to 3,407 at this point last year. The average days on market have come down slightly by eight days – 89 days in 2008 compared to 97 in 2007.

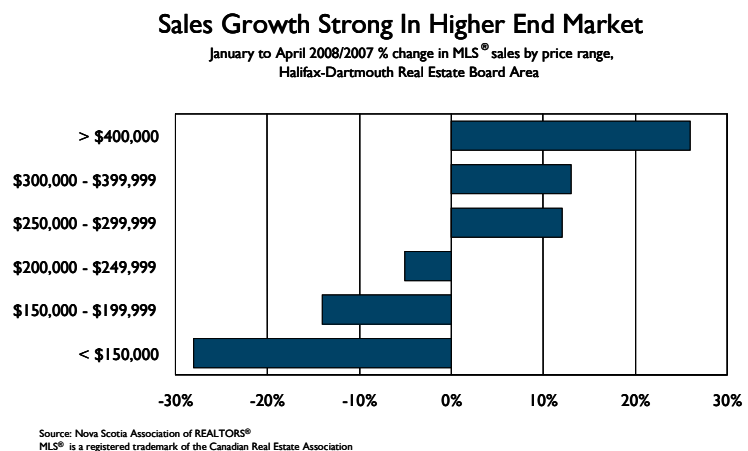
starts thus far are just shy of the ten year average of 314 starts.

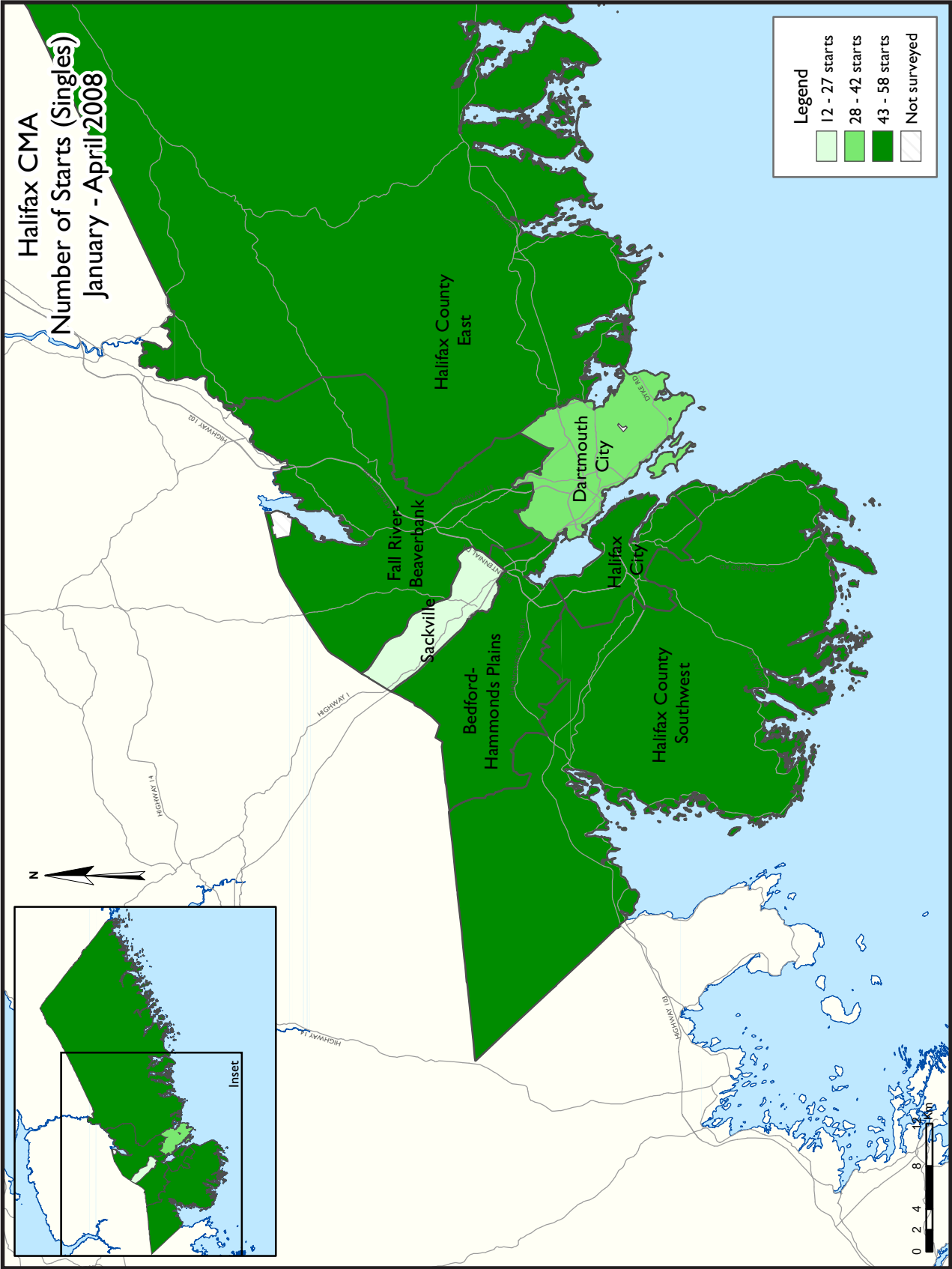
The average price of the 313 new homes sold between January and April was \$341,581 (a 12 per cent increase) while the median price was \$318,000 (a nine per cent increase). The largest price increase for a new home was in Fall River-Beaverbank where the average price for an absorbed single-detached home jumped by 23 per cent, going from \$275,000 after four months in 2007 to \$340,000.

Growth in the average sale price throughout HRM continues to rise steadily at approximately seven per cent. The average price of an existing home over the first four months of 2008 has reached \$223,000 compared to \$209,000 last year. Price growth has been fuelled by stronger growth in the higher end of the market as sales for homes priced above \$250,000 have increased by 15 per cent compared to last year and sales of homes priced over \$400,000 have increased by

Following a slowdown of three consecutive months of existing home sales in Metro Halifax, MLS® sales bounced back to the second highest number of April sales on record with 745. This represents a four per cent increase over the 718 MLS® sales last April and well above the ten year April average of 657. On a year-to-date basis, however, overall sales in Metro Halifax still trail last year's pace by nine per cent. After four months, there have been 2,069 existing home sales compared to 2,266 in the same time period last year.

Figure 3





# HOUSING NOW REPORT TABLES

## Available in ALL reports:

- 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
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 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
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Halifax CMA**  
**April 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2008	109	18	24	0	3	27	1	0	182
April 2007	74	30	0	0	0	0	0	0	104
% Change	47.3	-40.0	n/a	n/a	n/a	n/a	n/a	n/a	75.0
Year-to-date 2008	312	38	50	0	11	65	5	124	605
Year-to-date 2007	215	54	35	0	0	97	0	158	559
% Change	45.1	-29.6	42.9	n/a	n/a	-33.0	n/a	-21.5	8.2
UNDER CONSTRUCTION									
April 2008	614	104	111	0	44	490	9	949	2,321
April 2007	361	90	108	0	20	487	6	1,286	2,358
% Change	70.1	15.6	2.8	n/a	120.0	0.6	50.0	-26.2	-1.6
COMPLETIONS									
April 2008	91	2	0	0	0	0	1	0	94
April 2007	73	8	4	0	0	0	1	0	86
% Change	24.7	-75.0	-100.0	n/a	n/a	n/a	0.0	n/a	9.3
Year-to-date 2008	278	28	21	0	32	42	24	328	753
Year-to-date 2007	254	32	30	0	0	0	2	120	438
% Change	9.4	-12.5	-30.0	n/a	n/a	n/a	**	173.3	71.9
COMPLETED & NOT ABSORBED									
April 2008	36	2	0	0	8	0	0	0	46
April 2007	39	13	5	0	0	0	10	22	89
% Change	-7.7	-84.6	-100.0	n/a	n/a	n/a	-100.0	-100.0	-48.3
ABSORBED									
April 2008	89	4	5	0	0	0	1	0	99
April 2007	61	6	2	0	0	0	1	0	70
% Change	45.9	-33.3	150.0	n/a	n/a	n/a	0.0	n/a	41.4
Year-to-date 2008	288	31	27	0	32	181	25	628	1,212
Year-to-date 2007	263	33	25	0	0	102	2	120	545
% Change	9.5	-6.1	8.0	n/a	n/a	77.5	**	**	122.4

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

**Table I.I: Housing Activity Summary by Submarket**  
**April 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Halifax City									
April 2008	16	16	0	0	0	27	0	0	59
April 2007	6	2	0	0	0	0	0	0	8
Dartmouth City									
April 2008	14	0	24	0	0	0	1	0	39
April 2007	6	14	0	0	0	0	0	0	20
Bedford-Hammonds Plains									
April 2008	24	0	0	0	3	0	0	0	27
April 2007	20	4	0	0	0	0	0	0	24
Sackville									
April 2008	6	0	0	0	0	0	0	0	6
April 2007	2	8	0	0	0	0	0	0	10
Fall River - Beaverbank									
April 2008	23	0	0	0	0	0	0	0	23
April 2007	12	2	0	0	0	0	0	0	14
Halifax County East									
April 2008	7	0	0	0	0	0	0	0	7
April 2007	8	0	0	0	0	0	0	0	8
Halifax County Southwest									
April 2008	19	2	0	0	0	0	0	0	21
April 2007	20	0	0	0	0	0	0	0	20
Halifax CMA									
April 2008	109	18	24	0	3	27	1	0	182
April 2007	74	30	0	0	0	0	0	0	104

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

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Halifax City									
April 2008	95	32	31	0	14	410	3	690	1,275
April 2007	33	10	48	0	0	403	6	750	1,250
Dartmouth City									
April 2008	193	60	54	0	18	80	4	199	608
April 2007	89	50	32	0	20	84	0	520	795
Bedford-Hammonds Plains									
April 2008	73	0	23	0	12	0	0	0	108
April 2007	85	6	28	0	0	0	0	16	135
Sackville									
April 2008	11	8	0	0	0	0	0	60	79
April 2007	6	22	0	0	0	0	0	0	28
Fall River - Beaverbank									
April 2008	54	0	0	0	0	0	0	0	54
April 2007	38	2	0	0	0	0	0	0	40
Halifax County East									
April 2008	125	0	3	0	0	0	2	0	130
April 2007	63	0	0	0	0	0	0	0	63
Halifax County Southwest									
April 2008	63	4	0	0	0	0	0	0	67
April 2007	47	0	0	0	0	0	0	0	47
Halifax CMA									
April 2008	614	104	111	0	44	490	9	949	2,321
April 2007	361	90	108	0	20	487	6	1,286	2,358

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

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**April 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Halifax City									
April 2008	13	0	0	0	0	0	0	0	13
April 2007	3	0	0	0	0	0	0	0	3
Dartmouth City									
April 2008	12	2	0	0	0	0	0	0	14
April 2007	14	0	0	0	0	0	1	0	15
Bedford-Hammonds Plains									
April 2008	21	0	0	0	0	0	0	0	21
April 2007	14	4	0	0	0	0	0	0	18
Sackville									
April 2008	6	0	0	0	0	0	0	0	6
April 2007	2	0	4	0	0	0	0	0	6
Fall River - Beaverbank									
April 2008	16	0	0	0	0	0	0	0	16
April 2007	7	2	0	0	0	0	0	0	9
Halifax County East									
April 2008	3	0	0	0	0	0	1	0	4
April 2007	16	0	0	0	0	0	0	0	16
Halifax County Southwest									
April 2008	20	0	0	0	0	0	0	0	20
April 2007	17	2	0	0	0	0	0	0	19
Halifax CMA									
April 2008	91	2	0	0	0	0	1	0	94
April 2007	73	8	4	0	0	0	1	0	86

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

**Table 2: Starts by Submarket and by Dwelling Type**  
**April 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	% Change
Halifax City	16	6	16	2	0	0	27	0	59	8	**
Dartmouth City	15	6	0	14	24	0	0	0	39	20	95.0
Bedford-Hammonds Plains	24	20	0	4	3	0	0	0	27	24	12.5
Sackville	6	2	0	8	0	0	0	0	6	10	-40.0
Fall River - Beaverbank	23	12	0	2	0	0	0	0	23	14	64.3
Halifax County East	7	8	0	0	0	0	0	0	7	8	-12.5
Halifax County Southwest	19	20	2	0	0	0	0	0	21	20	5.0
<b>Halifax CMA</b>	<b>110</b>	<b>74</b>	<b>18</b>	<b>30</b>	<b>27</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>182</b>	<b>104</b>	<b>75.0</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - April 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Halifax City	58	16	26	4	9	20	151	186	244	226	8.0
Dartmouth City	39	33	2	22	40	5	38	79	119	139	-14.4
Bedford-Hammonds Plains	50	53	0	4	15	0	0	0	65	57	14.0
Sackville	12	4	8	22	0	0	0	0	20	26	-23.1
Fall River - Beaverbank	58	32	0	2	0	0	0	0	58	34	70.6
Halifax County East	48	23	0	0	0	0	0	0	48	23	108.7
Halifax County Southwest	49	54	2	0	0	0	0	0	51	54	-5.6
<b>Halifax CMA</b>	<b>314</b>	<b>215</b>	<b>38</b>	<b>54</b>	<b>64</b>	<b>25</b>	<b>189</b>	<b>265</b>	<b>605</b>	<b>559</b>	<b>8.2</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**April 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	% Change
Halifax City	13	3	0	0	0	0	0	0	13	3	**
Dartmouth City	12	15	2	0	0	0	0	0	14	15	-6.7
Bedford-Hammonds Plains	21	14	0	4	0	0	0	0	21	18	16.7
Sackville	6	2	0	0	0	4	0	0	6	6	0.0
Fall River - Beaverbank	16	7	0	2	0	0	0	0	16	9	77.8
Halifax County East	4	16	0	0	0	0	0	0	4	16	-75.0
Halifax County Southwest	20	17	0	2	0	0	0	0	20	19	5.3
<b>Halifax CMA</b>	<b>92</b>	<b>74</b>	<b>2</b>	<b>8</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>94</b>	<b>86</b>	<b>9.3</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - April 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Halifax City	34	18	26	14	21	0	91	120	172	152	13.2
Dartmouth City	44	43	2	2	32	11	279	0	357	56	**
Bedford-Hammonds Plains	64	46	0	6	0	5	0	0	64	57	12.3
Sackville	15	15	0	0	0	14	0	0	15	29	-48.3
Fall River - Beaverbank	55	49	0	2	0	0	0	0	55	51	7.8
Halifax County East	22	34	0	0	0	0	0	0	22	34	-35.3
Halifax County Southwest	68	51	0	8	0	0	0	0	68	59	15.3
<b>Halifax CMA</b>	<b>302</b>	<b>256</b>	<b>28</b>	<b>32</b>	<b>53</b>	<b>30</b>	<b>370</b>	<b>120</b>	<b>753</b>	<b>438</b>	<b>71.9</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**April 2008**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$399,999		\$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
April 2008	0	0.0	0	0.0	3	23.1	2	15.4	8	61.5	13	470,000	438,692
April 2007	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	8	21.1	11	28.9	19	50.0	38	422,000	440,868
Year-to-date 2007	1	4.2	0	0.0	2	8.3	10	41.7	11	45.8	24	390,000	458,775
Dartmouth City													
April 2008	3	25.0	1	8.3	7	58.3	1	8.3	0	0.0	12	255,350	239,617
April 2007	2	13.3	1	6.7	2	13.3	10	66.7	0	0.0	15	318,850	306,986
Year-to-date 2008	33	71.7	2	4.3	8	17.4	3	6.5	0	0.0	46	230,900	208,157
Year-to-date 2007	7	15.9	6	13.6	19	43.2	12	27.3	0	0.0	44	280,850	276,917
Bedford-Hammonds Plains													
April 2008	0	0.0	3	15.8	4	21.1	3	15.8	9	47.4	19	379,000	450,729
April 2007	1	16.7	0	0.0	1	16.7	3	50.0	1	16.7	6	--	--
Year-to-date 2008	0	0.0	5	8.8	13	22.8	21	36.8	18	31.6	57	355,000	403,282
Year-to-date 2007	1	2.2	6	13.0	9	19.6	21	45.7	9	19.6	46	340,000	359,026
Sackville													
April 2008	0	0.0	3	50.0	0	0.0	2	33.3	1	16.7	6	--	--
April 2007	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2008	1	6.7	4	26.7	6	40.0	3	20.0	1	6.7	15	255,000	280,853
Year-to-date 2007	1	6.7	3	20.0	9	60.0	2	13.3	0	0.0	15	264,500	260,300
Fall River - Beaverbank													
April 2008	4	22.2	2	11.1	4	22.2	6	33.3	2	11.1	18	289,000	296,428
April 2007	2	28.6	2	28.6	1	14.3	2	28.6	0	0.0	7	--	--
Year-to-date 2008	6	9.4	8	12.5	11	17.2	26	40.6	13	20.3	64	327,750	339,816
Year-to-date 2007	14	26.9	5	9.6	11	21.2	21	40.4	1	1.9	52	284,500	275,268
Halifax County East													
April 2008	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	--	--
April 2007	1	6.3	3	18.8	7	43.8	5	31.3	0	0.0	16	279,900	291,638
Year-to-date 2008	15	65.2	1	4.3	6	26.1	1	4.3	0	0.0	23	150,900	182,381
Year-to-date 2007	13	38.2	4	11.8	9	26.5	8	23.5	0	0.0	34	252,850	243,853
Halifax County Southwest													
April 2008	1	5.6	0	0.0	5	27.8	9	50.0	3	16.7	18	342,000	363,883
April 2007	2	18.2	4	36.4	5	45.5	0	0.0	0	0.0	11	245,000	233,900
Year-to-date 2008	6	8.6	6	8.6	20	28.6	28	40.0	10	14.3	70	319,900	343,668
Year-to-date 2007	11	22.0	7	14.0	9	18.0	19	38.0	4	8.0	50	294,750	287,253
Halifax CMA													
April 2008	11	12.2	9	10.0	24	26.7	23	25.6	23	25.6	90	315,000	353,040
April 2007	9	14.5	10	16.1	17	27.4	21	33.9	5	8.1	62	289,800	299,966
Year-to-date 2008	61	19.5	26	8.3	72	23.0	93	29.7	61	19.5	313	318,000	341,581
Year-to-date 2007	48	18.1	31	11.7	68	25.7	93	35.1	25	9.4	265	291,900	304,290

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	April 2008				April 2007				% Change			
	Sales	Average Sale Price (\$)	Average Days on Market	Active Listings	Sales	Average Sale Price (\$)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	196	266,007	103	924	187	254,664	86	874	4.8	4.5	19.8	5.7
Dartmouth City	193	197,241	66	735	176	193,074	73	642	9.7	2.2	-9.6	14.5
Bedford-Hammonds Plains	70	283,434	76	465	81	255,711	92	407	-13.6	10.8	-17.4	14.3
Sackville	60	172,163	72	130	61	150,553	84	200	-1.6	14.4	-14.3	-35.0
Halifax County Southwest	69	235,713	75	369	63	202,210	83	337	9.5	16.6	-9.6	9.5
Halifax County East	45	212,524	90	316	37	206,852	123	300	21.6	2.7	-26.8	5.3
Outside Halifax-Dartmouth Board	63	163,122	75	404	65	158,767	98	375	-3.1	2.7	-23.5	7.7
Fall River-Beaver Bank	49	241,390	72	313	48	251,968	82	272	2.1	-4.2	-12.2	15.1
<b>Halifax CMA</b>	<b>745</b>	<b>225,916</b>	<b>81</b>	<b>3656</b>	<b>718</b>	<b>214,912</b>	<b>86</b>	<b>3407</b>	<b>3.8</b>	<b>5.1</b>	<b>-6.0</b>	<b>7.3</b>
Submarket	Year-to-date 2008				Year-to-date 2007				% Change			
	Sales	Average Sale Price (\$)	Average Days on Market		Sales	Average Sale Price (\$)	Average Days on Market		Sales	Average Sale Price	Average Days on Market	
Halifax City	557	262,180	99		567	247,360	101		-1.8	6.0	-2.0	
Dartmouth City	540	194,156	81		577	186,022	93		-6.4	4.4	-12.9	
Bedford-Hammonds Plains	211	290,631	92		265	261,272	99		-20.4	11.2	-7.1	
Sackville	168	176,930	74		178	153,492	73		-5.6	15.3	1.4	
Halifax County Southwest	167	226,444	90		196	212,600	93		-14.8	6.5	-3.2	
Halifax County East	108	191,066	103		104	190,297	119		3.8	0.4	-13.4	
Outside Halifax-Dartmouth Board	177	160,190	84		207	150,583	102		-14.5	6.4	n/a	
Fall River-Beaver Bank	141	232,677	92		172	211,048	100		-18.0	10.2	-8.0	
<b>Halifax CMA</b>	<b>2,069</b>	<b>223,073</b>	<b>89</b>		<b>2266</b>	<b>208,772</b>	<b>97</b>		<b>-8.7</b>	<b>6.8</b>	<b>-7.7</b>	

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Source: Nova Scotia Association of Realtors

**Table 6: Economic Indicators**  
**April 2008**

		Interest Rates			NHPI, Total, Halifax CMA 1997=100	CPI, 2002 =100	Halifax 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						
2007	January	679	6.50	6.65	131.4	109.7	208	4.6	69.8	664
	February	679	6.50	6.65	131.4	110.6	208	4.5	69.8	670
	March	669	6.40	6.49	131.4	111.4	208	4.6	69.7	678
	April	678	6.60	6.64	133.1	111.9	207	5.0	69.8	682
	May	709	6.85	7.14	139.4	112.5	207	5.5	69.9	687
	June	715	7.05	7.24	139.4	112.5	206	5.8	69.9	689
	July	715	7.05	7.24	139.6	112.4	206	6.1	70.1	690
	August	715	7.05	7.24	139.8	112.2	207	6.2	70.4	697
	September	712	7.05	7.19	140.2	112.6	209	6.0	70.9	700
	October	728	7.25	7.44	140.2	112.3	211	5.4	70.9	698
	November	725	7.20	7.39	145.1	113.1	211	5.0	70.6	694
	December	734	7.35	7.54	145.1	113.1	211	4.5	70.4	690
2008	January	725	7.35	7.39	146.4	112.9	210	4.5	70.0	690
	February	718	7.25	7.29	146.4	113.4	210	4.4	69.9	686
	March	712	7.15	7.19	148.2	113.9	209	4.8	69.6	688
	April	700	6.95	6.99		114.8	209	4.9	69.4	693
	May									
	June									
	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), 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 2006 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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