HOUSING MARKET INFORMATION

# HOUSING NOW

## Winnipeg CMA

Canada Mortgage and Housing Corporation

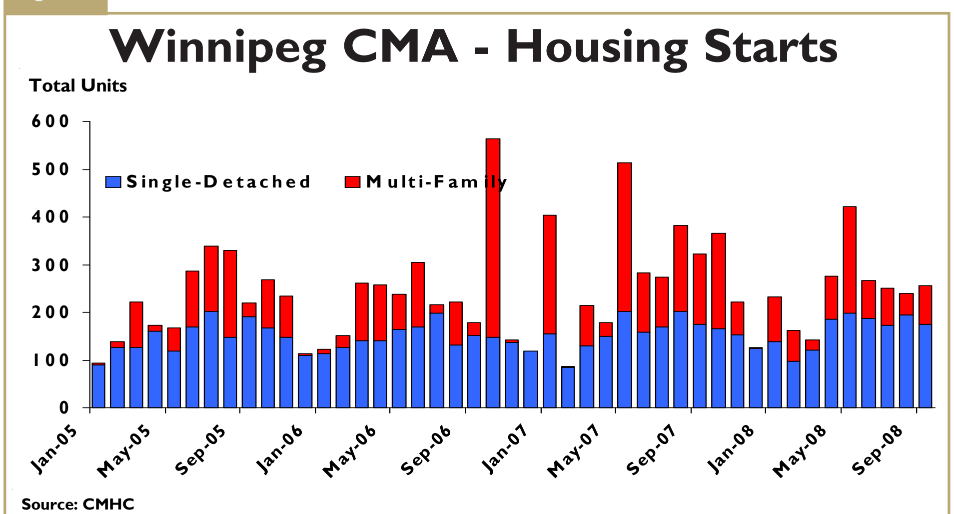
Date Released: October 2008

## New Home Market

### Starts down 15 per cent, demand remains strong

The first nine months of 2008 saw total housing starts in the Winnipeg Census Metropolitan Area (CMA) reach 2,247 units, 15 per cent below the same period in 2007, but the second strongest performance since the three-quarters of 1989. There were 256 housing units started across the Winnipeg CMA in September. This represents a decline of twenty per cent from September 2007. Over both periods, the declines have been led by the multi-family sector which has seen some cooling from its torrid 2007 pace. The construction of single-detached homes has continued to move modestly ahead of the 2007 performance, helping to soften the impact of reduced multi-family starts.

Figure 1

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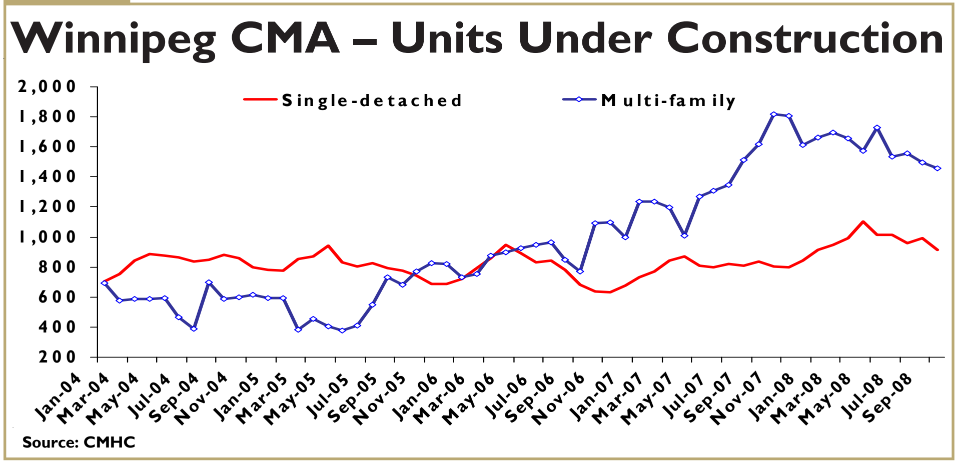
Canada

CMHC SCHL
HOME TO CANADIANS

Figure 2




With 174 single-detached starts in September, the Winnipeg CMA matched exactly the performance in September 2007. This brought total single starts thus far in 2008 to 1,471, still three per cent ahead of 2007, when 1,425 single-detached units were started in the first nine months. Single-detached construction has been at consistently elevated levels throughout 2008 and builders are confident the performance of the last nine months can continue into 2009.

Construction outside of Winnipeg City also continued to make up a substantial portion of single-detached activity with 65 of the starts, or 37 per cent, being recorded beyond city limits. The rural municipalities of Tache, St. Clements, and Springfield led the way with 14, 13, and 10 starts respectively. On a year-to-date basis, activity has shifted from the city to the RM's. September's performance brought the RM's share of total CMA single-detached starts to 26 per cent for the year.

Meanwhile, the multi-family sector continued to see performance decline from record multi-decade highs in 2007. There were 82 units that had foundations poured in September, bringing the year-to-date total for 2008 to 776, 37 per cent below the same period in 2007. Much of the pull back has been in the number of units slated for rental tenure. There were more than 1,400 total rental starts in 2006 and 2007. Thus far in 2008, there have been only 229 rental starts. While builders had been responding to persistently low vacancy rates and more attractive legislation governing rents, that impetus has not been sufficient to encourage continued rental construction at the pace seen over the last two years.

Outside of the Winnipeg CMA, the Census Agglomeration (CA) of Brandon enjoyed a strong quarter of construction. The third quarter total of 134 units started brought the total for the first nine months to 260, over 100 more than the 159 started overt the first three quarters of 2007. It also represents more starts than have ever been recorded over an entire calendar year in the CA. Of the 260 starts, 164 of them were multiple-family dwellings, a substantial shift from previous building patterns where such construction was largely confined to the Winnipeg CMA.

# Resale Market

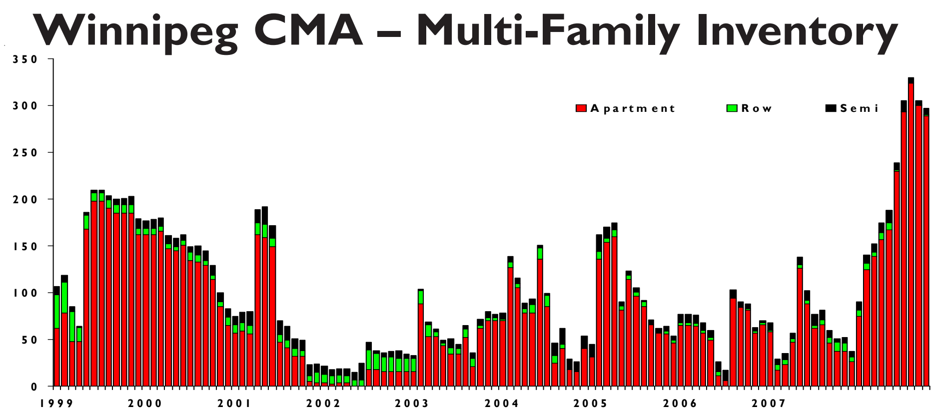
## Resale market remains robust with expanded listings

MLS® activity remains strong moving into the fall months. September saw more than 1,000 sales at an average price more than ten per cent above September 2007. Buyers have been taking advantage of a listings expansion that has given them the kind of choice not seen in five years. Like the new multi-family sector, the expansion in listings has not come about from a drop in demand. With unit sales and price growth still strong, Winnipeg's resale market moved smartly forward in September, with average price up more than 14 per cent from the first nine months of 2007.

## Multi-family inventories up on higher completions

While inventories of single-detached and resale units have moved upward in the previous quarter, they are not, at this time, a cause for concern. Newly completed multi-family inventory, however, is well above it long term average level at 297 units. While the situation does represent a blessing for potential buyers who now have a much greater degree of choice in the marketplace, it is

Figure 3




Source: CMHC

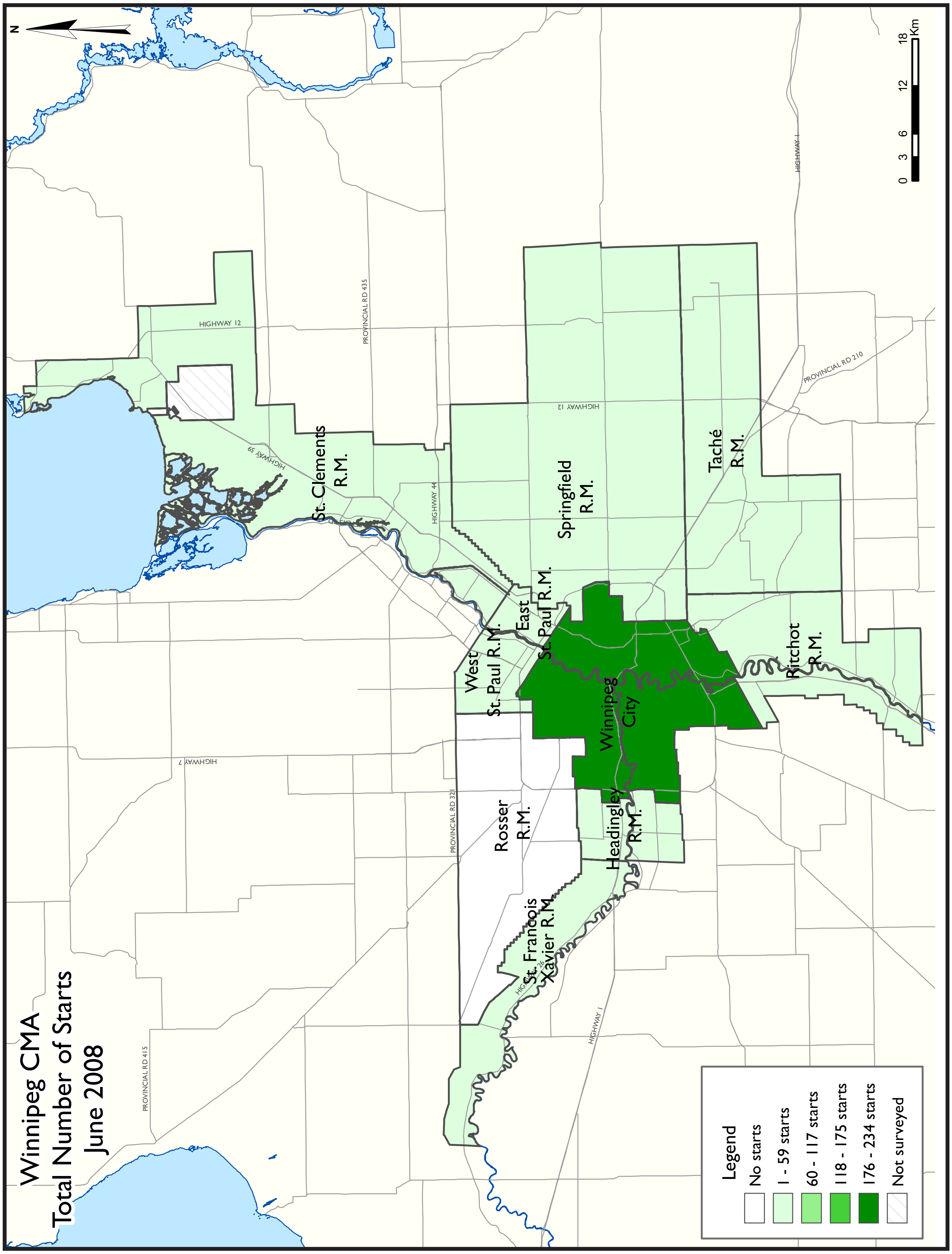
causing builders to be much more selective with pushing ahead on future multi-family projects.

It is also important to note that the increased inventory is a result of a run-up in completions and not reductions in the number of units absorbed each month. In fact, multi-family absorptions sit at 666 for the year-to-date, 14 per cent ahead of the same period last year, while completions were up more than 50 per cent, dwarfing the increase in absorptions. Absorptions of all units, meanwhile, were up only nine per cent in over the same period in 2007.

## Small employment gains in September

September also saw a modest gain in employment province-wide. While the gain was entirely composed of part-time work, year-to-date employment growth has been largely full-time in nature. Also of note is that fact that September is the month when thousands of students quit full-time summer jobs to return to school and take part-time work through the school year. The shift in employment growth should be viewed in that context.

The strong employment situation is also supported by the positive immigration that the province and, the by extension, the city, is enjoying. Data from the second quarter showed the largest net migration to the province on record. In fact, the population growth rate for Manitoba led the country in that period. This growth bodes well for supporting continued housing market strength, and is evidenced by the continued high level of demand for housing in all forms.


Winnipeg CMA
Total Number of Starts
June 2008
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415
N
0 3 6 12 18 Km
Legend
No starts
1 - 59 starts
60 - 117 starts
118 - 175 starts
176 - 234 starts
Not surveyed

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

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| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
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| | |
|---|---|
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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 |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

| Table 1: Housing Activity Summary of Winnipeg CMA September 2008 | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| September 2008 | 174 | 8 | 0 | 0 | 20 | 54 | 0 | 0 | 256 |
| September 2007 | 174 | 0 | 0 | 0 | 14 | 130 | 4 | 0 | 322 |
| % Change | 0.0 | n/a | n/a | n/a | 42.9 | -58.5 | -100.0 | n/a | -20.5 |
| Year-to-date 2008 | 1,459 | 22 | 0 | 12 | 54 | 447 | 0 | 229 | 2,247 |
| Year-to-date 2007 | 1,400 | 4 | 0 | 23 | 86 | 506 | 11 | 627 | 2,657 |
| % Change | 4.2 | ** | n/a | -47.8 | -37.2 | -11.7 | -100.0 | -63.5 | -15.4 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| September 2008 | 911 | 16 | 0 | 4 | 56 | 803 | 0 | 559 | 2,373 |
| September 2007 | 824 | 4 | 0 | 12 | 62 | 765 | 4 | 783 | 2,454 |
| % Change | 10.6 | ** | n/a | -66.7 | -9.7 | 5.0 | -100.0 | -28.6 | -3.3 |
| **COMPLETIONS** | | | | | | | | | |
| September 2008 | 246 | 4 | 0 | 4 | 0 | 116 | 0 | 0 | 370 |
| September 2007 | 147 | 4 | 0 | 0 | 20 | 0 | 0 | 20 | 191 |
| % Change | 67.3 | 0.0 | n/a | n/a | -100.0 | n/a | n/a | -100.0 | 93.7 |
| Year-to-date 2008 | 1,369 | 14 | 0 | 32 | 41 | 272 | 0 | 606 | 2,334 |
| Year-to-date 2007 | 1,250 | 20 | 0 | 20 | 76 | 72 | 15 | 428 | 1,881 |
| % Change | 9.5 | -30.0 | n/a | 60.0 | -46.1 | ** | -100.0 | 41.6 | 24.1 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| September 2008 | 262 | 6 | 0 | 12 | 2 | 110 | 0 | 179 | 571 |
| September 2007 | 221 | 2 | 0 | 4 | 12 | 12 | 0 | 25 | 276 |
| % Change | 18.6 | 200.0 | n/a | 200.0 | -83.3 | ** | n/a | ** | 106.9 |
| **ABSORBED** | | | | | | | | | |
| September 2008 | 204 | 1 | 0 | 1 | 0 | 84 | 0 | 43 | 333 |
| September 2007 | 151 | 8 | 0 | 0 | 16 | 0 | 0 | 9 | 184 |
| % Change | 35.1 | -87.5 | n/a | n/a | -100.0 | n/a | n/a | ** | 81.0 |
| Year-to-date 2008 | 1,300 | 15 | 0 | 24 | 47 | 237 | 0 | 432 | 2,055 |
| Year-to-date 2007 | 1,226 | 18 | 0 | 17 | 72 | 84 | 15 | 425 | 1,857 |
| % Change | 6.0 | -16.7 | n/a | 41.2 | -34.7 | 182.1 | -100.0 | 1.6 | 10.7 |

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

| Table 1.1: Housing Activity Summary by Submarket September 2008 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| September 2008 | 109 | 8 | 0 | 0 | 20 | 54 | 0 | 0 | 191 |
| September 2007 | 102 | 0 | 0 | 0 | 14 | 130 | 0 | 0 | 246 |
| **East St. Paul R.M.** | | | | | | | | | |
| September 2008 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| September 2007 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Headingley R.M.** | | | | | | | | | |
| September 2008 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| September 2007 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| **Ritchot R.M.** | | | | | | | | | |
| September 2008 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| September 2007 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Rosser R.M.** | | | | | | | | | |
| September 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| September 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| September 2008 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| September 2007 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| September 2008 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| September 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Springfield R.M.** | | | | | | | | | |
| September 2008 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| September 2007 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| **Tache R.M.** | | | | | | | | | |
| September 2008 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| September 2007 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| **West St. Paul R.M.** | | | | | | | | | |
| September 2008 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| September 2007 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Winnipeg CMA** | | | | | | | | | |
| September 2008 | 174 | 8 | 0 | 0 | 20 | 54 | 0 | 0 | 256 |
| September 2007 | 174 | 0 | 0 | 0 | 14 | 130 | 4 | 0 | 322 |

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

| Table 1.1: Housing Activity Summary by Submarket September 2008 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| September 2008 | 612 | 14 | 0 | 0 | 56 | 773 | 0 | 559 | 2,038 |
| September 2007 | 540 | 4 | 0 | 11 | 62 | 735 | 0 | 783 | 2,135 |
| **East St. Paul R.M.** | | | | | | | | | |
| September 2008 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| September 2007 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| **Headingley R.M.** | | | | | | | | | |
| September 2008 | 27 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 30 |
| September 2007 | 38 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 39 |
| **Ritchot R.M.** | | | | | | | | | |
| September 2008 | 27 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| September 2007 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Rosser R.M.** | | | | | | | | | |
| September 2008 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| September 2007 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **St. Clements R.M.** | | | | | | | | | |
| September 2008 | 56 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 86 |
| September 2007 | 52 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 82 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| September 2008 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| September 2007 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Springfield R.M.** | | | | | | | | | |
| September 2008 | 55 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 56 |
| September 2007 | 58 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 58 |
| **Tache R.M.** | | | | | | | | | |
| September 2008 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38 |
| September 2007 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| **West St. Paul R.M.** | | | | | | | | | |
| September 2008 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34 |
| September 2007 | 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36 |
| **Winnipeg CMA** | | | | | | | | | |
| September 2008 | 911 | 16 | 0 | 4 | 56 | 803 | 0 | 559 | 2,373 |
| September 2007 | 824 | 4 | 0 | 12 | 62 | 765 | 4 | 783 | 2,454 |

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

**Table 1.1: Housing Activity Summary by Submarket**
**September 2008**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| September 2008 | 199 | 4 | 0 | 0 | 0 | 116 | 0 | 0 | 319 |
| September 2007 | 117 | 4 | 0 | 0 | 20 | 0 | 0 | 20 | 161 |
| **East St. Paul R.M.** | | | | | | | | | |
| September 2008 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| September 2007 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Headingley R.M.** | | | | | | | | | |
| September 2008 | 2 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 6 |
| September 2007 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Ritchot R.M.** | | | | | | | | | |
| September 2008 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| September 2007 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Rosser R.M.** | | | | | | | | | |
| September 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| September 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| September 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| September 2007 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| September 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| September 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Springfield R.M.** | | | | | | | | | |
| September 2008 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| September 2007 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Tache R.M.** | | | | | | | | | |
| September 2008 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| September 2007 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **West St. Paul R.M.** | | | | | | | | | |
| September 2008 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| September 2007 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Winnipeg CMA** | | | | | | | | | |
| September 2008 | 246 | 4 | 0 | 4 | 0 | 116 | 0 | 0 | 370 |
| September 2007 | 147 | 4 | 0 | 0 | 20 | 0 | 0 | 20 | 191 |

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

| Table 1.1: Housing Activity Summary by Submarket September 2008 | 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** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| September 2008 | 219 | 6 | 0 | 0 | 1 | 110 | 0 | 179 | 515 |
| September 2007 | 182 | 2 | 0 | 0 | 11 | 12 | 0 | 25 | 232 |
| **East St. Paul R.M.** | | | | | | | | | |
| September 2008 | 10 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 18 |
| September 2007 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Headingley R.M.** | | | | | | | | | |
| September 2008 | 3 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 7 |
| September 2007 | 6 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 10 |
| **Ritchot R.M.** | | | | | | | | | |
| September 2008 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| September 2007 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Rosser R.M.** | | | | | | | | | |
| September 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| September 2007 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **St. Clements R.M.** | | | | | | | | | |
| September 2008 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| September 2007 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| September 2008 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| September 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Springfield R.M.** | | | | | | | | | |
| September 2008 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| September 2007 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Tache R.M.** | | | | | | | | | |
| September 2008 | 4 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 5 |
| September 2007 | 3 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 4 |
| **West St. Paul R.M.** | | | | | | | | | |
| September 2008 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| September 2007 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| **Winnipeg CMA** | | | | | | | | | |
| September 2008 | 262 | 6 | 0 | 12 | 2 | 110 | 0 | 179 | 571 |
| September 2007 | 221 | 2 | 0 | 4 | 12 | 12 | 0 | 25 | 276 |

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

| Table 1.1: Housing Activity Summary by Submarket September 2008 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| September 2008 | 164 | 1 | 0 | 0 | 0 | 84 | 0 | 43 | 292 |
| September 2007 | 125 | 8 | 0 | 0 | 16 | 0 | 0 | 9 | 158 |
| **East St. Paul R.M.** | | | | | | | | | |
| September 2008 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| September 2007 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Headingley R.M.** | | | | | | | | | |
| September 2008 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 3 |
| September 2007 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Ritchot R.M.** | | | | | | | | | |
| September 2008 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| September 2007 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Rosser R.M.** | | | | | | | | | |
| September 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| September 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| September 2008 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| September 2007 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| September 2008 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| September 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Springfield R.M.** | | | | | | | | | |
| September 2008 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| September 2007 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Tache R.M.** | | | | | | | | | |
| September 2008 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| September 2007 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **West St. Paul R.M.** | | | | | | | | | |
| September 2008 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| September 2007 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Winnipeg CMA** | | | | | | | | | |
| September 2008 | 204 | 1 | 0 | 1 | 0 | 84 | 0 | 43 | 333 |
| September 2007 | 151 | 8 | 0 | 0 | 16 | 0 | 0 | 9 | 184 |

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

| Table 2: Starts by Submarket and by Dwelling Type September 2008 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Submarket** | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | % Change |
| Winnipeg City | 109 | 102 | 8 | 0 | 20 | 14 | 54 | 130 | 191 | 246 | -22.4 |
| East St. Paul R.M. | 9 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 4 | 125.0 |
| Headingley R.M. | 5 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 12 | -58.3 |
| Ritchot R.M. | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 3 | 0.0 |
| Rosser R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| St. Clements R.M. | 13 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 10 | 30.0 |
| St. Francois Xavier R.M. | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Springfield R.M. | 10 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 19 | -47.4 |
| Tache R.M. | 14 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 12 | 16.7 |
| West St. Paul R.M. | 3 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 6 | -50.0 |
| **Winnipeg CMA** | 174 | 174 | 8 | 4 | 20 | 14 | 54 | 130 | 256 | 322 | -20.5 |

| Table 2.1: Starts by Submarket and by Dwelling Type January - September 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 |
| Winnipeg City | 1,084 | 1,029 | 22 | 6 | 52 | 77 | 700 | 1,103 | 1,858 | 2,215 | -16.1 |
| East St. Paul R.M. | 48 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 48 | 33 | 45.5 |
| Headingley R.M. | 42 | 66 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 66 | -36.4 |
| Ritchot R.M. | 26 | 38 | 2 | 0 | 0 | 0 | 0 | 0 | 28 | 38 | -26.3 |
| Rosser R.M. | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0.0 |
| St. Clements R.M. | 53 | 54 | 0 | 0 | 0 | 0 | 0 | 30 | 53 | 84 | -36.9 |
| St. Francois Xavier R.M. | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0.0 |
| Springfield R.M. | 85 | 86 | 0 | 0 | 0 | 0 | 0 | 0 | 85 | 86 | -1.2 |
| Tache R.M. | 51 | 42 | 0 | 0 | 0 | 12 | 0 | 0 | 51 | 54 | -5.6 |
| West St. Paul R.M. | 35 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 45 | -22.2 |
| **Winnipeg CMA** | 1,471 | 1,425 | 24 | 10 | 52 | 89 | 700 | 1,133 | 2,247 | 2,657 | -15.4 |

Source: CMHC (Starts and Completions Survey)

## Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
## September 2008

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 |
| Winnipeg City | 20 | 14 | 0 | 0 | 54 | 130 | 0 | 0 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 20 | 14 | 0 | 0 | 54 | 130 | 0 | 0 |

## Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
## January - September 2008

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| Winnipeg City | 52 | 77 | 0 | 0 | 447 | 476 | 229 | 627 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 9 | 0 | 3 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 52 | 86 | 0 | 3 | 447 | 506 | 229 | 627 |

Source: CMHC (Starts and Completions Survey)

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 |
| Winnipeg City | 117 | 102 | 74 | 144 | 0 | 0 | 191 | 246 |
| East St. Paul R.M. | 9 | 4 | 0 | 0 | 0 | 0 | 9 | 4 |
| Headingley R.M. | 5 | 12 | 0 | 0 | 0 | 0 | 5 | 12 |
| Ritchot R.M. | 3 | 3 | 0 | 0 | 0 | 0 | 3 | 3 |
| Rosser R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| St. Clements R.M. | 13 | 10 | 0 | 0 | 0 | 0 | 13 | 10 |
| St. Francois Xavier R.M. | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Springfield R.M. | 10 | 19 | 0 | 0 | 0 | 0 | 10 | 19 |
| Tache R.M. | 14 | 12 | 0 | 0 | 0 | 0 | 14 | 12 |
| West St. Paul R.M. | 3 | 6 | 0 | 0 | 0 | 0 | 3 | 6 |
| **Winnipeg CMA** | 182 | 174 | 74 | 144 | 0 | 4 | 256 | 322 |

**Table 2.4: Starts by Submarket and by Intended Market September 2008**

**Table 2.5: Starts by Submarket and by Intended Market January - September 2008**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| Winnipeg City | 1,104 | 1,018 | 501 | 568 | 229 | 629 | 1,858 | 2,215 |
| East St. Paul R.M. | 44 | 33 | 4 | 0 | 0 | 0 | 48 | 33 |
| Headingley R.M. | 35 | 58 | 7 | 8 | 0 | 0 | 42 | 66 |
| Ritchot R.M. | 28 | 38 | 0 | 0 | 0 | 0 | 28 | 38 |
| Rosser R.M. | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 2 |
| St. Clements R.M. | 53 | 54 | 0 | 30 | 0 | 0 | 53 | 84 |
| St. Francois Xavier R.M. | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 2 |
| Springfield R.M. | 84 | 84 | 1 | 0 | 0 | 2 | 85 | 86 |
| Tache R.M. | 51 | 42 | 0 | 9 | 0 | 3 | 51 | 54 |
| West St. Paul R.M. | 35 | 45 | 0 | 0 | 0 | 0 | 35 | 45 |
| **Winnipeg CMA** | 1,481 | 1,404 | 513 | 615 | 229 | 638 | 2,247 | 2,657 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
## September 2008

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | % Change |
| Winnipeg City | 199 | 117 | 4 | 16 | 0 | 8 | 116 | 20 | 319 | 161 | 98.1 |
| East St. Paul R.M. | 7 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 1 | ** |
| Headingley R.M. | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 6 | 0.0 |
| Ritchot R.M. | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 100.0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| St. Clements R.M. | 2 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 5 | -60.0 |
| St. Francois Xavier R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| Springfield R.M. | 12 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 4 | 200.0 |
| Tache R.M. | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 7 | -14.3 |
| West St. Paul R.M. | 5 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 3 | 66.7 |
| **Winnipeg CMA** | 250 | 147 | 4 | 16 | 0 | 8 | 116 | 20 | 370 | 191 | 93.7 |

## Table 3.1: Completions by Submarket and by Dwelling Type
## January - September 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 |
| Winnipeg City | 1,035 | 974 | 12 | 34 | 41 | 53 | 878 | 500 | 1,966 | 1,561 | 25.9 |
| East St. Paul R.M. | 45 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 15 | 200.0 |
| Headingley R.M. | 43 | 46 | 0 | 0 | 0 | 0 | 0 | 0 | 43 | 46 | -6.5 |
| Ritchot R.M. | 19 | 36 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 36 | -47.2 |
| Rosser R.M. | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| St. Clements R.M. | 44 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 44 | 32 | 37.5 |
| St. Francois Xavier R.M. | 3 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 5 | -40.0 |
| Springfield R.M. | 80 | 67 | 2 | 0 | 0 | 0 | 0 | 0 | 82 | 67 | 22.4 |
| Tache R.M. | 49 | 38 | 0 | 0 | 0 | 24 | 0 | 0 | 49 | 62 | -21.0 |
| West St. Paul R.M. | 39 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 39 | 45 | -13.3 |
| **Winnipeg CMA** | 1,401 | 1,270 | 14 | 34 | 41 | 77 | 878 | 500 | 2,334 | 1,881 | 24.1 |

Source: CMHC (Starts and Completions Survey)

## Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market September 2008

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 |
| Winnipeg City | 0 | 8 | 0 | 0 | 116 | 0 | 0 | 20 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 0 | 8 | 0 | 0 | 116 | 0 | 0 | 20 |

## Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 2008

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| Winnipeg City | 41 | 53 | 0 | 0 | 272 | 72 | 606 | 428 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 9 | 0 | 15 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 41 | 62 | 0 | 15 | 272 | 72 | 606 | 428 |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**
**September 2008**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 | Sept 2008 | Sept 2007 |
| Winnipeg City | 203 | 121 | 116 | 20 | 0 | 20 | 319 | 161 |
| East St. Paul R.M. | 7 | 1 | 0 | 0 | 0 | 0 | 7 | 1 |
| Headingley R.M. | 2 | 6 | 4 | 0 | 0 | 0 | 6 | 6 |
| Ritchot R.M. | 4 | 2 | 0 | 0 | 0 | 0 | 4 | 2 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 2 | 5 | 0 | 0 | 0 | 0 | 2 | 5 |
| St. Francois Xavier R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Springfield R.M. | 12 | 4 | 0 | 0 | 0 | 0 | 12 | 4 |
| Tache R.M. | 6 | 7 | 0 | 0 | 0 | 0 | 6 | 7 |
| West St. Paul R.M. | 5 | 3 | 0 | 0 | 0 | 0 | 5 | 3 |
| **Winnipeg CMA** | 250 | 151 | 120 | 20 | 0 | 20 | 370 | 191 |

**Table 3.5: Completions by Submarket and by Intended Market**
**January - September 2008**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| Winnipeg City | 1,041 | 985 | 319 | 148 | 606 | 428 | 1,966 | 1,561 |
| East St. Paul R.M. | 35 | 15 | 10 | 0 | 0 | 0 | 45 | 15 |
| Headingley R.M. | 27 | 35 | 16 | 11 | 0 | 0 | 43 | 46 |
| Ritchot R.M. | 19 | 36 | 0 | 0 | 0 | 0 | 19 | 36 |
| Rosser R.M. | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| St. Clements R.M. | 44 | 32 | 0 | 0 | 0 | 0 | 44 | 32 |
| St. Francois Xavier R.M. | 3 | 5 | 0 | 0 | 0 | 0 | 3 | 5 |
| Springfield R.M. | 82 | 67 | 0 | 0 | 0 | 0 | 82 | 67 |
| Tache R.M. | 49 | 38 | 0 | 9 | 0 | 15 | 49 | 62 |
| West St. Paul R.M. | 39 | 45 | 0 | 0 | 0 | 0 | 39 | 45 |
| **Winnipeg CMA** | 1,383 | 1,270 | 345 | 168 | 606 | 443 | 2,334 | 1,881 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## September 2008

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $224,999 | | $225,000 - $274,999 | | $275,000 - $324,999 | | $325,000 - $374,999 | | $375,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Winnipeg City** | | | | | | | | | | | | | |
| September 2008 | 8 | 4.9 | 24 | 14.6 | 55 | 33.5 | 24 | 14.6 | 53 | 32.3 | 164 | 322,098 | 345,987 |
| September 2007 | 28 | 22.4 | 36 | 28.8 | 29 | 23.2 | 14 | 11.2 | 18 | 14.4 | 125 | 273,923 | 288,970 |
| Year-to-date 2008 | 81 | 8.3 | 211 | 21.7 | 291 | 29.9 | 177 | 18.2 | 212 | 21.8 | 972 | 308,000 | 332,598 |
| Year-to-date 2007 | 204 | 21.3 | 259 | 27.1 | 254 | 26.5 | 100 | 10.4 | 140 | 14.6 | 957 | 276,175 | 291,303 |
| **East St. Paul R.M.** | | | | | | | | | | | | | |
| September 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 50.0 | 3 | 50.0 | 6 | -- | -- |
| September 2007 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 2 | 5.7 | 6 | 17.1 | 27 | 77.1 | 35 | 454,500 | 478,018 |
| Year-to-date 2007 | 0 | 0.0 | 0 | 0.0 | 2 | 16.7 | 1 | 8.3 | 9 | 75.0 | 12 | 404,163 | 409,619 |
| **Headingley R.M.** | | | | | | | | | | | | | |
| September 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 100.0 | 0 | 0.0 | 3 | -- | -- |
| September 2007 | 0 | 0.0 | 2 | 33.3 | 0 | 0.0 | 1 | 16.7 | 3 | 50.0 | 6 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 6 | 14.0 | 2 | 4.7 | 16 | 37.2 | 19 | 44.2 | 43 | 367,749 | 415,779 |
| Year-to-date 2007 | 0 | 0.0 | 9 | 22.0 | 6 | 14.6 | 10 | 24.4 | 16 | 39.0 | 41 | 349,900 | 403,526 |
| **Ritchot R.M.** | | | | | | | | | | | | | |
| September 2008 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 0 | 0.0 | 3 | 75.0 | 4 | -- | -- |
| September 2007 | 1 | 50.0 | 0 | 0.0 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 3 | 15.0 | 7 | 35.0 | 1 | 5.0 | 9 | 45.0 | 20 | 329,531 | 372,334 |
| Year-to-date 2007 | 3 | 8.3 | 5 | 13.9 | 10 | 27.8 | 6 | 16.7 | 12 | 33.3 | 36 | 323,850 | 329,929 |
| **Rosser R.M.** | | | | | | | | | | | | | |
| September 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| September 2007 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2008 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2007 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **St. Clements R.M.** | | | | | | | | | | | | | |
| September 2008 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| September 2007 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 2 | 50.0 | 1 | 25.0 | 4 | -- | -- |
| Year-to-date 2008 | 7 | 15.2 | 6 | 13.0 | 14 | 30.4 | 7 | 15.2 | 12 | 26.1 | 46 | 300,000 | 309,572 |
| Year-to-date 2007 | 11 | 35.5 | 2 | 6.5 | 7 | 22.6 | 4 | 12.9 | 7 | 22.6 | 31 | 289,900 | 286,423 |
| **St. Francois Xavier R.M.** | | | | | | | | | | | | | |
| September 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| September 2007 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 1 | 50.0 | 0 | 0.0 | 1 | 50.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2007 | 0 | 0.0 | 1 | 20.0 | 3 | 60.0 | 0 | 0.0 | 1 | 20.0 | 5 | -- | -- |
| **Springfield R.M.** | | | | | | | | | | | | | |
| September 2008 | 0 | 0.0 | 1 | 9.1 | 2 | 18.2 | 4 | 36.4 | 4 | 36.4 | 11 | 350,727 | 345,420 |
| September 2007 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2008 | 3 | 3.9 | 13 | 16.9 | 20 | 26.0 | 20 | 26.0 | 21 | 27.3 | 77 | 327,770 | 337,344 |
| Year-to-date 2007 | 7 | 10.8 | 16 | 24.6 | 26 | 40.0 | 7 | 10.8 | 9 | 13.8 | 65 | 290,730 | 304,957 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## September 2008

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $224,999 | | $225,000 - $274,999 | | $275,000 - $324,999 | | $325,000 - $374,999 | | $375,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Tache R.M.** | | | | | | | | | | | | | |
| September 2008 | 0 | 0.0 | 1 | 20.0 | 0 | 0.0 | 2 | 40.0 | 2 | 40.0 | 5 | -- | -- |
| September 2007 | 1 | 14.3 | 1 | 14.3 | 2 | 28.6 | 1 | 14.3 | 2 | 28.6 | 7 | -- | -- |
| Year-to-date 2008 | 2 | 4.3 | 18 | 38.3 | 17 | 36.2 | 6 | 12.8 | 4 | 8.5 | 47 | 283,080 | 294,968 |
| Year-to-date 2007 | 6 | 15.4 | 17 | 43.6 | 10 | 25.6 | 4 | 10.3 | 2 | 5.1 | 39 | 261,900 | 272,219 |
| **West St. Paul R.M.** | | | | | | | | | | | | | |
| September 2008 | 0 | 0.0 | 1 | 25.0 | 1 | 25.0 | 2 | 50.0 | 0 | 0.0 | 4 | -- | -- |
| September 2007 | 0 | 0.0 | 1 | 25.0 | 0 | 0.0 | 1 | 25.0 | 2 | 50.0 | 4 | -- | -- |
| Year-to-date 2008 | 5 | 11.4 | 7 | 15.9 | 3 | 6.8 | 10 | 22.7 | 19 | 43.2 | 44 | 358,450 | 395,961 |
| Year-to-date 2007 | 0 | 0.0 | 3 | 6.4 | 14 | 29.8 | 11 | 23.4 | 19 | 40.4 | 47 | 333,900 | 380,425 |
| **Winnipeg CMA** | | | | | | | | | | | | | |
| September 2008 | 8 | 3.9 | 28 | 13.7 | 63 | 30.7 | 40 | 19.5 | 66 | 32.2 | 205 | 327,820 | 349,234 |
| September 2007 | 31 | 20.5 | 41 | 27.2 | 33 | 21.9 | 19 | 12.6 | 27 | 17.9 | 151 | 279,815 | 302,060 |
| Year-to-date 2008 | 103 | 7.8 | 274 | 20.7 | 366 | 27.6 | 253 | 19.1 | 328 | 24.8 | 1,324 | 311,000 | 339,455 |
| Year-to-date 2007 | 231 | 18.6 | 316 | 25.4 | 336 | 27.0 | 143 | 11.5 | 217 | 17.5 | 1,243 | 282,415 | 300,945 |

Source: CMHC (Market Absorption Survey)

| Table 4.1: Average Price ($) of Absorbed Single-detached Units<br>September 2008 | | | | | | |
|---|---|---|---|---|---|---|
| **Submarket** | Sept 2008 | Sept 2007 | % Change | YTD 2008 | YTD 2007 | % Change |
| Winnipeg City | 345,987 | 288,970 | 19.7 | 332,598 | 291,303 | 14.2 |
| East St. Paul R.M. | -- | -- | n/a | 478,018 | 409,619 | 16.7 |
| Headingley R.M. | -- | -- | n/a | 415,779 | 403,526 | 3.0 |
| Ritchot R.M. | -- | -- | n/a | 372,334 | 329,929 | 12.9 |
| Rosser R.M. | -- | -- | n/a | -- | -- | n/a |
| St. Clements R.M. | -- | -- | n/a | 309,572 | 286,423 | 8.1 |
| St. Francois Xavier R.M. | -- | -- | n/a | -- | -- | n/a |
| Springfield R.M. | 345,420 | -- | n/a | 337,344 | 304,957 | 10.6 |
| Tache R.M. | -- | -- | n/a | 294,968 | 272,219 | 8.4 |
| West St. Paul R.M. | -- | -- | n/a | 395,961 | 380,425 | 4.1 |
| **Winnipeg CMA** | 349,234 | 302,060 | 15.6 | 339,455 | 300,945 | 12.8 |

Source: CMHC (Market Absorption Survey)

## Table 5: MLS® Residential Activity for Winnipeg
## September 2008

| | | Number of Sales | Yr/Yr % | Sales SA | Number of New Listings | New Listings SA | Sales-to-New Listings SA | Average Price ($) | Yr/Yr % | Average Price ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2007 | January | 517 | 1.8 | 967 | 847 | 1,193 | 81.1 | 151,299 | 5.7 | 156,619 |
| | February | 735 | -2.8 | 984 | 904 | 1,193 | 82.5 | 164,760 | 12.4 | 169,889 |
| | March | 1,080 | 11.7 | 1,056 | 1,342 | 1,294 | 81.6 | 158,877 | 6.6 | 163,596 |
| | April | 1,156 | 11.6 | 1,017 | 1,567 | 1,245 | 81.7 | 174,973 | 7.6 | 167,166 |
| | May | 1,563 | 11.4 | 1,079 | 1,780 | 1,238 | 87.2 | 184,651 | 15.6 | 178,160 |
| | June | 1,469 | 4.2 | 1,059 | 1,671 | 1,232 | 86.0 | 185,447 | 16.1 | 178,590 |
| | July | 1,192 | 6.0 | 1,027 | 1,259 | 1,117 | 91.9 | 174,942 | 14.4 | 175,620 |
| | August | 1,178 | 4.0 | 1,016 | 1,455 | 1,233 | 82.4 | 169,600 | 12.1 | 176,472 |
| | September | 1,001 | 3.0 | 1,047 | 1,329 | 1,224 | 85.5 | 171,943 | 13.3 | 177,599 |
| | October | 1,131 | 17.8 | 1,077 | 1,220 | 1,251 | 86.1 | 178,756 | 15.5 | 181,143 |
| | November | 821 | 5.5 | 1,048 | 753 | 1,190 | 88.1 | 179,148 | 16.9 | 186,995 |
| | December | 476 | -13.0 | 942 | 363 | 1,080 | 87.2 | 172,474 | 6.8 | 176,838 |
| 2008 | January | 520 | 0.6 | 1,012 | 797 | 1,211 | 83.6 | 174,902 | 15.6 | 182,022 |
| | February | 714 | -2.9 | 946 | 899 | 1,175 | 80.5 | 183,665 | 11.5 | 190,888 |
| | March | 918 | -15.0 | 973 | 1,300 | 1,213 | 80.2 | 203,504 | 28.1 | 201,375 |
| | April | 1,247 | 7.9 | 1,051 | 1,624 | 1,302 | 80.7 | 209,832 | 19.9 | 199,337 |
| | May | 1,474 | -5.7 | 1,042 | 1,907 | 1,312 | 79.4 | 210,901 | 14.2 | 202,515 |
| | June | 1,484 | 1.0 | 1,048 | 1,961 | 1,351 | 77.6 | 206,326 | 11.3 | 198,007 |
| | July | 1,344 | 12.8 | 1,096 | 1,672 | 1,441 | 76.1 | 195,965 | 12.0 | 199,314 |
| | August | 1,100 | -6.6 | 1,030 | 1,446 | 1,324 | 77.8 | 190,978 | 12.6 | 199,854 |
| | September | 1,028 | 2.7 | 994 | 1,627 | 1,348 | 73.7 | 191,179 | 11.2 | 196,833 |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | | | | | | | | | | |
| | Q3 2007 | 3,371 | 4.4 | | 4,043 | | | 172,184 | 13.3 | |
| | Q3 2008 | 3,472 | 3.0 | | 4,745 | | | 192,968 | 12.1 | |
| | | | | | | | | | | |
| | YTD 2007 | 9,891 | 6.3 | | 12,154 | | | 173,354 | 12.4 | |
| | YTD 2008 | 9,829 | -0.6 | | 13,233 | | | 199,166 | 14.9 | |

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

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

## Table 6: Economic Indicators
## September 2008

| | | Interest Rates | | | NHPI, Total, Winnipeg CMA 1997=100 | CPI, 2002 =100 | Winnipeg Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2007 | January | 679 | 6.50 | 6.65 | 149.7 | 109.0 | 383 | 5.1 | 70.3 | 668 |
| | February | 679 | 6.50 | 6.65 | 150.7 | 109.4 | 384 | 4.9 | 70.4 | 671 |
| | March | 669 | 6.40 | 6.49 | 151.6 | 110.3 | 387 | 4.7 | 70.8 | 672 |
| | April | 678 | 6.60 | 6.64 | 152.0 | 110.8 | 389 | 4.7 | 71.0 | 671 |
| | May | 709 | 6.85 | 7.14 | 153.1 | 111.4 | 390 | 4.9 | 71.4 | 674 |
| | June | 715 | 7.05 | 7.24 | 161.1 | 111.3 | 390 | 5.0 | 71.3 | 683 |
| | July | 715 | 7.05 | 7.24 | 168.1 | 111.9 | 391 | 4.6 | 71.1 | 690 |
| | August | 715 | 7.05 | 7.24 | 168.9 | 111.1 | 391 | 4.2 | 70.8 | 697 |
| | September | 712 | 7.05 | 7.19 | 170.3 | 111.6 | 391 | 4.2 | 70.7 | 700 |
| | October | 728 | 7.25 | 7.44 | 170.3 | 110.9 | 392 | 4.4 | 70.9 | 701 |
| | November | 725 | 7.20 | 7.39 | 171.2 | 110.7 | 393 | 4.6 | 71.3 | 701 |
| | December | 734 | 7.35 | 7.54 | 171.4 | 110.7 | 394 | 4.7 | 71.4 | 699 |
| 2008 | January | 725 | 7.35 | 7.39 | 172.5 | 110.7 | 395 | 4.5 | 71.4 | 701 |
| | February | 718 | 7.25 | 7.29 | 172.6 | 111.1 | 395 | 4.4 | 71.1 | 708 |
| | March | 712 | 7.15 | 7.19 | 174.3 | 111.7 | 396 | 4.1 | 71.1 | 714 |
| | April | 700 | 6.95 | 6.99 | 174.5 | 112.6 | 398 | 4.1 | 71.4 | 715 |
| | May | 679 | 6.15 | 6.65 | 177.7 | 113.4 | 398 | 4.1 | 71.4 | 714 |
| | June | 710 | 6.95 | 7.15 | 179.6 | 114.2 | 399 | 4.1 | 71.4 | 715 |
| | July | 710 | 6.95 | 7.15 | 179.9 | 114.8 | 397 | 4.2 | 70.9 | 718 |
| | August | 691 | 6.65 | 6.85 | 180.2 | 114.9 | 396 | 4.2 | 70.7 | 722 |
| | September | 691 | 6.65 | 6.85 | | 115.0 | 394 | 4.4 | 70.5 | 721 |
| | 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 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 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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