

HOUSING NOW

Hamilton and Brantford CMAs



Canada Mortgage and Housing Corporation

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New Home Market

Hamilton's Housing Starts Unchanged but Brantford's Rise

Housing starts were virtually unchanged in 2007 in the Hamilton Census Metropolitan Area (CMA). Total housing starts edged lower by one per cent to 3,004 units in 2007 compared to 3,043 units in 2006.

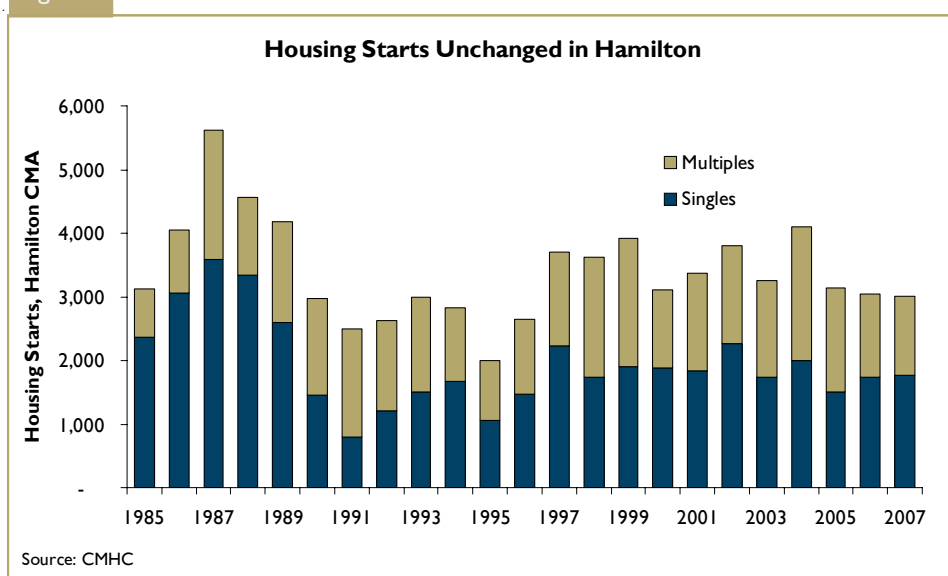
Single-detached home starts dominated construction in 2007 with 1,761 units – one per cent above the level recorded in 2006.

Strong gains in Hamilton's service sector employment helped offset job losses in the manufacturing sector. The overall housing demand as a result remained steady throughout 2007. Baby-boomers continued to drive the Hamilton housing market. Single-detached homes were the

Table of Contents

- 1 **New Home Market**
Hamilton's Housing Starts
Unchanged but Brantford's Rise
- 2 **Resale Market**
All-Time Record in Hamilton's
Resale Home Sales
- 3 **Maps**
- 9 **Tables**

Figure 1



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popular choice for a wealthy and aging population.

Housing starts rose in 2007 in the Brantford Census Metropolitan Area (CMA). Total housing starts increased by seven per cent to 589 units in 2007 compared to 550 units started a year earlier. Fourth quarter housing starts surged to 179 units – 67 per cent above the levels recorded for the same quarter a year earlier. Single-detached home starts dominated construction in 2007.

Lower house prices were luring more homebuyers to Brantford. High house prices in neighbouring areas such as Hamilton were a challenge, especially for first-time homebuyers. These buyers looked to Brantford where the average new home price is significantly lower. Hamilton's average new single-detached home price was \$365,360 in 2007 compared to \$222,900 in Brantford.

Although Hamilton's new houses remained more expensive than those in Brantford, the gap between the prices in the two markets narrowed. Hamilton's average new single-detached home price fell by seven per cent in 2007 from the previous year. Anecdotal industry evidence suggests that the price decline is due to compositional effects (builders building proportionately more smaller units) as opposed to a cooling down in the market. The average new single-detached home price in Brantford, meanwhile, rose by a whopping 17 per cent in 2007 from the previous year. This increase in price is reflective of more large homes being built, especially in Brant City where land constraints

have less of an impact on the size of homes being built. The higher proportion of expensive homes pulled up the average.

Resale Market

All-Time Record in Hamilton's Resale Home Sales

Hamilton's resale home sales reached at all time record at 13,866 sales in 2007 – six per cent above the level recorded in the previous year. Lower prices compared to those in the new home market and more borrowing options, including longer amortization periods, have enabled more homebuyers to enter in to the resale home market.

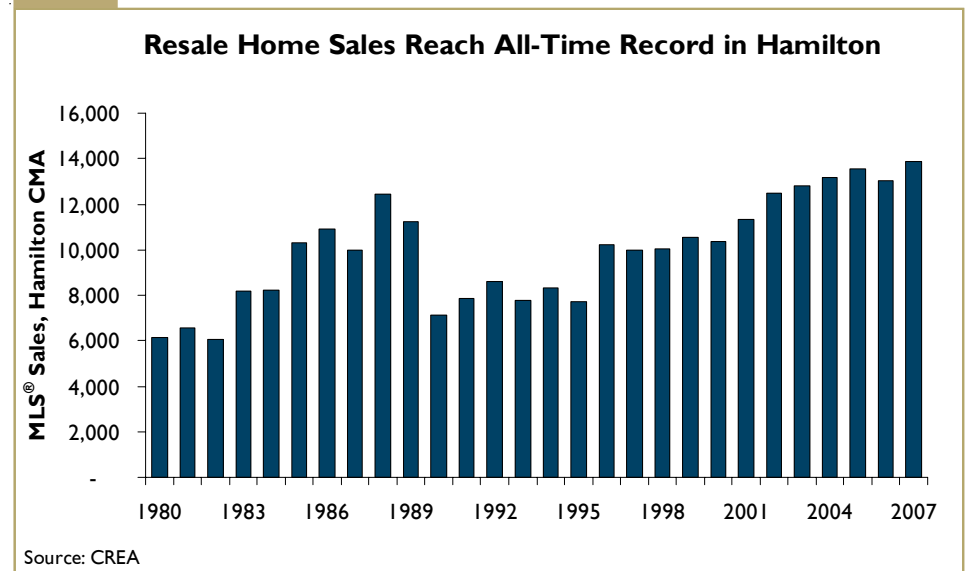
Resale home sales in Brantford between January and November of 2007 were up by four per cent to 2,215

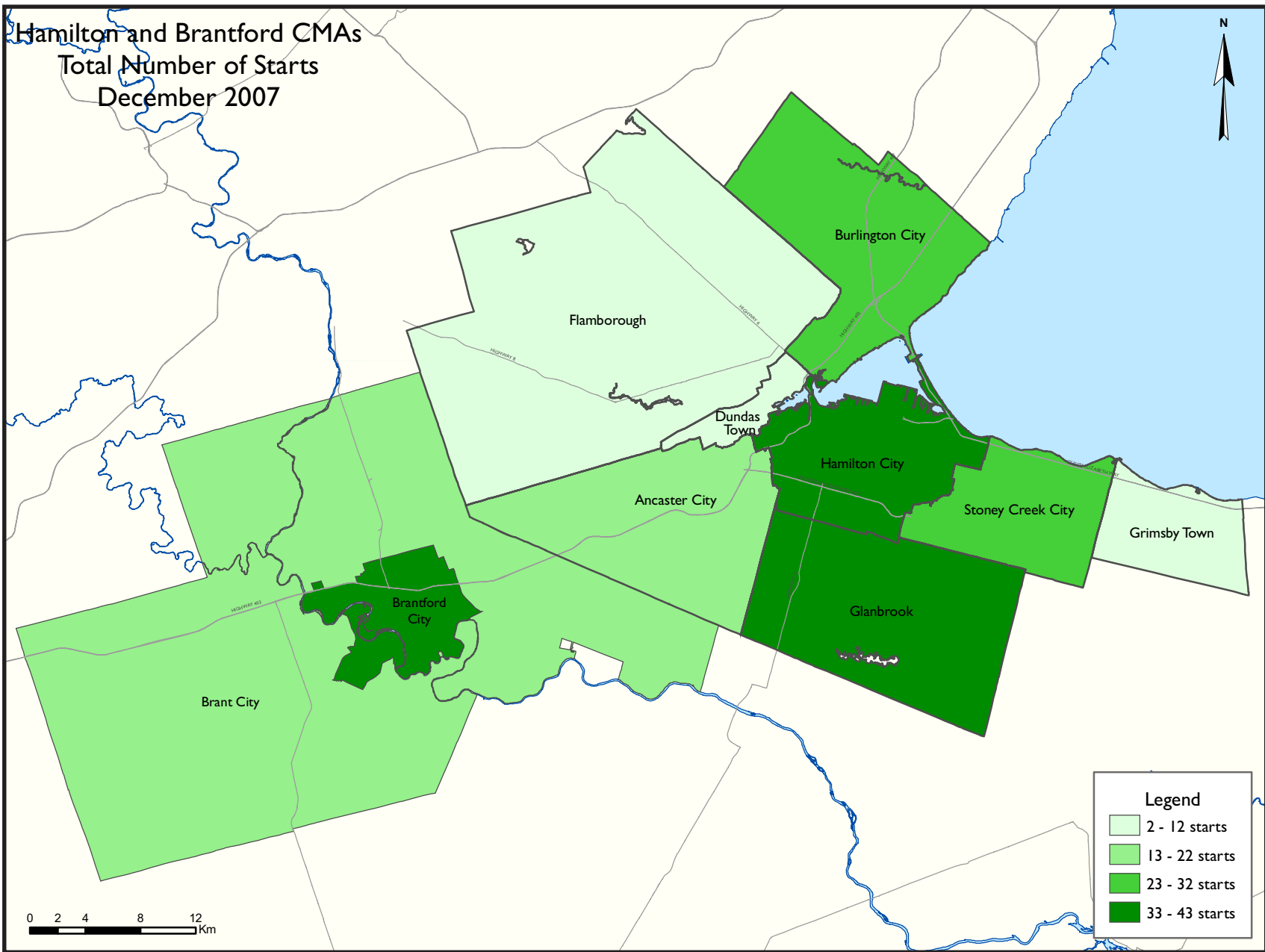
units from the same time period a year earlier. Steady employment and lower house prices compared to those of neighbouring Hamilton encouraged more homebuyers to choose a home in Brantford.

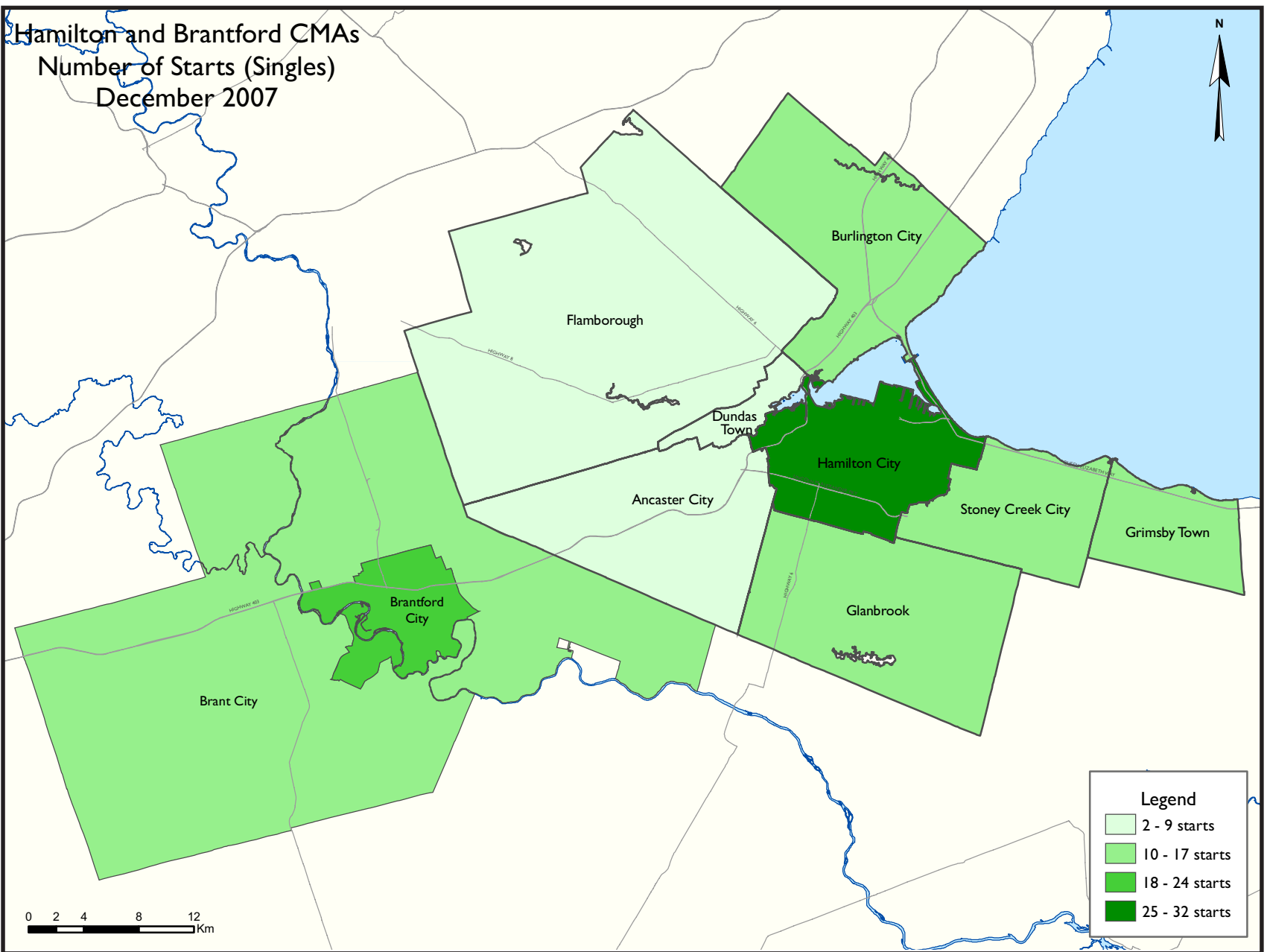
Rising house prices encourage more homeowners to list their homes for sale in Hamilton. The supply of new listings increased to 18,988 units in 2007 or three per cent above the level from the previous year.

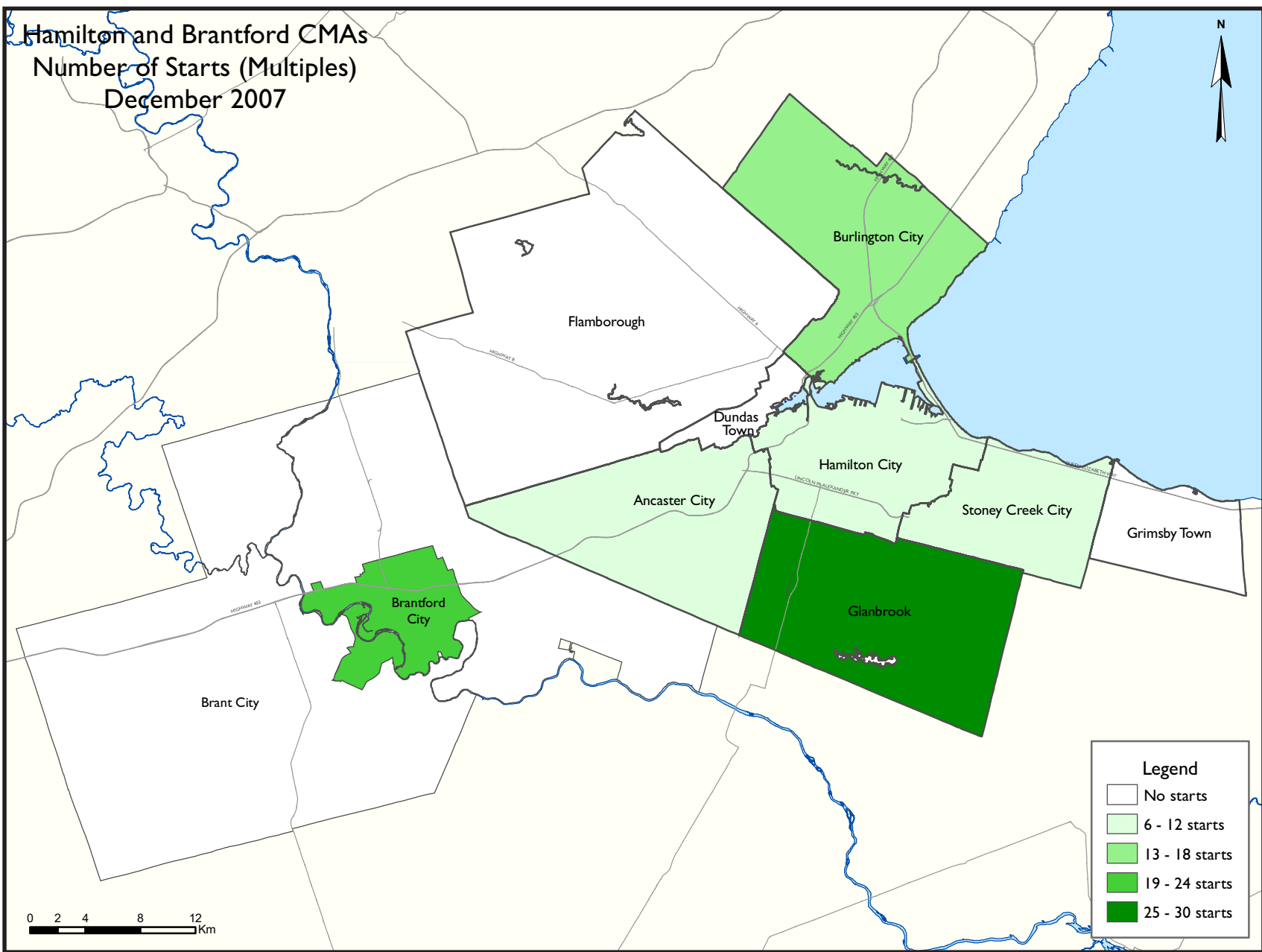
Despite an increase in supply, strong sales meant Hamilton's resale home market remained tight. The sales-to-new listings ratio (SNLR) was 73 per cent in 2007. A SNLR above 55 per cent is typically associated with a market favouring sellers. Hamilton's resale market remained firmly in sellers' territory with an average resale price growth of eight per cent in 2007 from the previous year. The average resale price was \$268,860 in 2007.

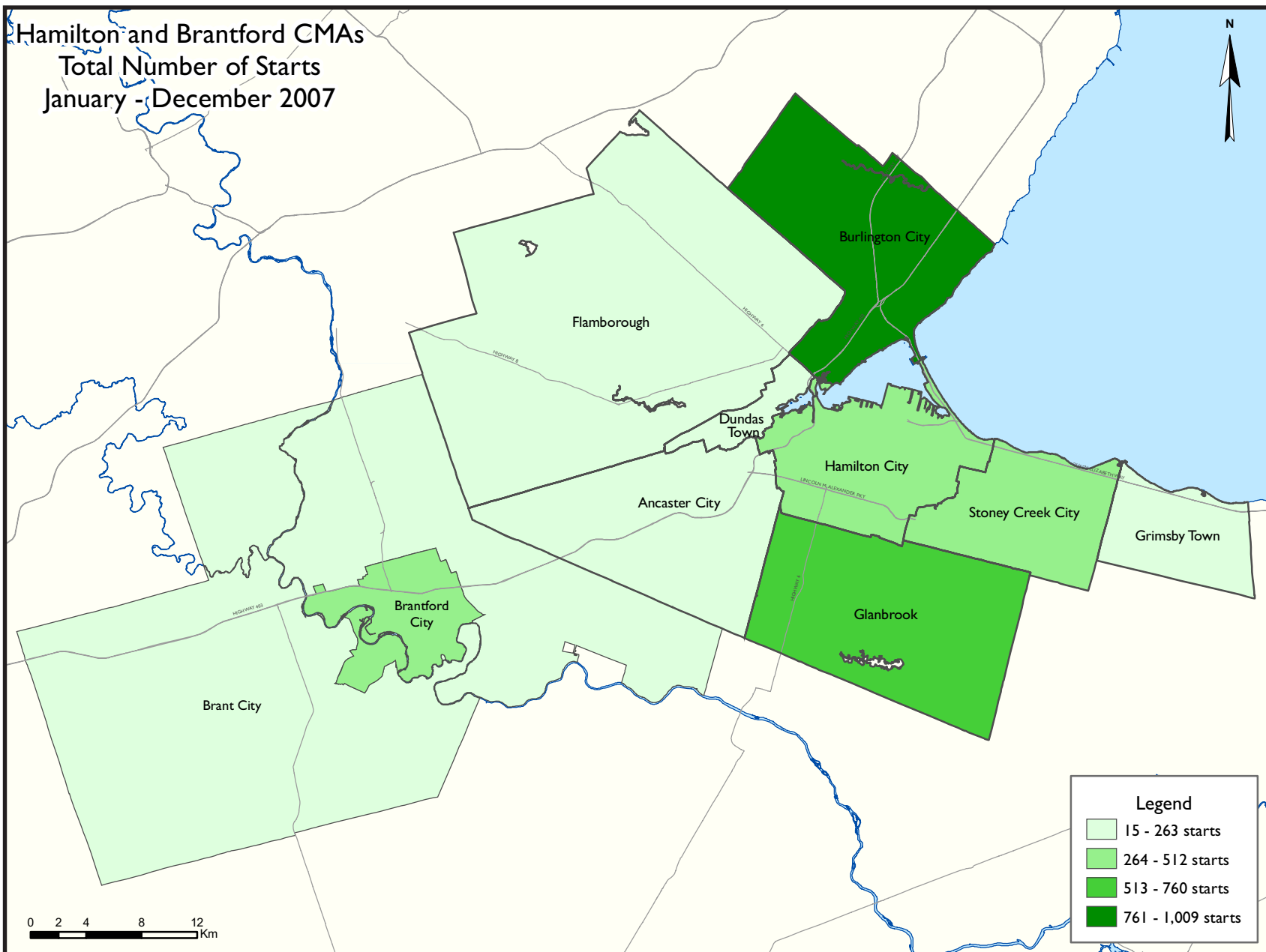
Figure 2

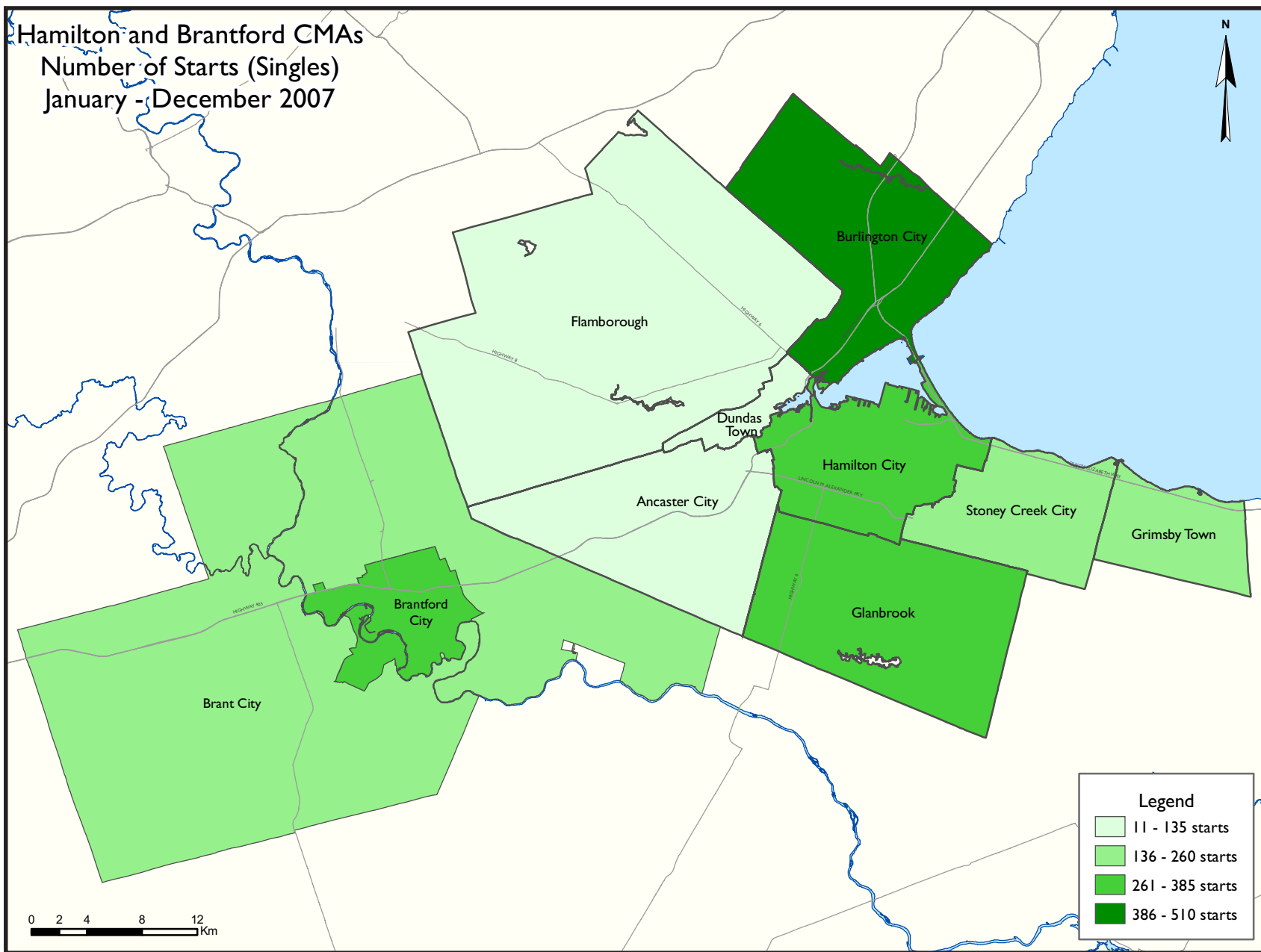


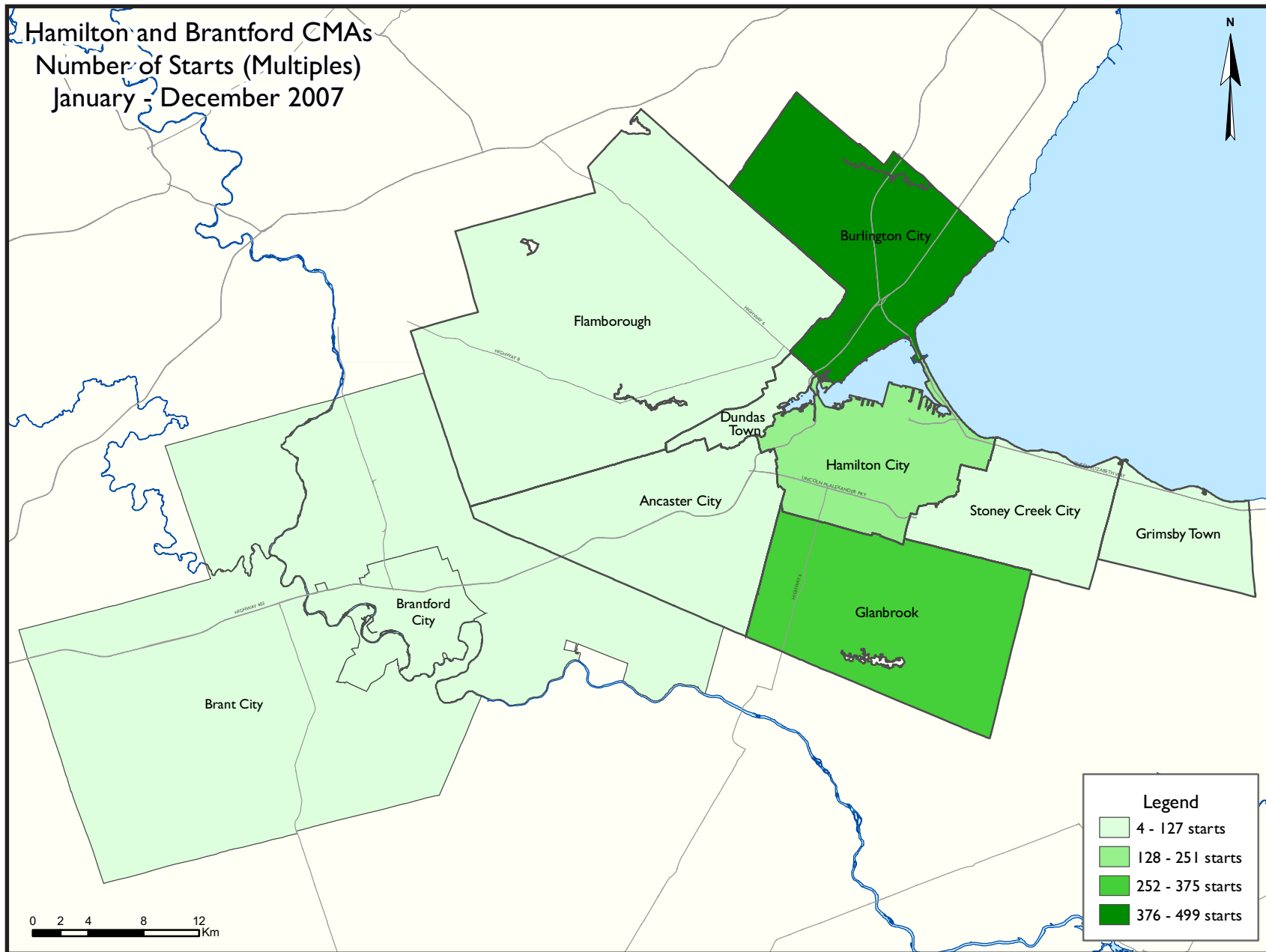












HOUSING NOW REPORT TABLES

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 or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
December 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
December 2007	93	6	10	0	52	0	0	0	161
December 2006	148	0	62	0	61	0	0	0	271
% Change	-37.2	n/a	-83.9	n/a	-14.8	n/a	n/a	n/a	-40.6
Year-to-date 2007	1,761	92	411	0	513	88	0	139	3,004
Year-to-date 2006	1,725	124	592	16	362	94	8	122	3,043
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
UNDER CONSTRUCTION									
December 2007	923	70	392	0	443	312	0	153	2,293
December 2006	977	18	528	7	363	480	32	193	2,598
% Change	-5.5	**	-25.8	-100.0	22.0	-35.0	-100.0	-20.7	-11.7
COMPLETIONS									
December 2007	151	10	58	0	26	42	0	0	287
December 2006	121	14	20	6	27	0	0	18	206
% Change	24.8	-28.6	190.0	-100.0	-3.7	n/a	n/a	-100.0	39.3
Year-to-date 2007	1,814	40	553	7	418	256	42	179	3,309
Year-to-date 2006	1,522	252	506	13	439	344	19	252	3,347
% Change	19.2	-84.1	9.3	-46.2	-4.8	-25.6	121.1	-29.0	-1.1
COMPLETED & NOT ABSORBED									
December 2007	64	2	23	0	12	24	0	41	166
December 2006	56	7	15	0	8	25	4	158	273
% Change	14.3	-71.4	53.3	n/a	50.0	-4.0	-100.0	-74.1	-39.2
ABSORBED									
December 2007	158	10	61	0	29	42	1	0	301
December 2006	123	15	21	6	27	0	0	0	192
% Change	28.5	-33.3	190.5	-100.0	7.4	n/a	n/a	n/a	56.8
Year-to-date 2007	1,809	45	545	7	414	257	46	239	3,362
Year-to-date 2006	1,472	261	515	13	442	339	21	76	3,139
% Change	22.9	-82.8	5.8	-46.2	-6.3	-24.2	119.0	**	7.1

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

Table 1b: Housing Activity Summary of Brantford CMA
December 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
December 2007	36	4	5	0	15	0	0	0	60
December 2006	13	0	0	0	12	0	0	0	25
% Change	176.9	n/a	n/a	n/a	25.0	n/a	n/a	n/a	140.0
Year-to-date 2007	466	16	26	0	81	0	0	0	589
Year-to-date 2006	357	2	0	0	47	0	0	3	409
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
UNDER CONSTRUCTION									
December 2007	229	10	14	0	44	0	0	0	297
December 2006	128	0	0	0	24	0	0	3	155
% Change	78.9	n/a	n/a	n/a	83.3	n/a	n/a	-100.0	91.6
COMPLETIONS									
December 2007	89	2	0	0	0	0	0	0	91
December 2006	28	0	0	2	14	0	0	0	44
% Change	**	n/a	n/a	-100.0	-100.0	n/a	n/a	n/a	106.8
Year-to-date 2007	398	6	12	4	61	0	0	3	484
Year-to-date 2006	321	4	6	2	88	0	14	51	486
% Change	24.0	50.0	100.0	100.0	-30.7	n/a	-100.0	-94.1	-0.4
COMPLETED & NOT ABSORBED									
December 2007	99	2	5	4	33	0	6	0	149
December 2006	87	0	0	1	34	0	13	0	135
% Change	13.8	n/a	n/a	**	-2.9	n/a	-53.8	n/a	10.4
ABSORBED									
December 2007	59	0	0	0	5	0	0	0	64
December 2006	22	0	0	1	7	0	0	0	30
% Change	168.2	n/a	n/a	-100.0	-28.6	n/a	n/a	n/a	113.3
Year-to-date 2007	395	4	7	1	62	0	7	3	479
Year-to-date 2006	296	4	8	2	69	0	1	0	380
% Change	33.4	0.0	-12.5	-50.0	-10.1	n/a	**	n/a	26.1

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

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

Table I.1: Housing Activity Summary by Submarket
December 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
New City of Hamilton									
December 2007	71	6	10	0	38	0	0	0	125
December 2006	133	0	62	0	56	0	0	0	251
Hamilton City									
December 2007	32	6	0	0	0	0	0	0	38
December 2006	21	0	0	0	0	0	0	0	21
Stoney Creek City									
December 2007	17	0	10	0	0	0	0	0	27
December 2006	11	0	0	0	56	0	0	0	67
Ancaster City									
December 2007	5	0	0	0	8	0	0	0	13
December 2006	17	0	6	0	0	0	0	0	23
Dundas Town									
December 2007	2	0	0	0	0	0	0	0	2
December 2006	1	0	0	0	0	0	0	0	1
Flamborough									
December 2007	5	0	0	0	0	0	0	0	5
December 2006	4	0	0	0	0	0	0	0	4
Glanbrook									
December 2007	10	0	0	0	30	0	0	0	40
December 2006	79	0	56	0	0	0	0	0	135
Burlington City									
December 2007	12	0	0	0	14	0	0	0	26
December 2006	13	0	0	0	5	0	0	0	18
Grimsby Town									
December 2007	10	0	0	0	0	0	0	0	10
December 2006	2	0	0	0	0	0	0	0	2
Hamilton CMA									
December 2007	93	6	10	0	52	0	0	0	161
December 2006	148	0	62	0	61	0	0	0	271
Brant City									
December 2007	17	0	0	0	0	0	0	0	17
December 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2007	19	4	5	0	15	0	0	0	43
December 2006	13	0	0	0	12	0	0	0	25
Brantford CMA									
December 2007	36	4	5	0	15	0	0	0	60
December 2006	13	0	0	0	12	0	0	0	25

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

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

Table I.1: Housing Activity Summary by Submarket
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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									
New City of Hamilton									
December 2007	565	16	230	0	327	181	0	153	1,472
December 2006	754	16	343	7	245	233	0	85	1,683
Hamilton City									
December 2007	168	6	3	0	17	119	0	153	466
December 2006	121	8	12	1	0	119	0	85	346
Stoney Creek City									
December 2007	81	0	79	0	8	0	0	0	168
December 2006	55	2	74	0	81	0	0	0	212
Ancaster City									
December 2007	68	0	38	0	112	0	0	0	218
December 2006	120	0	96	6	120	10	0	0	352
Dundas Town									
December 2007	9	2	0	0	0	62	0	0	73
December 2006	9	0	0	0	0	62	0	0	71
Flamborough									
December 2007	71	2	0	0	0	0	0	0	73
December 2006	43	2	0	0	0	0	0	0	45
Glanbrook									
December 2007	168	6	110	0	190	0	0	0	474
December 2006	406	4	161	0	44	42	0	0	657
Burlington City									
December 2007	300	54	111	0	112	131	0	0	708
December 2006	201	2	185	0	118	247	32	108	893
Grimsby Town									
December 2007	58	0	51	0	4	0	0	0	113
December 2006	22	0	0	0	0	0	0	0	22
Hamilton CMA									
December 2007	923	70	392	0	443	312	0	153	2,293
December 2006	977	18	528	7	363	480	32	193	2,598
Brant City									
December 2007	84	0	0	0	0	0	0	0	84
December 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2007	145	10	14	0	44	0	0	0	213
December 2006	128	0	0	0	24	0	0	3	155
Brantford CMA									
December 2007	229	10	14	0	44	0	0	0	297
December 2006	128	0	0	0	24	0	0	3	155

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

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

Table 1.1: Housing Activity Summary by Submarket
December 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
New City of Hamilton									
December 2007	80	0	38	0	12	42	0	0	172
December 2006	78	12	20	6	18	0	0	18	152
Hamilton City									
December 2007	24	0	0	0	0	0	0	0	24
December 2006	27	12	0	2	0	0	0	18	59
Stoney Creek City									
December 2007	15	0	7	0	0	0	0	0	22
December 2006	9	0	20	0	0	0	0	0	29
Ancaster City									
December 2007	8	0	4	0	12	0	0	0	24
December 2006	6	0	0	4	0	0	0	0	10
Dundas Town									
December 2007	1	0	0	0	0	0	0	0	1
December 2006	3	0	0	0	0	0	0	0	3
Flamborough									
December 2007	2	0	0	0	0	0	0	0	2
December 2006	8	0	0	0	0	0	0	0	8
Glanbrook									
December 2007	30	0	27	0	0	42	0	0	99
December 2006	25	0	0	0	18	0	0	0	43
Burlington City									
December 2007	60	10	16	0	14	0	0	0	100
December 2006	35	2	0	0	9	0	0	0	46
Grimsby Town									
December 2007	11	0	4	0	0	0	0	0	15
December 2006	8	0	0	0	0	0	0	0	8
Hamilton CMA									
December 2007	151	10	58	0	26	42	0	0	287
December 2006	121	14	20	6	27	0	0	18	206
Brant City									
December 2007	28	0	0	0	0	0	0	0	28
December 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2007	61	2	0	0	0	0	0	0	63
December 2006	28	0	0	2	14	0	0	0	44
Brantford CMA									
December 2007	89	2	0	0	0	0	0	0	91
December 2006	28	0	0	2	14	0	0	0	44

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

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

Table 1.1: Housing Activity Summary by Submarket
December 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
New City of Hamilton									
December 2007	34	2	19	0	2	0	0	1	58
December 2006	36	4	15	0	5	0	0	0	60
Hamilton City									
December 2007	2	0	0	0	0	0	0	1	3
December 2006	1	1	0	0	0	0	0	0	2
Stoney Creek City									
December 2007	31	1	13	0	1	0	0	0	46
December 2006	31	1	15	0	4	0	0	0	51
Ancaster City									
December 2007	1	0	0	0	0	0	0	0	1
December 2006	1	0	0	0	0	0	0	0	1
Dundas Town									
December 2007	0	0	0	0	0	0	0	0	0
December 2006	0	0	0	0	0	0	0	0	0
Flamborough									
December 2007	0	0	0	0	0	0	0	0	0
December 2006	1	2	0	0	0	0	0	0	3
Glanbrook									
December 2007	0	1	6	0	1	0	0	0	8
December 2006	2	0	0	0	1	0	0	0	3
Burlington City									
December 2007	9	0	3	0	10	24	0	40	86
December 2006	10	3	0	0	3	25	4	158	203
Grimsby Town									
December 2007	21	0	1	0	0	0	0	0	22
December 2006	10	0	0	0	0	0	0	0	10
Hamilton CMA									
December 2007	64	2	23	0	12	24	0	41	166
December 2006	56	7	15	0	8	25	4	158	273
Brant City									
December 2007	26	0	4	0	0	0	0	0	30
December 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2007	73	2	1	4	33	0	6	0	119
December 2006	87	0	0	1	34	0	13	0	135
Brantford CMA									
December 2007	99	2	5	4	33	0	6	0	149
December 2006	87	0	0	1	34	0	13	0	135

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

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

Table I.1: Housing Activity Summary by Submarket
December 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
New City of Hamilton									
December 2007	85	0	42	0	13	42	0	0	182
December 2006	78	13	20	6	18	0	0	0	135
Hamilton City									
December 2007	26	0	0	0	0	0	0	0	26
December 2006	27	12	0	2	0	0	0	0	41
Stoney Creek City									
December 2007	18	0	11	0	1	0	0	0	30
December 2006	8	0	20	0	0	0	0	0	28
Ancaster City									
December 2007	8	0	4	0	12	0	0	0	24
December 2006	7	0	0	4	0	0	0	0	11
Dundas Town									
December 2007	1	0	0	0	0	0	0	0	1
December 2006	3	0	0	0	0	0	0	0	3
Flamborough									
December 2007	2	0	0	0	0	0	0	0	2
December 2006	9	1	0	0	0	0	0	0	10
Glanbrook									
December 2007	30	0	27	0	0	42	0	0	99
December 2006	24	0	0	0	18	0	0	0	42
Burlington City									
December 2007	62	10	16	0	16	0	1	0	105
December 2006	36	2	0	0	9	0	0	0	47
Grimsby Town									
December 2007	11	0	3	0	0	0	0	0	14
December 2006	9	0	1	0	0	0	0	0	10
Hamilton CMA									
December 2007	158	10	61	0	29	42	1	0	301
December 2006	123	15	21	6	27	0	0	0	192
Brant City									
December 2007	25	0	0	0	0	0	0	0	25
December 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2007	34	0	0	0	5	0	0	0	39
December 2006	22	0	0	1	7	0	0	0	30
Brantford CMA									
December 2007	59	0	0	0	5	0	0	0	64
December 2006	22	0	0	1	7	0	0	0	30

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

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

Table 1.2a: History of Housing Starts of Hamilton CMA
1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365
% Change	-1.4	-21.9	-13.1	-84.2	25.3	138.5	n/a	-100.0	8.3
2000	1,865	128	419	19	467	195	0	15	3,108
% Change	-0.3	-9.9	18.4	-32.1	-18.1	-79.5	-100.0	n/a	-20.8
1999	1,870	142	354	28	570	951	8	0	3,923
% Change	8.0	-19.3	-46.8	n/a	5.8	118.1	-70.4	-100.0	8.2
1998	1,731	176	666	0	539	436	27	52	3,627

Source: CMHC (Starts and Completions Survey)

**Table 1.2b: History of Housing Starts of Brantford CMA
1998 - 2007**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475
% Change	-3.7	76.9	-33.3	n/a	-17.1	n/a	n/a	n/a	-2.1
2000	374	26	9	0	76	0	0	0	485
% Change	20.3	62.5	12.5	n/a	153.3	n/a	n/a	-100.0	28.6
1999	311	16	8	0	30	0	0	12	377
% Change	30.1	0.0	n/a	-100.0	-57.7	n/a	n/a	n/a	5.6
1998	239	16	0	31	71	0	0	0	357

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type
December 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	% Change
Hamilton CMA	93	148	6	0	62	123	0	0	161	271	-40.6
New City of Hamilton	71	133	6	0	48	118	0	0	125	251	-50.2
Hamilton City	32	21	6	0	0	0	0	0	38	21	81.0
Stoney Creek City	17	11	0	0	10	56	0	0	27	67	-59.7
Ancaster City	5	17	0	0	8	6	0	0	13	23	-43.5
Dundas Town	2	1	0	0	0	0	0	0	2	1	100.0
Flamborough	5	4	0	0	0	0	0	0	5	4	25.0
Glanbrook	10	79	0	0	30	56	0	0	40	135	-70.4
Burlington City	12	13	0	0	14	5	0	0	26	18	44.4
Grimsby Town	10	2	0	0	0	0	0	0	10	2	**
Brantford CMA	36	13	4	0	20	12	0	0	60	25	140.0
Brant City	17	n/a	0	n/a	0	n/a	0	n/a	17	n/a	n/a
Brantford City	19	13	4	0	20	12	0	0	43	25	72.0

**Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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
Hamilton CMA	1,761	1,741	94	138	922	948	227	216	3,004	3,043	-1.3
New City of Hamilton	1,115	1,309	28	36	518	524	139	104	1,800	1,973	-8.8
Hamilton City	337	237	6	28	20	0	139	42	502	307	63.5
Stoney Creek City	202	174	0	2	83	146	0	0	285	322	-11.5
Ancaster City	103	189	0	0	83	167	0	0	186	356	-47.8
Dundas Town	11	21	4	0	0	0	0	62	15	83	-81.9
Flamborough	95	75	10	4	0	0	0	0	105	79	32.9
Glanbrook	361	613	8	2	332	211	0	0	701	826	-15.1
Burlington City	510	358	66	102	345	403	88	108	1,009	971	3.9
Grimsby Town	136	74	0	0	59	21	0	4	195	99	97.0
Brantford CMA	466	357	16	2	107	47	0	3	589	409	44.0
Brant City	166	n/a	0	n/a	6	n/a	0	n/a	172	n/a	n/a
Brantford City	300	357	16	2	101	47	0	3	417	409	2.0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006
Hamilton CMA	62	123	0	0	0	0	0	0
New City of Hamilton	48	118	0	0	0	0	0	0
Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	10	56	0	0	0	0	0	0
Ancaster City	8	6	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	30	56	0	0	0	0	0	0
Burlington City	14	5	0	0	0	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	20	12	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	20	12	0	0	0	0	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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
Hamilton CMA	922	948	0	0	88	94	139	122
New City of Hamilton	518	524	0	0	0	94	139	10
Hamilton City	20	0	0	0	0	32	139	10
Stoney Creek City	83	146	0	0	0	0	0	0
Ancaster City	83	167	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	62	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	332	211	0	0	0	0	0	0
Burlington City	345	403	0	0	88	0	0	108
Grimsby Town	59	21	0	0	0	0	0	4
Brantford CMA	107	47	0	0	0	0	0	3
Brant City	6	n/a	0	n/a	0	n/a	0	n/a
Brantford City	101	47	0	0	0	0	0	3

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
December 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006
Hamilton CMA	109	210	52	61	0	0	161	271
New City of Hamilton	87	195	38	56	0	0	125	251
Hamilton City	38	21	0	0	0	0	38	21
Stoney Creek City	27	11	0	56	0	0	27	67
Ancaster City	5	23	8	0	0	0	13	23
Dundas Town	2	1	0	0	0	0	2	1
Flamborough	5	4	0	0	0	0	5	4
Glanbrook	10	135	30	0	0	0	40	135
Burlington City	12	13	14	5	0	0	26	18
Grimsby Town	10	2	0	0	0	0	10	2
Brantford CMA	45	13	15	12	0	0	60	25
Brant City	17	n/a	0	n/a	0	n/a	17	n/a
Brantford City	28	13	15	12	0	0	43	25

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Hamilton CMA	2,264	2,441	601	472	139	130	3,004	3,043
New City of Hamilton	1,358	1,656	303	307	139	10	1,800	1,973
Hamilton City	346	260	17	37	139	10	502	307
Stoney Creek City	285	240	0	82	0	0	285	322
Ancaster City	115	274	71	82	0	0	186	356
Dundas Town	15	21	0	62	0	0	15	83
Flamborough	105	79	0	0	0	0	105	79
Glanbrook	486	782	215	44	0	0	701	826
Burlington City	715	704	294	151	0	116	1,009	971
Grimsby Town	191	81	4	14	0	4	195	99
Brantford CMA	508	359	81	47	0	3	589	409
Brant City	172	n/a	0	n/a	0	n/a	172	n/a
Brantford City	336	359	81	47	0	3	417	409

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
December 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	% Change
Hamilton CMA	151	127	10	14	84	47	42	18	287	206	39.3
New City of Hamilton	80	84	0	12	50	38	42	18	172	152	13.2
Hamilton City	24	29	0	12	0	0	0	18	24	59	-59.3
Stoney Creek City	15	9	0	0	7	20	0	0	22	29	-24.1
Ancaster City	8	10	0	0	16	0	0	0	24	10	140.0
Dundas Town	1	3	0	0	0	0	0	0	1	3	-66.7
Flamborough	2	8	0	0	0	0	0	0	2	8	-75.0
Glanbrook	30	25	0	0	27	18	42	0	99	43	130.2
Burlington City	60	35	10	2	30	9	0	0	100	46	117.4
Grimsby Town	11	8	0	0	4	0	0	0	15	8	87.5
Brantford CMA	89	30	2	0	0	14	0	0	91	44	106.8
Brant City	28	n/a	0	n/a	0	n/a	0	n/a	28	n/a	n/a
Brantford City	61	30	2	0	0	14	0	0	63	44	43.2

**Table 3.1: Completions by Submarket and by Dwelling Type
January - December 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
Hamilton CMA	1821	1535	58	260	995	956	435	596	3309	3347	-1.1
New City of Hamilton	1310	1087	26	114	551	570	123	152	2010	1923	4.5
Hamilton City	291	256	8	100	12	114	71	90	382	560	-31.8
Stoney Creek City	176	202	2	0	151	209	0	0	329	411	-20.0
Ancaster City	167	169	0	0	149	106	10	0	326	275	18.5
Dundas Town	11	44	2	0	0	0	0	62	13	106	-87.7
Flamborough	67	94	10	14	0	0	0	0	77	108	-28.7
Glanbrook	598	322	4	0	239	141	42	0	883	463	90.7
Burlington City	411	364	32	146	440	344	312	440	1195	1294	-7.7
Grimsby Town	100	84	0	0	4	42	0	4	104	130	-20.0
Brantford CMA	402	323	6	4	73	106	3	53	484	486	-0.4
Brant City	119	n/a	0	n/a	6	n/a	0	n/a	125	n/a	n/a
Brantford City	283	323	6	4	67	106	3	53	359	486	-26.1

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006
Hamilton CMA	84	47	0	0	42	0	0	18
New City of Hamilton	50	38	0	0	42	0	0	18
Hamilton City	0	0	0	0	0	0	0	18
Stoney Creek City	7	20	0	0	0	0	0	0
Ancaster City	16	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	27	18	0	0	42	0	0	0
Burlington City	30	9	0	0	0	0	0	0
Grimsby Town	4	0	0	0	0	0	0	0
Brantford CMA	0	14	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	14	0	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 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
Hamilton CMA	965	937	30	19	256	344	179	252
New City of Hamilton	545	570	6	0	52	62	71	90
Hamilton City	6	114	6	0	0	0	71	90
Stoney Creek City	151	209	0	0	0	0	0	0
Ancaster City	149	106	0	0	10	0	0	0
Dundas Town	0	0	0	0	0	62	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	239	141	0	0	42	0	0	0
Burlington City	416	325	24	19	204	282	108	158
Grimsby Town	4	42	0	0	0	0	0	4
Brantford CMA	73	92	0	14	0	2	3	51
Brant City	6	n/a	0	n/a	0	n/a	0	n/a
Brantford City	67	92	0	14	0	2	3	51

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
December 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006
Hamilton CMA	219	155	68	33	0	18	287	206
New City of Hamilton	118	110	54	24	0	18	172	152
Hamilton City	24	39	0	2	0	18	24	59
Stoney Creek City	22	29	0	0	0	0	22	29
Ancaster City	12	6	12	4	0	0	24	10
Dundas Town	1	3	0	0	0	0	1	3
Flamborough	2	8	0	0	0	0	2	8
Glanbrook	57	25	42	18	0	0	99	43
Burlington City	86	37	14	9	0	0	100	46
Grimsby Town	15	8	0	0	0	0	15	8
Brantford CMA	91	28	0	16	0	0	91	44
Brant City	28	n/a	0	n/a	0	n/a	28	n/a
Brantford City	63	28	0	16	0	0	63	44

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Hamilton CMA	2,407	2,280	681	796	221	271	3,309	3,347
New City of Hamilton	1,665	1,499	268	334	77	90	2,010	1,923
Hamilton City	304	397	1	73	77	90	382	560
Stoney Creek City	256	353	73	58	0	0	329	411
Ancaster City	243	207	83	68	0	0	326	275
Dundas Town	13	44	0	62	0	0	13	106
Flamborough	77	108	0	0	0	0	77	108
Glanbrook	772	390	111	73	0	0	883	463
Burlington City	638	690	413	427	144	177	1,195	1,294
Grimsby Town	104	91	0	35	0	4	104	130
Brantford CMA	416	331	65	90	3	65	484	486
Brant City	125	n/a	0	n/a	0	n/a	125	n/a
Brantford City	291	331	65	90	3	65	359	486

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
December 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
New City of Hamilton													
December 2007	0	0.0	5	5.9	16	18.8	24	28.2	40	47.1	85	345,000	362,361
December 2006	4	4.8	9	10.7	15	17.9	21	25.0	35	41.7	84	346,860	358,917
Year-to-date 2007	24	1.8	193	14.6	339	25.7	299	22.7	464	35.2	1,319	317,000	340,987
Year-to-date 2006	29	2.8	85	8.2	302	29.1	259	24.9	364	35.0	1,039	321,800	355,700
Hamilton City													
December 2007	0	0.0	0	0.0	6	23.1	8	30.8	12	46.2	26	345,950	361,503
December 2006	3	10.3	0	0.0	4	13.8	11	37.9	11	37.9	29	347,500	365,979
Year-to-date 2007	2	0.7	11	3.7	70	23.8	89	30.3	122	41.5	294	341,500	344,872
Year-to-date 2006	11	4.5	27	11.0	67	27.3	78	31.8	62	25.3	245	310,000	321,219
Stoney Creek City													
December 2007	0	0.0	0	0.0	4	22.2	3	16.7	11	61.1	18	356,900	376,400
December 2006	0	0.0	0	0.0	5	62.5	2	25.0	1	12.5	8	--	--
Year-to-date 2007	0	0.0	8	4.5	54	30.5	42	23.7	73	41.2	177	339,900	351,776
Year-to-date 2006	0	0.0	12	6.5	71	38.6	56	30.4	45	24.5	184	310,900	337,525
Ancaster City													
December 2007	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
December 2006	0	0.0	0	0.0	0	0.0	4	36.4	7	63.6	11	373,000	402,685
Year-to-date 2007	0	0.0	0	0.0	2	1.2	20	11.8	147	87.0	169	420,000	473,920
Year-to-date 2006	0	0.0	0	0.0	3	1.9	31	19.1	128	79.0	162	420,500	477,194
Dundas Town													
December 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
December 2006	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2007	0	0.0	0	0.0	3	27.3	0	0.0	8	72.7	11	495,000	452,000
Year-to-date 2006	1	2.2	6	13.3	13	28.9	5	11.1	20	44.4	45	339,000	359,772
Flamborough													
December 2007	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
December 2006	0	0.0	2	22.2	0	0.0	0	0.0	7	77.8	9	--	--
Year-to-date 2007	16	23.2	15	21.7	3	4.3	3	4.3	32	46.4	69	316,944	390,309
Year-to-date 2006	16	17.2	8	8.6	7	7.5	7	7.5	55	59.1	93	399,000	420,263
Glanbrook													
December 2007	0	0.0	4	13.3	6	20.0	12	40.0	8	26.7	30	316,750	322,505
December 2006	0	0.0	7	29.2	6	25.0	4	16.7	7	29.2	24	291,906	313,055
Year-to-date 2007	6	1.0	159	26.5	207	34.6	145	24.2	82	13.7	599	279,900	290,671
Year-to-date 2006	1	0.3	32	10.3	141	45.5	82	26.5	54	17.4	310	298,148	310,289
Burlington City													
December 2007	0	0.0	0	0.0	0	0.0	1	1.6	61	98.4	62	393,995	433,235
December 2006	0	0.0	2	5.6	0	0.0	32	88.9	2	5.6	36	315,000	322,749
Year-to-date 2007	0	0.0	21	5.1	1	0.2	99	24.0	291	70.6	412	378,999	438,298
Year-to-date 2006	0	0.0	3	0.8	32	8.8	99	27.1	231	63.3	365	369,990	498,963
Grimsby Town													
December 2007	0	0.0	0	0.0	0	0.0	7	63.6	4	36.4	11	341,900	362,718
December 2006	0	0.0	0	0.0	3	33.3	1	11.1	5	55.6	9	--	--
Year-to-date 2007	0	0.0	1	1.2	20	23.5	34	40.0	30	35.3	85	341,900	389,942
Year-to-date 2006	0	0.0	2	2.5	12	14.8	37	45.7	30	37.0	81	339,900	381,228

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
December 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
December 2007	0	0.0	5	3.2	16	10.1	32	20.3	105	66.5	158	378,495	390,197
December 2006	4	3.1	11	8.5	18	14.0	54	41.9	42	32.6	129	322,000	350,303
Year-to-date 2007	24	1.3	215	11.8	360	19.8	432	23.8	785	43.2	1,816	330,450	365,357
Year-to-date 2006	29	2.0	90	6.1	346	23.3	395	26.6	625	42.1	1,485	335,000	392,305

Source: CMHC (Market Absorption Survey)

**Table 4b: Absorbed Single-Detached Units by Price Range
December 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$125,000		\$125,000 - \$149,999		\$150,000 - \$174,999		\$175,000 - \$199,999		\$200,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
December 2007	0	0.0	0	0.0	1	4.0	1	4.0	23	92.0	25	335,000	388,480
December 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2007	1	1.0	0	0.0	21	20.8	4	4.0	75	74.3	101	275,000	303,861
Year-to-date 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
December 2007	0	0.0	2	5.9	2	5.9	1	2.9	29	85.3	34	253,500	255,906
December 2006	1	4.3	3	13.0	3	13.0	5	21.7	11	47.8	23	192,000	203,604
Year-to-date 2007	19	6.4	50	16.9	43	14.6	62	21.0	121	41.0	295	190,000	195,181
Year-to-date 2006	23	7.7	69	23.2	30	10.1	71	23.8	105	35.2	298	182,000	190,810
Brantford CMA													
December 2007	0	0.0	2	3.4	3	5.1	2	3.4	52	88.1	59	269,990	312,081
December 2006	1	4.3	3	13.0	3	13.0	5	21.7	11	47.8	23	192,000	203,604
Year-to-date 2007	20	5.1	50	12.6	64	16.2	66	16.7	196	49.5	396	195,000	222,900
Year-to-date 2006	23	7.7	69	23.2	30	10.1	71	23.8	105	35.2	298	182,000	190,810

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to

Source: CMHC (Market Absorption Survey)

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

Submarket	Dec 2007	Dec 2006	% Change	YTD 2007	YTD 2006	% Change
Hamilton CMA	390,197	350,303	11.4	365,357	392,305	-6.9
New City of Hamilton	362,361	358,917	1.0	340,989	355,700	-4.1
Hamilton City	361,503	365,979	-1.2	344,872	321,219	7.4
Stoney Creek City	376,400	--	n/a	351,776	337,525	4.2
Ancaster City	--	402,685	n/a	473,920	477,194	-0.7
Dundas Town	--	--	n/a	452,000	359,772	25.6
Flamborough	--	--	n/a	390,309	420,263	-7.1
Glanbrook	322,505	313,055	3.0	290,671	310,289	-6.3
Burlington City	433,235	322,749	34.2	438,298	498,963	-12.2
Grimsby Town	362,718	--	n/a	389,942	381,228	2.3
Brantford CMA	312,081	203,604	53.3	222,900	190,810	16.8
Brant City	388,480	n/a	n/a	303,861	n/a	n/a
Brantford City	255,906	203,604	25.7	195,181	190,810	2.3

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
December 2007

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	786	9.9	1,124	1,510	1,592	70.6	241,340	10.2	244,408
	February	1,149	15.5	1,227	1,531	1,598	76.8	242,647	10.4	235,371
	March	1,358	9.9	1,141	1,919	1,575	72.4	251,357	10.4	250,137
	April	1,198	-7.3	1,062	1,742	1,512	70.2	248,367	9.8	245,246
	May	1,385	-2.5	1,047	1,892	1,422	73.6	252,948	9.0	248,123
	June	1,234	-14.6	968	1,721	1,417	68.3	250,347	5.0	243,231
	July	1,074	-9.1	1,012	1,503	1,510	67.0	243,299	6.8	246,642
	August	1,101	-14.8	1,050	1,593	1,556	67.5	253,659	12.3	253,534
	September	1,042	-8.6	1,096	1,652	1,549	70.8	248,787	7.7	251,383
	October	1,103	0.3	1,094	1,529	1,563	70.0	249,244	6.3	253,306
	November	972	-11.7	1,083	1,181	1,540	70.3	251,164	5.7	252,582
	December	657	1.5	1,155	641	1,580	73.1	248,046	7.6	261,369
2007	January	786	0.0	1,103	1,545	1,580	69.8	255,753	6.0	259,982
	February	1,031	-10.3	1,112	1,465	1,544	72.0	272,953	12.5	264,695
	March	1,273	-6.3	1,125	1,861	1,598	70.4	261,021	3.8	260,162
	April	1,351	12.8	1,156	1,929	1,603	72.1	265,506	6.9	265,834
	May	1,529	10.4	1,200	2,148	1,644	73.0	279,496	10.5	268,485
	June	1,472	19.3	1,210	1,850	1,623	74.6	269,676	7.7	264,870
	July	1,358	26.4	1,239	1,635	1,593	77.8	268,561	10.4	272,103
	August	1,189	8.0	1,147	1,561	1,559	73.6	270,893	6.8	271,550
	September	986	-5.4	1,120	1,694	1,663	67.3	264,209	6.2	264,131
	October	1,230	11.5	1,187	1,509	1,520	78.1	278,180	11.6	283,546
	November	1,036	6.6	1,150	1,199	1,576	73.0	267,560	6.5	272,079
	December	625	-4.9	1,117	592	1,485	75.2	261,728	5.5	277,814
	Q4 2006	2,732	-4.1		3,351			249,639	6.3	
	Q4 2007	2,891	5.8		3,300			270,818	8.5	
	YTD 2006	13,059	-3.7		18,414			248,754	8.3	
	YTD 2007	13,866	6.2		18,988			268,857	8.1	

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¹Source: CREA

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

Table 5b: MLS® Residential Activity for Brantford
December 2007

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	138	15.0	184	266	269	68.4	192,482	12.9	199,105
	February	204	19.3	199	285	281	70.8	190,143	10.5	195,126
	March	233	18.3	187	298	264	70.8	194,477	13.2	198,066
	April	212	-4.9	197	281	263	74.9	203,557	11.9	200,461
	May	219	-3.1	169	359	267	63.3	206,300	8.7	201,014
	June	186	-17.7	143	325	274	52.2	193,371	3.0	189,263
	July	179	-10.1	166	283	278	59.7	205,585	10.6	201,511
	August	180	-16.7	167	289	274	60.9	194,724	8.2	198,456
	September	161	-23.0	166	304	279	59.5	205,189	12.0	205,041
	October	178	9.2	191	263	268	71.3	192,890	1.0	194,590
	November	139	2.2	173	225	289	59.9	205,933	14.0	200,217
	December	110	-6.8	197	109	281	70.1	202,203	5.1	200,955
2007	January	150	8.7	200	289	288	69.4	191,676	-0.4	199,529
	February	201	-1.5	195	296	292	66.8	201,513	6.0	208,013
	March	210	-9.9	176	285	266	66.2	213,605	9.8	215,449
	April	211	-0.5	187	339	306	61.1	219,906	8.0	215,619
	May	259	18.3	205	380	299	68.6	208,469	1.1	204,789
	June	242	30.1	201	350	298	67.4	213,881	10.6	209,518
	July	219	22.3	202	316	291	69.4	209,088	1.7	206,789
	August	222	23.3	203	289	285	71.2	203,560	4.5	206,248
	September	161	0.0	186	292	292	63.7	206,141	0.5	208,191
	October	175	-1.7	188	308	313	60.1	211,004	9.4	214,919
	November	165	18.7	198	216	272	72.8	216,462	5.1	209,320
	December	90	-18.2	164	91	249	65.9	211,281	4.5	213,877
	Q4 2006	427	2.4		597			199,535	6.1	
	Q4 2007	430	0.7		615			213,156	6.8	
	YTD 2006	2,139	-2.9		3,287			198,716	8.9	
	YTD 2007	2,305	7.8		3,451			209,151	5.3	

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

¹Source: CREA

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

Table 6a: Economic Indicators
December 2008

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Hamilton 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	658	5.80	6.30	138.3	108.2	375.7	5.9	68.3	760
	February	667	5.85	6.45	138.7	107.9	376.7	5.9	68.4	768
	March	667	6.05	6.45	139.4	108.8	377.1	5.6	68.2	776
	April	685	6.25	6.75	140.2	109.1	376.0	5.6	67.9	793
	May	685	6.25	6.75	140.2	109.5	375.8	5.6	67.8	795
	June	697	6.60	6.95	141.2	109.3	375.6	5.7	67.8	794
	July	697	6.60	6.95	143.4	109.0	374.3	5.8	67.6	784
	August	691	6.40	6.85	144.1	109.1	371.3	6.2	67.3	783
	September	682	6.40	6.70	144.1	108.5	369.3	6.4	67.0	780
	October	688	6.40	6.80	144.5	108.4	367.4	6.5	66.6	781
	November	673	6.40	6.55	145.0	108.6	365.4	6.4	66.2	776
	December	667	6.30	6.45	145.3	108.8	365.4	6.1	65.9	768
2008	January	679	6.50	6.65	145.6	108.6	365	6.4	66.0	759
	February	679	6.50	6.65	146.6	109.7	365.9	6.3	66.1	751
	March	669	6.40	6.49	147.3	110.8	368.2	6.6	66.7	753
	April	678	6.60	6.64	148.2	111.1	371.9	6.1	67.0	762
	May	709	6.85	7.14	148.8	111.6	375.0	6.1	67.5	775
	June	715	7.05	7.24	149.3	111.1	374.4	6.1	67.4	790
	July	715	7.05	7.24	149.6	111.1	377.8	5.9	67.8	792
	August	715	7.05	7.24	148.5	110.9	380.8	5.5	68.0	802
	September	712	7.05	7.19	148.9	111.0	379.1	5.5	67.6	810
	October	728	7.25	7.44	149.1	110.9	376.9	5.6	67.3	822
	November	725	7.20	7.39	149.4	111.2	373.2	6.0	66.8	823
	December	734	7.35	7.54		111.1	373.5	5.9	66.8	815

"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)

Table 6b: Economic Indicators
December 2008

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Brantford 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	658	5.80	6.30	135.4	108.2	50.3	5.4	68.2	714
	February	667	5.85	6.45	135.7	107.9	50.1	5.3	67.9	711
	March	667	6.05	6.45	136.0	108.8	50.3	5.9	68.2	712
	April	685	6.25	6.75	136.5	109.1	50.0	6.8	68.4	717
	May	685	6.25	6.75	136.8	109.5	50.7	6.7	69.1	725
	June	697	6.60	6.95	137.3	109.3	51.2	6.5	70.1	724
	July	697	6.60	6.95	137.9	109.0	51.3	6.1	69.2	714
	August	691	6.40	6.85	138.6	109.1	51.0	5.9	69.0	711
	September	682	6.40	6.70	138.7	108.5	50.4	5.9	67.8	704
	October	688	6.40	6.80	138.7	108.4	50.3	5.9	68.0	689
	November	673	6.40	6.55	139.1	108.6	50.5	6.3	68.4	674
	December	667	6.30	6.45	139.2	108.8	50.5	7.1	68.7	665
2008	January	679	6.50	6.65	139.3	108.6	50	8.5	69.1	684
	February	679	6.50	6.65	139.4	109.7	50.3	8.0	69.1	690
	March	669	6.40	6.49	139.7	110.8	50.8	7.5	69.4	698
	April	678	6.60	6.64	139.8	111.1	51.6	7.0	69.8	695
	May	709	6.85	7.14	140.3	111.6	51.5	6.9	69.8	699
	June	715	7.05	7.24	141.0	111.1	51.8	7.0	70.7	700
	July	715	7.05	7.24	141.3	111.1	51.2	6.4	68.7	708
	August	715	7.05	7.24	141.8	110.9	50.4	6.3	67.7	725
	September	712	7.05	7.19	142.1	111.0	50.5	5.4	67.0	742
	October	728	7.25	7.44	142.2	110.9	50.7	4.8	66.7	756
	November	725	7.20	7.39	143.1	111.2	51.3	4.5	67.3	758
	December	734	7.35	7.54		111.1	51.1	4.9	67.1	771

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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