

HOUSING NOW

Hamilton and Brantford CMAs



Canada Mortgage and Housing Corporation

Date Released: November 2008

New Home Market

Townhouse and High Rise Condos Drive Up Starts

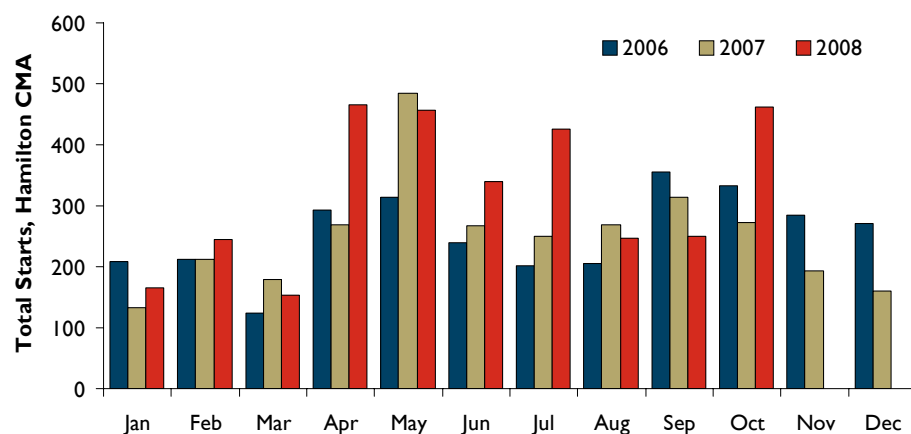
Total new home starts to the end of October this year reached 3,211 starts in the Hamilton Census Metropolitan Area (CMA), surpassing the total for the entire year in each of 2006 and 2007. Townhouses and high-rise condos have driven up

monthly starts this year. This was especially the case in October, which was one of the highest months for starts this year.

There were more starts of every home type this year as compared to last year. Single-detached starts rose just under two per cent this year, with increases in Burlington, Ancaster, Stoney Creek, Dundas, and Flamborough. In other submarkets,

Figure 1

New Home Starts Up This Year



Source: CMHC

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Townhouse and High Rise Condos Drive Up Starts

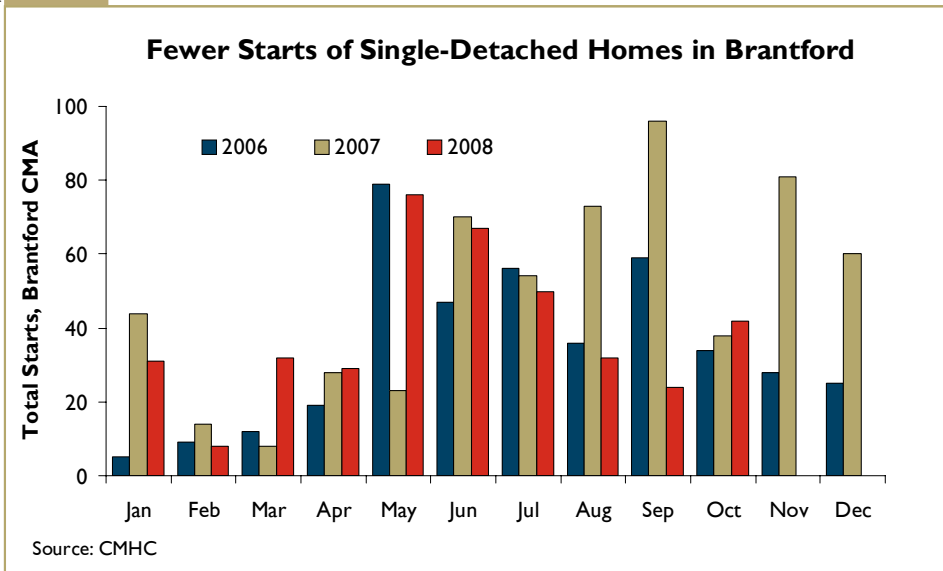
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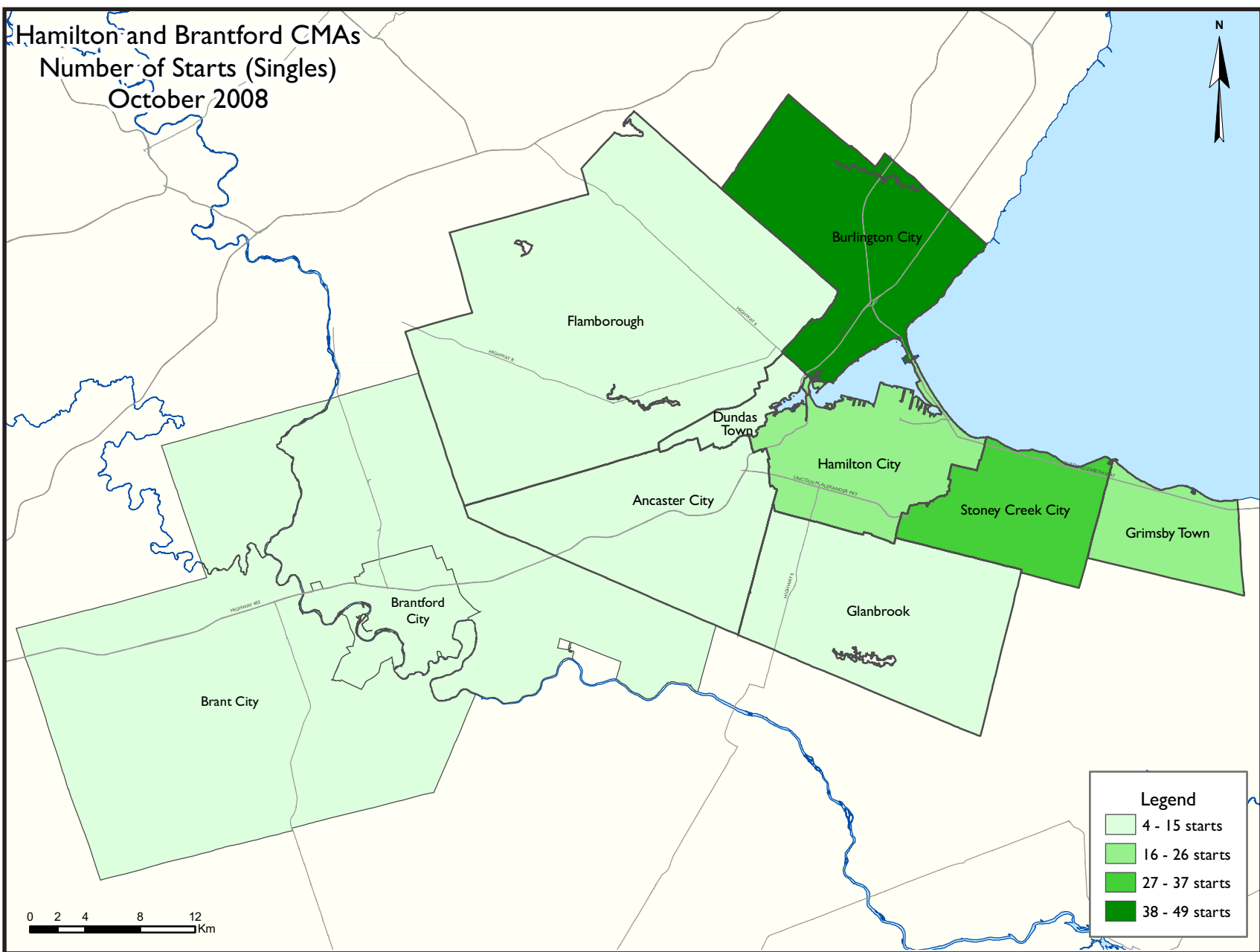
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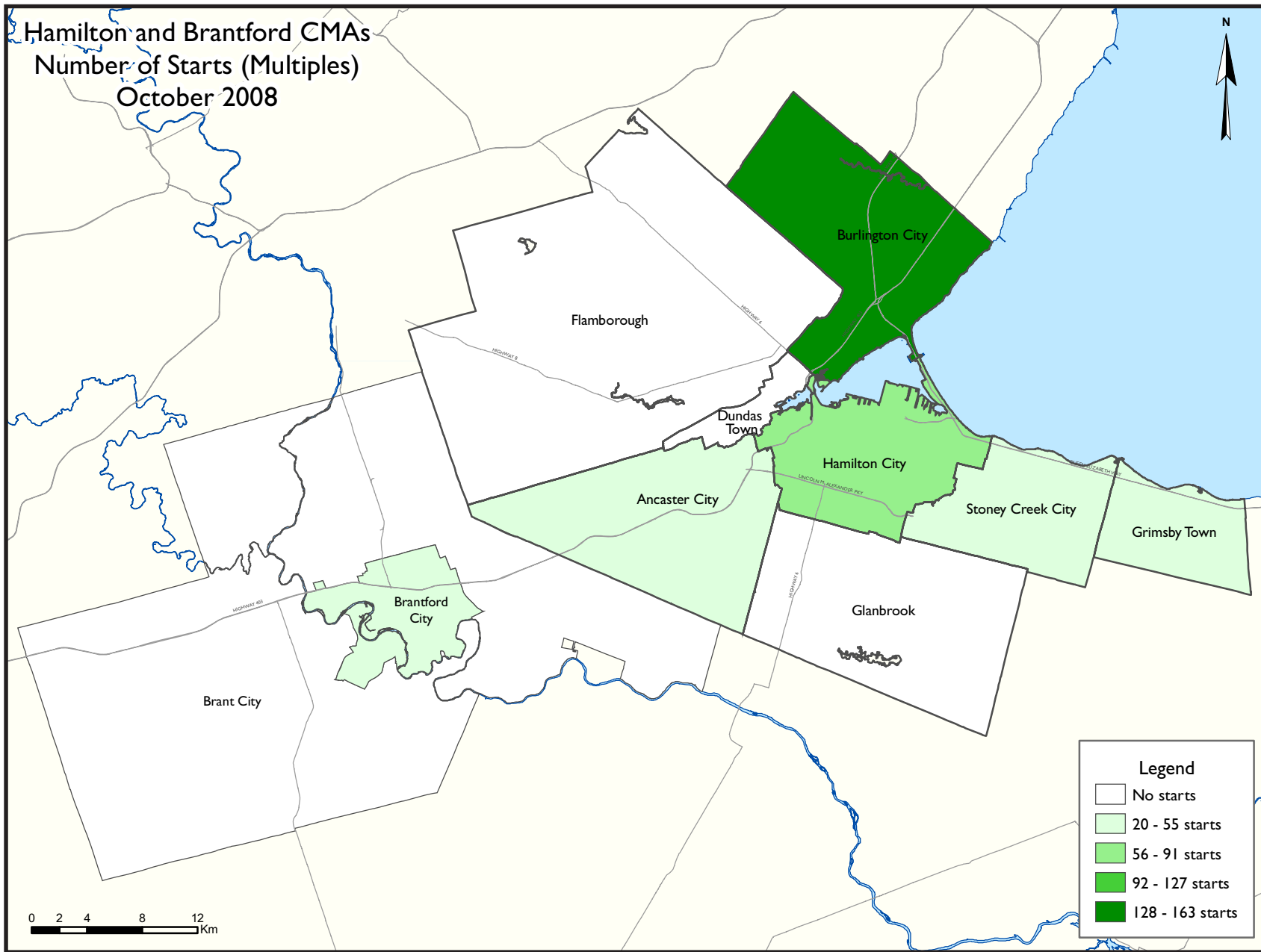
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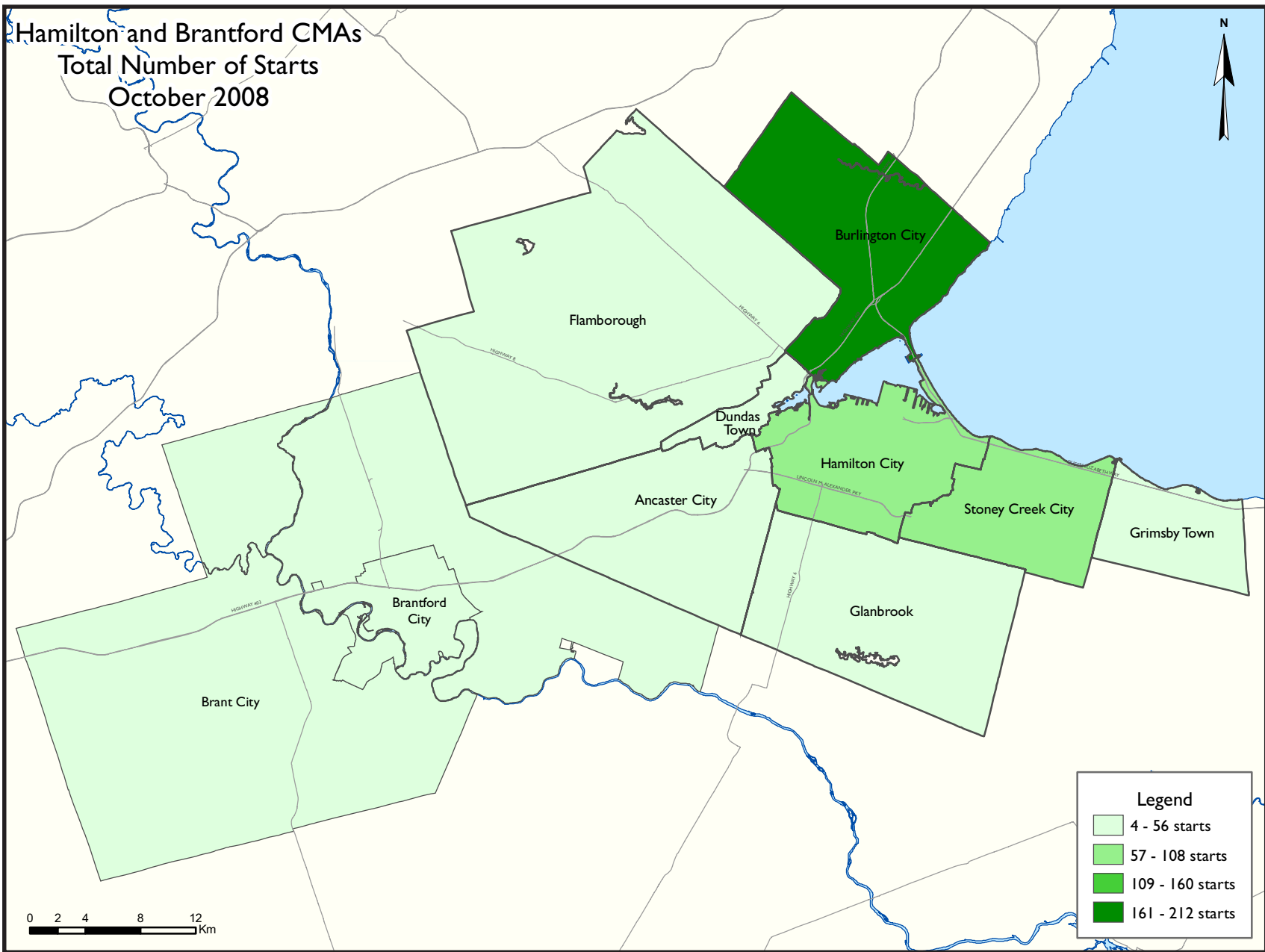
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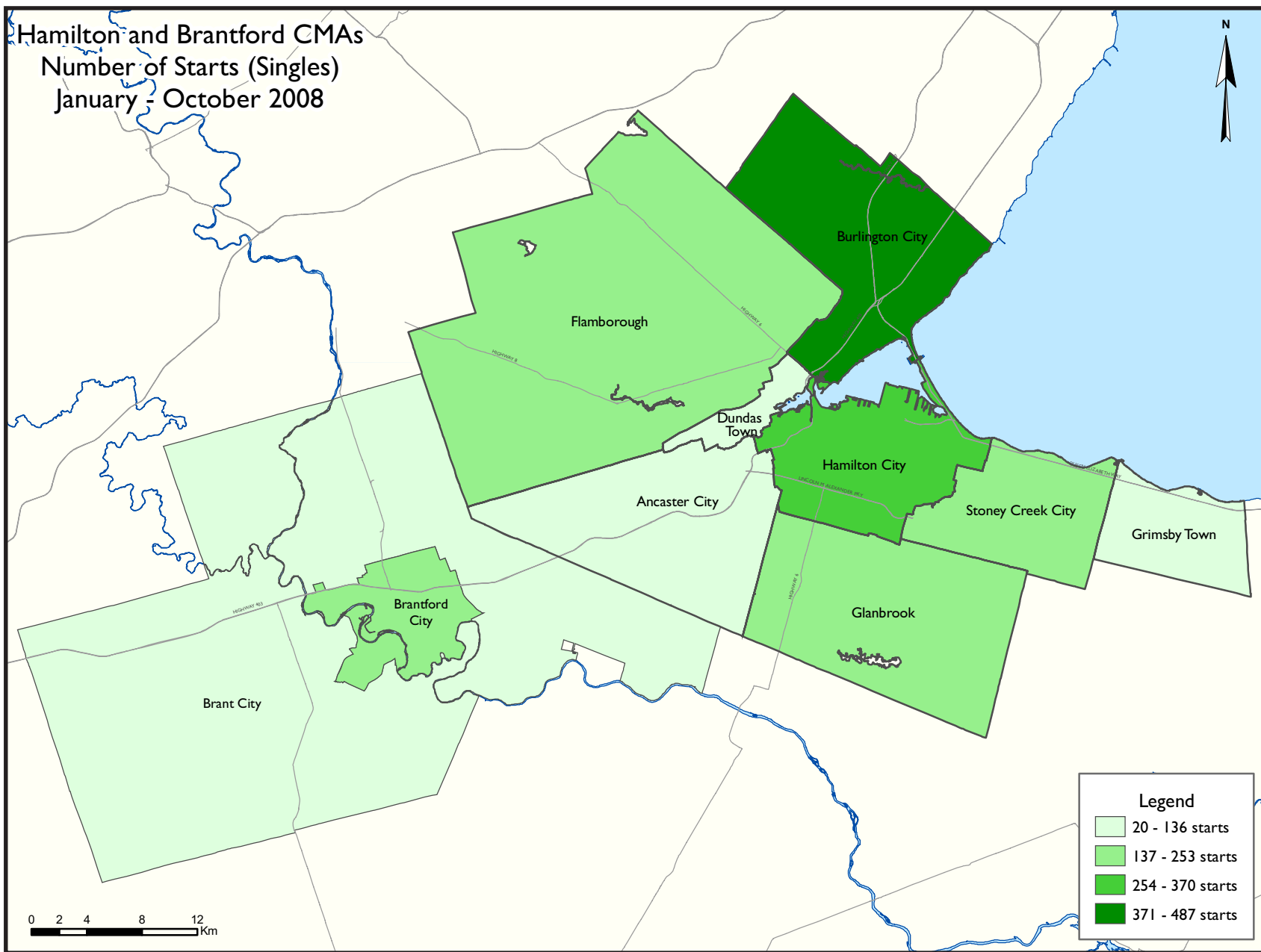


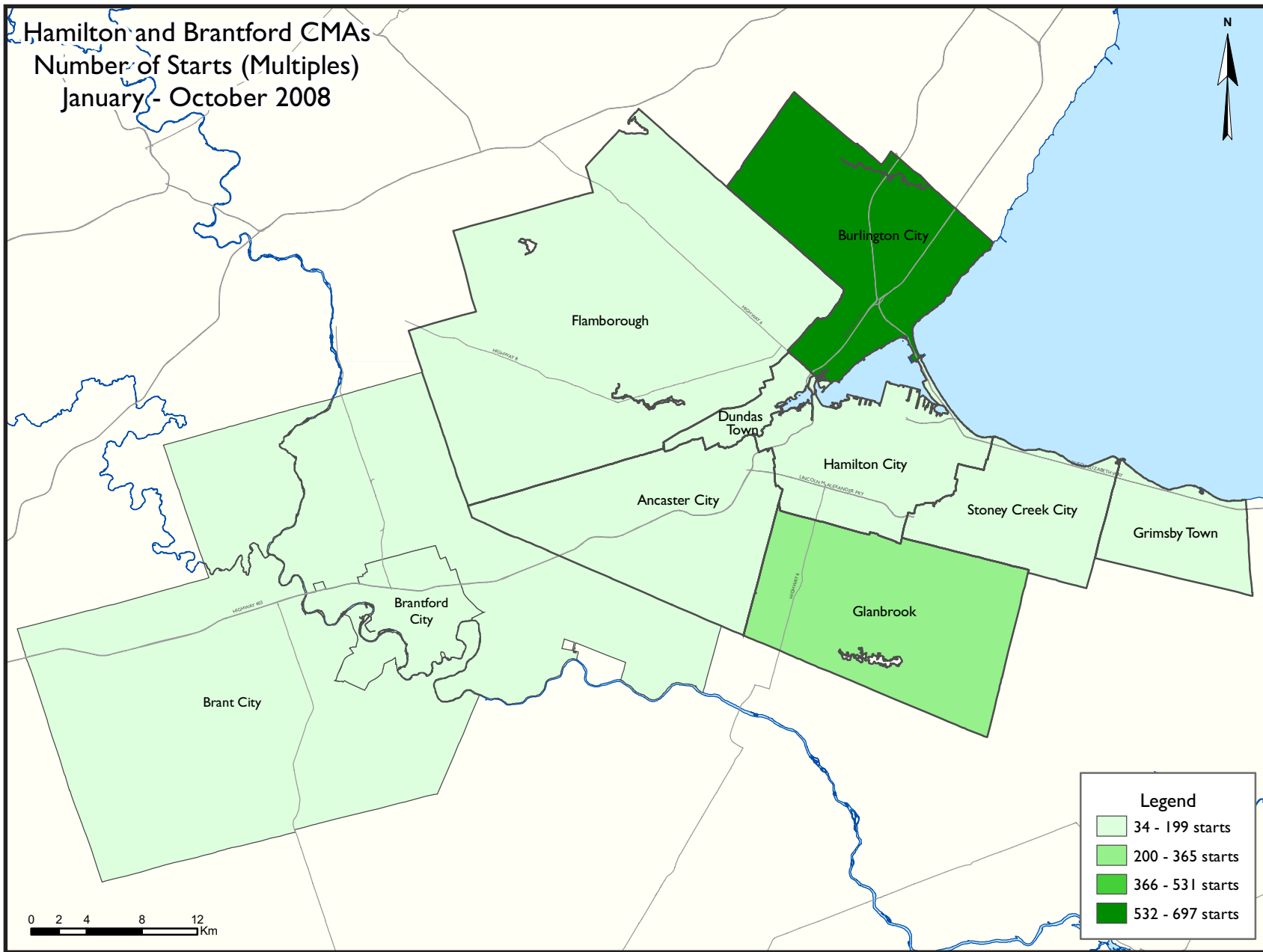
single starts decreased. Townhouse construction was strong, with an almost equal number of freehold and condominium units on offer. High rise condos were also up this year with new buildings constructed in Ancaster, Dundas and Burlington. In the Brantford CMA, there were just 42 starts of new homes last month and total starts for the year continued to fall. The decline in single-detached starts this year contributed to the drop in total new home starts, while starts of townhouses and apartments (both ownership and rental) were up this year.

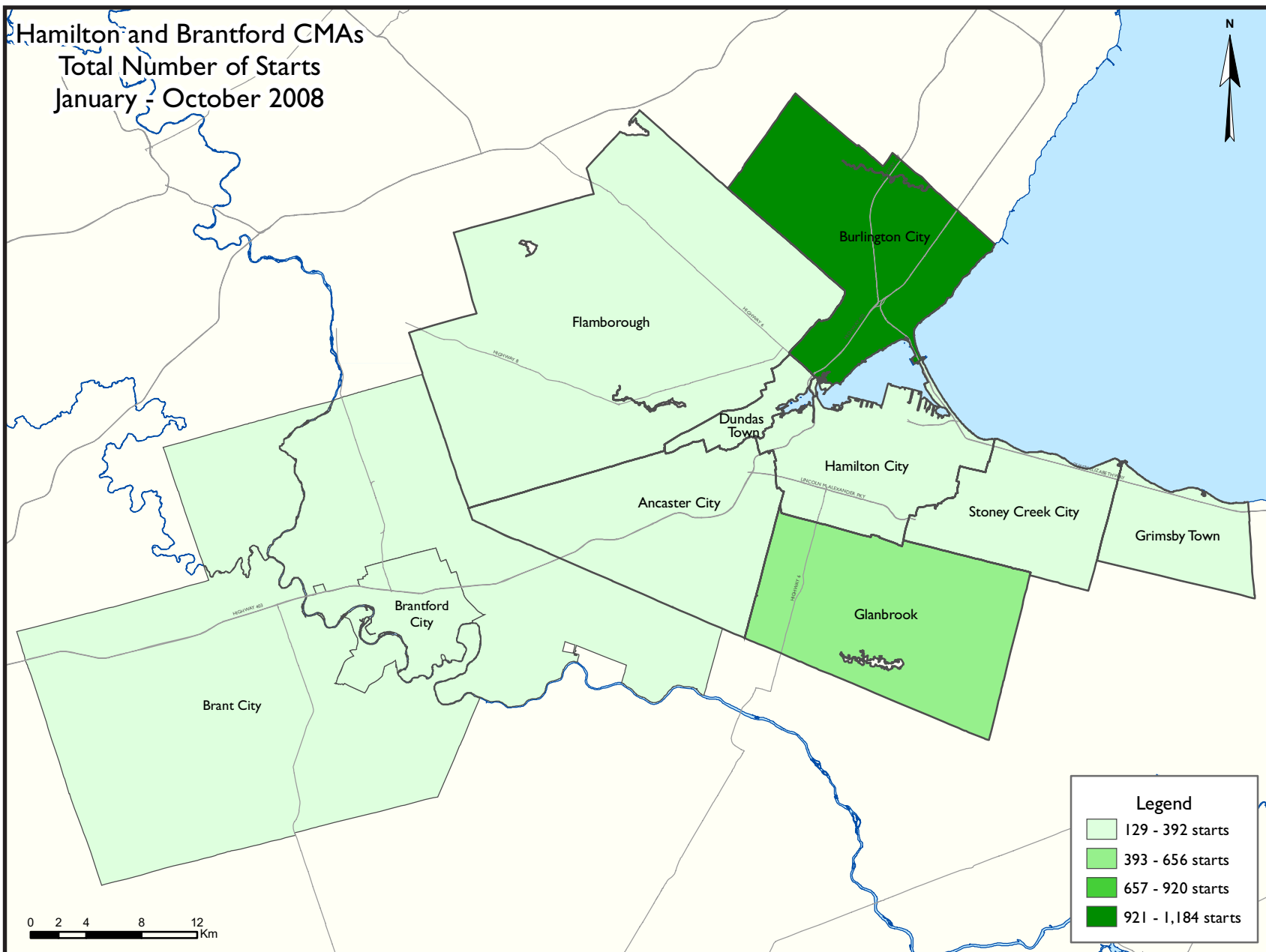












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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

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 1a: Housing Activity Summary of Hamilton CMA
October 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2008	155	20	116	0	59	112	0	0	462
October 2007	124	18	39	0	91	0	0	0	272
% Change	25.0	11.1	197.4	n/a	-35.2	n/a	n/a	n/a	69.9
Year-to-date 2008	1,525	114	529	8	537	498	0	0	3,211
Year-to-date 2007	1,505	86	386	0	446	88	0	139	2,650
% Change	1.3	32.6	37.0	n/a	20.4	**	n/a	-100.0	21.2
UNDER CONSTRUCTION									
October 2008	972	90	517	8	684	810	3	123	3,207
October 2007	1,015	82	472	0	429	354	0	261	2,613
% Change	-4.2	9.8	9.5	n/a	59.4	128.8	n/a	-52.9	22.7
COMPLETIONS									
October 2008	178	10	33	0	39	0	0	4	264
October 2007	150	4	45	0	72	0	0	0	271
% Change	18.7	150.0	-26.7	n/a	-45.8	n/a	n/a	n/a	-2.6
Year-to-date 2008	1,470	90	403	5	295	0	1	30	2,294
Year-to-date 2007	1,466	22	454	7	365	214	36	71	2,635
% Change	0.3	**	-11.2	-28.6	-19.2	-100.0	-97.2	-57.7	-12.9
COMPLETED & NOT ABSORBED									
October 2008	80	8	36	0	2	0	0	6	132
October 2007	52	4	20	0	13	24	1	5	119
% Change	53.8	100.0	80.0	n/a	-84.6	-100.0	-100.0	20.0	10.9
ABSORBED									
October 2008	175	10	34	0	39	0	0	4	262
October 2007	148	4	46	0	65	0	4	7	274
% Change	18.2	150.0	-26.1	n/a	-40.0	n/a	-100.0	-42.9	-4.4
Year-to-date 2008	1,464	84	390	5	305	24	1	61	2,334
Year-to-date 2007	1,469	25	449	7	360	215	39	167	2,731
% Change	-0.3	**	-13.1	-28.6	-15.3	-88.8	-97.4	-63.5	-14.5

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

Table 1b: Housing Activity Summary of Brantford CMA
October 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2008	22	0	17	0	0	0	0	3	42
October 2007	32	0	6	0	0	0	0	0	38
% Change	-31.3	n/a	183.3	n/a	n/a	n/a	n/a	n/a	10.5
Year-to-date 2008	254	4	50	1	53	21	0	8	391
Year-to-date 2007	370	10	21	0	47	0	0	0	448
% Change	-31.4	-60.0	138.1	n/a	12.8	n/a	n/a	n/a	-12.7
UNDER CONSTRUCTION									
October 2008	127	4	30	5	51	21	0	6	244
October 2007	245	6	21	0	22	0	0	0	294
% Change	-48.2	-33.3	42.9	n/a	131.8	n/a	n/a	n/a	-17.0
COMPLETIONS									
October 2008	51	0	3	0	0	0	0	2	56
October 2007	17	2	0	0	9	0	0	0	28
% Change	200.0	-100.0	n/a	n/a	-100.0	n/a	n/a	n/a	100.0
Year-to-date 2008	344	10	34	6	42	0	0	2	438
Year-to-date 2007	286	4	0	4	49	0	0	3	346
% Change	20.3	150.0	n/a	50.0	-14.3	n/a	n/a	-33.3	26.6
COMPLETED & NOT ABSORBED									
October 2008	64	0	15	3	19	0	0	0	101
October 2007	62	0	0	4	31	0	8	0	105
% Change	3.2	n/a	n/a	-25.0	-38.7	n/a	-100.0	n/a	-3.8
ABSORBED									
October 2008	60	0	3	0	6	0	0	2	71
October 2007	18	4	0	0	3	0	2	0	27
% Change	**	-100.0	n/a	n/a	100.0	n/a	-100.0	n/a	163.0
Year-to-date 2008	383	12	24	7	57	0	6	2	491
Year-to-date 2007	319	4	0	1	52	0	5	3	384
% Change	20.1	200.0	n/a	**	9.6	n/a	20.0	-33.3	27.9

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
October 2008

	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									
October 2008	86	6	85	0	22	0	0	0	199
October 2007	62	0	0	0	47	0	0	0	109
Hamilton City									
October 2008	23	0	58	0	0	0	0	0	81
October 2007	18	0	0	0	5	0	0	0	23
Stoney Creek City									
October 2008	29	0	27	0	5	0	0	0	61
October 2007	16	0	0	0	0	0	0	0	16
Ancaster City									
October 2008	14	6	0	0	17	0	0	0	37
October 2007	13	0	0	0	0	0	0	0	13
Dundas Town									
October 2008	4	0	0	0	0	0	0	0	4
October 2007	1	0	0	0	0	0	0	0	1
Flamborough									
October 2008	4	0	0	0	0	0	0	0	4
October 2007	5	0	0	0	0	0	0	0	5
Glanbrook									
October 2008	12	0	0	0	0	0	0	0	12
October 2007	9	0	0	0	42	0	0	0	51
Burlington City									
October 2008	49	14	0	0	37	112	0	0	212
October 2007	48	18	20	0	44	0	0	0	130
Grimsby Town									
October 2008	20	0	31	0	0	0	0	0	51
October 2007	14	0	19	0	0	0	0	0	33
Hamilton CMA									
October 2008	155	20	116	0	59	112	0	0	462
October 2007	124	18	39	0	91	0	0	0	272
Brant City									
October 2008	9	0	0	0	0	0	0	0	9
October 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
October 2008	13	0	17	0	0	0	0	3	33
October 2007	19	0	6	0	0	0	0	0	25
Brantford CMA									
October 2008	22	0	17	0	0	0	0	3	42
October 2007	32	0	6	0	0	0	0	0	38

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
October 2008

	Ownership						Rental		Total*
	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									
October 2008	594	12	425	0	513	305	3	123	1,975
October 2007	591	14	255	0	303	223	0	153	1,539
Hamilton City									
October 2008	151	4	78	0	17	119	3	123	495
October 2007	174	0	9	0	17	119	0	153	472
Stoney Creek City									
October 2008	105	2	80	0	36	0	0	0	223
October 2007	92	0	69	0	8	0	0	0	169
Ancaster City									
October 2008	77	6	14	0	126	62	0	0	285
October 2007	65	0	34	0	111	0	0	0	210
Dundas Town									
October 2008	11	0	5	0	30	124	0	0	170
October 2007	8	2	0	0	0	62	0	0	72
Flamborough									
October 2008	98	0	114	0	0	0	0	0	212
October 2007	44	6	0	0	0	0	0	0	50
Glanbrook									
October 2008	152	0	134	0	304	0	0	0	590
October 2007	208	6	143	0	167	42	0	0	566
Burlington City									
October 2008	329	78	57	8	171	505	0	0	1,148
October 2007	344	68	162	0	126	131	0	108	939
Grimsby Town									
October 2008	49	0	35	0	0	0	0	0	84
October 2007	80	0	55	0	0	0	0	0	135
Hamilton CMA									
October 2008	972	90	517	8	684	810	3	123	3,207
October 2007	1,015	82	472	0	429	354	0	261	2,613
Brant City									
October 2008	60	0	7	0	0	21	0	0	88
October 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
October 2008	67	4	23	5	51	0	0	6	156
October 2007	160	6	15	0	22	0	0	0	203
Brantford CMA									
October 2008	127	4	30	5	51	21	0	6	244
October 2007	245	6	21	0	22	0	0	0	294

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
October 2008

	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									
October 2008	111	4	30	0	39	0	0	4	188
October 2007	100	4	22	0	21	0	0	0	147
Hamilton City									
October 2008	35	4	0	0	0	0	0	4	43
October 2007	25	0	0	0	0	0	0	0	25
Stoney Creek City									
October 2008	25	0	8	0	0	0	0	0	33
October 2007	17	0	6	0	8	0	0	0	31
Ancaster City									
October 2008	4	0	0	0	0	0	0	0	4
October 2007	4	0	6	0	7	0	0	0	17
Dundas Town									
October 2008	3	0	6	0	0	0	0	0	9
October 2007	0	0	0	0	0	0	0	0	0
Flamborough									
October 2008	16	0	0	0	0	0	0	0	16
October 2007	4	2	0	0	0	0	0	0	6
Glanbrook									
October 2008	28	0	16	0	39	0	0	0	83
October 2007	50	2	10	0	6	0	0	0	68
Burlington City									
October 2008	65	6	3	0	0	0	0	0	74
October 2007	27	0	23	0	51	0	0	0	101
Grimsby Town									
October 2008	2	0	0	0	0	0	0	0	2
October 2007	23	0	0	0	0	0	0	0	23
Hamilton CMA									
October 2008	178	10	33	0	39	0	0	4	264
October 2007	150	4	45	0	72	0	0	0	271
Brant City									
October 2008	17	0	0	0	0	0	0	0	17
October 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
October 2008	34	0	3	0	0	0	0	2	39
October 2007	12	2	0	0	9	0	0	0	23
Brantford CMA									
October 2008	51	0	3	0	0	0	0	2	56
October 2007	17	2	0	0	9	0	0	0	28

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
October 2008

	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									
October 2008	47	2	25	0	0	0	0	6	80
October 2007	28	4	17	0	3	0	0	1	53
Hamilton City									
October 2008	2	1	0	0	0	0	0	6	9
October 2007	2	0	0	0	0	0	0	1	3
Stoney Creek City									
October 2008	43	0	18	0	0	0	0	0	61
October 2007	25	1	17	0	2	0	0	0	45
Ancaster City									
October 2008	0	0	1	0	0	0	0	0	1
October 2007	1	0	0	0	0	0	0	0	1
Dundas Town									
October 2008	0	0	0	0	0	0	0	0	0
October 2007	0	0	0	0	0	0	0	0	0
Flamborough									
October 2008	2	0	0	0	0	0	0	0	2
October 2007	0	2	0	0	0	0	0	0	2
Glanbrook									
October 2008	0	1	6	0	0	0	0	0	7
October 2007	0	1	0	0	1	0	0	0	2
Burlington City									
October 2008	18	6	8	0	2	0	0	0	34
October 2007	4	0	3	0	10	24	1	4	46
Grimsby Town									
October 2008	15	0	3	0	0	0	0	0	18
October 2007	20	0	0	0	0	0	0	0	20
Hamilton CMA									
October 2008	80	8	36	0	2	0	0	6	132
October 2007	52	4	20	0	13	24	1	5	119
Brant City									
October 2008	9	0	6	0	0	0	0	0	15
October 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
October 2008	55	0	9	3	19	0	0	0	86
October 2007	42	0	0	4	31	0	8	0	85
Brantford CMA									
October 2008	64	0	15	3	19	0	0	0	101
October 2007	62	0	0	4	31	0	8	0	105

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
October 2008

	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									
October 2008	115	4	31	0	39	0	0	4	193
October 2007	108	4	23	0	21	0	0	3	159
Hamilton City									
October 2008	35	4	0	0	0	0	0	4	43
October 2007	26	0	0	0	0	0	0	3	29
Stoney Creek City									
October 2008	26	0	6	0	0	0	0	0	32
October 2007	23	0	7	0	8	0	0	0	38
Ancaster City									
October 2008	4	0	2	0	0	0	0	0	6
October 2007	5	0	6	0	7	0	0	0	18
Dundas Town									
October 2008	3	0	6	0	0	0	0	0	9
October 2007	0	0	0	0	0	0	0	0	0
Flamborough									
October 2008	19	0	0	0	0	0	0	0	19
October 2007	4	2	0	0	0	0	0	0	6
Glanbrook									
October 2008	28	0	17	0	39	0	0	0	84
October 2007	50	2	10	0	6	0	0	0	68
Burlington City									
October 2008	56	6	3	0	0	0	0	0	65
October 2007	27	0	23	0	44	0	4	4	102
Grimsby Town									
October 2008	4	0	0	0	0	0	0	0	4
October 2007	13	0	0	0	0	0	0	0	13
Hamilton CMA									
October 2008	175	10	34	0	39	0	0	4	262
October 2007	148	4	46	0	65	0	4	7	274
Brant City									
October 2008	18	0	0	0	0	0	0	0	18
October 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
October 2008	42	0	3	0	6	0	0	2	53
October 2007	15	4	0	0	3	0	2	0	24
Brantford CMA									
October 2008	60	0	3	0	6	0	0	2	71
October 2007	18	4	0	0	3	0	2	0	27

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
October 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	% Change
Hamilton CMA	155	124	20	18	175	130	112	0	462	272	69.9
New City of Hamilton	86	62	6	0	107	47	0	0	199	109	82.6
Hamilton City	23	18	0	0	58	5	0	0	81	23	**
Stoney Creek City	29	16	0	0	32	0	0	0	61	16	**
Ancaster City	14	13	6	0	17	0	0	0	37	13	184.6
Dundas Town	4	1	0	0	0	0	0	0	4	1	**
Flamborough	4	5	0	0	0	0	0	0	4	5	-20.0
Glanbrook	12	9	0	0	0	42	0	0	12	51	-76.5
Burlington City	49	48	14	18	37	64	112	0	212	130	63.1
Grimsby Town	20	14	0	0	31	19	0	0	51	33	54.5
Brantford CMA	22	32	0	0	17	6	3	0	42	38	10.5
Brant City	9	n/a	0	n/a	0	n/a	0	n/a	9	n/a	n/a
Brantford City	13	19	0	0	17	6	3	0	33	25	32.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 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
Hamilton CMA	1,533	1,505	130	88	1,050	830	498	227	3,211	2,650	21.2
New City of Hamilton	956	934	32	22	786	444	124	139	1898	1539	23.3
Hamilton City	264	275	16	0	78	20	0	139	358	434	-17.5
Stoney Creek City	249	174	2	0	122	66	0	0	373	240	55.4
Ancaster City	92	82	14	0	75	62	62	0	243	144	68.8
Dundas Town	20	9	0	4	47	0	62	0	129	13	**
Flamborough	158	59	0	10	114	0	0	0	272	69	**
Glanbrook	173	329	0	8	350	296	0	0	523	633	-17.4
Burlington City	487	453	98	66	225	331	374	88	1184	938	26.2
Grimsby Town	90	118	0	0	39	55	0	0	129	173	-25.4
Brantford CMA	255	370	4	10	103	68	29	0	391	448	-12.7
Brant City	97	n/a	0	n/a	13	n/a	21	n/a	131	n/a	n/a
Brantford City	158	238	4	10	90	62	8	0	260	310	-16.1

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 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Hamilton CMA	175	130	0	0	112	0	0	0
New City of Hamilton	107	47	0	0	0	0	0	0
Hamilton City	58	5	0	0	0	0	0	0
Stoney Creek City	32	0	0	0	0	0	0	0
Ancaster City	17	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	0	42	0	0	0	0	0	0
Burlington City	37	64	0	0	112	0	0	0
Grimsby Town	31	19	0	0	0	0	0	0
Brantford CMA	17	6	0	0	0	0	3	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	17	6	0	0	0	0	3	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 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
Hamilton CMA	1,050	830	0	0	498	88	0	139
New City of Hamilton	786	444	0	0	124	0	0	139
Hamilton City	78	20	0	0	0	0	0	139
Stoney Creek City	122	66	0	0	0	0	0	0
Ancaster City	75	62	0	0	62	0	0	0
Dundas Town	47	0	0	0	62	0	0	0
Flamborough	114	0	0	0	0	0	0	0
Glanbrook	350	296	0	0	0	0	0	0
Burlington City	225	331	0	0	374	88	0	0
Grimsby Town	39	55	0	0	0	0	0	0
Brantford CMA	103	68	0	0	21	0	8	0
Brant City	13	n/a	0	n/a	21	n/a	0	n/a
Brantford City	90	62	0	0	0	0	8	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 2.4: Starts by Submarket and by Intended Market
October 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Hamilton CMA	291	181	171	91	0	0	462	272
New City of Hamilton	177	62	22	47	0	0	199	109
Hamilton City	81	18	0	5	0	0	81	23
Stoney Creek City	56	16	5	0	0	0	61	16
Ancaster City	20	13	17	0	0	0	37	13
Dundas Town	4	1	0	0	0	0	4	1
Flamborough	4	5	0	0	0	0	4	5
Glanbrook	12	9	0	42	0	0	12	51
Burlington City	63	86	149	44	0	0	212	130
Grimsby Town	51	33	0	0	0	0	51	33
Brantford CMA	39	38	0	0	3	0	42	38
Brant City	9	n/a	0	n/a	0	n/a	9	n/a
Brantford City	30	25	0	0	3	0	33	25

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	2,168	1,977	1,043	534	0	139	3,211	2,650
New City of Hamilton	1,420	1,146	478	254	0	139	1,898	1,539
Hamilton City	358	278	0	17	0	139	358	434
Stoney Creek City	345	240	28	0	0	0	373	240
Ancaster City	100	86	143	58	0	0	243	144
Dundas Town	31	13	98	0	0	0	129	13
Flamborough	272	69	0	0	0	0	272	69
Glanbrook	314	454	209	179	0	0	523	633
Burlington City	619	658	565	280	0	0	1,184	938
Grimsby Town	129	173	0	0	0	0	129	173
Brantford CMA	308	401	75	47	8	0	391	448
Brant City	110	n/a	21	n/a	0	n/a	131	n/a
Brantford City	198	263	54	47	8	0	260	310

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
October 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	% Change
Hamilton CMA	178	150	12	4	70	117	4	0	264	271	-2.6
New City of Hamilton	111	100	6	4	67	43	4	0	188	147	27.9
Hamilton City	35	25	4	0	0	0	4	0	43	25	72.0
Stoney Creek City	25	17	0	0	8	14	0	0	33	31	6.5
Ancaster City	4	4	0	0	0	13	0	0	4	17	-76.5
Dundas Town	3	0	0	0	6	0	0	0	9	0	n/a
Flamborough	16	4	0	2	0	0	0	0	16	6	166.7
Glanbrook	28	50	2	2	53	16	0	0	83	68	22.1
Burlington City	65	27	6	0	3	74	0	0	74	101	-26.7
Grimsby Town	2	23	0	0	0	0	0	0	2	23	-91.3
Brantford CMA	51	17	0	2	3	9	2	0	56	28	100.0
Brant City	17	n/a	0	n/a	0	n/a	0	n/a	17	n/a	n/a
Brantford City	34	12	0	2	3	9	2	0	39	23	69.6

**Table 3.1: Completions by Submarket and by Dwelling Type
January - October 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
Hamilton CMA	1476	1473	100	40	688	837	30	285	2294	2635	-12.9
New City of Hamilton	927	1103	30	22	406	476	30	81	1393	1682	-17.2
Hamilton City	281	223	18	8	0	6	30	71	329	308	6.8
Stoney Creek City	225	137	0	2	93	144	0	0	318	283	12.4
Ancaster City	84	149	0	0	93	133	0	10	177	292	-39.4
Dundas Town	18	10	2	2	12	0	0	0	32	12	166.7
Flamborough	130	58	2	6	0	0	0	0	132	64	106.3
Glanbrook	189	526	8	4	208	193	0	0	405	723	-44.0
Burlington City	450	310	70	18	223	361	0	204	743	893	-16.8
Grimsby Town	99	60	0	0	59	0	0	0	158	60	163.3
Brantford CMA	350	290	10	4	76	49	2	3	438	346	26.6
Brant City	121	n/a	0	n/a	6	n/a	0	n/a	127	n/a	n/a
Brantford City	229	206	10	4	70	49	2	3	311	262	18.7

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
October 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Hamilton CMA	70	117	0	0	0	0	4	0
New City of Hamilton	67	43	0	0	0	0	4	0
Hamilton City	0	0	0	0	0	0	4	0
Stoney Creek City	8	14	0	0	0	0	0	0
Ancaster City	0	13	0	0	0	0	0	0
Dundas Town	6	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	53	16	0	0	0	0	0	0
Burlington City	3	74	0	0	0	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	3	9	0	0	0	0	2	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	3	9	0	0	0	0	2	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 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
Hamilton CMA	688	813	0	24	0	214	30	71
New City of Hamilton	406	476	0	0	0	10	30	71
Hamilton City	0	6	0	0	0	0	30	71
Stoney Creek City	93	144	0	0	0	0	0	0
Ancaster City	93	133	0	0	0	10	0	0
Dundas Town	12	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	208	193	0	0	0	0	0	0
Burlington City	223	337	0	24	0	204	0	0
Grimsby Town	59	0	0	0	0	0	0	0
Brantford CMA	76	49	0	0	0	0	2	3
Brant City	6	n/a	0	n/a	0	n/a	0	n/a
Brantford City	70	49	0	0	0	0	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 (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Hamilton CMA	221	199	39	72	4	0	264	271
New City of Hamilton	145	126	39	21	4	0	188	147
Hamilton City	39	25	0	0	4	0	43	25
Stoney Creek City	33	23	0	8	0	0	33	31
Ancaster City	4	10	0	7	0	0	4	17
Dundas Town	9	0	0	0	0	0	9	0
Flamborough	16	6	0	0	0	0	16	6
Glanbrook	44	62	39	6	0	0	83	68
Burlington City	74	50	0	51	0	0	74	101
Grimsby Town	2	23	0	0	0	0	2	23
Brantford CMA	54	19	0	9	2	0	56	28
Brant City	17	n/a	0	n/a	0	n/a	17	n/a
Brantford City	37	14	0	9	2	0	39	23

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	1,963	1,942	300	586	31	107	2,294	2,635
New City of Hamilton	1,189	1,410	173	201	31	71	1,393	1,682
Hamilton City	295	236	3	1	31	71	329	308
Stoney Creek City	318	210	0	73	0	0	318	283
Ancaster City	108	221	69	71	0	0	177	292
Dundas Town	26	12	6	0	0	0	32	12
Flamborough	132	64	0	0	0	0	132	64
Glanbrook	310	667	95	56	0	0	405	723
Burlington City	616	472	127	385	0	36	743	893
Grimsby Town	158	60	0	0	0	0	158	60
Brantford CMA	388	290	48	53	2	3	438	346
Brant City	127	n/a	0	n/a	0	n/a	127	n/a
Brantford City	261	206	48	53	2	3	311	262

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
October 2008

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													
October 2008	2	1.7	3	2.6	14	12.2	43	37.4	53	46.1	115	340,990	367,390
October 2007	1	0.9	24	22.2	19	17.6	26	24.1	38	35.2	108	312,900	325,503
Year-to-date 2008	9	1.0	33	3.6	131	14.3	297	32.4	447	48.7	917	349,000	378,453
Year-to-date 2007	21	1.9	173	15.5	309	27.8	236	21.2	374	33.6	1,113	310,900	337,188
Hamilton City													
October 2008	0	0.0	1	2.9	2	5.7	15	42.9	17	48.6	35	349,000	357,521
October 2007	0	0.0	0	0.0	5	19.2	6	23.1	15	57.7	26	352,355	372,027
Year-to-date 2008	4	1.4	9	3.1	37	12.8	113	39.2	125	43.4	288	342,680	348,768
Year-to-date 2007	2	0.9	10	4.5	61	27.4	59	26.5	91	40.8	223	339,900	341,161
Stoney Creek City													
October 2008	0	0.0	0	0.0	2	7.7	10	38.5	14	53.8	26	354,990	357,546
October 2007	0	0.0	0	0.0	6	26.1	9	39.1	8	34.8	23	310,900	341,204
Year-to-date 2008	0	0.0	3	1.4	44	20.8	73	34.4	92	43.4	212	341,445	353,266
Year-to-date 2007	0	0.0	8	5.6	45	31.7	38	26.8	51	35.9	142	329,900	348,365
Ancaster City													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
October 2007	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	1	1.2	3	3.5	81	95.3	85	499,000	531,459
Year-to-date 2007	0	0.0	0	0.0	2	1.3	18	11.9	131	86.8	151	420,000	468,093
Dundas Town													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	493,450	518,190
Year-to-date 2007	0	0.0	0	0.0	3	30.0	0	0.0	7	70.0	10	430,000	447,300
Flamborough													
October 2008	1	5.3	2	10.5	1	5.3	8	42.1	7	36.8	19	329,000	385,474
October 2007	1	25.0	2	50.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2008	3	2.4	16	12.8	11	8.8	38	30.4	57	45.6	125	329,000	428,954
Year-to-date 2007	13	21.7	12	20.0	3	5.0	3	5.0	29	48.3	60	340,500	389,056
Glanbrook													
October 2008	1	3.6	0	0.0	9	32.1	10	35.7	8	28.6	28	319,300	317,364
October 2007	0	0.0	22	44.0	8	16.0	10	20.0	10	20.0	50	279,900	289,701
Year-to-date 2008	2	1.1	5	2.6	38	20.1	70	37.0	74	39.2	189	337,500	336,260
Year-to-date 2007	6	1.1	143	27.1	195	37.0	118	22.4	65	12.3	527	277,000	286,993
Burlington City													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	56	100.0	56	424,990	453,652
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	384,000	402,370
Year-to-date 2008	0	0.0	0	0.0	0	0.0	23	5.2	418	94.8	441	405,990	463,294
Year-to-date 2007	0	0.0	21	6.6	1	0.3	98	31.0	196	62.0	316	372,000	433,649
Grimsby Town													
October 2008	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
October 2007	0	0.0	0	0.0	1	7.7	6	46.2	6	46.2	13	345,900	345,900
Year-to-date 2008	0	0.0	0	0.0	11	9.8	70	62.5	31	27.7	112	330,400	364,730
Year-to-date 2007	0	0.0	0	0.0	7	14.9	19	40.4	21	44.7	47	345,900	409,794

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
October 2008

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													
October 2008	2	1.1	3	1.7	14	8.0	46	26.3	110	62.9	175	375,400	394,823
October 2007	1	0.7	24	16.2	20	13.5	32	21.6	71	48.0	148	349,000	341,317
Year-to-date 2008	9	0.6	33	2.2	142	9.7	390	26.5	896	61.0	1,470	371,900	402,876
Year-to-date 2007	21	1.4	194	13.1	317	21.5	353	23.9	591	40.0	1,476	324,900	360,152

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
October 2008

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													
October 2008	0	0.0	0	0.0	3	16.7	0	0.0	15	83.3	18	319,000	338,500
October 2007	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 2008	1	0.7	0	0.0	24	17.4	5	3.6	108	78.3	138	327,500	322,587
Year-to-date 2007	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													
October 2008	3	7.1	7	16.7	5	11.9	0	0.0	27	64.3	42	225,000	212,402
October 2007	1	6.7	1	6.7	1	6.7	3	20.0	9	60.0	15	215,000	218,460
Year-to-date 2008	11	4.4	37	14.7	24	9.5	27	10.7	153	60.7	252	225,000	219,245
Year-to-date 2007	13	5.2	46	18.5	39	15.7	60	24.2	90	36.3	248	185,000	189,635
Brantford CMA													
October 2008	3	5.0	7	11.7	8	13.3	0	0.0	42	70.0	60	244,000	250,232
October 2007	1	5.6	1	5.6	2	11.1	4	22.2	10	55.6	18	210,000	214,272
Year-to-date 2008	12	3.1	37	9.5	48	12.3	32	8.2	261	66.9	390	240,000	255,812
Year-to-date 2007	14	4.4	46	14.4	57	17.8	63	19.7	140	43.8	320	193,000	209,961

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
October 2008**

Submarket	Oct 2008	Oct 2007	% Change	YTD 2008	YTD 2007	% Change
Hamilton CMA	394,823	341,317	15.7	402,876	360,152	11.9
New City of Hamilton	367,390	325,503	12.9	378,453	337,188	12.2
Hamilton City	357,521	372,027	-3.9	348,768	341,161	2.2
Stoney Creek City	357,546	341,204	4.8	353,266	348,365	1.4
Ancaster City	--	--	n/a	531,459	468,093	13.5
Dundas Town	--	--	n/a	518,190	447,300	15.8
Flamborough	385,474	--	n/a	428,954	389,056	10.3
Glanbrook	317,364	289,701	9.5	336,260	286,993	17.2
Burlington City	453,652	402,370	12.7	463,294	433,649	6.8
Grimsby Town	--	345,900	n/a	364,730	409,794	-11.0
Brantford CMA	250,232	214,272	16.8	255,812	209,961	21.8
Brant City	338,500	n/a	n/a	322,587	n/a	n/a
Brantford City	212,402	218,460	-2.8	219,245	189,635	15.6

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
October 2008

		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
2007	January	786	0.0	1,103	1,545	1,556	70.9	255,753	6.0	260,107
	February	1,031	-10.3	1,113	1,465	1,541	72.2	272,953	12.5	264,300
	March	1,273	-6.3	1,124	1,861	1,595	70.5	261,021	3.8	260,714
	April	1,351	12.8	1,155	1,929	1,606	71.9	265,506	6.9	265,735
	May	1,529	10.4	1,197	2,148	1,647	72.7	279,496	10.5	268,206
	June	1,472	19.3	1,206	1,850	1,623	74.3	269,676	7.7	264,660
	July	1,358	26.4	1,235	1,635	1,588	77.8	268,561	10.4	273,137
	August	1,189	8.0	1,143	1,561	1,558	73.4	270,893	6.8	271,533
	September	986	-5.4	1,118	1,694	1,657	67.5	264,209	6.2	264,977
	October	1,230	11.5	1,187	1,509	1,529	77.6	278,180	11.6	284,170
	November	1,036	6.6	1,152	1,199	1,587	72.6	267,560	6.5	271,753
	December	625	-4.9	1,133	592	1,501	75.5	261,728	5.5	275,744
2008	January	783	-0.4	1,124	1,608	1,621	69.3	278,189	8.8	276,291
	February	998	-3.2	1,040	1,514	1,534	67.8	276,297	1.2	272,739
	March	1,057	-17.0	1,042	1,617	1,552	67.1	289,226	10.8	284,331
	April	1,381	2.2	1,112	2,272	1,713	64.9	283,846	6.9	288,547
	May	1,435	-6.1	1,144	2,179	1,698	67.4	293,927	5.2	283,869
	June	1,325	-10.0	1,091	1,888	1,660	65.7	287,249	6.5	284,629
	July	1,204	-11.3	1,060	1,776	1,677	63.2	281,580	4.8	283,367
	August	947	-20.4	1,008	1,539	1,665	60.5	283,974	4.8	285,808
	September	979	-0.7	982	1,886	1,680	58.5	282,719	7.0	284,545
	October	889	-27.7	891	1,664	1,708	52.2	254,004	-8.7	257,057
	November									
	December									
	Q3 2007	3,533	9.8		4,890			268,132	7.8	
	Q3 2008	3,130	-11.4		5,201			282,661	5.4	
	YTD 2007	12,205	6.8		17,197			269,332	8.3	
	YTD 2008	10,998	-9.9		17,943			282,251	4.8	

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¹Source: CREA

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

Table 5b: MLS® Residential Activity for Brantford
October 2008

		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
2007	January	150	8.7	196	289	287	68.3	191,676	-0.4	199,413
	February	201	-1.5	195	296	291	67.0	201,513	6.0	207,991
	March	210	-9.9	176	285	267	65.9	213,605	9.8	215,594
	April	211	-0.5	188	339	306	61.4	219,906	8.0	213,436
	May	259	18.3	204	380	297	68.7	208,469	1.1	205,716
	June	242	30.1	201	350	298	67.4	213,881	10.6	209,399
	July	219	22.3	202	316	291	69.4	209,088	1.7	207,106
	August	222	23.3	204	289	286	71.3	203,560	4.5	205,951
	September	161	0.0	186	292	292	63.7	206,141	0.5	209,279
	October	175	-1.7	190	308	313	60.7	211,004	9.4	214,311
	November	165	18.7	201	216	272	73.9	216,462	5.1	208,557
	December	90	-18.2	162	91	251	64.5	211,281	4.5	215,487
2008	January	145	-3.3	186	304	312	59.6	205,398	7.2	216,580
	February	158	-21.4	153	322	296	51.7	229,561	13.9	230,543
	March	198	-5.7	188	288	305	61.6	219,169	2.6	222,188
	April	224	6.2	183	418	312	58.7	223,198	1.5	219,061
	May	236	-8.9	187	387	315	59.4	222,549	6.8	215,067
	June	237	-2.1	193	331	297	65.0	220,726	3.2	217,075
	July	197	-10.0	181	351	318	56.9	223,700	7.0	219,377
	August	172	-22.5	175	281	296	59.1	211,794	4.0	213,510
	September	195	21.1	195	322	293	66.6	220,508	7.0	224,667
	October	147	-16.0	165	323	328	50.3	214,326	1.6	216,373
	November									
	December									
	Q3 2007	602	15.8		897			206,261	2.3	
	Q3 2008	564	-6.3		954			218,965	6.2	
	YTD 2007	2,050	8.5		3,144			208,469	5.3	
	YTD 2008	1,909	-6.9		3,327			219,634	5.4	

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¹Source: CREA

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

Table 6a: Economic Indicators
October 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	679	6.50	6.65	145.6	108.6	366.9	6.3	66.3	759
	February	679	6.50	6.65	146.6	109.7	368.1	6.2	66.4	751
	March	669	6.40	6.49	147.3	110.8	369.8	6.5	66.9	753
	April	678	6.60	6.64	148.2	111.1	372.6	6.1	67.1	762
	May	709	6.85	7.14	148.8	111.6	375.2	6.1	67.5	775
	June	715	7.05	7.24	149.3	111.1	374.7	6.0	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	380.2	5.5	67.9	802
	September	712	7.05	7.19	148.9	111.0	378.4	5.6	67.6	810
	October	728	7.25	7.44	149.1	110.9	376.0	5.7	67.2	822
	November	725	7.20	7.39	149.4	111.2	372.7	6.0	66.8	823
	December	734	7.35	7.54	149.3	111.1	373.0	5.9	66.7	815
2008	January	725	7.35	7.39	150.7	110.9	373	5.9	66.7	807
	February	718	7.25	7.29	151.9	111.4	374.1	5.9	66.9	805
	March	712	7.15	7.19	153.1	111.7	375.7	6.2	67.3	804
	April	700	6.95	6.99	152.9	112.5	376.9	6.3	67.5	803
	May	679	6.15	6.65	153.2	113.6	377.6	6.1	67.5	801
	June	710	6.95	7.15	152.4	114.2	379.0	6.0	67.6	795
	July	710	6.95	7.15	152.6	115.1	377.5	5.5	67.0	793
	August	691	6.65	6.85	152.6	114.8	377.6	5.6	67.0	784
	September	691	6.65	6.85	153.0	115.1	376.1	5.5	66.5	787
	October	713	6.35	7.20		113.7	375.7	5.7	66.6	787
	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)

Table 6b: Economic Indicators
October 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	679	6.50	6.65	139.3	108.6	50.0	8.0	69.2	684
	February	679	6.50	6.65	139.4	109.7	50.4	7.8	69.1	690
	March	669	6.40	6.49	139.7	110.8	50.8	7.3	69.3	698
	April	678	6.60	6.64	139.8	111.1	51.6	6.8	69.7	695
	May	709	6.85	7.14	140.3	111.6	51.4	6.8	69.5	699
	June	715	7.05	7.24	141.0	111.1	51.6	7.0	70.0	700
	July	715	7.05	7.24	141.3	111.1	51.1	6.4	68.7	708
	August	715	7.05	7.24	141.8	110.9	50.4	6.4	67.7	725
	September	712	7.05	7.19	142.1	111.0	50.6	5.5	67.3	742
	October	728	7.25	7.44	142.2	110.9	50.9	5.0	67.1	756
	November	725	7.20	7.39	143.1	111.2	51.3	4.6	67.5	758
	December	734	7.35	7.54	143.3	111.1	51.0	5.2	67.4	771
2008	January	725	7.35	7.39	144.5	110.9	51	6.0	68.1	779
	February	718	7.25	7.29	145.2	111.4	51.2	6.2	68.2	785
	March	712	7.15	7.19	145.6	111.7	51.2	6.9	68.5	779
	April	700	6.95	6.99	145.8	112.5	51.1	6.9	68.5	775
	May	679	6.15	6.65	145.9	113.6	51.4	7.2	68.9	773
	June	710	6.95	7.15	146.4	114.2	51.7	6.9	69.1	764
	July	710	6.95	7.15	146.5	115.1	51.9	6.6	69.0	749
	August	691	6.65	6.85	146.6	114.8	52.4	6.5	69.6	752
	September	691	6.65	6.85	146.6	115.1	52.8	6.2	69.8	758
	October	713	6.35	7.20		113.7	52.8	6.0	69.7	772
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

All data presented in this publication is based on Statistics Canada’s 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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- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

Free regional reports also available:

- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

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