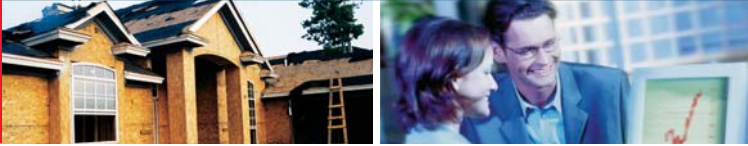


# HOUSING NOW

## Hamilton and Brantford CMAs



Canada Mortgage and Housing Corporation

Date Released: April 2008

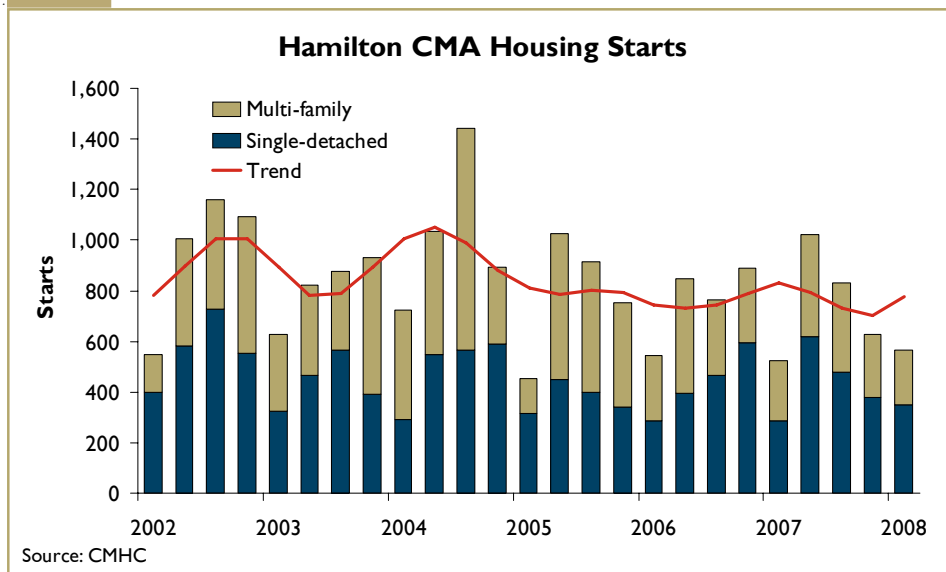
### New Home Market

#### Housing Starts Edge Up in First Quarter

Strong housing demand from the affluent segment of the Hamilton Census Metropolitan Area (hereafter referred to as Hamilton) population is reflected in the rising prices of new homes and growth in new home

starts last quarter. Total new home starts in Hamilton increased 8 per cent to 565 units as compared to the same period in the previous year. Also, new single-detached home prices jumped 19 per cent above last year's average. While total starts declined in some municipalities, they were up over ten per cent in many others as compared to the same period last year.

Figure 1



#### Table of Contents

- 1 **New Home Market**  
Housing Starts Edge Up in First Quarter
- 2 **Resale Market**  
Sales Edge Down
- 3 **Local Economy**
- 4 **Maps**
- 10 **Tables**

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Single-detached home starts continue to lead the way in Hamilton, rising 22 per cent over the previous year. Burlington City experienced the fastest rate of increase of single-detached home starts, at 83 per cent, last quarter. The proximity of Burlington City to major employers in Mississauga and Toronto makes it an attractive location for new home construction. Some Torontonians continue to move west to the Burlington area due to the minimal supply of new, single-detached homes in Toronto. In addition to the robust Burlington market, there were also increases in single-detached home starts in the other higher-priced home markets of Flamborough and Ancaster.

In the neighbouring Brantford Census Metropolitan Area (hereafter referred to as Brantford), total starts reached 71 homes in the first quarter of 2008, up almost eight per cent from the same period in 2007. Home buyers from Hamilton looking for lower prices and more choice in both the new and resale markets are an important source of support for the Brantford housing market.

The attractive quality and prices of single-detached homes in Hamilton continue to drive the demand for this segment of the new home market. While there were few starts of freehold semi-detached homes and townhouses, some consumers who prefer a smaller home with lower maintenance are finding the condominium lifestyle appealing. Last quarter, total starts of condominium townhouses and apartments jumped 57 per cent over the previous year. In contrast, total starts of freehold

semi-detached homes and townhouses fell by 62 per cent.

The affluence of the aging Hamilton population as well as in-migration of Torontonians have kept the average prices of new homes at elevated levels in Hamilton. The average price of a new single-detached home was \$412,600 last quarter, 19 per cent higher than the same period last year. However, price movement differed by sub-market. In Dundas Town, the average price of a new, single-detached home more than doubled to \$686,600, while average prices fell by 8 per cent and 4 per cent in Flamborough and Burlington City, respectively. The less expensive markets of Hamilton City, Grimsby and Stoney Creek experienced more modest price growth, though still above the rate of inflation.

The relative affordability of homes in Brantford compared to Hamilton and its proximity to other industrial municipalities further west and

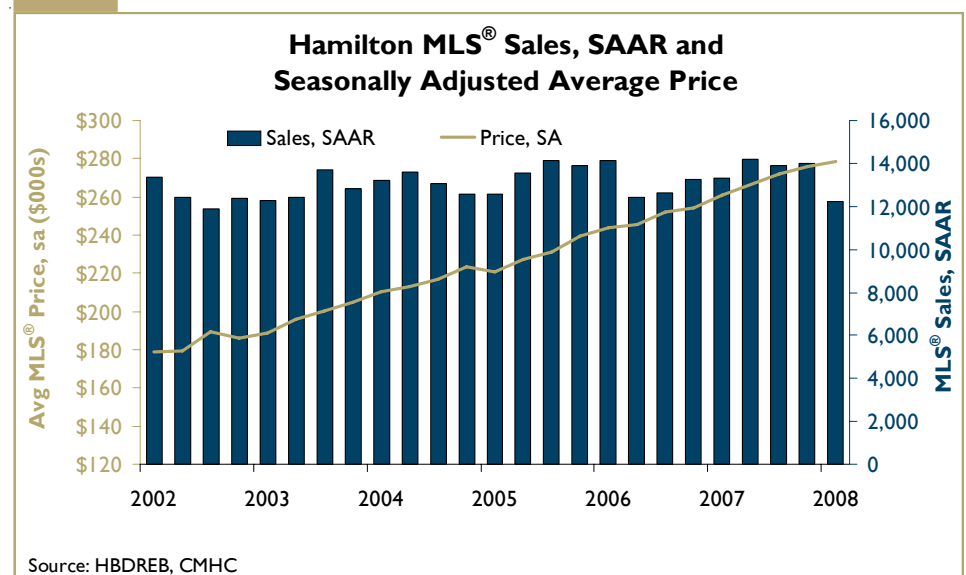
north including Guelph, Cambridge, and Woodstock are key drivers for the new home market. The average price of a single-detached home in Brantford was \$292,000 last quarter.

## Resale Market

### Sales Edge Down

After peaking in mid-2007, sales in the existing home market in Hamilton and Brantford continued to move down in the first quarter of 2008. About 2,800 existing homes were sold in Hamilton during the first quarter of 2008, off nine per cent compared with the same time period in 2007. With a modest decrease in new listings and a larger decrease in sales, the Hamilton sales-to-new listings ratio (SNLR) edged lower to 60 per cent, as compared to 63 per cent in the first quarter of last year. Since Hamilton's housing market is considered in favour of sellers if the

Figure 2



SNLR is above 55 per cent, the easing in both sales and listings moved conditions only towards balance. Typically, a sellers' market is characterized by average price growth exceeding the general rate of inflation, and days to sell between 30 to 60 days. Hamilton's average resale home price rose four per cent to \$281,600 in the first quarter.

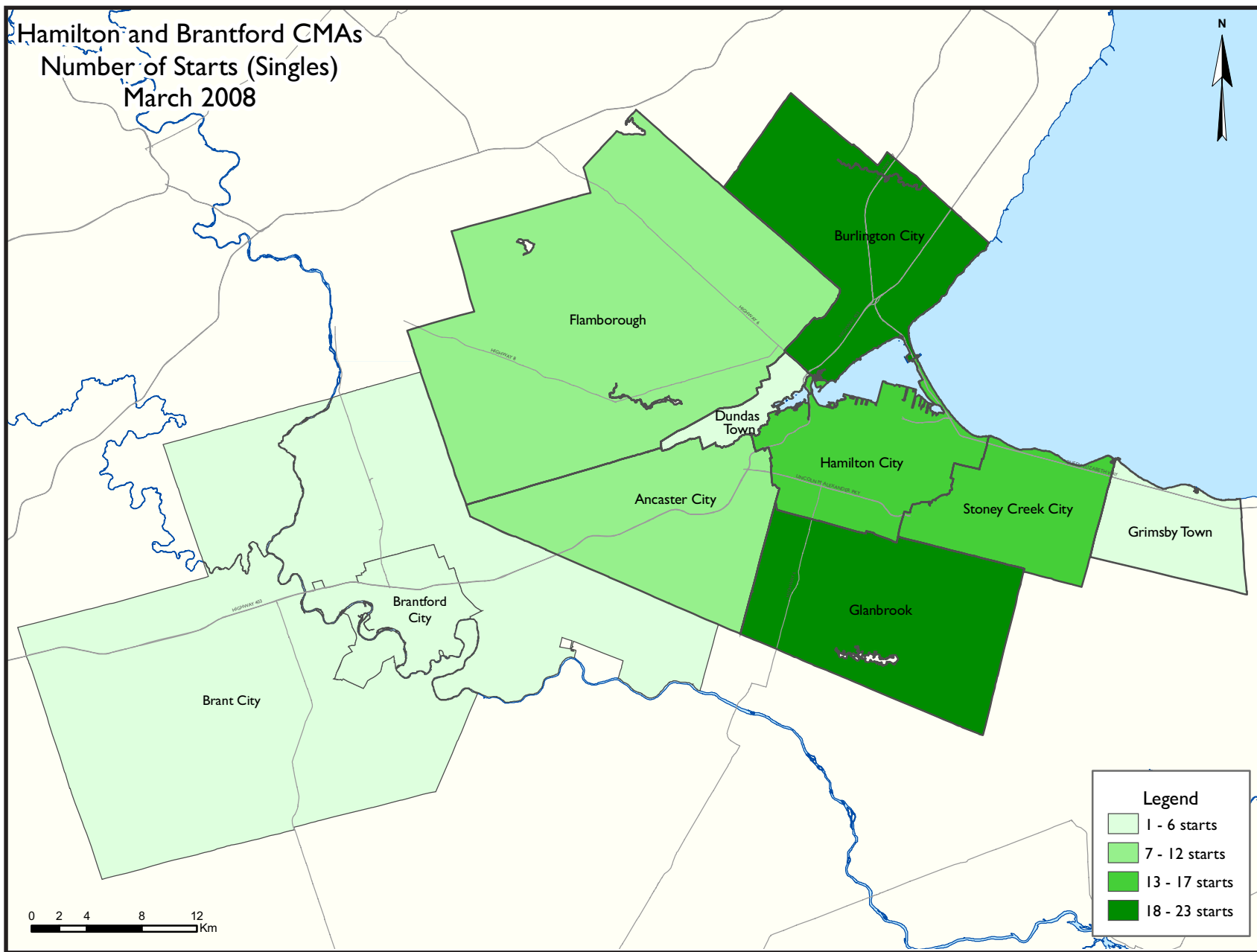
Similar conditions prevailed in Brantford where there were just 501 sales in the first quarter of 2008. An increase in resale prices

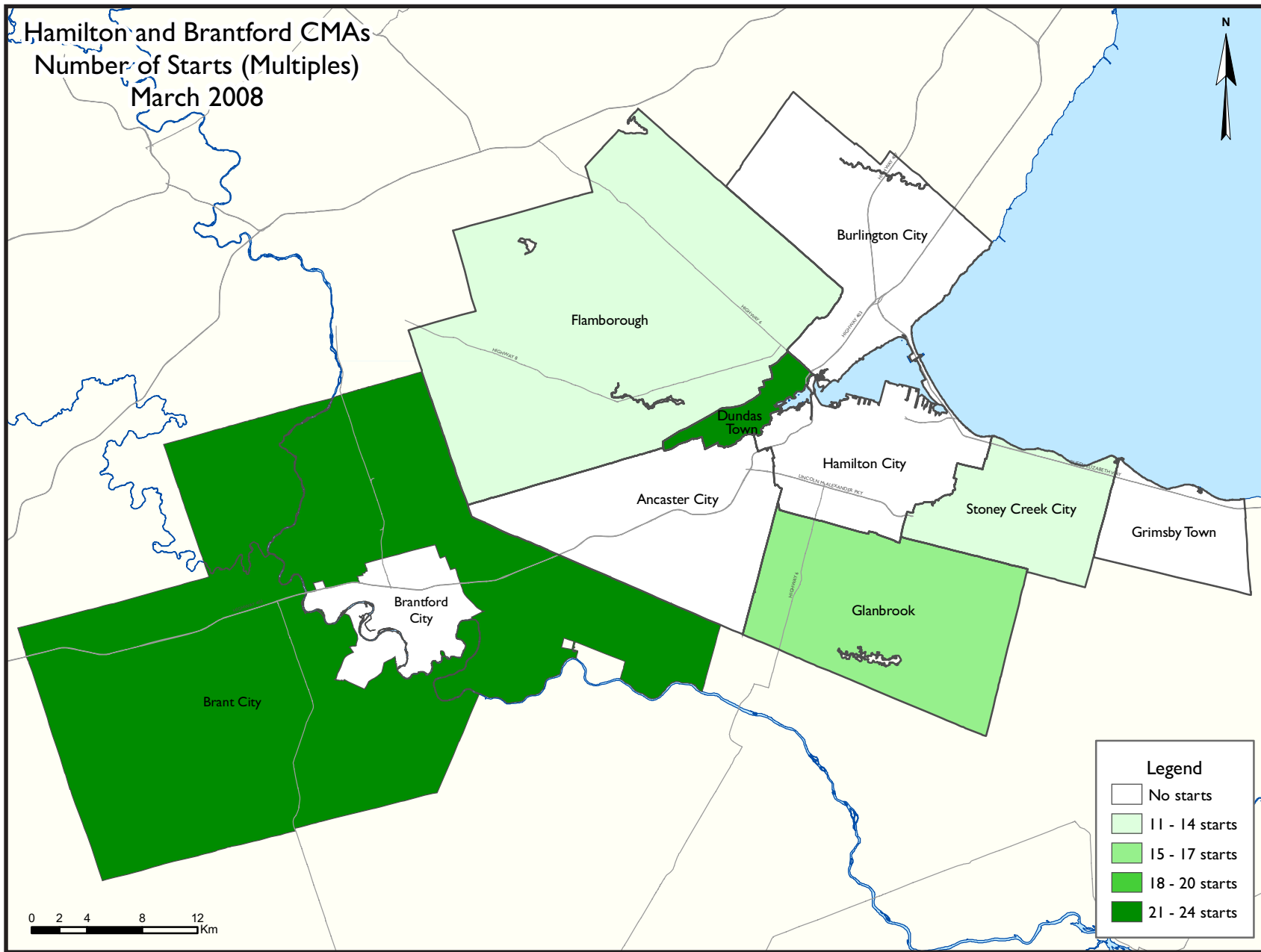
last year prompted more people to list their homes for sale, putting downward pressure on the SNLR for the period. Despite the short term fall in the SNLR, Brantford's resale market continues to favour sellers. The average price for an existing home for the first two months of 2008 was \$218,500.

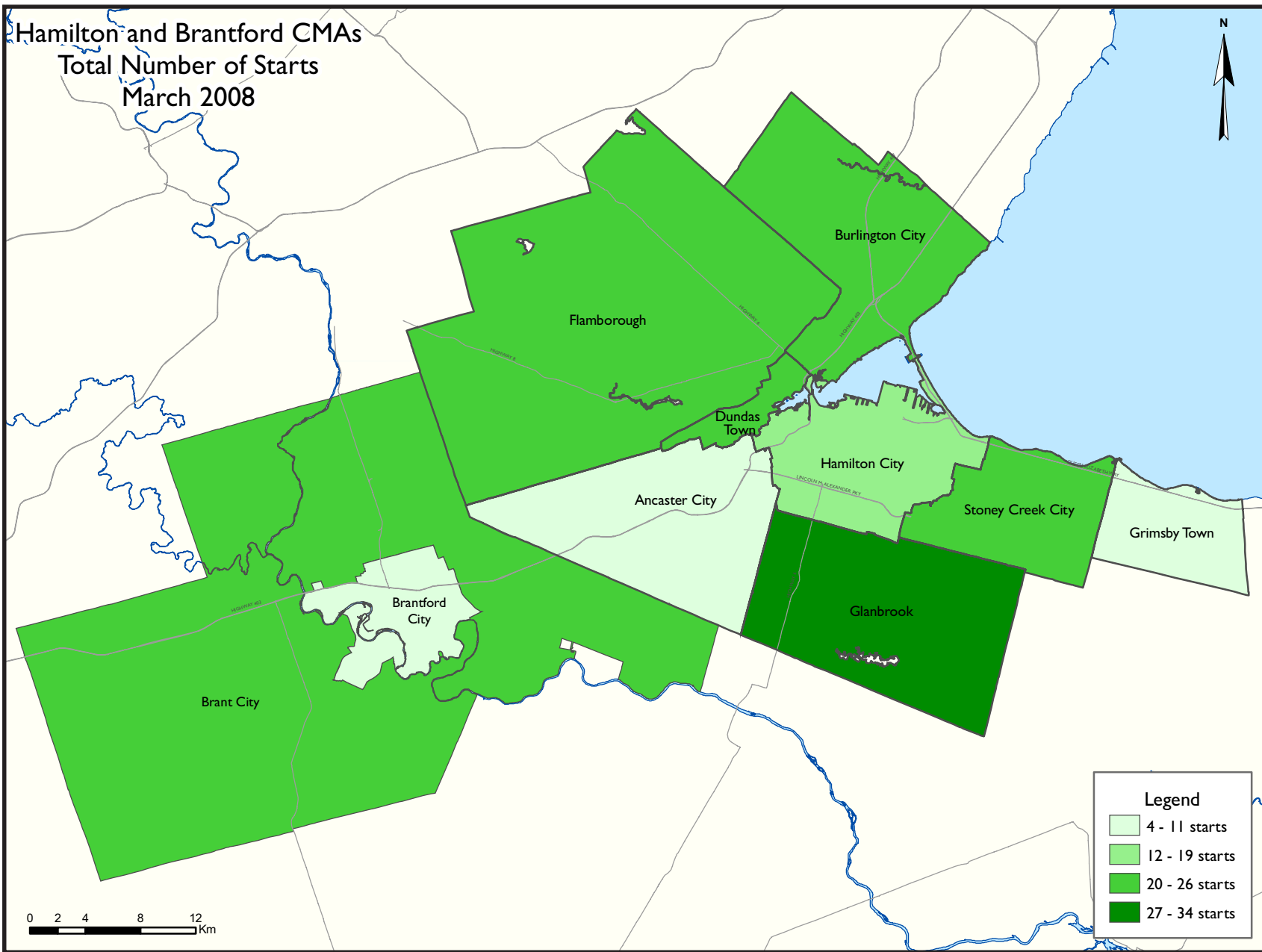
## **Local Economy**

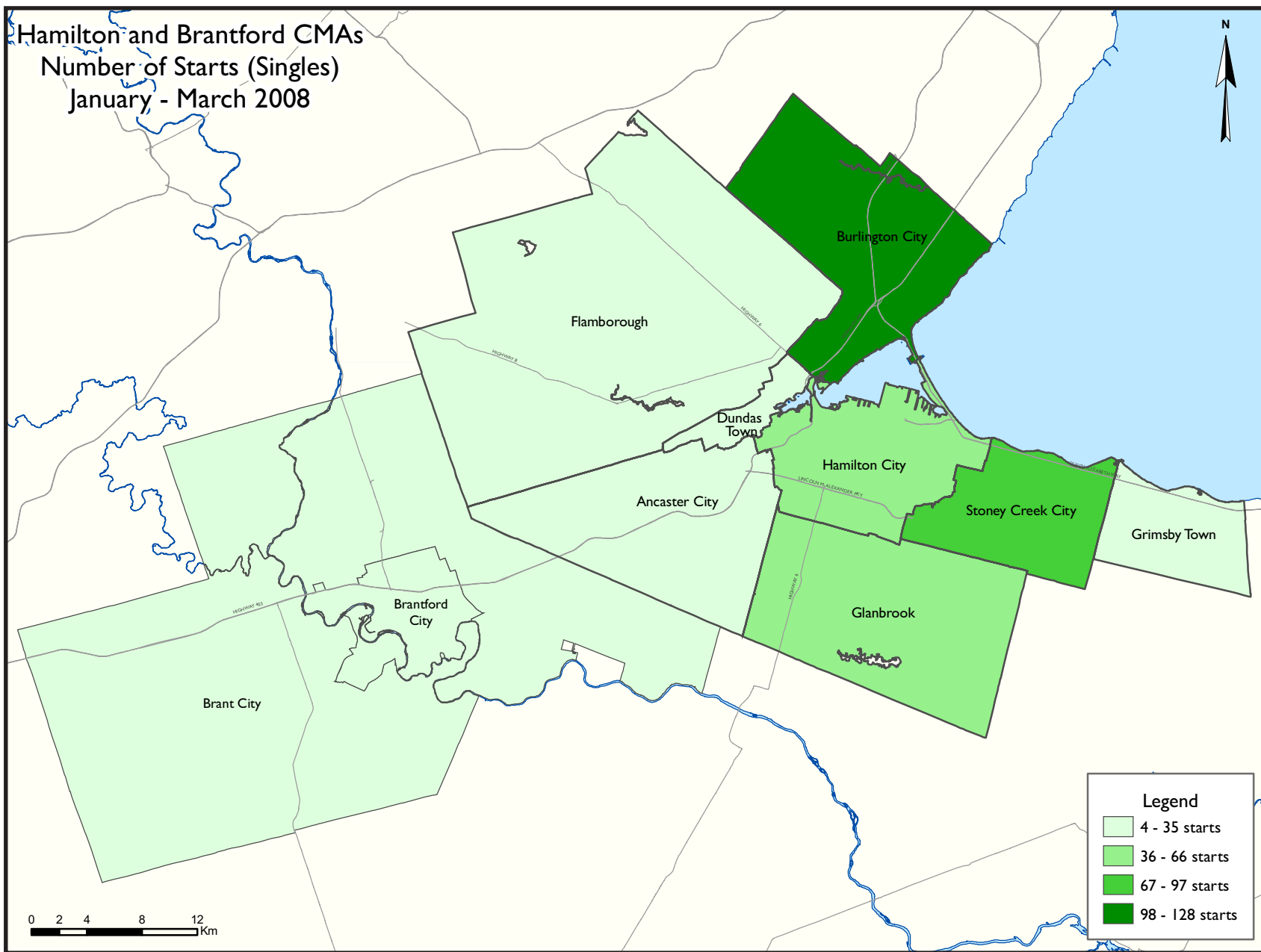
Full-time employment in Hamilton was flat in the first quarter of 2008,

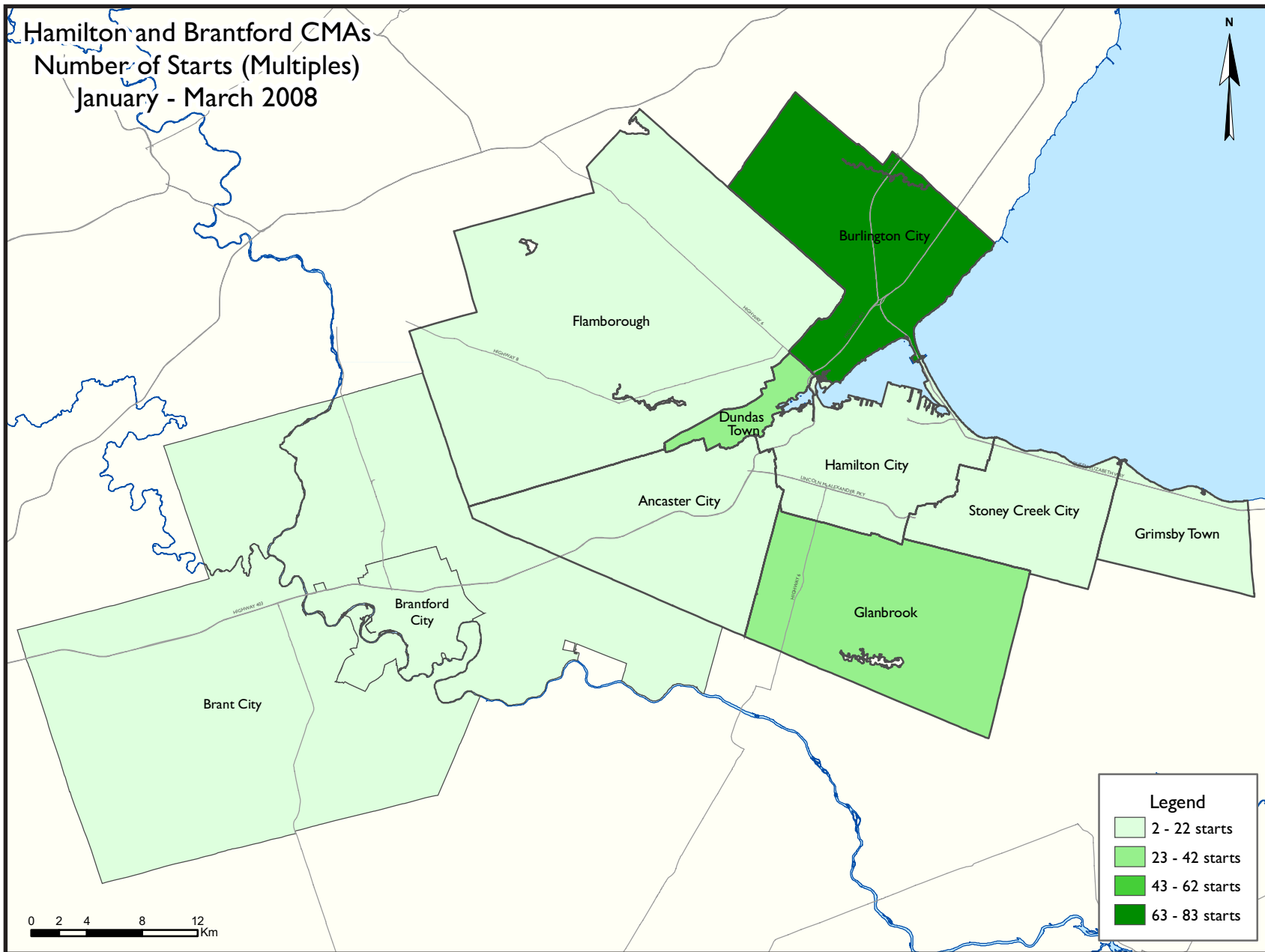
even as the number of jobs in the manufacturing sector continued to fall. Manufacturing employment has dropped by nearly a third over the past four years as a result of the high Canadian dollar reducing demand for Canadian goods. Youth employment – young people aged 15-24 who are employed – was also flat. However, overall part-time jobs increased 11 per cent last quarter compared to the same time last year, offsetting the losses in full-time employment.

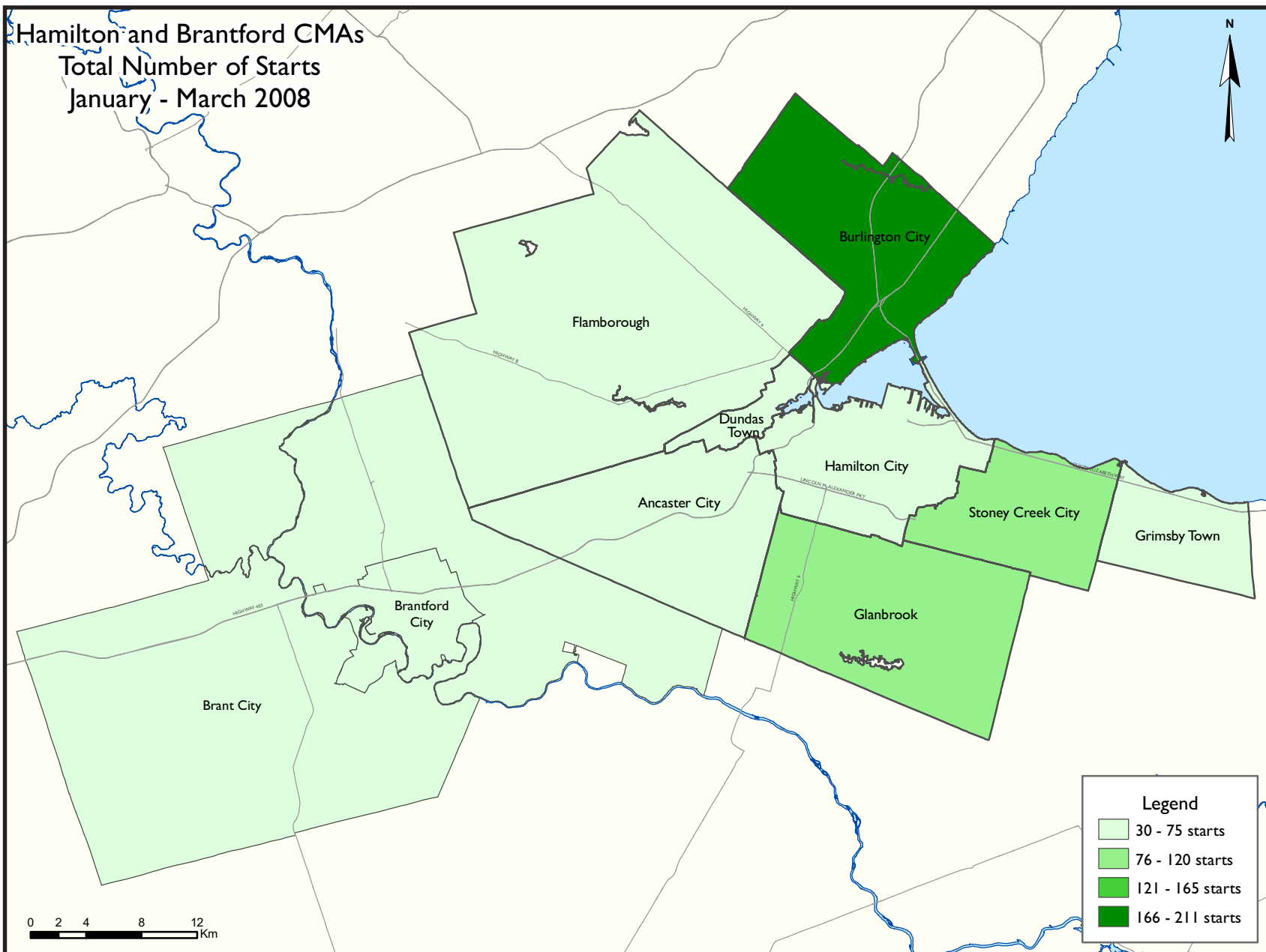












# HOUSING NOW REPORT TABLES

## Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

## Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

## SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1a: Housing Activity Summary of Hamilton CMA**  
**March 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2008	91	0	23	0	40	0	0	0	154
March 2007	108	0	55	0	17	0	0	0	180
% Change	-15.7	n/a	-58.2	n/a	135.3	n/a	n/a	n/a	-14.4
Year-to-date 2008	349	4	45	0	118	49	0	0	565
Year-to-date 2007	285	0	134	0	92	13	0	0	524
% Change	22.5	n/a	-66.4	n/a	28.3	**	n/a	n/a	7.8
UNDER CONSTRUCTION									
March 2008	927	52	287	0	480	361	3	143	2,253
March 2007	861	12	509	1	327	493	8	136	2,347
% Change	7.7	**	-43.6	-100.0	46.8	-26.8	-62.5	5.1	-4.0
COMPLETIONS									
March 2008	101	6	24	1	48	0	0	0	180
March 2007	134	4	65	0	28	0	8	0	239
% Change	-24.6	50.0	-63.1	n/a	71.4	n/a	-100.0	n/a	-24.7
Year-to-date 2008	341	22	151	3	76	0	0	10	603
Year-to-date 2007	401	6	165	6	116	0	24	57	775
% Change	-15.0	**	-8.5	-50.0	-34.5	n/a	-100.0	-82.5	-22.2
COMPLETED & NOT ABSORBED									
March 2008	61	2	27	0	8	0	0	10	108
March 2007	47	6	18	0	39	25	1	48	184
% Change	29.8	-66.7	50.0	n/a	-79.5	-100.0	-100.0	-79.2	-41.3
ABSORBED									
March 2008	108	6	23	1	49	0	0	0	187
March 2007	136	4	64	0	20	0	11	110	345
% Change	-20.6	50.0	-64.1	n/a	145.0	n/a	-100.0	-100.0	-45.8
Year-to-date 2008	347	22	147	3	80	24	0	41	664
Year-to-date 2007	407	7	162	6	85	0	27	110	804
% Change	-14.7	**	-9.3	-50.0	-5.9	n/a	-100.0	-62.7	-17.4

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

**Table 1b: Housing Activity Summary of Brantford CMA**  
**March 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2008	11	0	0	0	0	21	0	0	32
March 2007	8	0	0	0	0	0	0	0	8
% Change	37.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2008	37	2	6	0	5	21	0	0	71
Year-to-date 2007	31	0	0	0	35	0	0	0	66
% Change	19.4	n/a	n/a	n/a	-85.7	n/a	n/a	n/a	7.6
UNDER CONSTRUCTION									
March 2008	155	10	17	0	38	21	0	0	241
March 2007	122	0	0	0	47	0	0	0	169
% Change	27.0	n/a	n/a	n/a	-19.1	n/a	n/a	n/a	42.6
COMPLETIONS									
March 2008	22	2	0	0	6	0	0	0	30
March 2007	11	0	0	0	8	0	0	0	19
% Change	100.0	n/a	n/a	n/a	-25.0	n/a	n/a	n/a	57.9
Year-to-date 2008	111	2	3	0	11	0	0	0	127
Year-to-date 2007	70	0	0	4	12	0	0	3	89
% Change	58.6	n/a	n/a	-100.0	-8.3	n/a	n/a	-100.0	42.7
COMPLETED & NOT ABSORBED									
March 2008	106	0	8	3	37	0	6	0	160
March 2007	93	0	0	5	35	0	13	3	149
% Change	14.0	n/a	n/a	-40.0	5.7	n/a	-53.8	-100.0	7.4
ABSORBED									
March 2008	17	2	0	0	2	0	0	0	21
March 2007	20	0	0	0	2	0	0	0	22
% Change	-15.0	n/a	n/a	n/a	0.0	n/a	n/a	n/a	-4.5
Year-to-date 2008	104	4	0	1	7	0	0	0	116
Year-to-date 2007	71	0	0	0	11	0	0	0	82
% Change	46.5	n/a	n/a	n/a	-36.4	n/a	n/a	n/a	41.5

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**  
**March 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									
March 2008	64	0	23	0	40	0	0	0	127
March 2007	70	0	15	0	10	0	0	0	95
Hamilton City									
March 2008	16	0	0	0	0	0	0	0	16
March 2007	14	0	0	0	0	0	0	0	14
Stoney Creek City									
March 2008	13	0	11	0	0	0	0	0	24
March 2007	9	0	0	0	0	0	0	0	9
Ancaster City									
March 2008	8	0	0	0	0	0	0	0	8
March 2007	3	0	0	0	10	0	0	0	13
Dundas Town									
March 2008	1	0	0	0	24	0	0	0	25
March 2007	0	0	0	0	0	0	0	0	0
Flamborough									
March 2008	8	0	12	0	0	0	0	0	20
March 2007	6	0	0	0	0	0	0	0	6
Glanbrook									
March 2008	18	0	0	0	16	0	0	0	34
March 2007	32	0	15	0	0	0	0	0	47
Burlington City									
March 2008	23	0	0	0	0	0	0	0	23
March 2007	36	0	29	0	7	0	0	0	72
Grimsby Town									
March 2008	4	0	0	0	0	0	0	0	4
March 2007	2	0	11	0	0	0	0	0	13
Hamilton CMA									
March 2008	91	0	23	0	40	0	0	0	154
March 2007	108	0	55	0	17	0	0	0	180
Brant City									
March 2008	5	0	0	0	0	21	0	0	26
March 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
March 2008	6	0	0	0	0	0	0	0	6
March 2007	3	0	0	0	0	0	0	0	3
Brantford CMA									
March 2008	11	0	0	0	0	21	0	0	32
March 2007	8	0	0	0	0	0	0	0	8

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

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	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									
March 2008	592	16	170	0	369	181	3	143	1,474
March 2007	626	10	345	1	257	233	0	28	1,500
Hamilton City									
March 2008	154	8	0	0	17	119	3	143	444
March 2007	112	4	6	1	0	119	0	28	270
Stoney Creek City									
March 2008	121	0	69	0	8	0	0	0	198
March 2007	46	2	91	0	74	0	0	0	213
Ancaster City									
March 2008	70	2	20	0	84	0	0	0	176
March 2007	86	0	80	0	98	10	0	0	274
Dundas Town									
March 2008	10	2	6	0	30	62	0	0	110
March 2007	9	0	0	0	0	62	0	0	71
Flamborough									
March 2008	74	0	12	0	0	0	0	0	86
March 2007	43	0	0	0	0	0	0	0	43
Glanbrook									
March 2008	163	4	63	0	230	0	0	0	460
March 2007	324	4	168	0	85	42	0	0	623
Burlington City									
March 2008	289	36	92	0	111	180	0	0	708
March 2007	217	2	153	0	70	260	8	108	818
Grimsby Town									
March 2008	46	0	25	0	0	0	0	0	71
March 2007	18	0	11	0	0	0	0	0	29
Hamilton CMA									
March 2008	927	52	287	0	480	361	3	143	2,253
March 2007	861	12	509	1	327	493	8	136	2,347
Brant City									
March 2008	50	0	0	0	0	21	0	0	71
March 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
March 2008	105	10	17	0	38	0	0	0	170
March 2007	77	0	0	0	47	0	0	0	124
Brantford CMA									
March 2008	155	10	17	0	38	21	0	0	241
March 2007	122	0	0	0	47	0	0	0	169

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**  
**March 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									
March 2008	43	2	20	1	32	0	0	0	98
March 2007	125	4	33	0	5	0	0	0	167
Hamilton City									
March 2008	15	0	0	1	0	0	0	0	16
March 2007	14	4	6	0	0	0	0	0	24
Stoney Creek City									
March 2008	5	0	0	0	0	0	0	0	5
March 2007	5	0	0	0	0	0	0	0	5
Ancaster City									
March 2008	3	0	4	0	32	0	0	0	39
March 2007	26	0	3	0	5	0	0	0	34
Dundas Town									
March 2008	3	0	0	0	0	0	0	0	3
March 2007	3	0	0	0	0	0	0	0	3
Flamborough									
March 2008	7	0	0	0	0	0	0	0	7
March 2007	8	0	0	0	0	0	0	0	8
Glanbrook									
March 2008	10	2	16	0	0	0	0	0	28
March 2007	69	0	24	0	0	0	0	0	93
Burlington City									
March 2008	40	4	0	0	16	0	0	0	60
March 2007	6	0	32	0	23	0	8	0	69
Grimsby Town									
March 2008	18	0	4	0	0	0	0	0	22
March 2007	3	0	0	0	0	0	0	0	3
Hamilton CMA									
March 2008	101	6	24	1	48	0	0	0	180
March 2007	134	4	65	0	28	0	8	0	239
Brant City									
March 2008	4	0	0	0	0	0	0	0	4
March 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
March 2008	18	2	0	0	6	0	0	0	26
March 2007	7	0	0	0	8	0	0	0	15
Brantford CMA									
March 2008	22	2	0	0	6	0	0	0	30
March 2007	11	0	0	0	8	0	0	0	19

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**  
**March 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									
March 2008	28	2	24	0	0	0	0	0	54
March 2007	34	5	17	0	5	0	0	0	61
Hamilton City									
March 2008	0	0	0	0	0	0	0	0	0
March 2007	2	0	0	0	0	0	0	0	2
Stoney Creek City									
March 2008	28	1	14	0	0	0	0	0	43
March 2007	30	1	17	0	4	0	0	0	52
Ancaster City									
March 2008	0	0	3	0	0	0	0	0	3
March 2007	1	0	0	0	0	0	0	0	1
Dundas Town									
March 2008	0	0	0	0	0	0	0	0	0
March 2007	0	0	0	0	0	0	0	0	0
Flamborough									
March 2008	0	0	0	0	0	0	0	0	0
March 2007	1	4	0	0	0	0	0	0	5
Glanbrook									
March 2008	0	1	7	0	0	0	0	0	8
March 2007	0	0	0	0	1	0	0	0	1
Burlington City									
March 2008	17	0	2	0	8	0	0	10	37
March 2007	4	1	1	0	34	25	1	48	114
Grimsby Town									
March 2008	16	0	1	0	0	0	0	0	17
March 2007	9	0	0	0	0	0	0	0	9
Hamilton CMA									
March 2008	61	2	27	0	8	0	0	10	108
March 2007	47	6	18	0	39	25	1	48	184
Brant City									
March 2008	23	0	4	0	0	0	0	0	27
March 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
March 2008	83	0	4	3	37	0	6	0	133
March 2007	85	0	0	5	35	0	13	3	141
Brantford CMA									
March 2008	106	0	8	3	37	0	6	0	160
March 2007	93	0	0	5	35	0	13	3	149

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**  
**March 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									
March 2008	51	2	19	1	33	0	0	0	106
March 2007	128	4	33	0	5	0	0	0	170
Hamilton City									
March 2008	15	0	0	1	0	0	0	0	16
March 2007	13	4	6	0	0	0	0	0	23
Stoney Creek City									
March 2008	13	0	3	0	0	0	0	0	16
March 2007	7	0	0	0	0	0	0	0	7
Ancaster City									
March 2008	3	0	1	0	32	0	0	0	36
March 2007	27	0	3	0	5	0	0	0	35
Dundas Town									
March 2008	3	0	0	0	0	0	0	0	3
March 2007	3	0	0	0	0	0	0	0	3
Flamborough									
March 2008	7	0	0	0	0	0	0	0	7
March 2007	8	0	0	0	0	0	0	0	8
Glanbrook									
March 2008	10	2	15	0	1	0	0	0	28
March 2007	70	0	24	0	0	0	0	0	94
Burlington City									
March 2008	40	4	0	0	16	0	0	0	60
March 2007	6	0	31	0	15	0	11	110	173
Grimsby Town									
March 2008	17	0	4	0	0	0	0	0	21
March 2007	2	0	0	0	0	0	0	0	2
Hamilton CMA									
March 2008	108	6	23	1	49	0	0	0	187
March 2007	136	4	64	0	20	0	11	110	345
Brant City									
March 2008	3	0	0	0	0	0	0	0	3
March 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
March 2008	14	2	0	0	2	0	0	0	18
March 2007	16	0	0	0	2	0	0	0	18
Brantford CMA									
March 2008	17	2	0	0	2	0	0	0	21
March 2007	20	0	0	0	2	0	0	0	22

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**  
**March 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	% Change
<b>Hamilton CMA</b>	91	108	0	0	63	72	0	0	154	180	-14.4
New City of Hamilton	64	70	0	0	63	25	0	0	127	95	33.7
Hamilton City	16	14	0	0	0	0	0	0	16	14	14.3
Stoney Creek City	13	9	0	0	11	0	0	0	24	9	166.7
Ancaster City	8	3	0	0	0	10	0	0	8	13	-38.5
Dundas Town	1	0	0	0	24	0	0	0	25	0	n/a
Flamborough	8	6	0	0	12	0	0	0	20	6	**
Glanbrook	18	32	0	0	16	15	0	0	34	47	-27.7
Burlington City	23	36	0	0	0	36	0	0	23	72	-68.1
Grimsby Town	4	2	0	0	0	11	0	0	4	13	-69.2
<b>Brantford CMA</b>	11	8	0	0	0	0	21	0	32	8	**
Brant City	5	n/a	0	n/a	0	n/a	21	n/a	26	n/a	n/a
Brantford City	6	3	0	0	0	0	0	0	6	3	100.0

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - March 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
<b>Hamilton CMA</b>	349	285	6	0	161	226	49	13	565	524	7.8
New City of Hamilton	199	209	4	0	121	158	0	0	324	367	-11.7
Hamilton City	38	45	2	0	0	0	0	0	40	45	-11.1
Stoney Creek City	82	20	0	0	19	30	0	0	101	50	102.0
Ancaster City	20	18	2	0	14	14	0	0	36	32	12.5
Dundas Town	4	4	0	0	36	0	0	0	40	4	**
Flamborough	18	14	0	0	12	0	0	0	30	14	114.3
Glanbrook	37	102	0	0	40	114	0	0	77	216	-64.4
Burlington City	128	70	2	0	32	57	49	13	211	140	50.7
Grimsby Town	22	6	0	0	8	11	0	0	30	17	76.5
<b>Brantford CMA</b>	37	31	2	0	11	35	21	0	71	66	7.6
Brant City	15	n/a	0	n/a	0	n/a	21	n/a	36	n/a	n/a
Brantford City	22	15	2	0	11	35	0	0	35	50	-30.0

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**  
**March 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
<b>Hamilton CMA</b>	63	72	0	0	0	0	0	0
New City of Hamilton	63	25	0	0	0	0	0	0
Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	11	0	0	0	0	0	0	0
Ancaster City	0	10	0	0	0	0	0	0
Dundas Town	24	0	0	0	0	0	0	0
Flamborough	12	0	0	0	0	0	0	0
Glanbrook	16	15	0	0	0	0	0	0
Burlington City	0	36	0	0	0	0	0	0
Grimsby Town	0	11	0	0	0	0	0	0
<b>Brantford CMA</b>	0	0	0	0	21	0	0	0
Brant City	0	n/a	0	n/a	21	n/a	0	n/a
Brantford City	0	0	0	0	0	0	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - March 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
<b>Hamilton CMA</b>	161	226	0	0	49	13	0	0
New City of Hamilton	121	158	0	0	0	0	0	0
Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	19	30	0	0	0	0	0	0
Ancaster City	14	14	0	0	0	0	0	0
Dundas Town	36	0	0	0	0	0	0	0
Flamborough	12	0	0	0	0	0	0	0
Glanbrook	40	114	0	0	0	0	0	0
Burlington City	32	57	0	0	49	13	0	0
Grimsby Town	8	11	0	0	0	0	0	0
<b>Brantford CMA</b>	11	35	0	0	21	0	0	0
Brant City	0	n/a	0	n/a	21	n/a	0	n/a
Brantford City	11	35	0	0	0	0	0	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**  
**March 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
<b>Hamilton CMA</b>	114	163	40	17	0	0	154	180
New City of Hamilton	87	85	40	10	0	0	127	95
Hamilton City	16	14	0	0	0	0	16	14
Stoney Creek City	24	9	0	0	0	0	24	9
Ancaster City	8	3	0	10	0	0	8	13
Dundas Town	1	0	24	0	0	0	25	0
Flamborough	20	6	0	0	0	0	20	6
Glanbrook	18	47	16	0	0	0	34	47
Burlington City	23	65	0	7	0	0	23	72
Grimsby Town	4	13	0	0	0	0	4	13
<b>Brantford CMA</b>	11	8	21	0	0	0	32	8
Brant City	5	n/a	21	n/a	0	n/a	26	n/a
Brantford City	6	3	0	0	0	0	6	3

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
<b>Hamilton CMA</b>	398	419	167	105	0	0	565	524
New City of Hamilton	240	303	84	64	0	0	324	367
Hamilton City	40	45	0	0	0	0	40	45
Stoney Creek City	101	50	0	0	0	0	101	50
Ancaster City	22	18	14	14	0	0	36	32
Dundas Town	10	4	30	0	0	0	40	4
Flamborough	30	14	0	0	0	0	30	14
Glanbrook	37	166	40	50	0	0	77	216
Burlington City	128	99	83	41	0	0	211	140
Grimsby Town	30	17	0	0	0	0	30	17
<b>Brantford CMA</b>	45	31	26	35	0	0	71	66
Brant City	15	n/a	21	n/a	0	n/a	36	n/a
Brantford City	30	15	5	35	0	0	35	50

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**  
**March 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	% Change
<b>Hamilton CMA</b>	102	134	6	14	72	91	0	0	180	239	-24.7
New City of Hamilton	44	125	2	4	52	38	0	0	98	167	-41.3
Hamilton City	16	14	0	4	0	6	0	0	16	24	-33.3
Stoney Creek City	5	5	0	0	0	0	0	0	5	5	0.0
Ancaster City	3	26	0	0	36	8	0	0	39	34	14.7
Dundas Town	3	3	0	0	0	0	0	0	3	3	0.0
Flamborough	7	8	0	0	0	0	0	0	7	8	-12.5
Glanbrook	10	69	2	0	16	24	0	0	28	93	-69.9
Burlington City	40	6	4	10	16	53	0	0	60	69	-13.0
Grimsby Town	18	3	0	0	4	0	0	0	22	3	**
<b>Brantford CMA</b>	22	11	2	0	6	8	0	0	30	19	57.9
Brant City	4	n/a	0	n/a	0	n/a	0	n/a	4	n/a	n/a
Brantford City	18	7	2	0	6	8	0	0	26	15	73.3

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - March 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
<b>Hamilton CMA</b>	344	407	22	20	227	291	10	57	603	775	-22.2
New City of Hamilton	171	343	4	6	136	144	10	57	321	550	-41.6
Hamilton City	52	54	0	4	0	6	10	57	62	121	-48.8
Stoney Creek City	42	29	0	0	29	20	0	0	71	49	44.9
Ancaster City	18	58	0	0	60	52	0	0	78	110	-29.1
Dundas Town	3	4	0	0	0	0	0	0	3	4	-25.0
Flamborough	14	14	2	2	0	0	0	0	16	16	0.0
Glanbrook	42	184	2	0	47	66	0	0	91	250	-63.6
Burlington City	139	54	18	14	53	147	0	0	210	215	-2.3
Grimsby Town	34	10	0	0	38	0	0	0	72	10	**
<b>Brantford CMA</b>	111	74	2	0	14	12	0	3	127	89	42.7
Brant City	49	n/a	0	n/a	0	n/a	0	n/a	49	n/a	n/a
Brantford City	62	66	2	0	14	12	0	3	78	81	-3.7

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  
March 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
<b>Hamilton CMA</b>	72	91	0	0	0	0	0	0
New City of Hamilton	52	38	0	0	0	0	0	0
Hamilton City	0	6	0	0	0	0	0	0
Stoney Creek City	0	0	0	0	0	0	0	0
Ancaster City	36	8	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	16	24	0	0	0	0	0	0
Burlington City	16	53	0	0	0	0	0	0
Grimsby Town	4	0	0	0	0	0	0	0
<b>Brantford CMA</b>	6	8	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	6	8	0	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - March 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
<b>Hamilton CMA</b>	227	277	0	14	0	0	10	57
New City of Hamilton	136	144	0	0	0	0	10	57
Hamilton City	0	6	0	0	0	0	10	57
Stoney Creek City	29	20	0	0	0	0	0	0
Ancaster City	60	52	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	47	66	0	0	0	0	0	0
Burlington City	53	133	0	14	0	0	0	0
Grimsby Town	38	0	0	0	0	0	0	0
<b>Brantford CMA</b>	14	12	0	0	0	0	0	3
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	14	12	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 3.4: Completions by Submarket and by Intended Market  
March 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
<b>Hamilton CMA</b>	131	203	49	28	0	8	180	239
New City of Hamilton	65	162	33	5	0	0	98	167
Hamilton City	15	24	1	0	0	0	16	24
Stoney Creek City	5	5	0	0	0	0	5	5
Ancaster City	7	29	32	5	0	0	39	34
Dundas Town	3	3	0	0	0	0	3	3
Flamborough	7	8	0	0	0	0	7	8
Glanbrook	28	93	0	0	0	0	28	93
Burlington City	44	38	16	23	0	8	60	69
Grimsby Town	22	3	0	0	0	0	22	3
<b>Brantford CMA</b>	24	11	6	8	0	0	30	19
Brant City	4	n/a	0	n/a	0	n/a	4	n/a
Brantford City	20	7	6	8	0	0	26	15

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
<b>Hamilton CMA</b>	514	572	79	122	10	81	603	775
New City of Hamilton	266	447	45	46	10	57	321	550
Hamilton City	49	64	3	0	10	57	62	121
Stoney Creek City	71	42	0	7	0	0	71	49
Ancaster City	36	80	42	30	0	0	78	110
Dundas Town	3	4	0	0	0	0	3	4
Flamborough	16	16	0	0	0	0	16	16
Glanbrook	91	241	0	9	0	0	91	250
Burlington City	176	115	34	76	0	24	210	215
Grimsby Town	72	10	0	0	0	0	72	10
<b>Brantford CMA</b>	116	70	11	16	0	3	127	89
Brant City	49	n/a	0	n/a	0	n/a	49	n/a
Brantford City	67	62	11	16	0	3	78	81

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**  
**March 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													
March 2008	1	1.9	3	5.8	10	19.2	11	21.2	27	51.9	52	352,420	385,519
March 2007	1	0.8	20	15.6	46	35.9	18	14.1	43	33.6	128	299,000	331,973
Year-to-date 2008	1	0.6	10	5.6	33	18.4	45	25.1	90	50.3	179	350,000	374,835
Year-to-date 2007	7	2.0	71	20.7	99	28.9	65	19.0	101	29.4	343	299,000	319,444
Hamilton City													
March 2008	0	0.0	1	6.3	2	12.5	7	43.8	6	37.5	16	340,169	346,666
March 2007	0	0.0	1	7.7	3	23.1	3	23.1	6	46.2	13	331,000	329,626
Year-to-date 2008	0	0.0	5	9.3	12	22.2	16	29.6	21	38.9	54	332,000	339,423
Year-to-date 2007	2	3.8	4	7.7	12	23.1	15	28.8	19	36.5	52	337,450	329,802
Stoney Creek City													
March 2008	0	0.0	0	0.0	5	38.5	2	15.4	6	46.2	13	341,900	340,669
March 2007	0	0.0	0	0.0	3	42.9	1	14.3	3	42.9	7	--	--
Year-to-date 2008	0	0.0	0	0.0	11	23.9	14	30.4	21	45.7	46	345,900	354,770
Year-to-date 2007	0	0.0	1	3.7	12	44.4	8	29.6	6	22.2	27	305,900	335,159
Ancaster City													
March 2008	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
March 2007	0	0.0	0	0.0	2	7.4	3	11.1	22	81.5	27	390,000	404,333
Year-to-date 2008	0	0.0	0	0.0	1	5.3	1	5.3	17	89.5	19	449,900	493,059
Year-to-date 2007	0	0.0	0	0.0	2	3.4	7	12.1	49	84.5	58	396,000	412,321
Dundas Town													
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
March 2007	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	--	--
Flamborough													
March 2008	1	14.3	1	14.3	1	14.3	0	0.0	4	57.1	7	--	--
March 2007	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
Year-to-date 2008	1	7.1	3	21.4	1	7.1	0	0.0	9	64.3	14	447,000	479,022
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	13.3	13	86.7	15	495,000	518,800
Glanbrook													
March 2008	0	0.0	1	10.0	1	10.0	2	20.0	6	60.0	10	352,420	343,681
March 2007	1	1.4	19	27.1	36	51.4	10	14.3	4	5.7	70	265,990	272,158
Year-to-date 2008	0	0.0	2	4.7	8	18.6	14	32.6	19	44.2	43	341,490	332,859
Year-to-date 2007	5	2.7	66	35.3	70	37.4	33	17.6	13	7.0	187	264,490	269,923
Burlington City													
March 2008	0	0.0	0	0.0	0	0.0	5	12.5	35	87.5	40	398,495	422,042
March 2007	0	0.0	2	33.3	0	0.0	0	0.0	4	66.7	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	10	7.6	121	92.4	131	400,990	473,214
Year-to-date 2007	0	0.0	9	15.0	0	0.0	9	15.0	42	70.0	60	384,995	490,905
Grimsby Town													
March 2008	0	0.0	0	0.0	5	29.4	6	35.3	6	35.3	17	328,900	364,900
March 2007	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	6	15.0	18	45.0	16	40.0	40	341,900	382,800
Year-to-date 2007	0	0.0	0	0.0	1	10.0	5	50.0	4	40.0	10	341,900	362,300

Source: CMHC (Market Absorption Survey)

**Table 4a: Absorbed Single-Detached Units by Price Range**  
**March 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													
March 2008	1	0.9	3	2.8	15	13.8	22	20.2	68	62.4	109	375,990	395,706
March 2007	1	0.7	22	16.2	47	34.6	19	14.0	47	34.6	136	299,245	333,029
Year-to-date 2008	1	0.3	10	2.9	39	11.1	73	20.9	227	64.9	350	376,445	412,567
Year-to-date 2007	7	1.7	80	19.4	100	24.2	79	19.1	147	35.6	413	309,500	345,391

Source: CMHC (Market Absorption Survey)

**Table 4b: Absorbed Single-Detached Units by Price Range**  
**March 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													
March 2008	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
March 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	0	0.0	0	0.0	7	13.5	3	5.8	42	80.8	52	335,000	357,173
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													
March 2008	1	7.1	2	14.3	1	7.1	0	0.0	10	71.4	14	254,950	241,134
March 2007	1	6.3	4	25.0	2	12.5	3	18.8	6	37.5	16	178,000	183,988
Year-to-date 2008	2	3.8	5	9.4	7	13.2	6	11.3	33	62.3	53	240,000	228,069
Year-to-date 2007	5	7.9	14	22.2	9	14.3	15	23.8	20	31.7	63	178,000	182,362
Brantford CMA													
March 2008	1	5.9	2	11.8	2	11.8	0	0.0	12	70.6	17	265,000	253,169
March 2007	1	5.0	4	20.0	4	20.0	4	20.0	7	35.0	20	178,000	185,090
Year-to-date 2008	2	1.9	5	4.8	14	13.3	9	8.6	75	71.4	105	268,000	292,006
Year-to-date 2007	5	7.0	14	19.7	14	19.7	16	22.5	22	31.0	71	178,000	182,603

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  
March 2008**

Submarket	March 2008	March 2007	% Change	YTD 2008	YTD 2007	% Change
<b>Hamilton CMA</b>	395,706	333,029	18.8	412,567	345,391	19.4
New City of Hamilton	385,519	331,973	16.1	374,835	319,444	17.3
Hamilton City	346,666	329,626	5.2	339,423	329,802	2.9
Stoney Creek City	340,669	--	n/a	354,770	335,159	5.9
Ancaster City	--	404,333	n/a	493,059	412,321	19.6
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	--	n/a	479,022	518,800	-7.7
Glanbrook	343,681	272,158	26.3	332,859	269,923	23.3
Burlington City	422,042	--	n/a	473,214	490,905	-3.6
Grimsby Town	364,900	--	n/a	382,800	362,300	5.7
<b>Brantford CMA</b>	253,169	185,090	36.8	292,006	182,603	59.9
Brant City	--	n/a	n/a	357,173	n/a	n/a
Brantford City	241,134	183,988	31.1	228,069	182,362	25.1

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 (Market Absorption Survey)

**Table 5a: MLS® Residential Activity for Hamilton**  
**March 2008**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) 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	997	1,617	1,478	67.5	289,226	10.8	288,380
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q I 2007	3,090	-6.2		4,871			263,662	7.2	
	Q I 2008	2,838	-8.2		4,739			281,634	6.8	
	YTD 2007	3,090	-6.2		4,871			263,662	7.2	
	YTD 2008	2,838	-8.2		4,739			281,634	6.8	

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

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 5b: MLS® Residential Activity for Brantford**  
**March 2008**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) 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	187	288	303	61.7	219,169	2.6	225,000
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	561	-2.4		870			203,409	5.7	
	Q1 2008	501	-10.7		914			218,461	7.4	
	YTD 2007	561	-2.4		870			203,409	5.7	
	YTD 2008	501	-10.7		914			218,461	7.4	

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<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6a: Economic Indicators**  
**March 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		111.7	375.7	6.2	67.3	804
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

**Table 6b: Economic Indicators**  
**March 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	8.1	69.0	684
	February	679	6.50	6.65	139.4	109.7	50.3	7.9	69.0	690
	March	669	6.40	6.49	139.7	110.8	50.8	7.4	69.3	698
	April	678	6.60	6.64	139.8	111.1	51.5	7.0	69.7	695
	May	709	6.85	7.14	140.3	111.6	51.5	6.9	69.7	699
	June	715	7.05	7.24	141.0	111.1	51.7	7.0	70.8	700
	July	715	7.05	7.24	141.3	111.1	51.2	6.4	68.8	708
	August	715	7.05	7.24	141.8	110.9	50.5	6.3	67.7	725
	September	712	7.05	7.19	142.1	111.0	50.6	5.4	67.0	742
	October	728	7.25	7.44	142.2	110.9	50.8	4.8	66.7	756
	November	725	7.20	7.39	143.1	111.2	51.3	4.6	67.3	758
	December	734	7.35	7.54	143.3	111.1	51.0	5.2	67.1	771
2008	January	725	7.35	7.39	144.5	110.9	51	6.0	68.0	779
	February	718	7.25	7.29	145.2	111.4	51.2	6.3	68.0	785
	March	712	7.15	7.19		111.7	51.2	6.9	68.5	779
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

## METHODOLOGY

### Starts & Completions Survey Methodology

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

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

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

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

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

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

### Market Absorption Survey Methodology

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

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

## DWELLING TYPES:

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

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

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

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

## INTENDED MARKET:

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

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

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

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

## GEOGRAPHICAL TERMS:

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

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

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

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