

HOUSING NOW

Hamilton and Brantford CMAs



Canada Mortgage and Housing Corporation

Date Released: June 2008

New Home Market

New Home Starts Solid In May

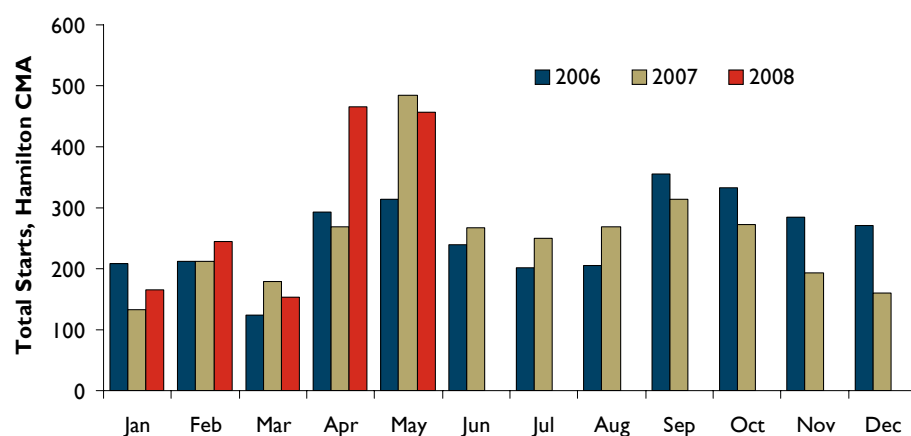
New home construction in the Hamilton Census Metropolitan Area (CMA) in May was down six per cent from the same month last year. The decline from 485 to 457 starts was mostly due to a fall in single-detached home starts, while condominium row

and apartment starts continued to forge ahead of last year. In the Brantford CMA, total starts increased three-fold over the same month last year to a total of 76 starts. A sharp rise in single-detached home starts compared to last year contributed to the increased residential construction activity in Brantford last month.

Although new home construction of almost all housing types continued to

Figure 1

Hamilton Housing Starts Remain Strong in May



Source: CMHC

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New Home Starts Solid in May

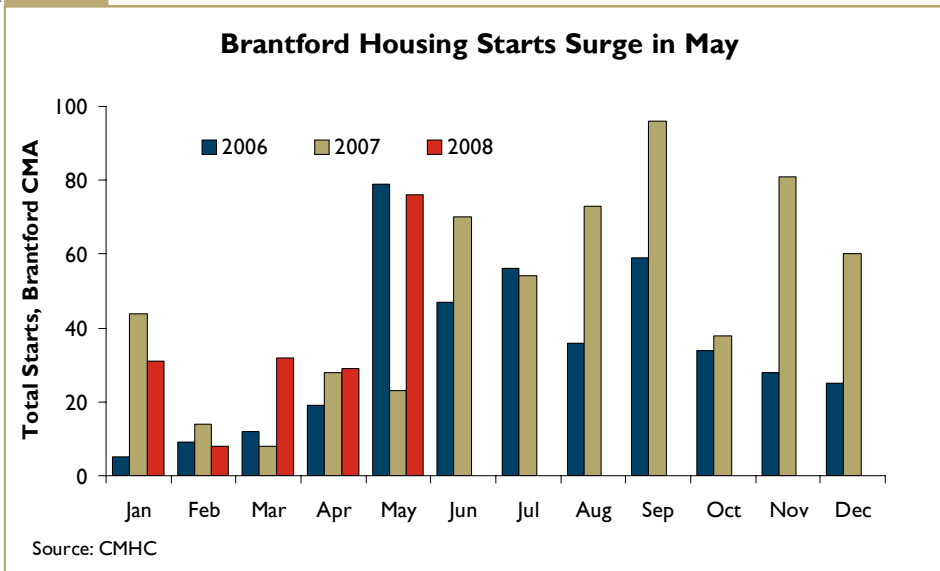
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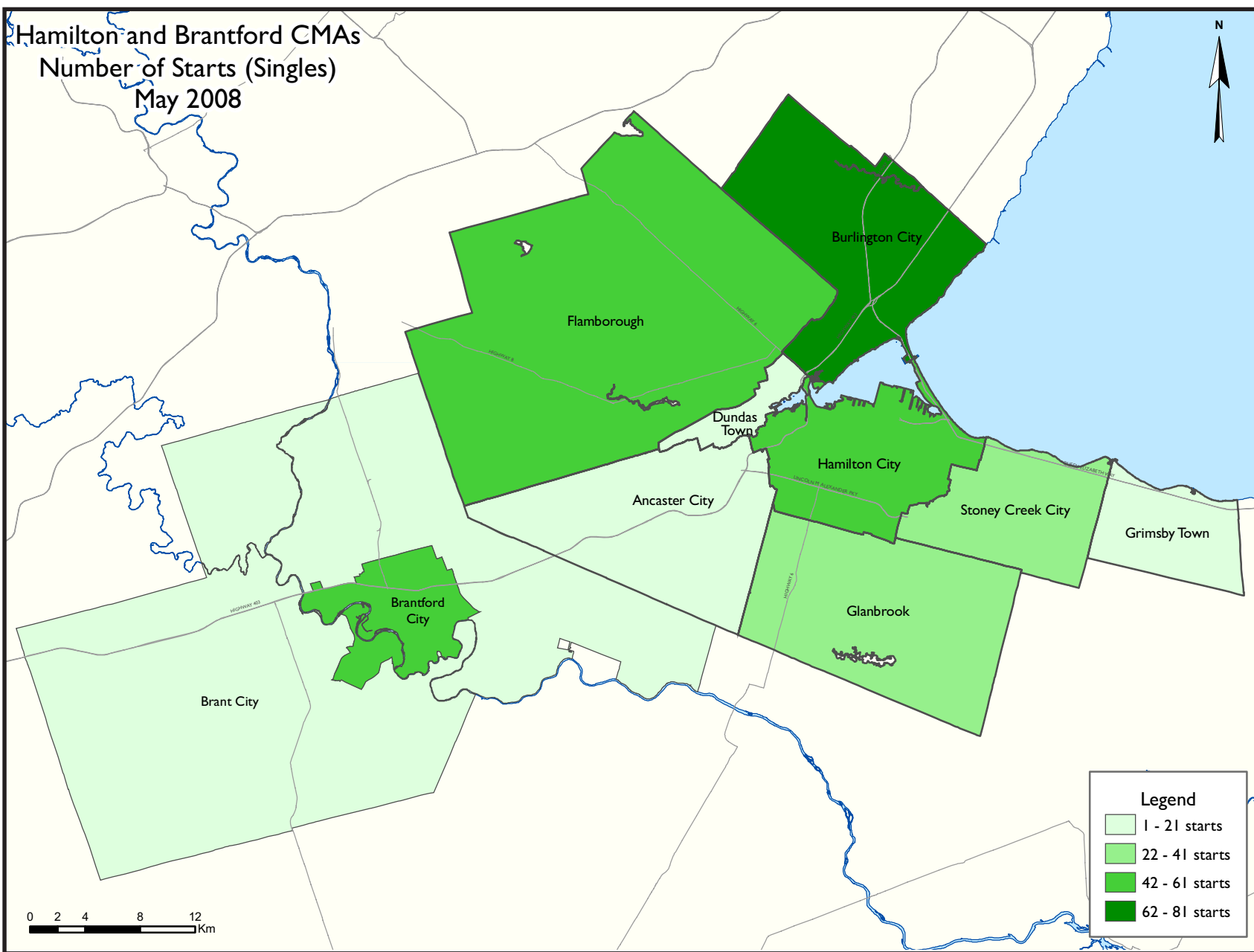
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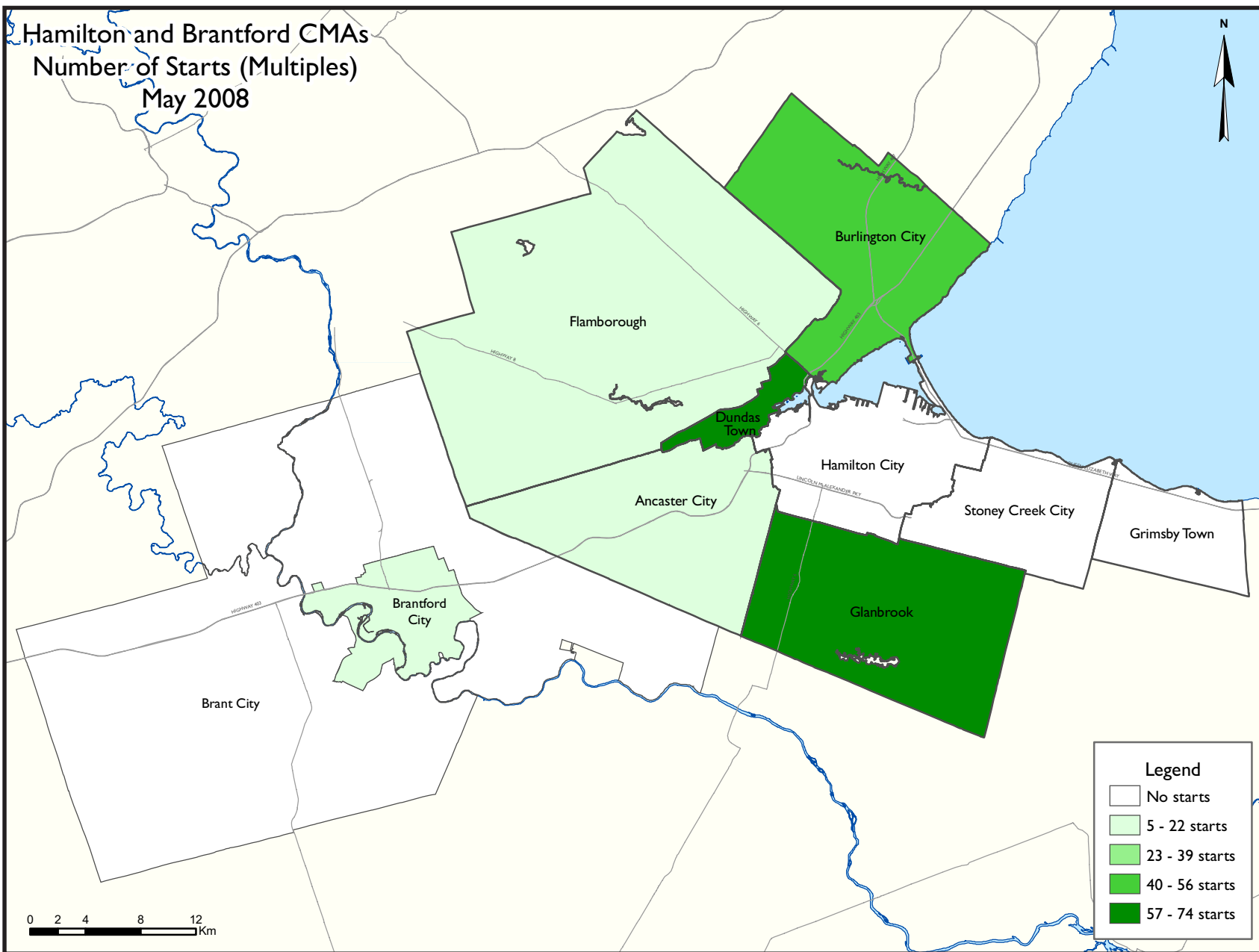
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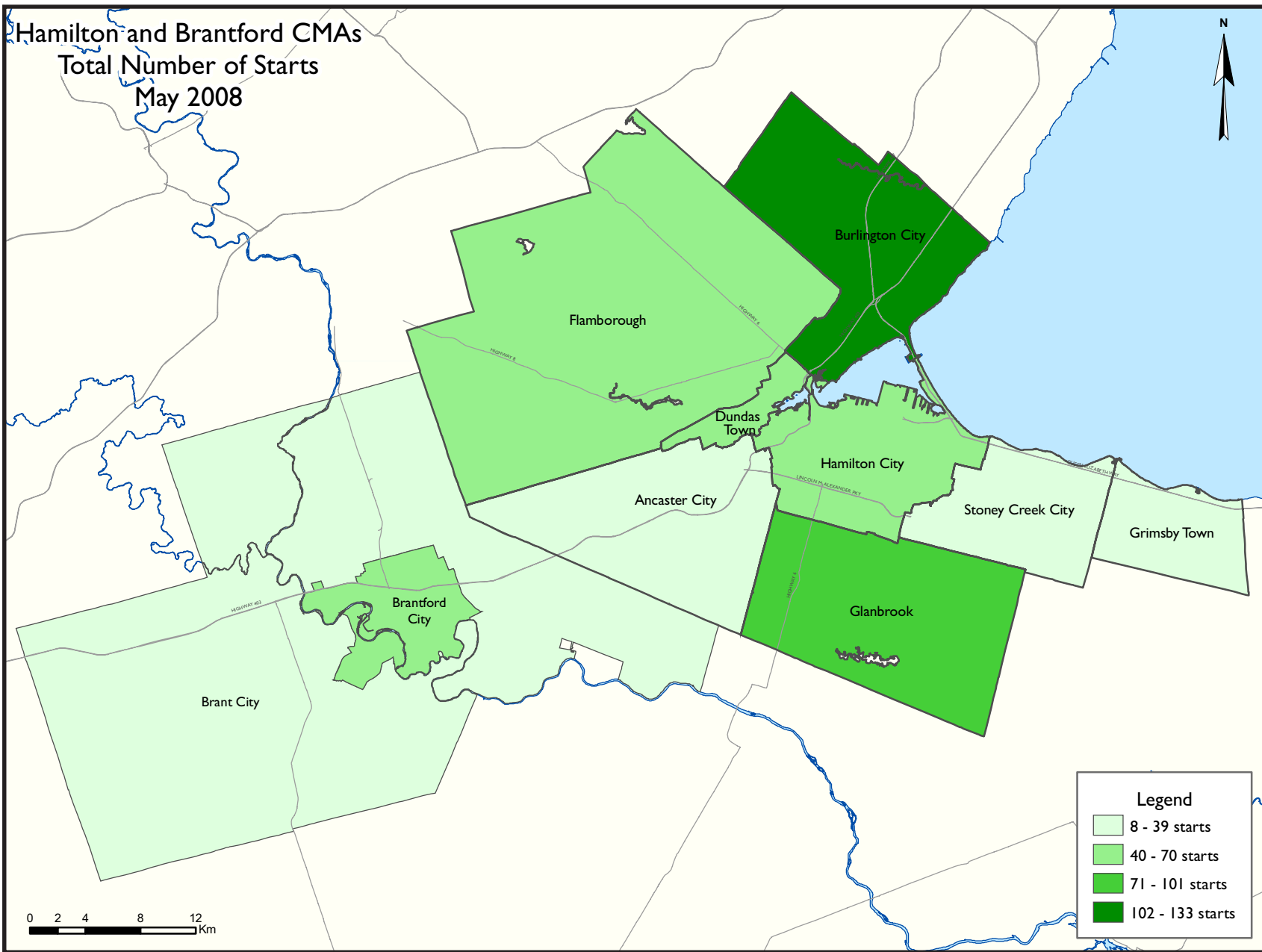


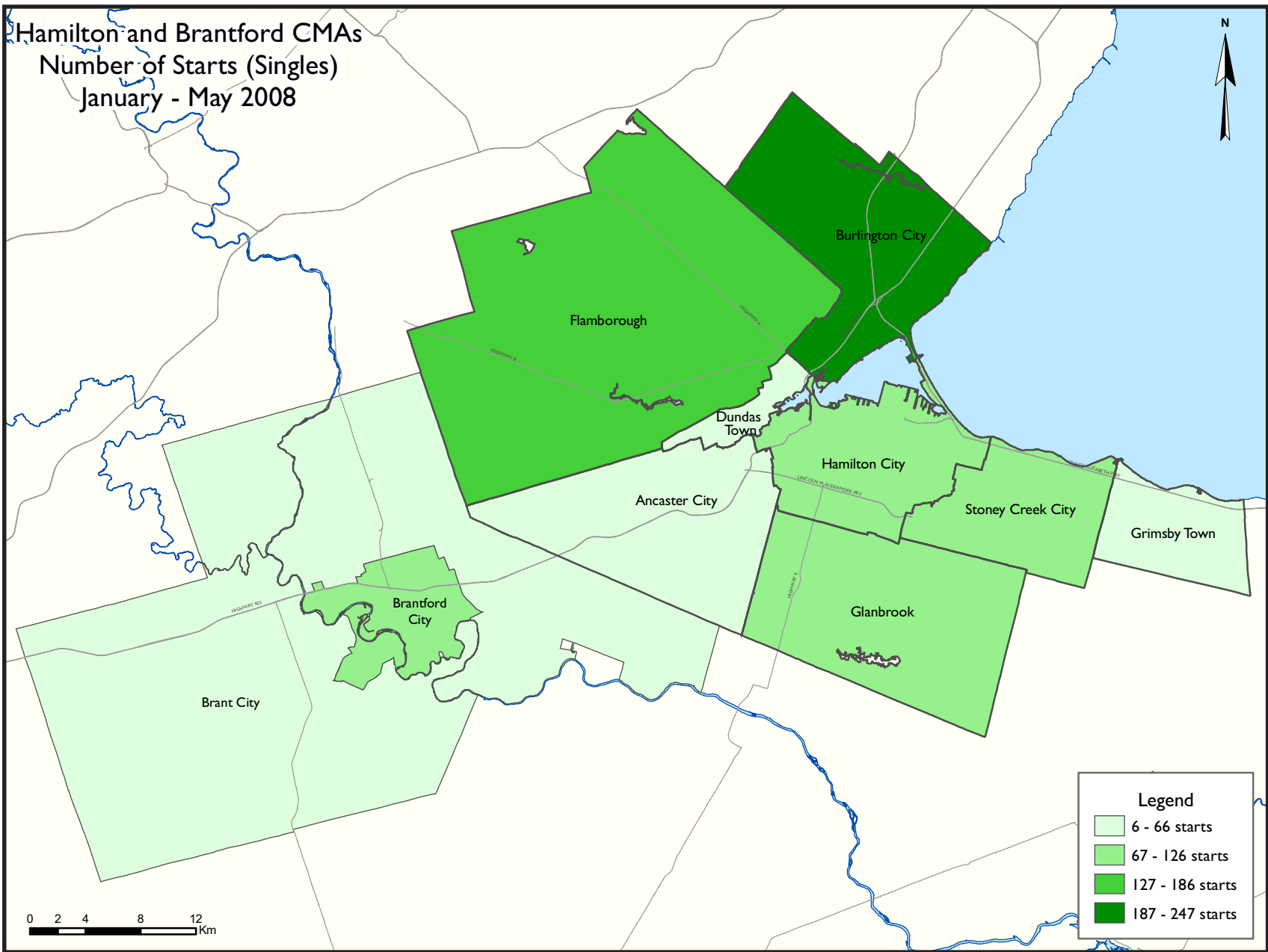
be robust in Burlington, there were also strong increases in starts of single-detached homes in Flamborough, condominium townhouses in Glanbrook and condominium apartments in Dundas. There were no starts of rental townhouses or apartments in either CMA last month, though rental apartment starts are pending in Burlington and Hamilton City.

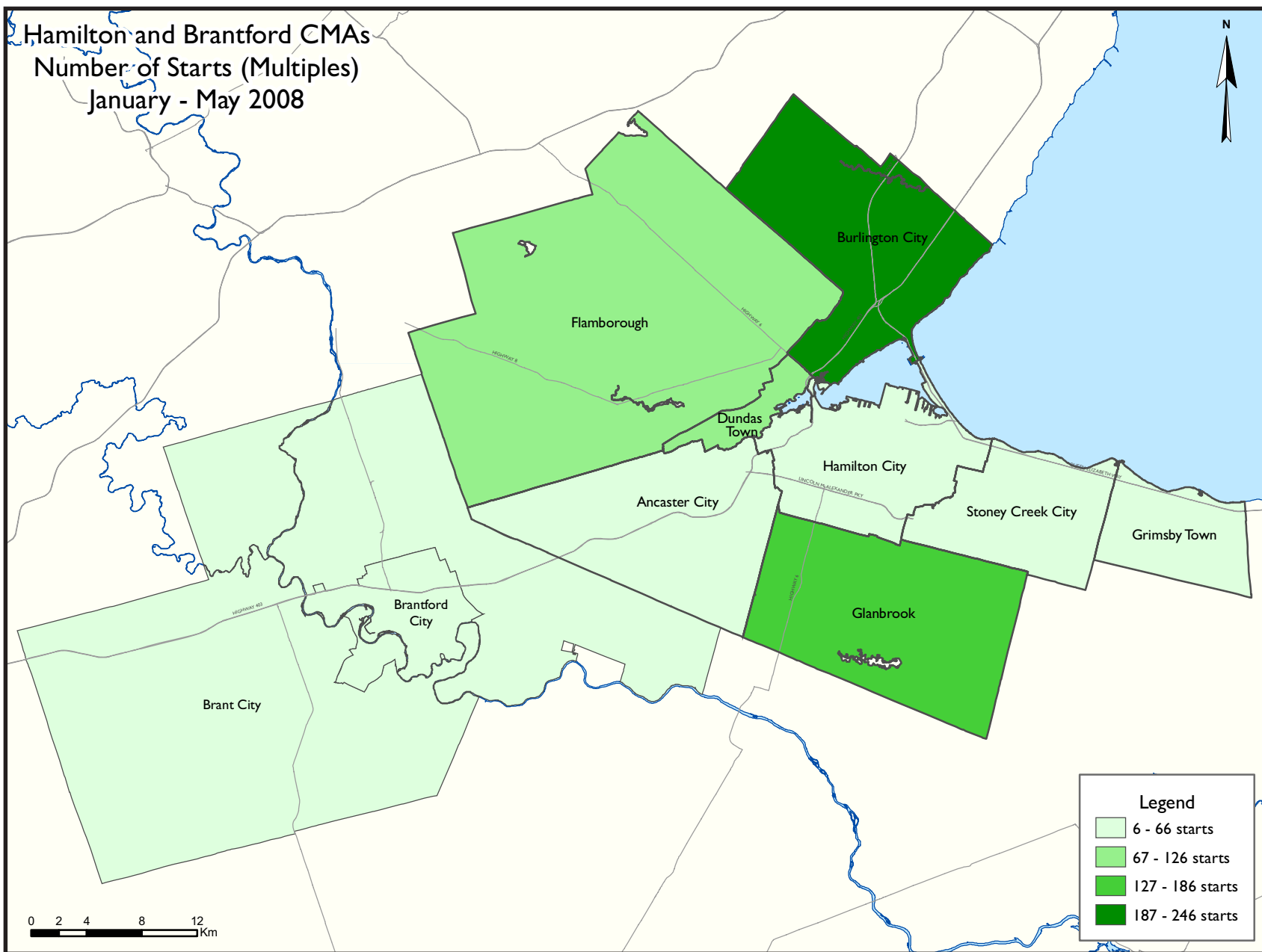
On a seasonally unadjusted basis, total starts for the first five months of 2008 were up 16 and 50 per cent in the Hamilton and Brantford CMAs, respectively. Total condominium row and apartment starts to date have more than doubled in the Hamilton CMA compared to the same time period last year.

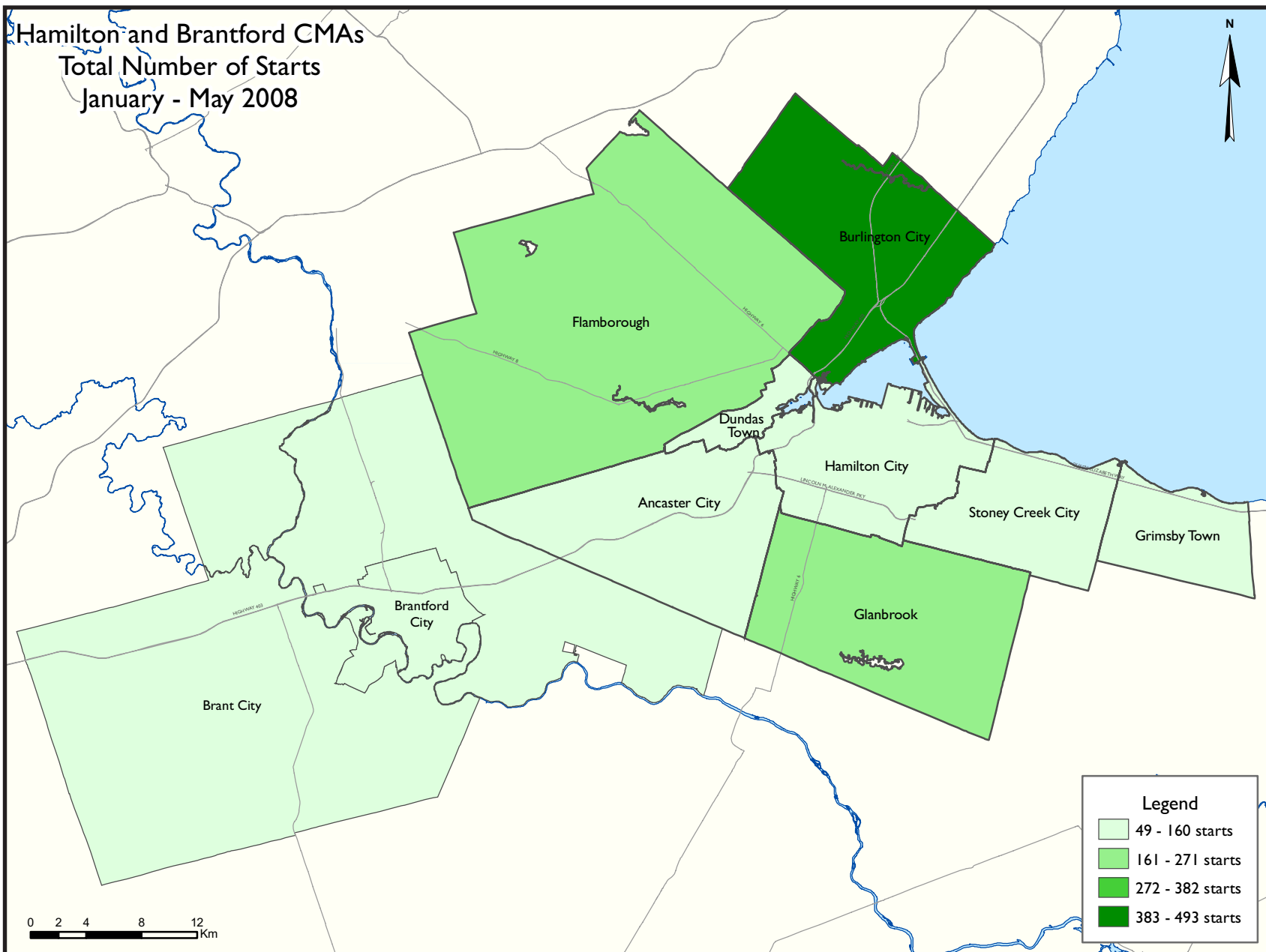












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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

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
May 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2008	249	22	27	0	97	62	0	0	457
May 2007	267	6	37	0	52	0	0	123	485
% Change	-6.7	**	-27.0	n/a	86.5	n/a	n/a	-100.0	-5.8
Year-to-date 2008	790	32	202	0	251	212	0	0	1,487
Year-to-date 2007	722	8	187	0	225	13	0	123	1,278
% Change	9.4	**	8.0	n/a	11.6	**	n/a	-100.0	16.4
UNDER CONSTRUCTION									
May 2008	1,101	52	329	2	551	524	3	143	2,705
May 2007	1,013	14	411	1	420	423	2	259	2,543
% Change	8.7	**	-20.0	100.0	31.2	23.9	50.0	-44.8	6.4
COMPLETIONS									
May 2008	136	20	52	0	62	0	0	0	270
May 2007	121	6	60	0	13	70	6	0	276
% Change	12.4	**	-13.3	n/a	**	-100.0	-100.0	n/a	-2.2
Year-to-date 2008	606	50	266	3	138	0	0	10	1,073
Year-to-date 2007	686	12	316	6	156	70	30	57	1,333
% Change	-11.7	**	-15.8	-50.0	-11.5	-100.0	-100.0	-82.5	-19.5
COMPLETED & NOT ABSORBED									
May 2008	74	3	41	0	8	0	0	0	126
May 2007	49	7	22	0	27	24	2	48	179
% Change	51.0	-57.1	86.4	n/a	-70.4	-100.0	-100.0	-100.0	-29.6
ABSORBED									
May 2008	123	20	47	0	59	0	0	5	254
May 2007	127	5	59	0	22	71	5	0	289
% Change	-3.1	**	-20.3	n/a	168.2	-100.0	-100.0	n/a	-12.1
Year-to-date 2008	591	49	248	3	142	24	0	51	1,108
Year-to-date 2007	692	12	309	6	137	71	32	110	1,369
% Change	-14.6	**	-19.7	-50.0	3.6	-66.2	-100.0	-53.6	-19.1

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2008	57	0	8	1	10	0	0	0	76
May 2007	15	2	6	0	0	0	0	0	23
% Change	**	-100.0	33.3	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2008	108	2	20	1	22	21	0	2	176
Year-to-date 2007	74	2	6	0	35	0	0	0	117
% Change	45.9	0.0	**	n/a	-37.1	n/a	n/a	n/a	50.4
UNDER CONSTRUCTION									
May 2008	143	2	20	6	55	21	0	2	249
May 2007	112	2	6	0	36	0	0	0	156
% Change	27.7	0.0	**	n/a	52.8	n/a	n/a	n/a	59.6
COMPLETIONS									
May 2008	40	8	11	1	0	0	0	0	60
May 2007	14	0	0	0	11	0	0	0	25
% Change	185.7	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	140.0
Year-to-date 2008	184	10	14	5	11	0	0	0	224
Year-to-date 2007	123	0	0	4	23	0	0	3	153
% Change	49.6	n/a	n/a	25.0	-52.2	n/a	n/a	-100.0	46.4
COMPLETED & NOT ABSORBED									
May 2008	98	2	15	6	22	0	5	0	148
May 2007	79	0	0	4	37	0	12	3	135
% Change	24.1	n/a	n/a	50.0	-40.5	n/a	-58.3	-100.0	9.6
ABSORBED									
May 2008	41	6	3	0	8	0	1	0	59
May 2007	29	0	0	1	9	0	1	0	40
% Change	41.4	n/a	n/a	-100.0	-11.1	n/a	0.0	n/a	47.5
Year-to-date 2008	188	10	4	3	22	0	1	0	228
Year-to-date 2007	138	0	0	1	20	0	1	0	160
% Change	36.2	n/a	n/a	200.0	10.0	n/a	0.0	n/a	42.5

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
May 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
New City of Hamilton									
May 2008	159	0	21	0	73	62	0	0	315
May 2007	182	6	26	0	46	0	0	123	383
Hamilton City									
May 2008	50	0	0	0	0	0	0	0	50
May 2007	44	0	0	0	0	0	0	123	167
Stoney Creek City									
May 2008	23	0	0	0	0	0	0	0	23
May 2007	31	0	0	0	0	0	0	0	31
Ancaster City									
May 2008	9	0	0	0	5	0	0	0	14
May 2007	9	0	0	0	16	0	0	0	25
Dundas Town									
May 2008	1	0	0	0	0	62	0	0	63
May 2007	0	0	0	0	0	0	0	0	0
Flamborough									
May 2008	50	0	15	0	0	0	0	0	65
May 2007	8	6	0	0	0	0	0	0	14
Glanbrook									
May 2008	26	0	6	0	68	0	0	0	100
May 2007	90	0	26	0	30	0	0	0	146
Burlington City									
May 2008	81	22	6	0	24	0	0	0	133
May 2007	71	0	11	0	6	0	0	0	88
Grimsby Town									
May 2008	9	0	0	0	0	0	0	0	9
May 2007	14	0	0	0	0	0	0	0	14
Hamilton CMA									
May 2008	249	22	27	0	97	62	0	0	457
May 2007	267	6	37	0	52	0	0	123	485
Brant City									
May 2008	8	0	0	0	0	0	0	0	8
May 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
May 2008	49	0	8	1	10	0	0	0	68
May 2007	2	2	0	0	0	0	0	0	4
Brantford CMA									
May 2008	57	0	8	1	10	0	0	0	76
May 2007	15	2	6	0	0	0	0	0	23

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
May 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									
May 2008	716	12	245	0	428	243	3	143	1,790
May 2007	729	12	284	1	311	233	0	151	1,721
Hamilton City									
May 2008	176	8	0	0	17	119	3	143	466
May 2007	173	2	6	1	0	119	0	151	452
Stoney Creek City									
May 2008	110	0	44	0	8	0	0	0	162
May 2007	67	0	69	0	64	0	0	0	200
Ancaster City									
May 2008	75	2	14	0	78	0	0	0	169
May 2007	68	0	48	0	118	10	0	0	244
Dundas Town									
May 2008	10	0	6	0	30	124	0	0	170
May 2007	7	2	0	0	0	62	0	0	71
Flamborough									
May 2008	165	0	110	0	0	0	0	0	275
May 2007	47	6	0	0	0	0	0	0	53
Glanbrook									
May 2008	180	2	71	0	295	0	0	0	548
May 2007	367	2	161	0	129	42	0	0	701
Burlington City									
May 2008	336	40	68	2	123	281	0	0	850
May 2007	252	2	116	0	109	190	2	108	779
Grimsby Town									
May 2008	49	0	16	0	0	0	0	0	65
May 2007	32	0	11	0	0	0	0	0	43
Hamilton CMA									
May 2008	1,101	52	329	2	551	524	3	143	2,705
May 2007	1,013	14	411	1	420	423	2	259	2,543
Brant City									
May 2008	43	0	6	0	0	21	0	0	70
May 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
May 2008	100	2	14	6	55	0	0	2	179
May 2007	50	2	0	0	36	0	0	0	88
Brantford CMA									
May 2008	143	2	20	6	55	21	0	2	249
May 2007	112	2	6	0	36	0	0	0	156

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
May 2008

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
COMPLETIONS										
New City of Hamilton										
May 2008	94	6	27	0	42	0	0	0	169	
May 2007	87	6	24	0	10	0	0	0	127	
Hamilton City										
May 2008	26	2	0	0	0	0	0	0	28	
May 2007	18	2	0	0	0	0	0	0	20	
Stoney Creek City										
May 2008	25	0	8	0	0	0	0	0	33	
May 2007	12	2	4	0	10	0	0	0	28	
Ancaster City										
May 2008	8	0	0	0	11	0	0	0	19	
May 2007	17	0	6	0	0	0	0	0	23	
Dundas Town										
May 2008	2	2	0	0	0	0	0	0	4	
May 2007	2	0	0	0	0	0	0	0	2	
Flamborough										
May 2008	16	0	0	0	0	0	0	0	16	
May 2007	8	0	0	0	0	0	0	0	8	
Glanbrook										
May 2008	17	2	19	0	31	0	0	0	69	
May 2007	30	2	14	0	0	0	0	0	46	
Burlington City										
May 2008	35	14	22	0	20	0	0	0	91	
May 2007	31	0	36	0	3	70	6	0	146	
Grimsby Town										
May 2008	7	0	3	0	0	0	0	0	10	
May 2007	3	0	0	0	0	0	0	0	3	
Hamilton CMA										
May 2008	136	20	52	0	62	0	0	0	270	
May 2007	121	6	60	0	13	70	6	0	276	
Brant City										
May 2008	14	0	0	0	0	0	0	0	14	
May 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Brantford City										
May 2008	26	8	11	1	0	0	0	0	46	
May 2007	6	0	0	0	11	0	0	0	17	
Brantford CMA										
May 2008	40	8	11	1	0	0	0	0	60	
May 2007	14	0	0	0	11	0	0	0	25	

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

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

Table I.I: Housing Activity Summary by Submarket
May 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
New City of Hamilton									
May 2008	47	3	28	0	0	0	0	0	78
May 2007	34	7	18	0	4	0	0	0	63
Hamilton City									
May 2008	1	1	0	0	0	0	0	0	2
May 2007	2	0	0	0	0	0	0	0	2
Stoney Creek City									
May 2008	45	1	18	0	0	0	0	0	64
May 2007	30	2	18	0	3	0	0	0	53
Ancaster City									
May 2008	0	0	3	0	0	0	0	0	3
May 2007	1	0	0	0	0	0	0	0	1
Dundas Town									
May 2008	0	0	0	0	0	0	0	0	0
May 2007	0	0	0	0	0	0	0	0	0
Flamborough									
May 2008	1	0	0	0	0	0	0	0	1
May 2007	1	4	0	0	0	0	0	0	5
Glanbrook									
May 2008	0	1	7	0	0	0	0	0	8
May 2007	0	1	0	0	1	0	0	0	2
Burlington City									
May 2008	13	0	10	0	8	0	0	0	31
May 2007	3	0	4	0	23	24	2	48	104
Grimsby Town									
May 2008	14	0	3	0	0	0	0	0	17
May 2007	12	0	0	0	0	0	0	0	12
Hamilton CMA									
May 2008	74	3	41	0	8	0	0	0	126
May 2007	49	7	22	0	27	24	2	48	179
Brant City									
May 2008	18	0	4	0	0	0	0	0	22
May 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
May 2008	80	2	11	6	22	0	5	0	126
May 2007	67	0	0	4	37	0	12	3	123
Brantford CMA									
May 2008	98	2	15	6	22	0	5	0	148
May 2007	79	0	0	4	37	0	12	3	135

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

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

Table I.1: Housing Activity Summary by Submarket
May 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
New City of Hamilton									
May 2008	87	6	29	0	42	0	0	0	164
May 2007	90	4	23	0	10	0	0	0	127
Hamilton City									
May 2008	25	2	0	0	0	0	0	0	27
May 2007	18	2	0	0	0	0	0	0	20
Stoney Creek City									
May 2008	25	0	10	0	0	0	0	0	35
May 2007	13	1	3	0	10	0	0	0	27
Ancaster City									
May 2008	8	0	0	0	11	0	0	0	19
May 2007	18	0	6	0	0	0	0	0	24
Dundas Town									
May 2008	2	2	0	0	0	0	0	0	4
May 2007	2	0	0	0	0	0	0	0	2
Flamborough									
May 2008	10	0	0	0	0	0	0	0	10
May 2007	8	0	0	0	0	0	0	0	8
Glanbrook									
May 2008	17	2	19	0	31	0	0	0	69
May 2007	31	1	14	0	0	0	0	0	46
Burlington City									
May 2008	30	14	14	0	17	0	0	5	80
May 2007	32	1	36	0	12	71	5	0	157
Grimsby Town									
May 2008	6	0	4	0	0	0	0	0	10
May 2007	5	0	0	0	0	0	0	0	5
Hamilton CMA									
May 2008	123	20	47	0	59	0	0	5	254
May 2007	127	5	59	0	22	71	5	0	289
Brant City									
May 2008	18	0	0	0	0	0	0	0	18
May 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
May 2008	23	6	3	0	8	0	1	0	41
May 2007	26	0	0	1	9	0	1	0	37
Brantford CMA									
May 2008	41	6	3	0	8	0	1	0	59
May 2007	29	0	0	1	9	0	1	0	40

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
May 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	% Change
Hamilton CMA	249	267	30	6	116	89	62	123	457	485	-5.8
New City of Hamilton	159	182	0	6	94	72	62	123	315	383	-17.8
Hamilton City	50	44	0	0	0	0	0	123	50	167	-70.1
Stoney Creek City	23	31	0	0	0	0	0	0	23	31	-25.8
Ancaster City	9	9	0	0	5	16	0	0	14	25	-44.0
Dundas Town	1	0	0	0	0	0	62	0	63	0	n/a
Flamborough	50	8	0	6	15	0	0	0	65	14	**
Glanbrook	26	90	0	0	74	56	0	0	100	146	-31.5
Burlington City	81	71	30	0	22	17	0	0	133	88	51.1
Grimsby Town	9	14	0	0	0	0	0	0	9	14	-35.7
Brantford CMA	58	15	0	2	18	6	0	0	76	23	**
Brant City	8	n/a	0	n/a	0	n/a	0	n/a	8	n/a	n/a
Brantford City	50	2	0	2	18	0	0	0	68	4	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 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	790	722	42	10	443	410	212	136	1,487	1,278	16.4
New City of Hamilton	502	497	8	10	373	269	62	123	945	899	5.1
Hamilton City	117	135	6	0	0	0	0	123	123	258	-52.3
Stoney Creek City	122	64	0	0	25	30	0	0	147	94	56.4
Ancaster City	44	36	2	0	19	46	0	0	65	82	-20.7
Dundas Town	6	4	0	2	36	0	62	0	104	6	**
Flamborough	132	27	0	6	110	0	0	0	242	33	**
Glanbrook	81	225	0	2	183	193	0	0	264	420	-37.1
Burlington City	247	196	34	0	62	130	150	13	493	339	45.4
Grimsby Town	41	29	0	0	8	11	0	0	49	40	22.5
Brantford CMA	109	74	2	2	42	41	23	0	176	117	50.4
Brant City	31	n/a	0	n/a	6	n/a	21	n/a	58	n/a	n/a
Brantford City	78	29	2	2	36	35	2	0	118	66	78.8

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
May 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007
Hamilton CMA	116	89	0	0	62	0	0	123
New City of Hamilton	94	72	0	0	62	0	0	123
Hamilton City	0	0	0	0	0	0	0	123
Stoney Creek City	0	0	0	0	0	0	0	0
Ancaster City	5	16	0	0	0	0	0	0
Dundas Town	0	0	0	0	62	0	0	0
Flamborough	15	0	0	0	0	0	0	0
Glanbrook	74	56	0	0	0	0	0	0
Burlington City	22	17	0	0	0	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	18	6	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	18	0	0	0	0	0	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 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	443	410	0	0	212	13	0	123
New City of Hamilton	373	269	0	0	62	0	0	123
Hamilton City	0	0	0	0	0	0	0	123
Stoney Creek City	25	30	0	0	0	0	0	0
Ancaster City	19	46	0	0	0	0	0	0
Dundas Town	36	0	0	0	62	0	0	0
Flamborough	110	0	0	0	0	0	0	0
Glanbrook	183	193	0	0	0	0	0	0
Burlington City	62	130	0	0	150	13	0	0
Grimsby Town	8	11	0	0	0	0	0	0
Brantford CMA	42	41	0	0	21	0	2	0
Brant City	6	n/a	0	n/a	21	n/a	0	n/a
Brantford City	36	35	0	0	0	0	2	0

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

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2008

Submarket	Freehold		Condominium		Rental		Total*	
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007
Hamilton CMA	298	310	159	52	0	123	457	485
New City of Hamilton	180	214	135	46	0	123	315	383
Hamilton City	50	44	0	0	0	123	50	167
Stoney Creek City	23	31	0	0	0	0	23	31
Ancaster City	9	9	5	16	0	0	14	25
Dundas Town	1	0	62	0	0	0	63	0
Flamborough	65	14	0	0	0	0	65	14
Glanbrook	32	116	68	30	0	0	100	146
Burlington City	109	82	24	6	0	0	133	88
Grimsby Town	9	14	0	0	0	0	9	14
Brantford CMA	65	23	11	0	0	0	76	23
Brant City	8	n/a	0	n/a	0	n/a	8	n/a
Brantford City	57	4	11	0	0	0	68	4

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	1,024	917	463	238	0	123	1,487	1,278
New City of Hamilton	698	625	247	151	0	123	945	899
Hamilton City	123	135	0	0	0	123	123	258
Stoney Creek City	147	94	0	0	0	0	147	94
Ancaster City	46	36	19	46	0	0	65	82
Dundas Town	12	6	92	0	0	0	104	6
Flamborough	242	33	0	0	0	0	242	33
Glanbrook	128	315	136	105	0	0	264	420
Burlington City	277	252	216	87	0	0	493	339
Grimsby Town	49	40	0	0	0	0	49	40
Brantford CMA	130	82	44	35	2	0	176	117
Brant City	37	n/a	21	n/a	0	n/a	58	n/a
Brantford City	93	31	23	35	2	0	118	66

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
May 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	% Change
Hamilton CMA	136	121	20	6	114	79	0	70	270	276	-2.2
New City of Hamilton	94	87	6	6	69	34	0	0	169	127	33.1
Hamilton City	26	18	2	2	0	0	0	0	28	20	40.0
Stoney Creek City	25	12	0	2	8	14	0	0	33	28	17.9
Ancaster City	8	17	0	0	11	6	0	0	19	23	-17.4
Dundas Town	2	2	2	0	0	0	0	0	4	2	100.0
Flamborough	16	8	0	0	0	0	0	0	16	8	100.0
Glanbrook	17	30	2	2	50	14	0	0	69	46	50.0
Burlington City	35	31	14	0	42	45	0	70	91	146	-37.7
Grimsby Town	7	3	0	0	3	0	0	0	10	3	**
Brantford CMA	41	14	8	0	11	11	0	0	60	25	140.0
Brant City	14	n/a	0	n/a	0	n/a	0	n/a	14	n/a	n/a
Brantford City	27	6	8	0	11	11	0	0	46	17	170.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 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	609	692	50	26	404	488	10	127	1073	1333	-19.5
New City of Hamilton	350	528	12	12	254	264	10	57	626	861	-27.3
Hamilton City	109	83	4	6	0	6	10	57	123	152	-19.1
Stoney Creek City	93	52	0	2	60	52	0	0	153	106	44.3
Ancaster City	37	100	0	0	77	96	0	0	114	196	-41.8
Dundas Town	5	6	2	0	0	0	0	0	7	6	16.7
Flamborough	37	23	2	2	0	0	0	0	39	25	56.0
Glanbrook	69	264	4	2	117	110	0	0	190	376	-49.5
Burlington City	209	145	38	14	103	224	0	70	350	453	-22.7
Grimsby Town	50	19	0	0	47	0	0	0	97	19	**
Brantford CMA	189	127	10	0	25	23	0	3	224	153	46.4
Brant City	72	n/a	0	n/a	0	n/a	0	n/a	72	n/a	n/a
Brantford City	117	107	10	0	25	23	0	3	152	133	14.3

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 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007
Hamilton CMA	114	73	0	6	0	70	0	0
New City of Hamilton	69	34	0	0	0	0	0	0
Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	8	14	0	0	0	0	0	0
Ancaster City	11	6	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	50	14	0	0	0	0	0	0
Burlington City	42	39	0	6	0	70	0	0
Grimsby Town	3	0	0	0	0	0	0	0
Brantford CMA	11	11	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	11	11	0	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 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	404	468	0	20	0	70	10	57
New City of Hamilton	254	264	0	0	0	0	10	57
Hamilton City	0	6	0	0	0	0	10	57
Stoney Creek City	60	52	0	0	0	0	0	0
Ancaster City	77	96	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	117	110	0	0	0	0	0	0
Burlington City	103	204	0	20	0	70	0	0
Grimsby Town	47	0	0	0	0	0	0	0
Brantford CMA	25	23	0	0	0	0	0	3
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	25	23	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
May 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007
Hamilton CMA	208	187	62	83	0	6	270	276
New City of Hamilton	127	117	42	10	0	0	169	127
Hamilton City	28	20	0	0	0	0	28	20
Stoney Creek City	33	18	0	10	0	0	33	28
Ancaster City	8	23	11	0	0	0	19	23
Dundas Town	4	2	0	0	0	0	4	2
Flamborough	16	8	0	0	0	0	16	8
Glanbrook	38	46	31	0	0	0	69	46
Burlington City	71	67	20	73	0	6	91	146
Grimsby Town	10	3	0	0	0	0	10	3
Brantford CMA	59	14	1	11	0	0	60	25
Brant City	14	n/a	0	n/a	0	n/a	14	n/a
Brantford City	45	6	1	11	0	0	46	17

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	922	1,014	141	232	10	87	1,073	1,333
New City of Hamilton	529	725	87	79	10	57	626	861
Hamilton City	110	95	3	0	10	57	123	152
Stoney Creek City	153	89	0	17	0	0	153	106
Ancaster City	61	154	53	42	0	0	114	196
Dundas Town	7	6	0	0	0	0	7	6
Flamborough	39	25	0	0	0	0	39	25
Glanbrook	159	356	31	20	0	0	190	376
Burlington City	296	270	54	153	0	30	350	453
Grimsby Town	97	19	0	0	0	0	97	19
Brantford CMA	208	123	16	27	0	3	224	153
Brant City	72	n/a	0	n/a	0	n/a	72	n/a
Brantford City	136	103	16	27	0	3	152	133

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
May 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													
May 2008	0	0.0	2	2.3	17	19.5	34	39.1	34	39.1	87	342,680	380,221
May 2007	3	3.3	6	6.7	26	28.9	18	20.0	37	41.1	90	329,950	351,645
Year-to-date 2008	2	0.6	15	4.5	58	17.5	97	29.2	160	48.2	332	349,000	379,735
Year-to-date 2007	11	2.1	99	18.7	139	26.2	108	20.4	173	32.6	530	305,950	335,654
Hamilton City													
May 2008	0	0.0	0	0.0	6	24.0	15	60.0	4	16.0	25	332,549	332,931
May 2007	0	0.0	3	16.7	3	16.7	5	27.8	7	38.9	18	339,500	333,106
Year-to-date 2008	1	0.9	5	4.5	22	20.0	44	40.0	38	34.5	110	330,330	341,791
Year-to-date 2007	2	2.5	8	9.9	16	19.8	25	30.9	30	37.0	81	339,900	332,932
Stoney Creek City													
May 2008	0	0.0	0	0.0	7	28.0	13	52.0	5	20.0	25	329,900	344,685
May 2007	0	0.0	0	0.0	4	30.8	4	30.8	5	38.5	13	329,900	339,131
Year-to-date 2008	0	0.0	2	2.5	20	25.0	27	33.8	31	38.8	80	340,900	353,745
Year-to-date 2007	0	0.0	2	4.0	18	36.0	15	30.0	15	30.0	50	315,900	344,780
Ancaster City													
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
May 2007	0	0.0	0	0.0	0	0.0	3	16.7	15	83.3	18	403,000	439,948
Year-to-date 2008	0	0.0	0	0.0	1	2.6	1	2.6	36	94.7	38	454,950	486,740
Year-to-date 2007	0	0.0	0	0.0	2	2.0	12	11.9	87	86.1	101	407,000	465,521
Dundas Town													
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2007	0	0.0	0	0.0	3	50.0	0	0.0	3	50.0	6	--	--
Flamborough													
May 2008	0	0.0	1	10.0	1	10.0	4	40.0	4	40.0	10	324,500	502,500
May 2007	3	37.5	1	12.5	0	0.0	0	0.0	4	50.0	8	--	--
Year-to-date 2008	1	3.4	5	17.2	2	6.9	4	13.8	17	58.6	29	399,000	520,287
Year-to-date 2007	3	12.5	2	8.3	0	0.0	2	8.3	17	70.8	24	425,000	441,579
Glanbrook													
May 2008	0	0.0	1	5.9	3	17.6	2	11.8	11	64.7	17	358,742	358,888
May 2007	0	0.0	2	6.5	19	61.3	6	19.4	4	12.9	31	279,000	304,233
Year-to-date 2008	0	0.0	3	4.3	13	18.6	21	30.0	33	47.1	70	345,445	339,087
Year-to-date 2007	6	2.2	87	32.5	100	37.3	54	20.1	21	7.8	268	265,990	274,613
Burlington City													
May 2008	0	0.0	0	0.0	0	0.0	2	6.7	28	93.3	30	389,000	435,937
May 2007	0	0.0	1	3.1	1	3.1	26	81.3	4	12.5	32	322,000	332,656
Year-to-date 2008	0	0.0	0	0.0	0	0.0	14	6.8	191	93.2	205	400,000	460,360
Year-to-date 2007	0	0.0	20	13.2	1	0.7	74	48.7	57	37.5	152	322,000	409,955
Grimsby Town													
May 2008	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	--	--
May 2007	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	6	10.5	32	56.1	19	33.3	57	334,900	369,830
Year-to-date 2007	0	0.0	0	0.0	3	18.8	6	37.5	7	43.8	16	341,900	359,838

Source: CMHC (Market Absorption Survey)

**Table 4a: Absorbed Single-Detached Units by Price Range
May 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													
May 2008	0	0.0	2	1.6	17	13.8	41	33.3	63	51.2	123	355,000	392,762
May 2007	3	2.4	7	5.5	29	22.8	45	35.4	43	33.9	127	322,000	345,917
Year-to-date 2008	2	0.3	15	2.5	64	10.8	143	24.1	370	62.3	594	374,990	406,610
Year-to-date 2007	11	1.6	119	17.0	143	20.5	188	26.9	237	34.0	698	320,000	352,388

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
May 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													
May 2008	0	0.0	0	0.0	1	5.6	1	5.6	16	88.9	18	335,000	314,056
May 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	1.3	0	0.0	10	12.5	4	5.0	65	81.3	80	335,000	338,788
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													
May 2008	2	8.7	1	4.3	1	4.3	4	17.4	15	65.2	23	225,000	223,207
May 2007	2	7.4	4	14.8	3	11.1	9	33.3	9	33.3	27	192,000	192,437
Year-to-date 2008	5	4.5	11	9.9	10	9.0	13	11.7	72	64.9	111	235,000	230,859
Year-to-date 2007	8	6.5	25	20.3	17	13.8	34	27.6	39	31.7	123	185,000	185,623
Brantford CMA													
May 2008	2	4.9	1	2.4	2	4.9	5	12.2	31	75.6	41	245,000	263,092
May 2007	2	6.7	4	13.3	4	13.3	9	30.0	11	36.7	30	192,500	194,593
Year-to-date 2008	6	3.1	11	5.8	20	10.5	17	8.9	137	71.7	191	263,990	276,065
Year-to-date 2007	8	5.8	25	18.0	26	18.7	35	25.2	45	32.4	139	180,000	187,357

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
May 2008**

Submarket	May 2008	May 2007	% Change	YTD 2008	YTD 2007	% Change
Hamilton CMA	392,762	345,917	13.5	406,610	352,388	15.4
New City of Hamilton	380,221	351,645	8.1	379,735	335,654	13.1
Hamilton City	332,931	333,106	-0.1	341,791	332,932	2.7
Stoney Creek City	344,685	339,131	1.6	353,745	344,780	2.6
Ancaster City	--	439,948	n/a	486,740	465,521	4.6
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	502,500	--	n/a	520,287	441,579	17.8
Glanbrook	358,888	304,233	18.0	339,087	274,613	23.5
Burlington City	435,937	332,656	31.0	460,360	409,955	12.3
Grimsby Town	--	--	n/a	369,830	359,838	2.8
Brantford CMA	263,092	194,593	35.2	276,065	187,357	47.3
Brant City	314,056	n/a	n/a	338,788	n/a	n/a
Brantford City	223,207	192,437	16.0	230,859	185,623	24.4

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
May 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	1,151	2,179	1,708	67.4	293,927	5.2	283,631
	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	5,970	1.6		8,948			268,135	8.1	
	YTD 2008	5,654	-5.3		9,190			285,294	6.4	

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¹Source: CREA

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

Table 5b: MLS® Residential Activity for Brantford
May 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	181	418	311	58.2	223,198	1.5	221,376
	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	1,031	2.5		1,589			208,057	5.2	
	YTD 2008	725	-29.7		1,332			219,924	5.7	

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¹Source: CREA

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

Table 6a: Economic Indicators
May 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		113.6	377.6	6.1	67.5	801
	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
May 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	69.1	684
	February	679	6.50	6.65	139.4	109.7	50.3	7.9	69.1	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	51.6	6.9	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	51.7	7.0	70.5	700
	July	715	7.05	7.24	141.3	111.1	51.2	6.3	68.7	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	5.5	67.1	742
	October	728	7.25	7.44	142.2	110.9	50.8	4.9	66.9	756
	November	725	7.20	7.39	143.1	111.2	51.3	4.6	67.4	758
	December	734	7.35	7.54	143.3	111.1	51.0	5.2	67.3	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	51.1	6.4	68.1	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	7.0	68.5	775
	May	679	6.15	6.65		113.6	51.4	7.3	68.9	773
	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 2006 Census area definitions.

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