

HOUSING NOW

Hamilton and Brantford CMAs



Canada Mortgage and Housing Corporation

Date Released: August 2008

New Home Market

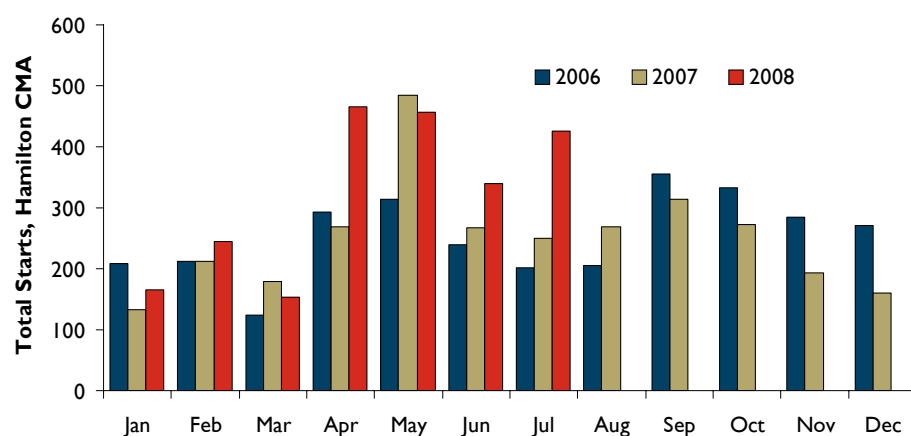
Condominium Starts Drive the New Home Market

The new home construction market in both the Hamilton and Brantford Census Metropolitan Areas (CMAs) has been thriving this year, with starts up in nearly all types of ownership housing. Total starts of new

homes in the Hamilton CMA last month were up 70 per cent from last year with notably strong increases of condominium starts. Condominium construction in the Hamilton CMA more than doubled in July compared to the same month last year. Condominium construction was also up 95 per cent on a seasonally unadjusted year-to-date basis as compared to last year. In Burlington alone, condominium townhouse and

Figure 1

Hamilton Housing Starts Remain Strong in July



Source: CMHC

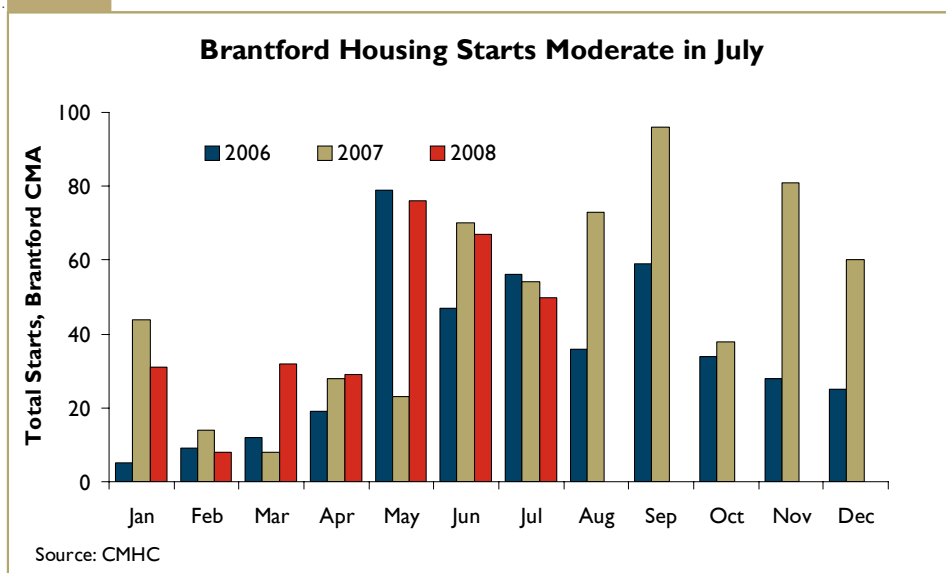
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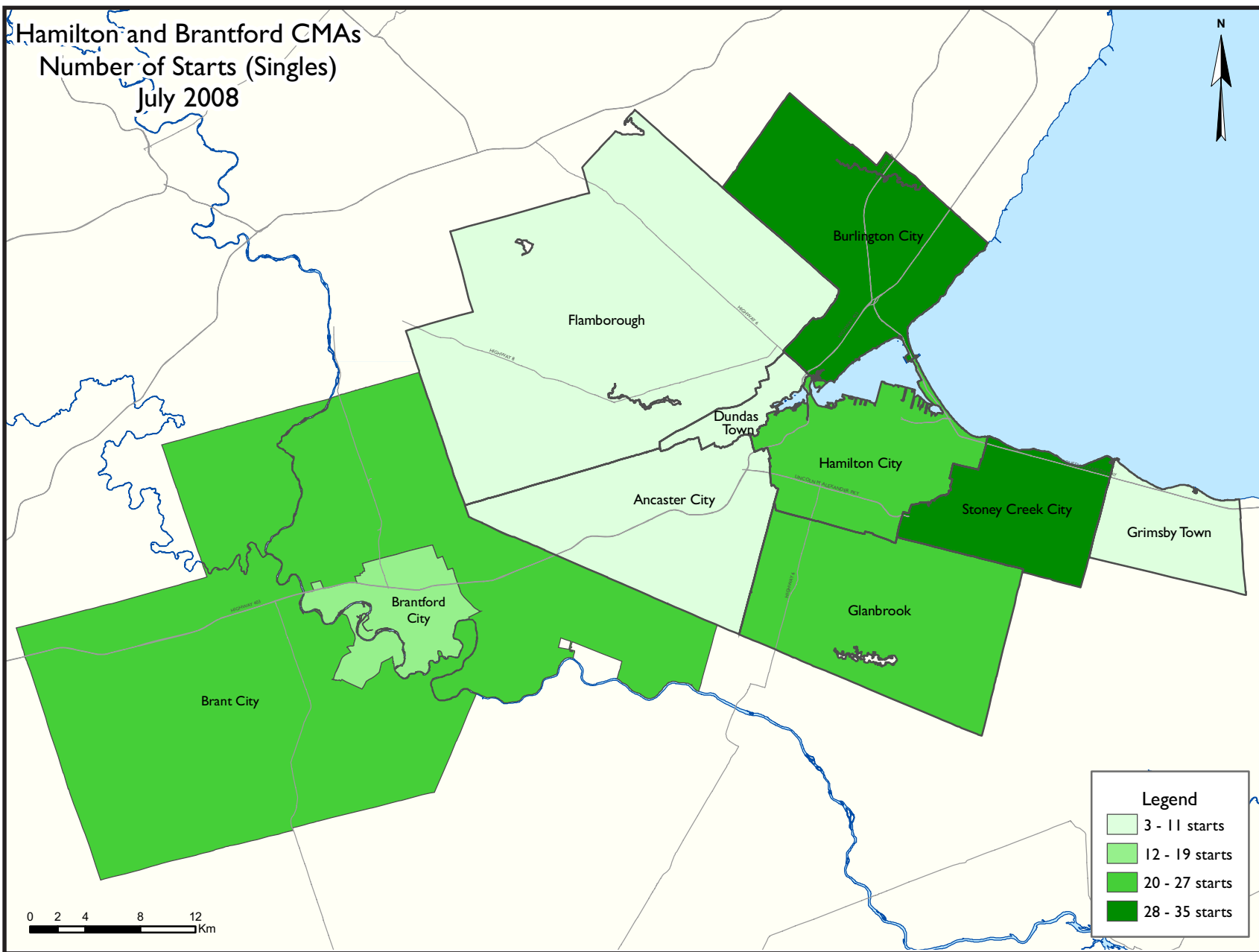
Figure 2

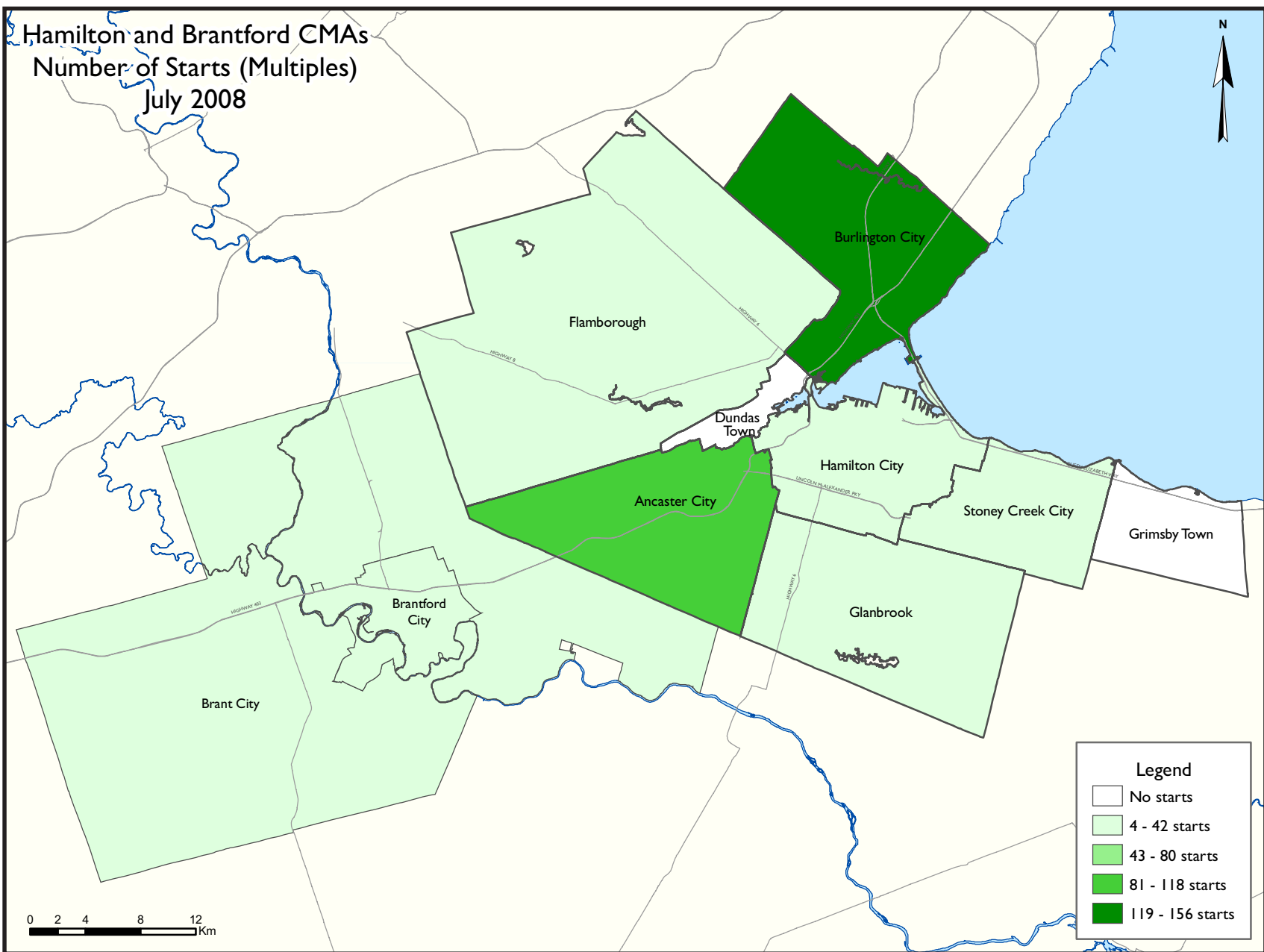


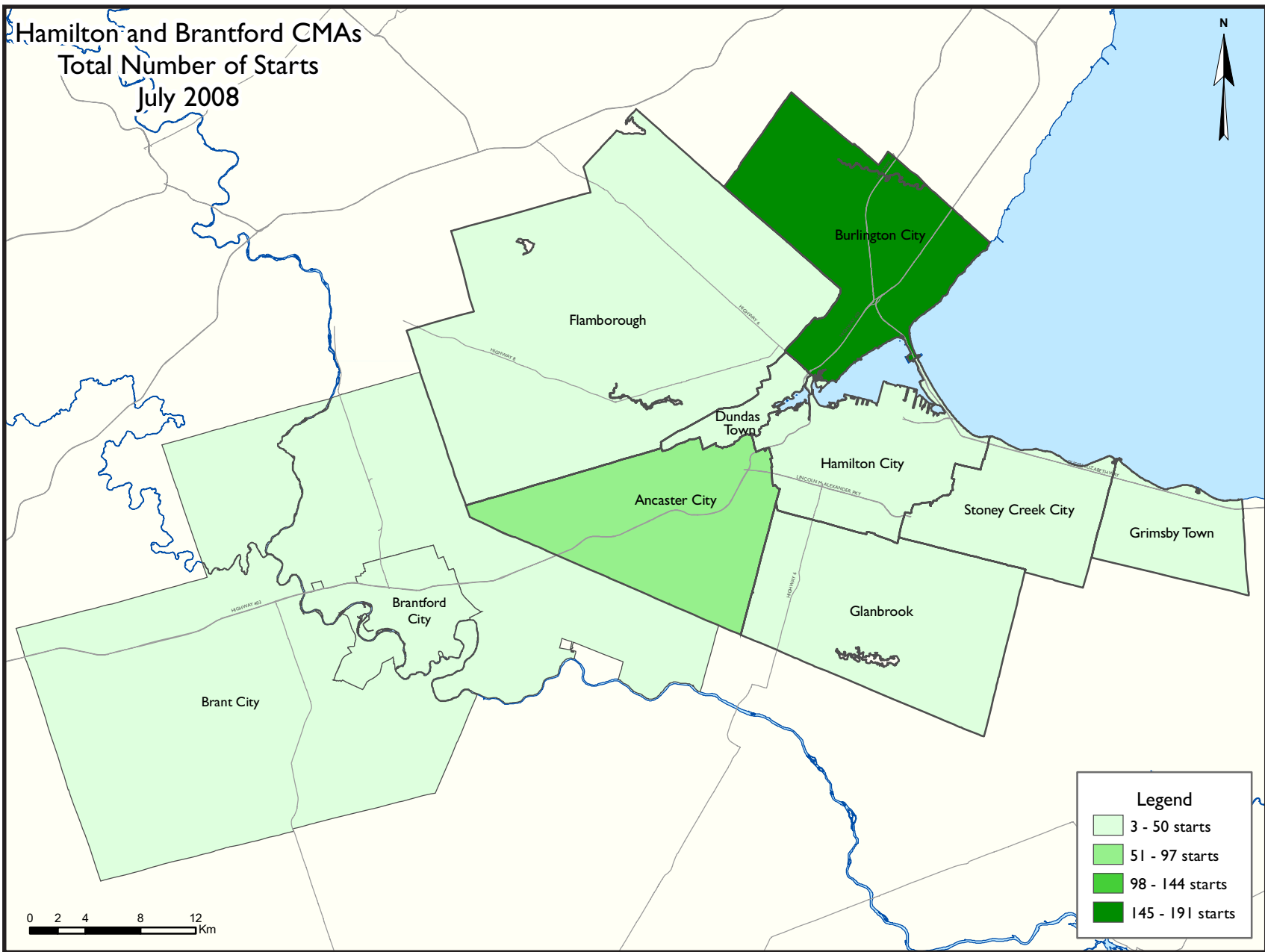
apartment starts were up 70 per cent this year.

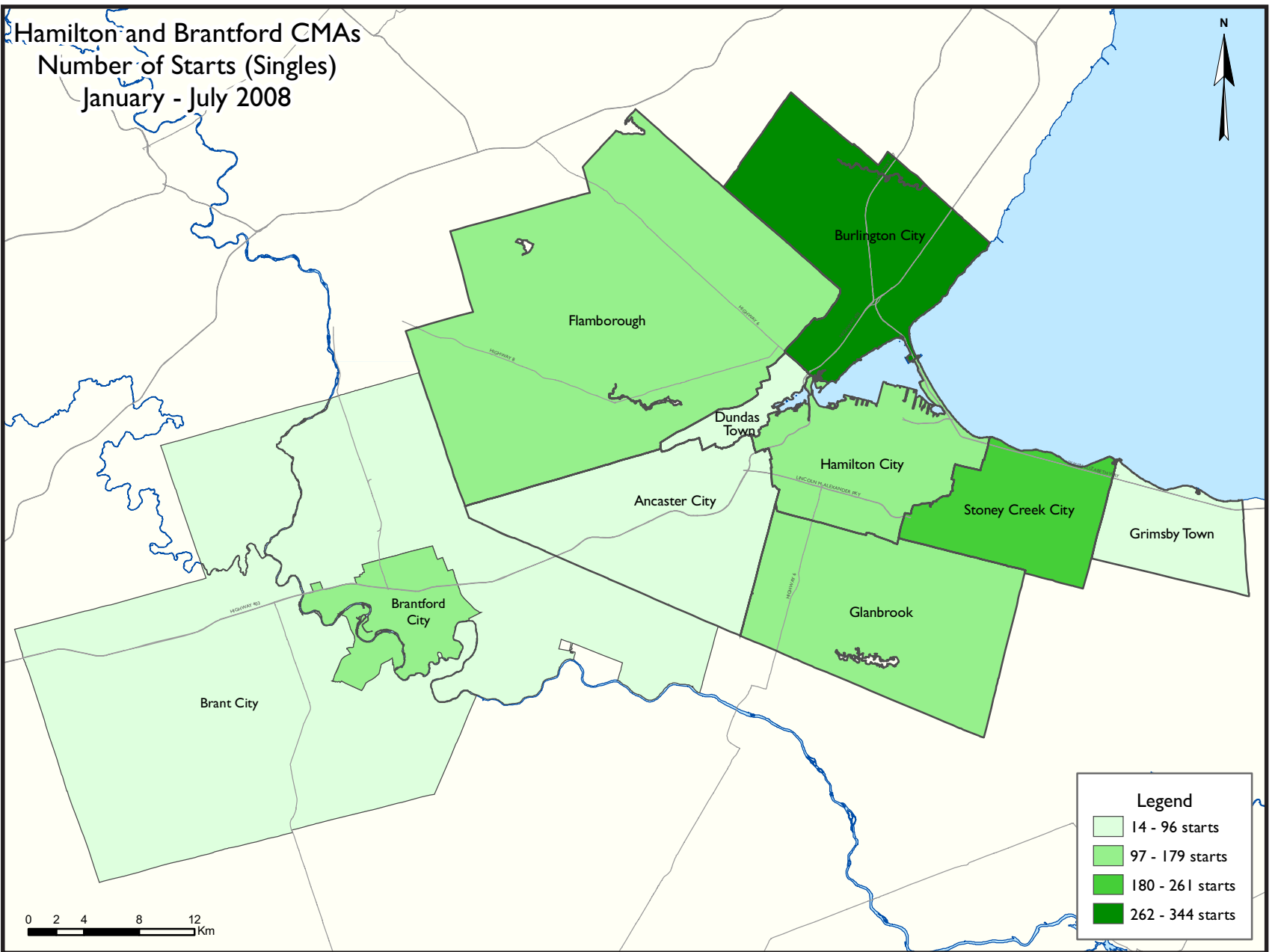
In the Brantford CMA, total starts were down slightly last month as compared to last year, though they were up 22 per cent on a seasonally unadjusted basis for the first seven months of the year. The 22 per cent increase was due to a 56 per cent rise in condominium townhouse construction, and a 9 per cent rise in single-detached home starts.

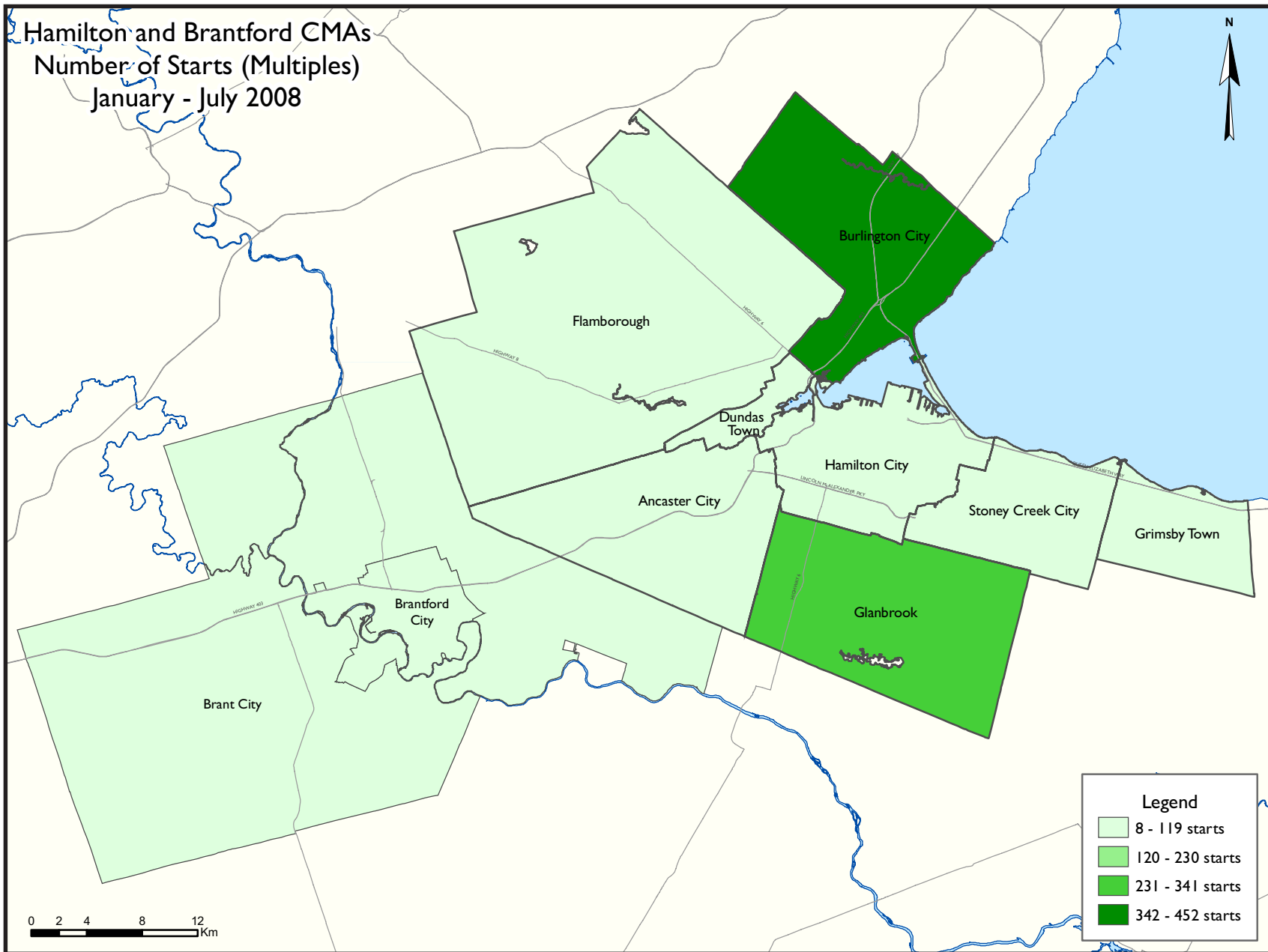
The diversity of home types available to buyers in Hamilton and Brantford is expected to keep the new home construction market healthy this year.

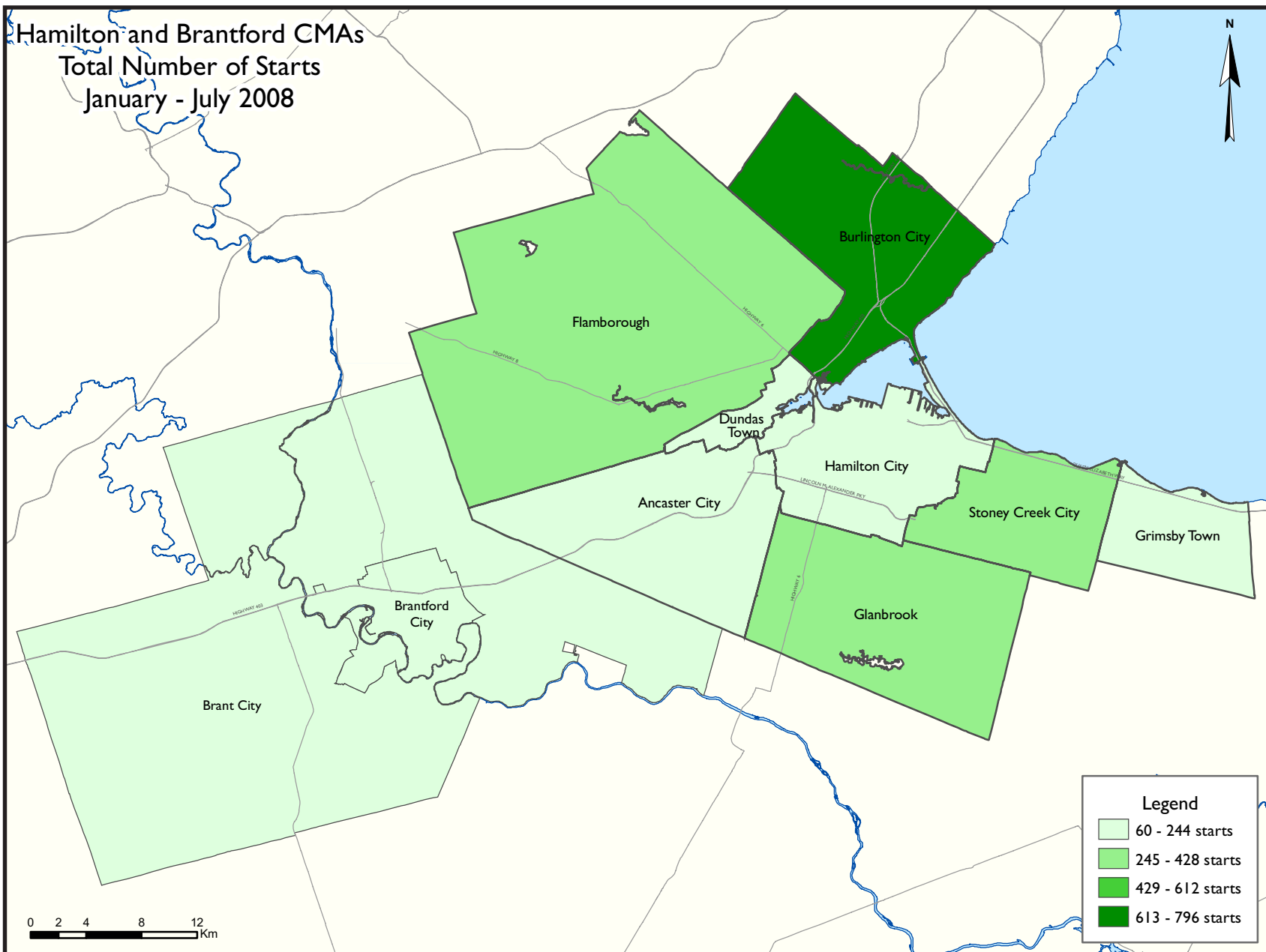












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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1a: Housing Activity Summary of Hamilton CMA
July 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2008	140	16	47	0	49	174	0	0	426
July 2007	146	2	0	0	27	75	0	0	250
% Change	-4.1	**	n/a	n/a	81.5	132.0	n/a	n/a	70.4
Year-to-date 2008	1,096	72	362	0	337	386	0	0	2,253
Year-to-date 2007	1,051	18	220	0	280	88	0	139	1,796
% Change	4.3	**	64.5	n/a	20.4	**	n/a	-100.0	25.4
UNDER CONSTRUCTION									
July 2008	1,087	72	414	2	553	698	3	127	2,956
July 2007	1,012	22	415	0	395	498	4	261	2,607
% Change	7.4	**	-0.2	n/a	40.0	40.2	-25.0	-51.3	13.4
COMPLETIONS									
July 2008	190	2	34	0	26	0	1	0	253
July 2007	190	2	4	1	59	0	0	0	256
% Change	0.0	0.0	**	-100.0	-55.9	n/a	n/a	n/a	-1.2
Year-to-date 2008	926	70	339	3	222	0	1	26	1,587
Year-to-date 2007	1,016	14	345	7	233	70	32	71	1,788
% Change	-8.9	**	-1.7	-57.1	-4.7	-100.0	-96.9	-63.4	-11.2
COMPLETED & NOT ABSORBED									
July 2008	66	2	26	0	6	0	0	16	116
July 2007	39	5	22	0	16	24	2	52	160
% Change	69.2	-60.0	18.2	n/a	-62.5	-100.0	-100.0	-69.2	-27.5
ABSORBED									
July 2008	206	3	38	0	29	0	1	0	277
July 2007	187	4	5	1	58	0	0	0	255
% Change	10.2	-25.0	**	-100.0	-50.0	n/a	n/a	n/a	8.6
Year-to-date 2008	929	70	336	3	228	24	1	51	1,642
Year-to-date 2007	1,031	16	338	7	225	71	34	120	1,842
% Change	-9.9	**	-0.6	-57.1	1.3	-66.2	-97.1	-57.5	-10.9

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

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

July 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2008	37	0	7	0	6	0	0	0	50
July 2007	39	0	9	0	6	0	0	0	54
% Change	-5.1	n/a	-22.2	n/a	0.0	n/a	n/a	n/a	-7.4
Year-to-date 2008	197	2	27	1	43	21	0	2	293
Year-to-date 2007	181	4	15	0	41	0	0	0	241
% Change	8.8	-50.0	80.0	n/a	4.9	n/a	n/a	n/a	21.6
UNDER CONSTRUCTION									
July 2008	191	2	16	5	50	21	0	2	287
July 2007	135	4	15	0	29	0	0	0	183
% Change	41.5	-50.0	6.7	n/a	72.4	n/a	n/a	n/a	56.8
COMPLETIONS									
July 2008	13	0	5	0	7	0	0	0	25
July 2007	30	0	0	0	0	0	0	0	30
% Change	-56.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-16.7
Year-to-date 2008	224	10	25	6	37	0	0	0	302
Year-to-date 2007	207	0	0	4	36	0	0	3	250
% Change	8.2	n/a	n/a	50.0	2.8	n/a	n/a	-100.0	20.8
COMPLETED & NOT ABSORBED									
July 2008	68	0	16	3	34	0	5	0	126
July 2007	79	0	0	4	31	0	11	0	125
% Change	-13.9	n/a	n/a	-25.0	9.7	n/a	-54.5	n/a	0.8
ABSORBED									
July 2008	27	2	5	0	6	0	0	0	40
July 2007	33	0	0	0	10	0	0	3	46
% Change	-18.2	n/a	n/a	n/a	-40.0	n/a	n/a	-100.0	-13.0
Year-to-date 2008	257	12	14	7	37	0	1	0	328
Year-to-date 2007	222	0	0	1	39	0	2	3	267
% Change	15.8	n/a	n/a	**	-5.1	n/a	-50.0	-100.0	22.8

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, Market Absorption Survey)

Table I.I: Housing Activity Summary by Submarket
July 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									
July 2008	102	4	19	0	45	62	0	0	232
July 2007	103	2	0	0	19	0	0	0	124
Hamilton City									
July 2008	26	4	0	0	0	0	0	0	30
July 2007	50	0	0	0	0	0	0	0	50
Stoney Creek City									
July 2008	33	0	15	0	0	0	0	0	48
July 2007	18	0	0	0	0	0	0	0	18
Ancaster City									
July 2008	7	0	0	0	23	62	0	0	92
July 2007	8	0	0	0	12	0	0	0	20
Dundas Town									
July 2008	4	0	0	0	0	0	0	0	4
July 2007	2	2	0	0	0	0	0	0	4
Flamborough									
July 2008	7	0	4	0	0	0	0	0	11
July 2007	8	0	0	0	0	0	0	0	8
Glanbrook									
July 2008	25	0	0	0	22	0	0	0	47
July 2007	17	0	0	0	7	0	0	0	24
Burlington City									
July 2008	35	12	28	0	4	112	0	0	191
July 2007	38	0	0	0	8	75	0	0	121
Grimsby Town									
July 2008	3	0	0	0	0	0	0	0	3
July 2007	5	0	0	0	0	0	0	0	5
Hamilton CMA									
July 2008	140	16	47	0	49	174	0	0	426
July 2007	146	2	0	0	27	75	0	0	250
Brant City									
July 2008	22	0	7	0	0	0	0	0	29
July 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
July 2008	15	0	0	0	6	0	0	0	21
July 2007	16	0	9	0	6	0	0	0	31
Brantford CMA									
July 2008	37	0	7	0	6	0	0	0	50
July 2007	39	0	9	0	6	0	0	0	54

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
July 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									
July 2008	684	14	344	0	470	305	3	127	1,947
July 2007	710	18	298	0	274	233	0	153	1,686
Hamilton City									
July 2008	166	8	20	0	17	119	3	127	460
July 2007	189	0	6	0	0	119	0	153	467
Stoney Creek City									
July 2008	124	2	65	0	15	0	0	0	206
July 2007	100	0	62	0	24	0	0	0	186
Ancaster City									
July 2008	72	2	14	0	95	62	0	0	245
July 2007	57	0	52	0	125	10	0	0	244
Dundas Town									
July 2008	10	0	6	0	30	124	0	0	170
July 2007	8	4	0	0	0	62	0	0	74
Flamborough									
July 2008	143	0	114	0	0	0	0	0	257
July 2007	45	10	0	0	0	0	0	0	55
Glanbrook									
July 2008	169	2	125	0	313	0	0	0	609
July 2007	311	4	178	0	125	42	0	0	660
Burlington City									
July 2008	363	58	66	2	83	393	0	0	965
July 2007	260	4	106	0	121	265	4	108	868
Grimsby Town									
July 2008	40	0	4	0	0	0	0	0	44
July 2007	42	0	11	0	0	0	0	0	53
Hamilton CMA									
July 2008	1,087	72	414	2	553	698	3	127	2,956
July 2007	1,012	22	415	0	395	498	4	261	2,607
Brant City									
July 2008	67	0	13	0	0	21	0	0	101
July 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
July 2008	124	2	3	5	50	0	0	2	186
July 2007	72	4	9	0	29	0	0	0	114
Brantford CMA									
July 2008	191	2	16	5	50	21	0	2	287
July 2007	135	4	15	0	29	0	0	0	183

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
July 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									
July 2008	148	2	0	0	16	0	1	0	167
July 2007	135	2	0	1	40	0	0	0	178
Hamilton City									
July 2008	52	2	0	0	0	0	1	0	55
July 2007	39	2	0	1	0	0	0	0	42
Stoney Creek City									
July 2008	34	0	0	0	0	0	0	0	34
July 2007	6	0	0	0	40	0	0	0	46
Ancaster City									
July 2008	2	0	0	0	4	0	0	0	6
July 2007	14	0	0	0	0	0	0	0	14
Dundas Town									
July 2008	3	0	0	0	0	0	0	0	3
July 2007	2	0	0	0	0	0	0	0	2
Flamborough									
July 2008	27	0	0	0	0	0	0	0	27
July 2007	10	0	0	0	0	0	0	0	10
Glanbrook									
July 2008	30	0	0	0	12	0	0	0	42
July 2007	64	0	0	0	0	0	0	0	64
Burlington City									
July 2008	36	0	30	0	10	0	0	0	76
July 2007	52	0	4	0	19	0	0	0	75
Grimsby Town									
July 2008	6	0	4	0	0	0	0	0	10
July 2007	3	0	0	0	0	0	0	0	3
Hamilton CMA									
July 2008	190	2	34	0	26	0	1	0	253
July 2007	190	2	4	1	59	0	0	0	256
Brant City									
July 2008	2	0	0	0	0	0	0	0	2
July 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
July 2008	11	0	5	0	7	0	0	0	23
July 2007	10	0	0	0	0	0	0	0	10
Brantford CMA									
July 2008	13	0	5	0	7	0	0	0	25
July 2007	30	0	0	0	0	0	0	0	30

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

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

Table 1.1: Housing Activity Summary by Submarket
July 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									
July 2008	49	2	21	0	0	0	0	16	88
July 2007	27	5	17	0	8	0	0	4	61
Hamilton City									
July 2008	2	1	0	0	0	0	0	16	19
July 2007	2	0	0	0	0	0	0	4	6
Stoney Creek City									
July 2008	47	0	11	0	0	0	0	0	58
July 2007	24	2	17	0	7	0	0	0	50
Ancaster City									
July 2008	0	0	3	0	0	0	0	0	3
July 2007	1	0	0	0	0	0	0	0	1
Dundas Town									
July 2008	0	0	0	0	0	0	0	0	0
July 2007	0	0	0	0	0	0	0	0	0
Flamborough									
July 2008	0	0	0	0	0	0	0	0	0
July 2007	0	2	0	0	0	0	0	0	2
Glanbrook									
July 2008	0	1	7	0	0	0	0	0	8
July 2007	0	1	0	0	1	0	0	0	2
Burlington City									
July 2008	7	0	2	0	6	0	0	0	15
July 2007	4	0	5	0	8	24	2	48	91
Grimsby Town									
July 2008	10	0	3	0	0	0	0	0	13
July 2007	8	0	0	0	0	0	0	0	8
Hamilton CMA									
July 2008	66	2	26	0	6	0	0	16	116
July 2007	39	5	22	0	16	24	2	52	160
Brant City									
July 2008	13	0	4	0	0	0	0	0	17
July 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
July 2008	55	0	12	3	34	0	5	0	109
July 2007	63	0	0	4	31	0	11	0	109
Brantford CMA									
July 2008	68	0	16	3	34	0	5	0	126
July 2007	79	0	0	4	31	0	11	0	125

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
July 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									
July 2008	150	3	3	0	16	0	1	0	173
July 2007	132	4	2	1	36	0	0	0	175
Hamilton City									
July 2008	52	2	0	0	0	0	1	0	55
July 2007	38	2	0	1	0	0	0	0	41
Stoney Creek City									
July 2008	36	1	3	0	0	0	0	0	40
July 2007	7	0	2	0	36	0	0	0	45
Ancaster City									
July 2008	2	0	0	0	4	0	0	0	6
July 2007	14	0	0	0	0	0	0	0	14
Dundas Town									
July 2008	3	0	0	0	0	0	0	0	3
July 2007	2	0	0	0	0	0	0	0	2
Flamborough									
July 2008	27	0	0	0	0	0	0	0	27
July 2007	10	2	0	0	0	0	0	0	12
Glanbrook									
July 2008	30	0	0	0	12	0	0	0	42
July 2007	61	0	0	0	0	0	0	0	61
Burlington City									
July 2008	38	0	31	0	13	0	0	0	82
July 2007	51	0	3	0	22	0	0	0	76
Grimsby Town									
July 2008	18	0	4	0	0	0	0	0	22
July 2007	4	0	0	0	0	0	0	0	4
Hamilton CMA									
July 2008	206	3	38	0	29	0	1	0	277
July 2007	187	4	5	1	58	0	0	0	255
Brant City									
July 2008	2	0	0	0	0	0	0	0	2
July 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
July 2008	25	2	5	0	6	0	0	0	38
July 2007	16	0	0	0	10	0	0	3	29
Brantford CMA									
July 2008	27	2	5	0	6	0	0	0	40
July 2007	33	0	0	0	10	0	0	3	46

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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
July 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	% Change
Hamilton CMA	140	146	16	2	96	27	174	75	426	250	70.4
New City of Hamilton	102	103	4	2	64	19	62	0	232	124	87.1
Hamilton City	26	50	4	0	0	0	0	0	30	50	-40.0
Stoney Creek City	33	18	0	0	15	0	0	0	48	18	166.7
Ancaster City	7	8	0	0	23	12	62	0	92	20	**
Dundas Town	4	2	0	2	0	0	0	0	4	4	0.0
Flamborough	7	8	0	0	4	0	0	0	11	8	37.5
Glanbrook	25	17	0	0	22	7	0	0	47	24	95.8
Burlington City	35	38	12	0	32	8	112	75	191	121	57.9
Grimsby Town	3	5	0	0	0	0	0	0	3	5	-40.0
Brantford CMA	37	39	0	0	13	15	0	0	50	54	-7.4
Brant City	22	n/a	0	n/a	7	n/a	0	n/a	29	n/a	n/a
Brantford City	15	16	0	0	6	15	0	0	21	31	-32.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Hamilton CMA	1,096	1,051	82	20	689	498	386	227	2,253	1,796	25.4
New City of Hamilton	700	716	18	18	555	321	124	139	1397	1194	17.0
Hamilton City	177	214	14	0	20	0	0	139	211	353	-40.2
Stoney Creek City	191	111	2	0	60	30	0	0	253	141	79.4
Ancaster City	58	56	2	0	46	62	62	0	168	118	42.4
Dundas Town	14	7	0	4	36	0	62	0	112	11	**
Flamborough	146	43	0	10	114	0	0	0	260	53	**
Glanbrook	114	279	0	4	279	229	0	0	393	512	-23.2
Burlington City	344	291	64	2	126	166	262	88	796	547	45.5
Grimsby Town	52	44	0	0	8	11	0	0	60	55	9.1
Brantford CMA	198	181	2	4	70	56	23	0	293	241	21.6
Brant City	70	n/a	0	n/a	13	n/a	21	n/a	104	n/a	n/a
Brantford City	128	91	2	4	57	50	2	0	189	145	30.3

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

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Hamilton CMA	96	27	0	0	174	75	0	0
New City of Hamilton	64	19	0	0	62	0	0	0
Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	15	0	0	0	0	0	0	0
Ancaster City	23	12	0	0	62	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	4	0	0	0	0	0	0	0
Glanbrook	22	7	0	0	0	0	0	0
Burlington City	32	8	0	0	112	75	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	13	15	0	0	0	0	0	0
Brant City	7	n/a	0	n/a	0	n/a	0	n/a
Brantford City	6	15	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 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	689	498	0	0	386	88	0	139
New City of Hamilton	555	321	0	0	124	0	0	139
Hamilton City	20	0	0	0	0	0	0	139
Stoney Creek City	60	30	0	0	0	0	0	0
Ancaster City	46	62	0	0	62	0	0	0
Dundas Town	36	0	0	0	62	0	0	0
Flamborough	114	0	0	0	0	0	0	0
Glanbrook	279	229	0	0	0	0	0	0
Burlington City	126	166	0	0	262	88	0	0
Grimsby Town	8	11	0	0	0	0	0	0
Brantford CMA	70	56	0	0	21	0	2	0
Brant City	13	n/a	0	n/a	21	n/a	0	n/a
Brantford City	57	50	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
July 2008

Submarket	Freehold		Condominium		Rental		Total*	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Hamilton CMA	203	148	223	102	0	0	426	250
New City of Hamilton	125	105	107	19	0	0	232	124
Hamilton City	30	50	0	0	0	0	30	50
Stoney Creek City	48	18	0	0	0	0	48	18
Ancaster City	7	8	85	12	0	0	92	20
Dundas Town	4	4	0	0	0	0	4	4
Flamborough	11	8	0	0	0	0	11	8
Glanbrook	25	17	22	7	0	0	47	24
Burlington City	75	38	116	83	0	0	191	121
Grimsby Town	3	5	0	0	0	0	3	5
Brantford CMA	44	48	6	6	0	0	50	54
Brant City	29	n/a	0	n/a	0	n/a	29	n/a
Brantford City	15	25	6	6	0	0	21	31

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	1,530	1,289	723	368	0	139	2,253	1,796
New City of Hamilton	1,020	885	377	170	0	139	1,397	1,194
Hamilton City	211	214	0	0	0	139	211	353
Stoney Creek City	246	141	7	0	0	0	253	141
Ancaster City	60	60	108	58	0	0	168	118
Dundas Town	20	11	92	0	0	0	112	11
Flamborough	260	53	0	0	0	0	260	53
Glanbrook	223	400	170	112	0	0	393	512
Burlington City	450	349	346	198	0	0	796	547
Grimsby Town	60	55	0	0	0	0	60	55
Brantford CMA	226	200	65	41	2	0	293	241
Brant City	83	n/a	21	n/a	0	n/a	104	n/a
Brantford City	143	104	44	41	2	0	189	145

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
July 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	% Change
Hamilton CMA	191	191	2	2	60	63	0	0	253	256	-1.2
New City of Hamilton	149	136	2	2	16	40	0	0	167	178	-6.2
Hamilton City	53	40	2	2	0	0	0	0	55	42	31.0
Stoney Creek City	34	6	0	0	0	40	0	0	34	46	-26.1
Ancaster City	2	14	0	0	4	0	0	0	6	14	-57.1
Dundas Town	3	2	0	0	0	0	0	0	3	2	50.0
Flamborough	27	10	0	0	0	0	0	0	27	10	170.0
Glanbrook	30	64	0	0	12	0	0	0	42	64	-34.4
Burlington City	36	52	0	0	40	23	0	0	76	75	1.3
Grimsby Town	6	3	0	0	4	0	0	0	10	3	**
Brantford CMA	13	30	0	0	12	0	0	0	25	30	-16.7
Brant City	2	n/a	0	n/a	0	n/a	0	n/a	2	n/a	n/a
Brantford City	11	10	0	0	12	0	0	0	23	10	130.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 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	930	1023	72	32	559	592	26	141	1587	1788	-11.2
New City of Hamilton	581	767	20	14	293	339	26	71	920	1191	-22.8
Hamilton City	179	147	12	8	0	6	26	71	217	232	-6.5
Stoney Creek City	148	66	0	2	67	99	0	0	215	167	28.7
Ancaster City	55	131	0	0	87	101	0	0	142	232	-38.8
Dundas Town	13	8	2	0	0	0	0	0	15	8	87.5
Flamborough	73	41	2	2	0	0	0	0	75	43	74.4
Glanbrook	113	374	4	2	139	133	0	0	256	509	-49.7
Burlington City	279	232	52	18	207	253	0	70	538	573	-6.1
Grimsby Town	70	24	0	0	59	0	0	0	129	24	**
Brantford CMA	230	211	10	0	62	36	0	3	302	250	20.8
Brant City	87	n/a	0	n/a	0	n/a	0	n/a	87	n/a	n/a
Brantford City	143	147	10	0	62	36	0	3	215	186	15.6

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

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Hamilton CMA	60	63	0	0	0	0	0	0
New City of Hamilton	16	40	0	0	0	0	0	0
Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	0	40	0	0	0	0	0	0
Ancaster City	4	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	12	0	0	0	0	0	0	0
Burlington City	40	23	0	0	0	0	0	0
Grimsby Town	4	0	0	0	0	0	0	0
Brantford CMA	12	0	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	12	0	0	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 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	559	572	0	20	0	70	26	71
New City of Hamilton	293	339	0	0	0	0	26	71
Hamilton City	0	6	0	0	0	0	26	71
Stoney Creek City	67	99	0	0	0	0	0	0
Ancaster City	87	101	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	139	133	0	0	0	0	0	0
Burlington City	207	233	0	20	0	70	0	0
Grimsby Town	59	0	0	0	0	0	0	0
Brantford CMA	62	36	0	0	0	0	0	3
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	62	36	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
July 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Hamilton CMA	226	196	26	60	1	0	253	256
New City of Hamilton	150	137	16	41	1	0	167	178
Hamilton City	54	41	0	1	1	0	55	42
Stoney Creek City	34	6	0	40	0	0	34	46
Ancaster City	2	14	4	0	0	0	6	14
Dundas Town	3	2	0	0	0	0	3	2
Flamborough	27	10	0	0	0	0	27	10
Glanbrook	30	64	12	0	0	0	42	64
Burlington City	66	56	10	19	0	0	76	75
Grimsby Town	10	3	0	0	0	0	10	3
Brantford CMA	18	30	7	0	0	0	25	30
Brant City	2	n/a	0	n/a	0	n/a	2	n/a
Brantford City	16	10	7	0	0	0	23	10

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	1,335	1,375	225	310	27	103	1,587	1,788
New City of Hamilton	780	984	113	136	27	71	920	1,191
Hamilton City	187	160	3	1	27	71	217	232
Stoney Creek City	215	110	0	57	0	0	215	167
Ancaster City	79	185	63	47	0	0	142	232
Dundas Town	15	8	0	0	0	0	15	8
Flamborough	75	43	0	0	0	0	75	43
Glanbrook	209	478	47	31	0	0	256	509
Burlington City	426	367	112	174	0	32	538	573
Grimsby Town	129	24	0	0	0	0	129	24
Brantford CMA	259	207	43	40	0	3	302	250
Brant City	87	n/a	0	n/a	0	n/a	87	n/a
Brantford City	172	143	43	40	0	3	215	186

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
July 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													
July 2008	2	1.3	6	4.0	18	11.9	62	41.1	63	41.7	151	339,450	356,939
July 2007	1	0.8	14	10.5	43	32.3	28	21.1	47	35.3	133	319,000	355,506
Year-to-date 2008	5	0.9	25	4.4	86	15.2	179	31.7	270	47.8	565	348,000	378,114
Year-to-date 2007	15	1.9	124	16.0	215	27.7	165	21.3	256	33.0	775	310,000	337,982
Hamilton City													
July 2008	1	1.9	1	1.9	6	11.3	21	39.6	24	45.3	53	341,000	352,169
July 2007	0	0.0	0	0.0	10	25.6	13	33.3	16	41.0	39	335,000	361,348
Year-to-date 2008	3	1.6	7	3.8	31	16.9	74	40.4	68	37.2	183	335,000	343,593
Year-to-date 2007	2	1.4	9	6.2	32	21.9	45	30.8	58	39.7	146	339,900	340,573
Stoney Creek City													
July 2008	0	0.0	1	2.8	5	13.9	15	41.7	15	41.7	36	340,445	347,309
July 2007	0	0.0	3	42.9	0	0.0	1	14.3	3	42.9	7	--	--
Year-to-date 2008	0	0.0	3	2.3	30	22.6	46	34.6	54	40.6	133	340,990	353,037
Year-to-date 2007	0	0.0	7	9.9	24	33.8	18	25.4	22	31.0	71	315,900	337,999
Ancaster City													
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
July 2007	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	444,500	489,568
Year-to-date 2008	0	0.0	0	0.0	1	1.8	2	3.6	53	94.6	56	488,449	501,005
Year-to-date 2007	0	0.0	0	0.0	2	1.5	16	12.1	114	86.4	132	416,000	466,142
Dundas Town													
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
July 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	13	100.0	13	507,900	526,802
Year-to-date 2007	0	0.0	0	0.0	3	37.5	0	0.0	5	62.5	8	--	--
Flamborough													
July 2008	0	0.0	3	11.1	2	7.4	12	44.4	10	37.0	27	320,000	387,519
July 2007	1	10.0	3	30.0	1	10.0	0	0.0	5	50.0	10	384,715	492,391
Year-to-date 2008	1	1.5	11	16.7	4	6.1	16	24.2	34	51.5	66	377,000	459,641
Year-to-date 2007	7	16.3	8	18.6	2	4.7	2	4.7	24	55.8	43	379,000	417,170
Glanbrook													
July 2008	1	3.3	1	3.3	5	16.7	14	46.7	9	30.0	30	337,200	325,970
July 2007	0	0.0	8	13.1	32	52.5	13	21.3	8	13.1	61	279,900	296,320
Year-to-date 2008	1	0.9	4	3.5	20	17.5	41	36.0	48	42.1	114	340,610	337,960
Year-to-date 2007	6	1.6	100	26.7	152	40.5	84	22.4	33	8.8	375	274,000	280,354
Burlington City													
July 2008	0	0.0	0	0.0	0	0.0	2	5.3	36	94.7	38	385,990	402,178
July 2007	0	0.0	1	2.0	0	0.0	6	11.8	44	86.3	51	375,000	373,778
Year-to-date 2008	0	0.0	0	0.0	0	0.0	19	6.8	262	93.2	281	400,990	454,565
Year-to-date 2007	0	0.0	21	8.8	1	0.4	98	41.2	118	49.6	238	325,000	411,021
Grimsby Town													
July 2008	0	0.0	0	0.0	5	27.8	10	55.6	3	16.7	18	320,900	325,733
July 2007	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	11	12.6	50	57.5	26	29.9	87	329,900	358,601
Year-to-date 2007	0	0.0	0	0.0	5	20.0	9	36.0	11	44.0	25	341,900	461,620

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
July 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													
July 2008	2	1.0	6	2.9	23	11.1	74	35.7	102	49.3	207	348,445	362,558
July 2007	1	0.5	15	8.0	44	23.4	35	18.6	93	49.5	188	343,900	374,657
Year-to-date 2008	5	0.5	25	2.7	97	10.4	248	26.6	558	59.8	933	371,900	399,343
Year-to-date 2007	15	1.4	145	14.0	221	21.3	272	26.2	385	37.1	1,038	322,000	357,707

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
July 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													
July 2008	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
July 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	1.0	0	0.0	17	17.2	4	4.0	77	77.8	99	335,000	324,081
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													
July 2008	3	12.0	4	16.0	4	16.0	4	16.0	10	40.0	25	178,000	186,876
July 2007	0	0.0	1	6.3	6	37.5	2	12.5	7	43.8	16	181,500	194,000
Year-to-date 2008	8	4.8	21	12.7	16	9.7	22	13.3	98	59.4	165	225,000	222,071
Year-to-date 2007	10	6.0	32	19.2	25	15.0	42	25.1	58	34.7	167	185,000	188,794
Brantford CMA													
July 2008	3	11.1	4	14.8	5	18.5	4	14.8	11	40.7	27	178,000	187,293
July 2007	0	0.0	1	3.0	8	24.2	2	6.1	22	66.7	33	240,000	293,636
Year-to-date 2008	9	3.4	21	8.0	33	12.5	26	9.8	175	66.3	264	243,450	260,325
Year-to-date 2007	11	4.9	32	14.3	39	17.5	43	19.3	98	43.9	223	193,000	214,025

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
July 2008**

Submarket	July 2008	July 2007	% Change	YTD 2008	YTD 2007	% Change
Hamilton CMA	362,558	374,657	-3.2	399,343	357,707	11.6
New City of Hamilton	356,939	355,506	0.4	378,114	337,982	11.9
Hamilton City	352,169	361,348	-2.5	343,593	340,573	0.9
Stoney Creek City	347,309	--	n/a	353,037	337,999	4.4
Ancaster City	--	489,568	n/a	501,005	466,142	7.5
Dundas Town	--	--	n/a	526,802	--	n/a
Flamborough	387,519	492,391	-21.3	459,641	417,170	10.2
Glanbrook	325,970	296,320	10.0	337,960	280,354	20.5
Burlington City	402,178	373,778	7.6	454,565	411,021	10.6
Grimsby Town	325,733	--	n/a	358,601	461,620	-22.3
Brantford CMA	187,293	293,636	-36.2	260,325	214,025	21.6
Brant City	--	n/a	n/a	324,081	n/a	n/a
Brantford City	186,876	194,000	-3.7	222,071	188,794	17.6

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

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
July 2008

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2007	January	786	0.0	1,103	1,545	1,556	70.9	255,753	6.0	260,107
	February	1,031	-10.3	1,113	1,465	1,541	72.2	272,953	12.5	264,300
	March	1,273	-6.3	1,124	1,861	1,595	70.5	261,021	3.8	260,714
	April	1,351	12.8	1,155	1,929	1,606	71.9	265,506	6.9	265,735
	May	1,529	10.4	1,197	2,148	1,647	72.7	279,496	10.5	268,206
	June	1,472	19.3	1,206	1,850	1,623	74.3	269,676	7.7	264,660
	July	1,358	26.4	1,235	1,635	1,588	77.8	268,561	10.4	273,137
	August	1,189	8.0	1,143	1,561	1,558	73.4	270,893	6.8	271,533
	September	986	-5.4	1,118	1,694	1,657	67.5	264,209	6.2	264,977
	October	1,230	11.5	1,187	1,509	1,529	77.6	278,180	11.6	284,170
	November	1,036	6.6	1,152	1,199	1,587	72.6	267,560	6.5	271,753
	December	625	-4.9	1,133	592	1,501	75.5	261,728	5.5	275,744
2008	January	783	-0.4	1,124	1,608	1,621	69.3	278,189	8.8	276,291
	February	998	-3.2	1,040	1,514	1,534	67.8	276,297	1.2	272,739
	March	1,057	-17.0	1,042	1,617	1,552	67.1	289,226	10.8	284,331
	April	1,381	2.2	1,112	2,272	1,713	64.9	283,846	6.9	288,547
	May	1,435	-6.1	1,144	2,179	1,698	67.4	293,927	5.2	283,869
	June	1,325	-10.0	1,091	1,888	1,660	65.7	287,249	6.5	284,629
	July	1,204	-11.3	1,073	1,776	1,677	64.0	281,580	4.8	286,388
	August									
	September									
	October									
	November									
	December									
	Q2 2007	4,352	14.0		5,927			271,831	8.4	
	Q2 2008	4,141	-4.8		6,339			288,428	6.1	
	YTD 2007	8,800	7.5		12,433			268,458	8.3	
	YTD 2008	8,183	-7.0		12,854			285,065	6.2	

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¹Source: CREA

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

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

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2007	January	150	8.7	196	289	287	68.3	191,676	-0.4	199,413
	February	201	-1.5	195	296	291	67.0	201,513	6.0	207,991
	March	210	-9.9	176	285	267	65.9	213,605	9.8	215,594
	April	211	-0.5	188	339	306	61.4	219,906	8.0	213,436
	May	259	18.3	204	380	297	68.7	208,469	1.1	205,716
	June	242	30.1	201	350	298	67.4	213,881	10.6	209,399
	July	219	22.3	202	316	291	69.4	209,088	1.7	207,106
	August	222	23.3	204	289	286	71.3	203,560	4.5	205,951
	September	161	0.0	186	292	292	63.7	206,141	0.5	209,279
	October	175	-1.7	190	308	313	60.7	211,004	9.4	214,311
	November	165	18.7	201	216	272	73.9	216,462	5.1	208,557
	December	90	-18.2	162	91	251	64.5	211,281	4.5	215,487
2008	January	145	-3.3	186	304	312	59.6	205,398	7.2	216,580
	February	158	-21.4	153	322	296	51.7	229,561	13.9	230,543
	March	198	-5.7	188	288	305	61.6	219,169	2.6	222,188
	April	224	6.2	183	418	312	58.7	223,198	1.5	219,061
	May	236	-8.9	187	387	315	59.4	222,549	6.8	215,067
	June	237	-2.1	194	331	295	65.8	220,726	3.2	219,079
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2007	712	15.4		1,069			213,698	6.1	
	Q2 2008	697	-2.1		1,136			222,138	3.9	
	YTD 2007	1,492	8.8		2,255			209,153	5.5	
	YTD 2008	1,198	-19.7		2,050			220,600	5.5	

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¹Source: CREA

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

Table 6a: Economic Indicators
July 2008

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Hamilton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	145.6	108.6	366.9	6.3	66.3	759
	February	679	6.50	6.65	146.6	109.7	368.1	6.2	66.4	751
	March	669	6.40	6.49	147.3	110.8	369.8	6.5	66.9	753
	April	678	6.60	6.64	148.2	111.1	372.6	6.1	67.1	762
	May	709	6.85	7.14	148.8	111.6	375.2	6.1	67.5	775
	June	715	7.05	7.24	149.3	111.1	374.7	6.0	67.4	790
	July	715	7.05	7.24	149.6	111.1	377.8	5.9	67.8	792
	August	715	7.05	7.24	148.5	110.9	380.2	5.5	67.9	802
	September	712	7.05	7.19	148.9	111.0	378.4	5.6	67.6	810
	October	728	7.25	7.44	149.1	110.9	376.0	5.7	67.2	822
	November	725	7.20	7.39	149.4	111.2	372.7	6.0	66.8	823
	December	734	7.35	7.54	149.3	111.1	373.0	5.9	66.7	815
2008	January	725	7.35	7.39	150.7	110.9	373	5.9	66.7	807
	February	718	7.25	7.29	151.9	111.4	374.1	5.9	66.9	805
	March	712	7.15	7.19	153.1	111.7	375.7	6.2	67.3	804
	April	700	6.95	6.99	152.9	112.5	376.9	6.3	67.5	803
	May	679	6.15	6.65	153.2	113.6	377.6	6.1	67.5	801
	June	710	6.95	7.15	152.4	114.2	379.0	6.0	67.6	795
	July	710	6.95	7.15		115.1	377.5	5.5	67.0	793
	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
July 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	69.2	684
	February	679	6.50	6.65	139.4	109.7	50.3	7.9	69.2	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	6.8	69.8	695
	May	709	6.85	7.14	140.3	111.6	51.5	6.8	69.5	699
	June	715	7.05	7.24	141.0	111.1	51.6	7.0	70.0	700
	July	715	7.05	7.24	141.3	111.1	51.1	6.4	68.7	708
	August	715	7.05	7.24	141.8	110.9	50.5	6.3	67.7	725
	September	712	7.05	7.19	142.1	111.0	50.6	5.4	67.2	742
	October	728	7.25	7.44	142.2	110.9	50.8	4.9	67.0	756
	November	725	7.20	7.39	143.1	111.2	51.4	4.6	67.5	758
	December	734	7.35	7.54	143.3	111.1	51.1	5.2	67.4	771
2008	January	725	7.35	7.39	144.5	110.9	51	6.0	68.2	779
	February	718	7.25	7.29	145.2	111.4	51.2	6.3	68.2	785
	March	712	7.15	7.19	145.6	111.7	51.2	6.9	68.5	779
	April	700	6.95	6.99	145.8	112.5	51.1	7.0	68.6	775
	May	679	6.15	6.65	145.9	113.6	51.5	7.2	69.0	773
	June	710	6.95	7.15	146.4	114.2	51.7	6.9	69.1	764
	July	710	6.95	7.15		115.1	51.9	6.6	69.0	749
	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, except the Economic Indicators data (Table 6) which is based on Statistics Canada’s 2001 Census area definitions.

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