HOUSING MARKET INFORMATION

HOUSING NOW

London CMA

Canada Mortgage and Housing Corporation

Date Released: Fourth Quarter 2008

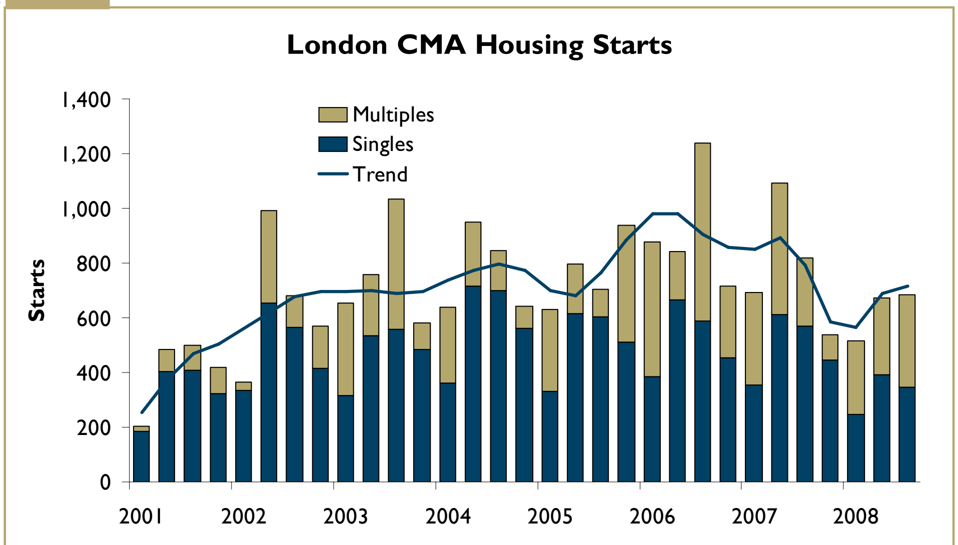
New Home Market

Housing Starts Decline

New home construction in the London Census Metropolitan Area (CMA) fell 16 per cent to 686 units in the third quarter of 2008. Single-detached home starts dropped by 33 per cent while semi, apartment and townhome starts increased by 22 per cent. Shaky consumer confidence and increasing choice in the resale market have contributed to the slower pace of new construction.

Single-detached home starts declined most significantly for the two major sub-markets of London City and St. Thomas, by 29 per cent and 33 per cent respectively. Construction activity was once again most active in the west and northwest areas of London City. These two areas accounted for over 60 per cent of the total single-detached home starts

Figure 1



Source: CMHC

Table of Contents

1 **New Home Market**
Housing Starts Decline

2 **Resale Home Market**
Prices Continue to Climb

3 **Local Economy**
Unemployment Rising

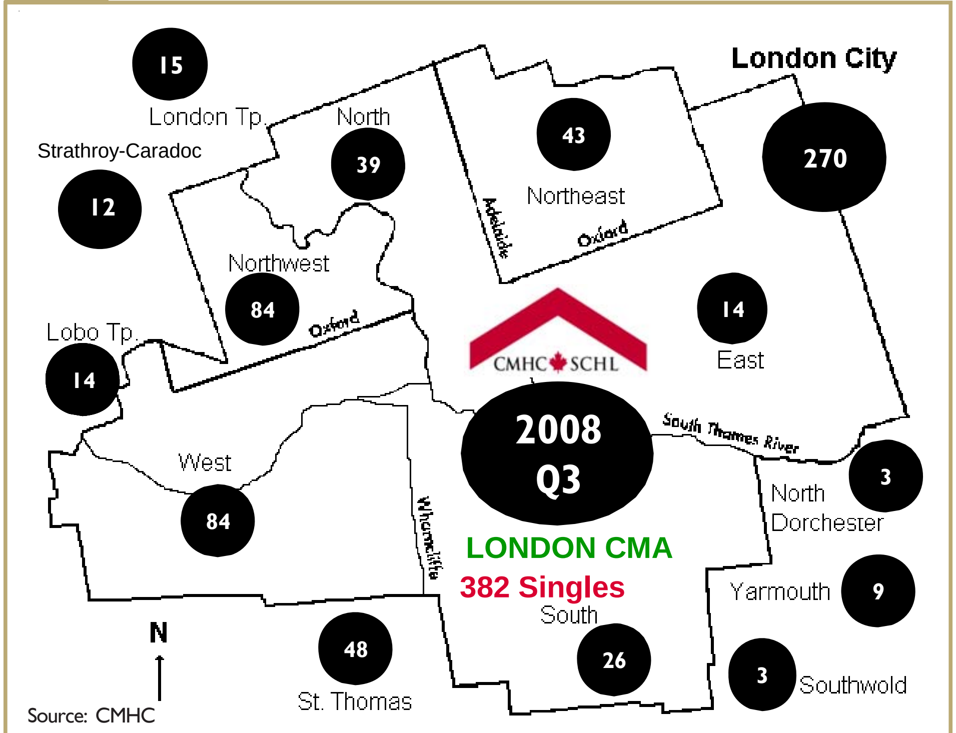
4 **Maps**

10 **Tables**

Canada

CMHC SCHL
HOME TO CANADIANS

Figure 2



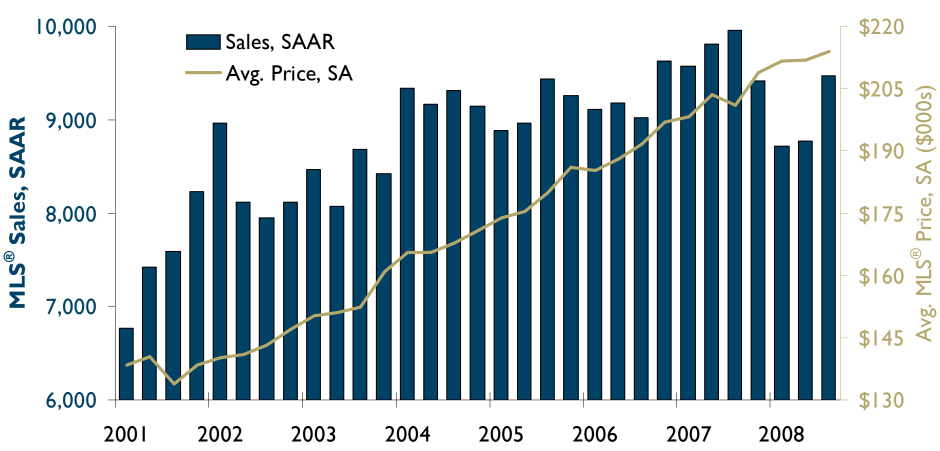
Not shown on the map are one unit in Belmont and 7 units in Delaware.

London Metro's Single-detached Starts

Figure 2 shows the location of single-detached new home starts in the London CMA in the third quarter of 2008. There were 382 single starts or 70.7 per cent in London City and 12.6 per cent were in St. Thomas.

Figure 3

London MLS® Sales (SAAR) and Average Price (SA)



Source: CREA, LSTAR, CMHC

in the CMA. Thames Centre and Adelaide Metcalfe Township saw modest increases in single-detached construction during the third quarter, while Middlesex Centre had a 43 per cent jump in activity over the same period in 2007.

Move-up buyers continued to be active in the new market as homes priced above $300,000 represented 48 per cent of newly built homes in the third quarter of 2008. This contributed to an increase in the average price of more than 14 per cent, pushing it up to $321,659.

Townhome starts rose to 79 units in the third quarter of 2008, up from 58 units in the same period in 2007. Apartment rental starts were buoyant as construction began on 206 units, along with 17 apartment condominium units for a 19 per cent increase over the same period in 2007.

Resale Home Market

Prices Continue to Climb

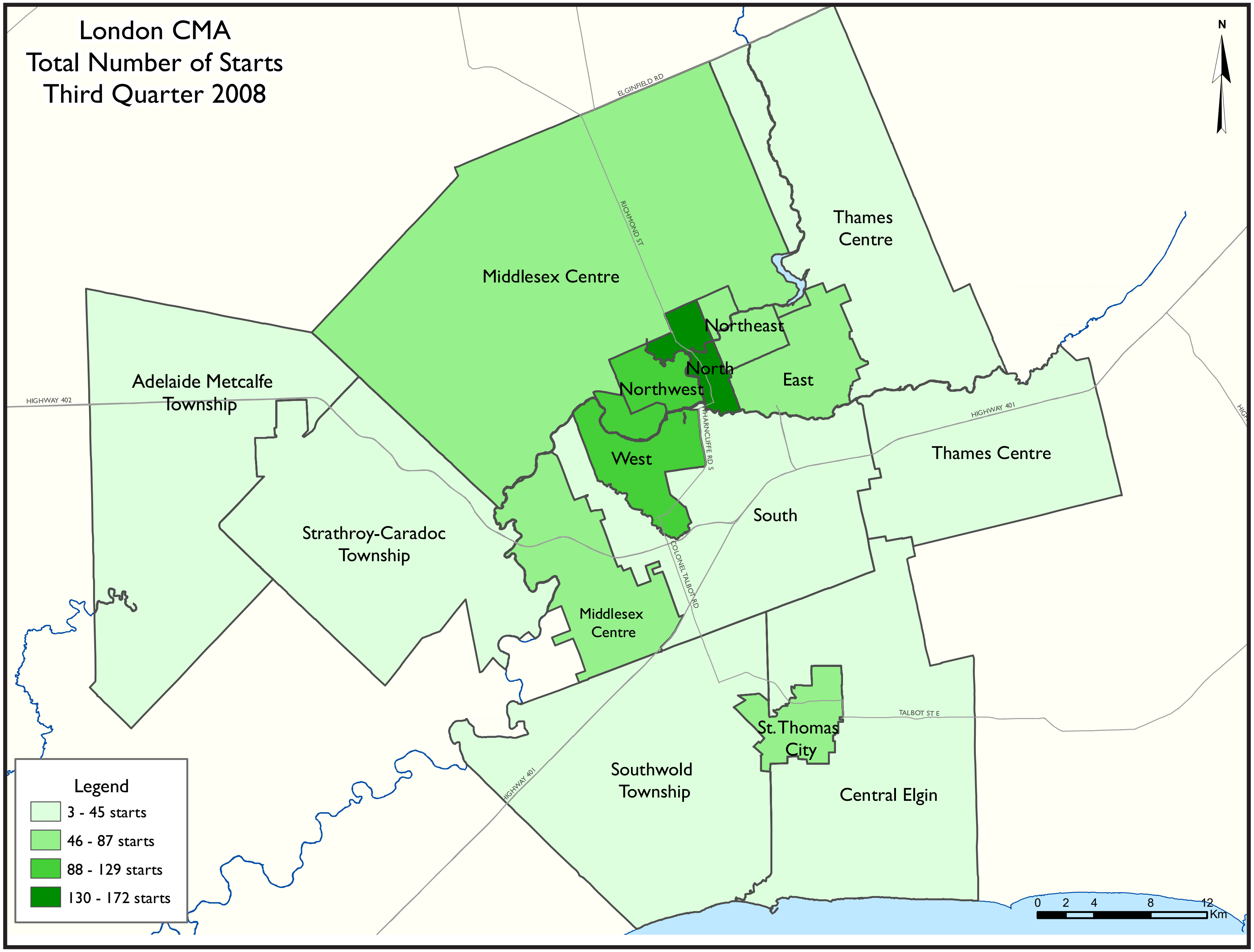
In the third quarter of 2008, existing home sales in the London-St. Thomas market declined, in contrast to the strong pace set last year. The number of homes sold for the July-September period declined two per cent to 2,554 units.

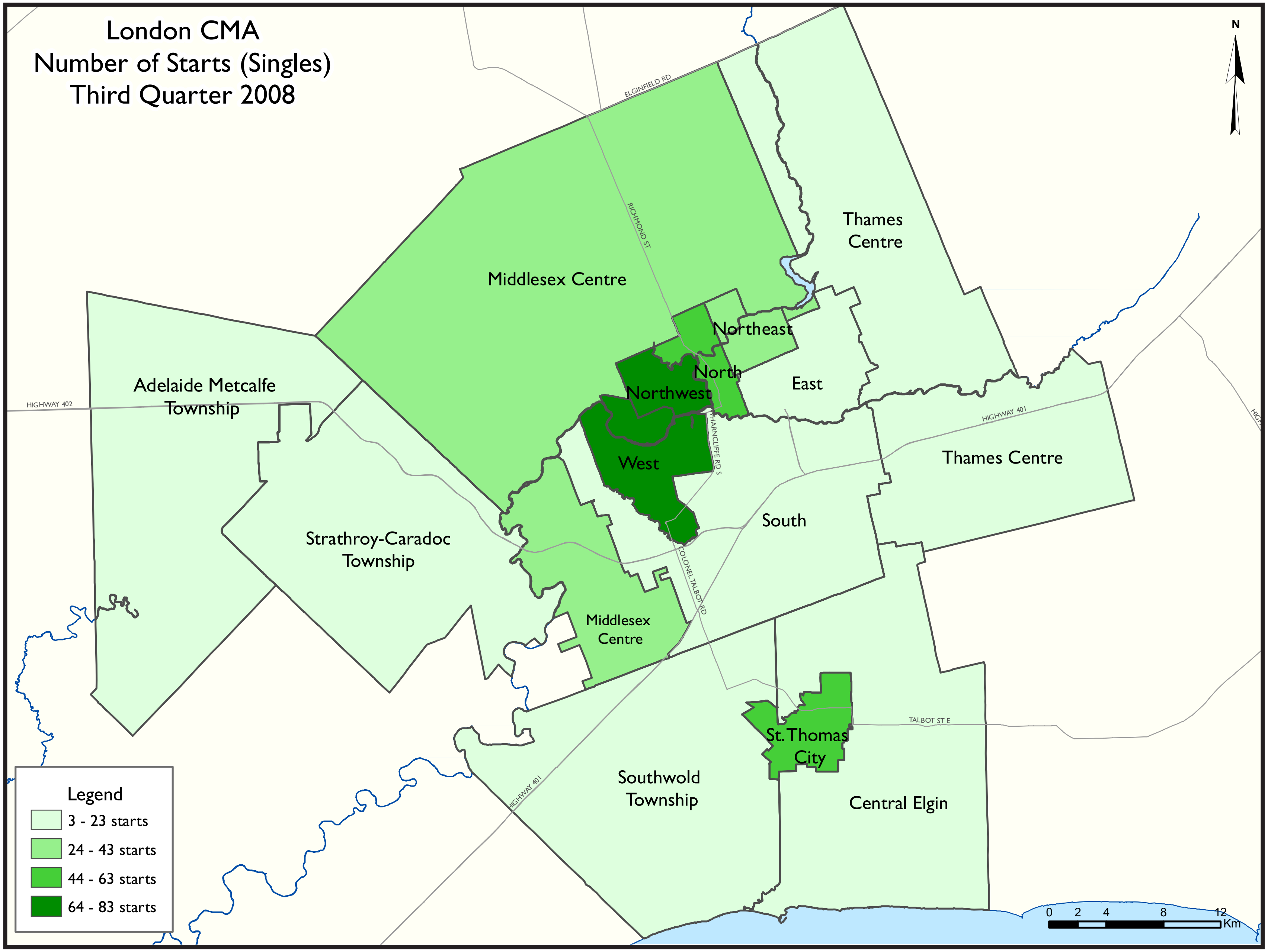
London's average existing home price rose by nearly six per cent in the third quarter to just over $213,000. The average price of a detached home edged up to $227,492 and to $153,139 for a condominium apartments(?). Ongoing price gains have encouraged more people to list their homes for sale. The sales-to-new listings ratio, an indicator of the state of the resale market, remained above 54 per cent and in seller's territory.

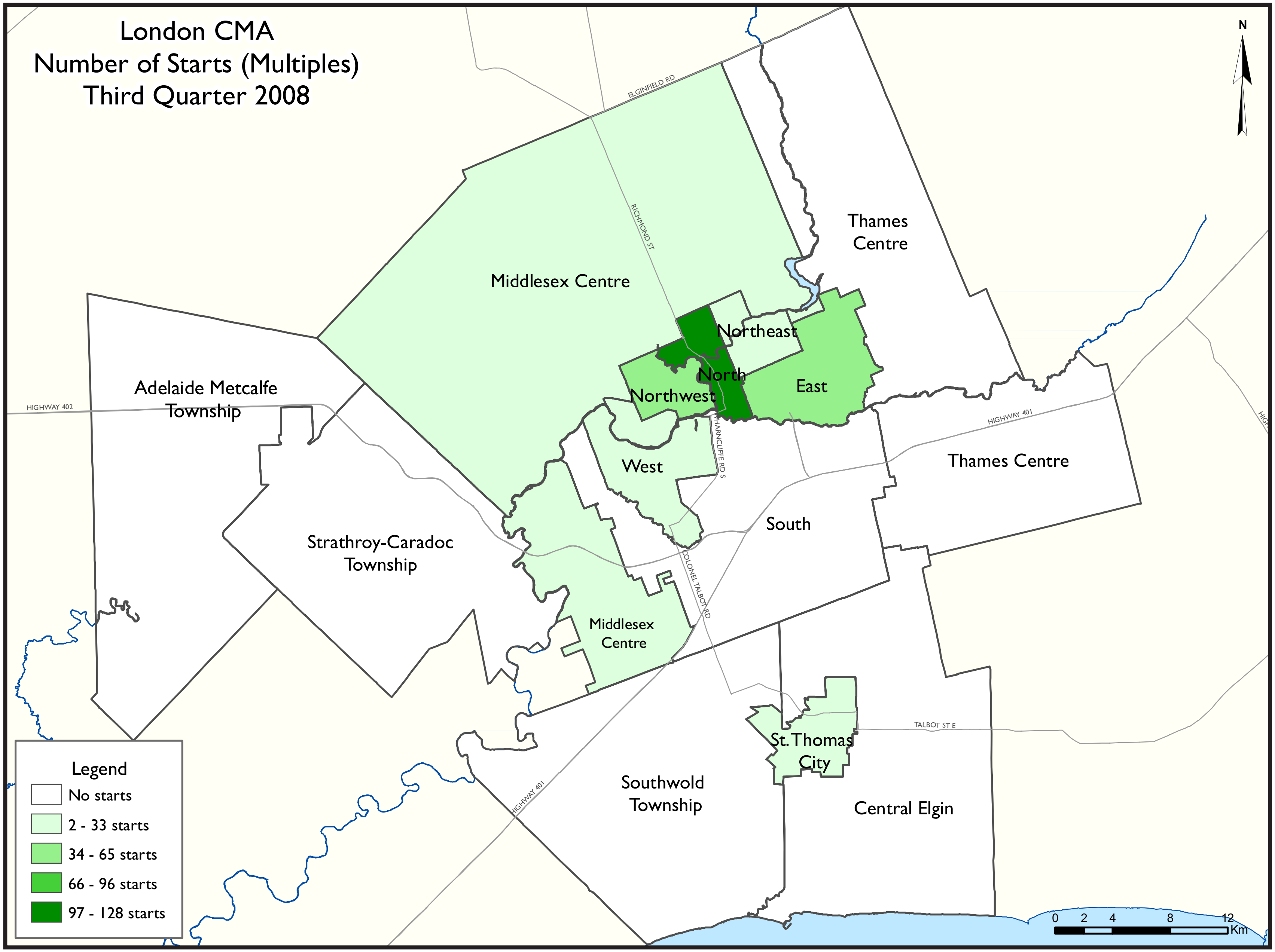
Two storey homes were the number one selling style in September with an average price of $292,128. They also were the most listed style and had a sales to new listings ratio of 47 per cent. Slightly fewer bungalow style homes were sold, however, the sales to listings ratio was higher at 60 per cent. The average price for a bungalow in the third quarter was $172,120.

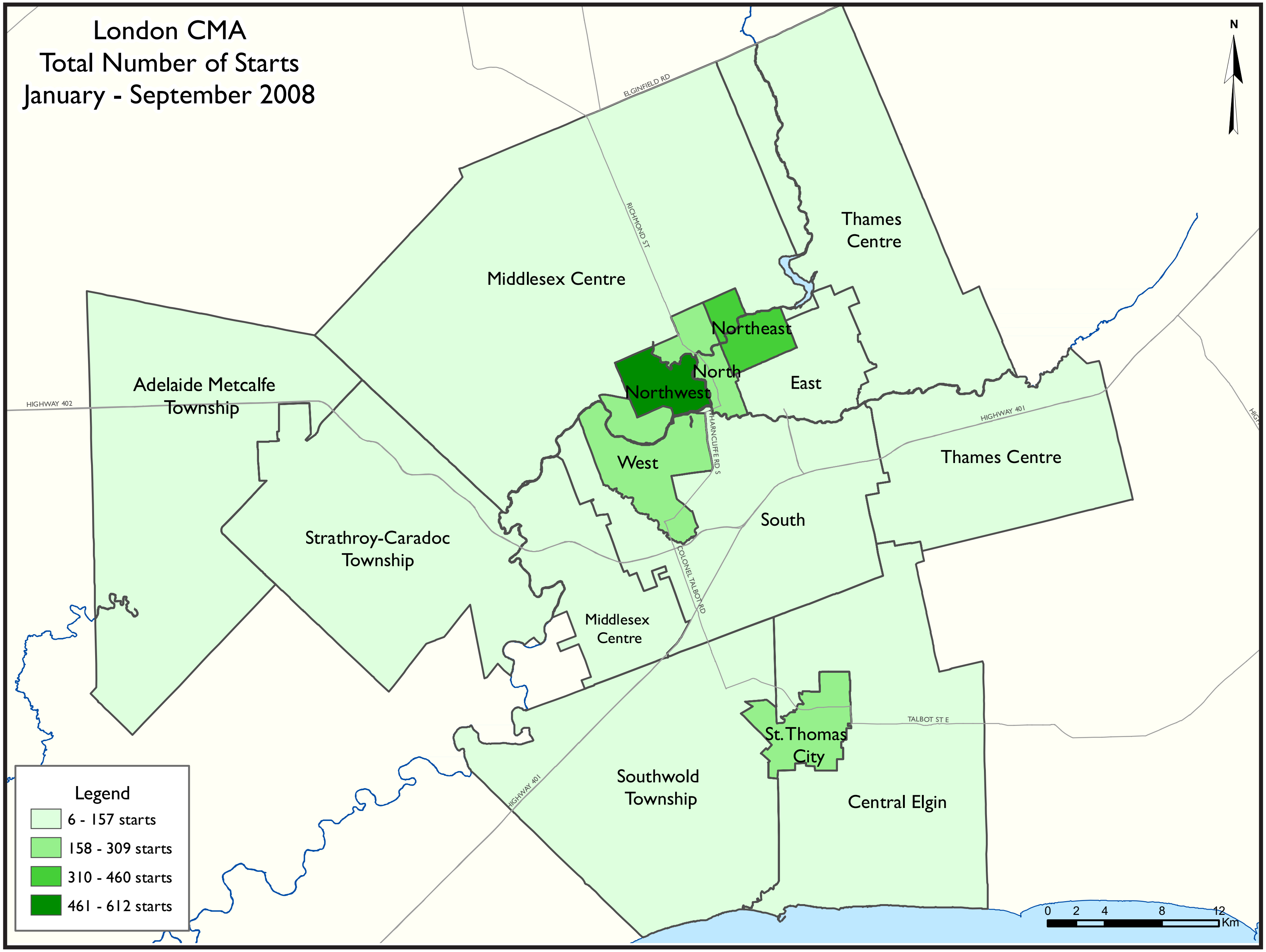
Local Economy

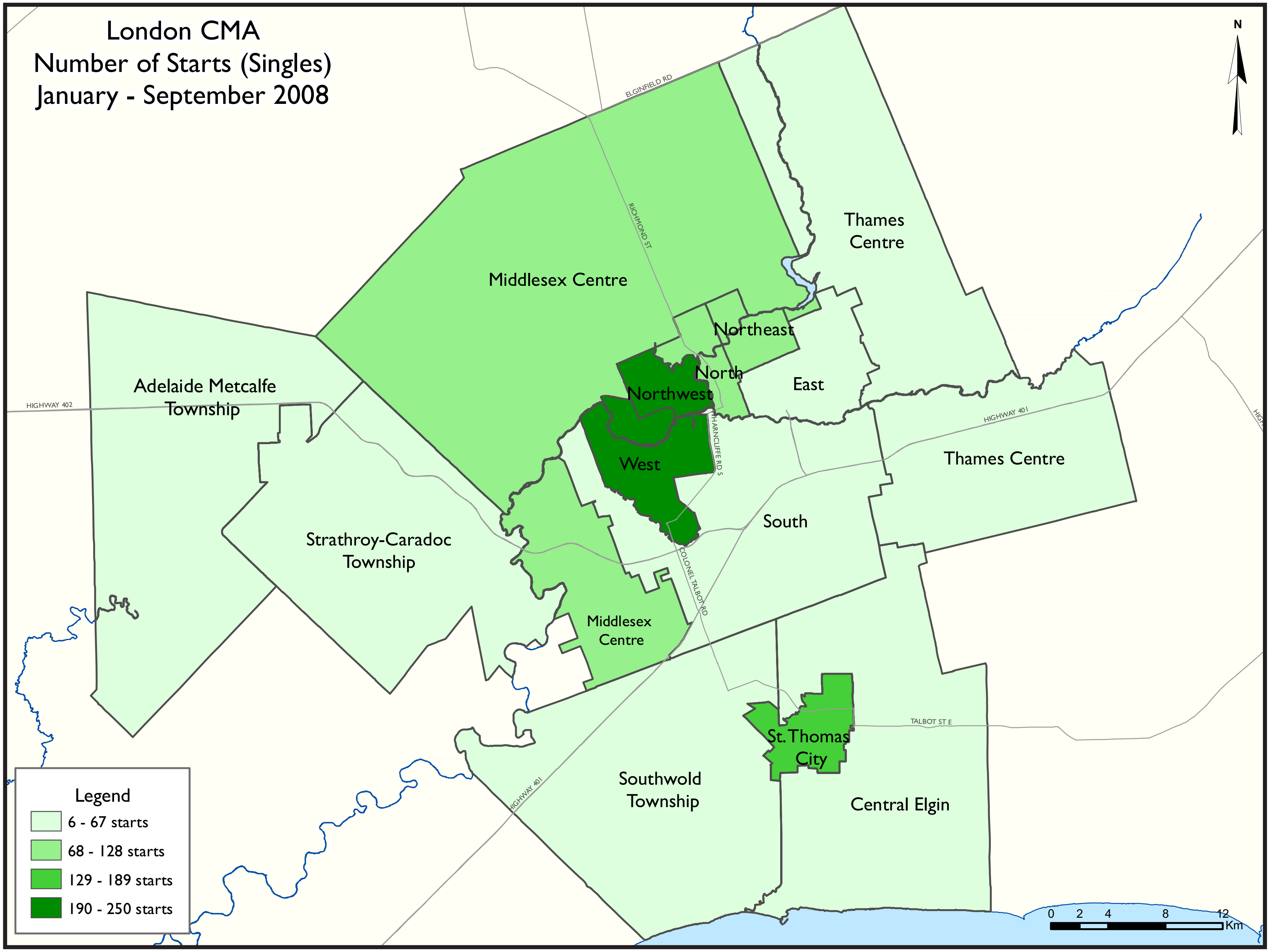
The London economy had 5,500 fewer jobs in the third quarter of 2008 compared to one year earlier. This 2.2 per cent reduction was greater than the 1.3 per cent decline in the labour force, so the unemployment rate was nearly one point higher. Employment gains in the health care sector were more than offset by ongoing declines in the manufacturing sector.

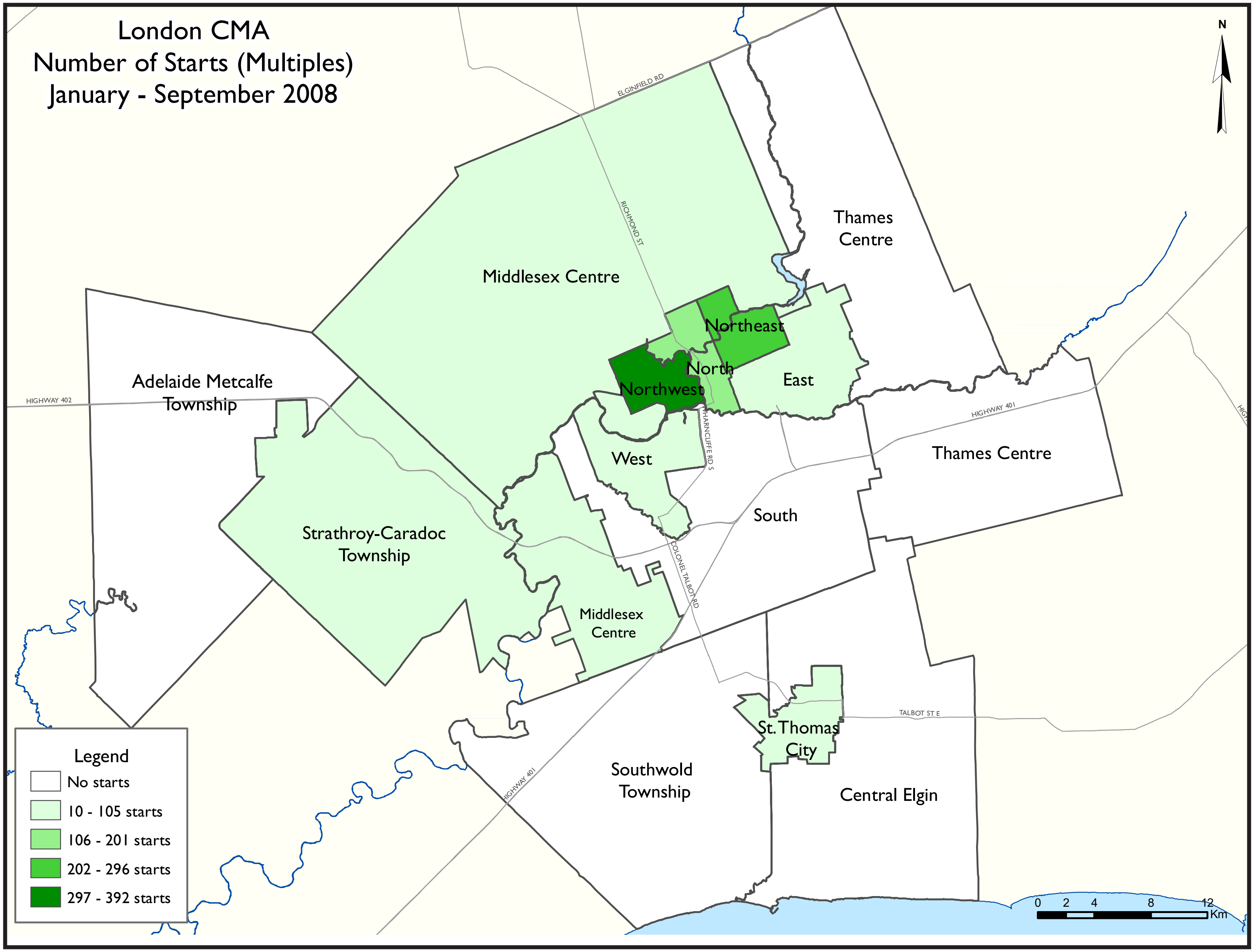

London CMA
Total Number of Starts
Third Quarter 2008
N
Middlesex Centre
Thames Centre
Adelaide Metcalfe Township
Northeast
North
Northwest
East
West
South
Thames Centre
Strathroy-Caradoc Township
Middlesex Centre
St. Thomas City
Southwold Township
Central Elgin
ELGINFIELD RD
RICHMOND ST
HIGHWAY 402
HIGHWAY 401
WHARNCLIFFE RD S
COLONEL TALBOT RD
TALBOT ST E
HIGHWAY 401
Legend
3 - 45 starts
46 - 87 starts
88 - 129 starts
130 - 172 starts
0 2 4 8 12
Km


London CMA
Number of Starts (Singles)
Third Quarter 2008
N
ELGINFIELD RD
RICHMOND ST
Middlesex Centre
Thames Centre
Northeast
North
East
Northwest
West
Adelaide Metcalfe Township
HIGHWAY 402
HIGHWAY 401
WHARNCLIFFE RD S
Thames Centre
South
Strathroy-Caradoc Township
COLONEL TALBOT RD
Middlesex Centre
TALBOT ST E
St. Thomas City
Southwold Township
Central Elgin
Legend
3 - 23 starts
24 - 43 starts
44 - 63 starts
64 - 83 starts
0 2 4 8 12
Km


London CMA
Number of Starts (Multiples)
Third Quarter 2008
N
Middlesex Centre
Thames Centre
Northeast
North
Northwest
East
Adelaide Metcalfe Township
West
Strathroy-Caradoc Township
South
Thames Centre
Middlesex Centre
St. Thomas City
Southwold Township
Central Elgin
ELGINFIELD RD
RICHMOND ST
HIGHWAY 402
HIGHWAY 401
WHARNCLIFFE RD S
COLONEL TALBOT RD
TALBOT ST E
Legend
No starts
2 - 33 starts
34 - 65 starts
66 - 96 starts
97 - 128 starts
0 2 4 8 12
Km


London CMA
Total Number of Starts
January - September 2008
N
ELGINFIELD RD
RICHMOND ST
HIGHWAY 402
HIGHWAY 401
WHARNCLIFFE RD S
COLONEL TALBOT RD
TALBOT ST E
Middlesex Centre
Thames Centre
Adelaide Metcalfe Township
Northeast
North
Northwest
East
West
Thames Centre
Strathroy-Caradoc Township
South
Middlesex Centre
St. Thomas City
Southwold Township
Central Elgin
Legend
6 - 157 starts
158 - 309 starts
310 - 460 starts
461 - 612 starts
0 2 4 8 12
Km


London CMA
Number of Starts (Singles)
January - September 2008
Thames Centre
Middlesex Centre
Northeast
North
Northwest
East
Adelaide Metcalfe Township
West
Thames Centre
South
Strathroy-Caradoc Township
Middlesex Centre
St. Thomas City
Southwold Township
Central Elgin
ELGINFIELD RD
RICHMOND ST
HIGHWAY 402
HIGHWAY 401
WHARNCLIFFE RD S
COLONEL TALBOT RD
TALBOT ST E
N
Legend
6 - 67 starts
68 - 128 starts
129 - 189 starts
190 - 250 starts
0 2 4 8 12
Km


London CMA
Number of Starts (Multiples)
January - September 2008
N
Middlesex Centre
Thames Centre
Adelaide Metcalfe Township
Northeast
North
Northwest
East
West
Strathroy-Caradoc Township
South
Thames Centre
Middlesex Centre
St. Thomas City
Southwold Township
Central Elgin
Legend
No starts
10 - 105 starts
106 - 201 starts
202 - 296 starts
297 - 392 starts
0 2 4 8 12
Km
HIGHWAY 402
HIGHWAY 401
ELGINFIELD RD
RICHMOND ST
COLONEL TALBOT RD
TALBOT ST E

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1: Housing Activity Summary of London CMA Third Quarter 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2008	345	2	3	37	57	17	19	206	686
Q3 2007	542	4	0	24	54	43	7	144	818
% Change	-36.3	-50.0	n/a	54.2	5.6	-60.5	171.4	43.1	-16.1
Year-to-date 2008	1,047	22	5	91	155	35	33	722	2,110
Year-to-date 2007	1,434	38	21	83	173	43	27	783	2,602
% Change	-27.0	-42.1	-76.2	9.6	-10.4	-18.6	22.2	-7.8	-18.9
UNDER CONSTRUCTION									
Q3 2008	455	6	3	58	174	78	27	1,514	2,315
Q3 2007	641	12	50	46	218	43	13	1,637	2,660
% Change	-29.0	-50.0	-94.0	26.1	-20.2	81.4	107.7	-7.5	-13.0
COMPLETIONS									
Q3 2008	423	4	3	36	114	0	7	2	589
Q3 2007	541	22	5	41	83	0	11	243	946
% Change	-21.8	-81.8	-40.0	-12.2	37.3	n/a	-36.4	-99.2	-37.7
Year-to-date 2008	1,152	20	31	94	234	194	17	467	2,209
Year-to-date 2007	1,333	28	5	93	258	0	42	646	2,405
% Change	-13.6	-28.6	**	1.1	-9.3	n/a	-59.5	-27.7	-8.1
COMPLETED & NOT ABSORBED									
Q3 2008	150	7	6	19	106	190	3	184	665
Q3 2007	141	3	3	26	93	0	3	414	683
% Change	6.4	133.3	100.0	-26.9	14.0	n/a	0.0	-55.6	-2.6
ABSORBED									
Q3 2008	437	5	3	39	86	0	7	45	622
Q3 2007	570	25	5	40	81	0	12	123	856
% Change	-23.3	-80.0	-40.0	-2.5	6.2	n/a	-41.7	-63.4	-27.3
Year-to-date 2008	1,146	16	33	94	205	4	15	531	2,044
Year-to-date 2007	1,332	28	7	83	247	4	45	398	2,144
% Change	-14.0	-42.9	**	13.3	-17.0	0.0	-66.7	33.4	-4.7

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
London City									
Q3 2008	231	0	3	36	57	17	19	186	549
Q3 2007	381	0	0	23	54	43	7	144	652
St. Thomas City									
Q3 2008	47	2	0	1	0	0	0	0	50
Q3 2007	75	4	0	1	0	0	0	0	80
Central Elgin									
Q3 2008	10	0	0	0	0	0	0	0	10
Q3 2007	21	0	0	0	0	0	0	0	21
Middlesex Centre									
Q3 2008	36	0	0	0	0	0	0	20	56
Q3 2007	27	0	0	0	0	0	0	0	27
Southwold TP									
Q3 2008	3	0	0	0	0	0	0	0	3
Q3 2007	4	0	0	0	0	0	0	0	4
Strathroy-Caradoc TP									
Q3 2008	12	0	0	0	0	0	0	0	12
Q3 2007	25	0	0	0	0	0	0	0	25
Thames Centre									
Q3 2008	3	0	0	0	0	0	0	0	3
Q3 2007	8	0	0	0	0	0	0	0	8
Adelaide Metcalfe TP									
Q3 2008	3	0	0	0	0	0	0	0	3
Q3 2007	1	0	0	0	0	0	0	0	1
London CMA									
Q3 2008	345	2	3	37	57	17	19	206	686
Q3 2007	542	4	0	24	54	43	7	144	818

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

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
London City									
Q3 2008	309	0	3	57	154	78	27	1,471	2,099
Q3 2007	443	2	37	42	218	43	13	1,522	2,320
St. Thomas City									
Q3 2008	43	6	0	1	0	0	0	23	73
Q3 2007	71	10	0	3	0	0	0	41	125
Central Elgin									
Q3 2008	18	0	0	0	0	0	0	0	18
Q3 2007	29	0	2	0	0	0	0	0	31
Middlesex Centre									
Q3 2008	42	0	0	0	10	0	0	20	72
Q3 2007	36	0	0	0	0	0	0	0	36
Southwold TP									
Q3 2008	6	0	0	0	0	0	0	0	6
Q3 2007	7	0	0	0	0	0	0	0	7
Strathroy-Caradoc TP									
Q3 2008	22	0	0	0	10	0	0	0	32
Q3 2007	37	0	0	1	0	0	0	74	112
Thames Centre									
Q3 2008	11	0	0	0	0	0	0	0	11
Q3 2007	12	0	11	0	0	0	0	0	23
Adelaide Metcalfe TP									
Q3 2008	4	0	0	0	0	0	0	0	4
Q3 2007	6	0	0	0	0	0	0	0	6
London CMA									
Q3 2008	455	6	3	58	174	78	27	1,514	2,315
Q3 2007	641	12	50	46	218	43	13	1,637	2,660

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2008	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
London City									
Q3 2008	263	0	3	31	114	0	7	0	418
Q3 2007	409	0	5	26	83	0	11	243	777
St. Thomas City									
Q3 2008	71	4	0	3	0	0	0	2	80
Q3 2007	70	22	0	11	0	0	0	0	103
Central Elgin									
Q3 2008	10	0	0	0	0	0	0	0	10
Q3 2007	6	0	0	0	0	0	0	0	6
Middlesex Centre									
Q3 2008	32	0	0	0	0	0	0	0	32
Q3 2007	17	0	0	3	0	0	0	0	20
Southwold TP									
Q3 2008	2	0	0	0	0	0	0	0	2
Q3 2007	0	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP									
Q3 2008	35	0	0	2	0	0	0	0	37
Q3 2007	26	0	0	1	0	0	0	0	27
Thames Centre									
Q3 2008	7	0	0	0	0	0	0	0	7
Q3 2007	12	0	0	0	0	0	0	0	12
Adelaide Metcalfe TP									
Q3 2008	3	0	0	0	0	0	0	0	3
Q3 2007	1	0	0	0	0	0	0	0	1
London CMA									
Q3 2008	423	4	3	36	114	0	7	2	589
Q3 2007	541	22	5	41	83	0	11	243	946

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 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									
London City									
Q3 2008	111	0	0	16	106	190	3	118	544
Q3 2007	104	0	3	20	93	0	3	386	609
St. Thomas City									
Q3 2008	16	7	0	2	0	0	0	0	25
Q3 2007	20	3	0	2	0	0	0	0	25
Central Elgin									
Q3 2008	3	0	0	0	0	0	0	0	3
Q3 2007	1	0	0	0	0	0	0	0	1
Middlesex Centre									
Q3 2008	8	0	0	0	0	0	0	20	28
Q3 2007	5	0	0	2	0	0	0	28	35
Southwold TP									
Q3 2008	0	0	0	0	0	0	0	0	0
Q3 2007	0	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP									
Q3 2008	11	0	0	1	0	0	0	46	58
Q3 2007	10	0	0	2	0	0	0	0	12
Thames Centre									
Q3 2008	1	0	6	0	0	0	0	0	7
Q3 2007	1	0	0	0	0	0	0	0	1
Adelaide Metcalfe TP									
Q3 2008	0	0	0	0	0	0	0	0	0
Q3 2007	0	0	0	0	0	0	0	0	0
London CMA									
Q3 2008	150	7	6	19	106	190	3	184	665
Q3 2007	141	3	3	26	93	0	3	414	683

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
London City									
Q3 2008	282	0	3	34	86	0	7	38	450
Q3 2007	433	0	5	24	76	0	12	120	670
St. Thomas City									
Q3 2008	68	5	0	2	0	0	0	2	77
Q3 2007	72	25	0	12	0	0	0	0	109
Central Elgin									
Q3 2008	10	0	0	0	0	0	0	1	11
Q3 2007	8	0	0	0	0	0	0	0	8
Middlesex Centre									
Q3 2008	32	0	0	0	0	0	0	3	35
Q3 2007	18	0	0	4	5	0	0	3	30
Southwold TP									
Q3 2008	2	0	0	0	0	0	0	0	2
Q3 2007	0	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP									
Q3 2008	33	0	0	3	0	0	0	1	37
Q3 2007	26	0	0	0	0	0	0	0	26
Thames Centre									
Q3 2008	7	0	0	0	0	0	0	0	7
Q3 2007	12	0	0	0	0	0	0	0	12
Adelaide Metcalfe TP									
Q3 2008	3	0	0	0	0	0	0	0	3
Q3 2007	1	0	0	0	0	0	0	0	1
London CMA									
Q3 2008	437	5	3	39	86	0	7	45	622
Q3 2007	570	25	5	40	81	0	12	123	856

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

Table 1.2: History of Housing Starts of London 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	1,849	42	21	112	251	43	30	793	3,141
% Change	-5.8	23.5	-41.7	-2.6	-31.2	n/a	-9.1	-29.7	-14.5
2006	1,963	34	36	115	365	0	33	1,128	3,674
% Change	2.1	-15.0	n/a	-18.4	43.7	n/a	-45.0	73.5	19.8
2005	1,922	40	0	141	254	0	60	650	3,067
% Change	-14.2	81.8	-100.0	62.1	16.5	-100.0	-31.0	95.2	-0.4
2004	2,239	22	12	87	218	80	87	333	3,078
% Change	24.9	57.1	-70.7	-6.5	8.5	n/a	77.6	-60.2	1.7
2003	1,792	14	41	93	201	0	49	837	3,027
% Change	-5.2	-12.5	-16.3	24.0	-16.6	n/a	**	163.2	16.2
2002	1,891	16	49	75	241	0	14	318	2,604
% Change	54.9	60.0	**	-21.9	38.5	n/a	-60.0	**	62.0
2001	1,221	10	15	96	174	0	35	54	1,607
% Change	6.7	0.0	-25.0	77.8	-30.1	n/a	-35.2	-70.3	-6.2
2000	1,144	10	20	54	249	0	54	182	1,713
% Change	-8.8	-68.8	n/a	-38.6	64.9	n/a	-18.2	0.6	-3.4
1999	1,255	32	0	88	151	0	66	181	1,773
% Change	5.7	-15.8	-100.0	-27.9	-47.8	n/a	**	-51.9	-12.5
1998	1,187	38	2	122	289	0	13	376	2,027

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	% Change
London City	267	407	0	0	79	58	203	187	549	652	-15.8
St. Thomas City	48	76	2	4	0	0	0	0	50	80	-37.5
Central Elgin	10	21	0	0	0	0	0	0	10	21	-52.4
Middlesex Centre	36	27	0	0	0	0	20	0	56	27	107.4
Southwold TP	3	4	0	0	0	0	0	0	3	4	-25.0
Strathroy-Caradoc TP	12	25	0	0	0	0	0	0	12	25	-52.0
Thames Centre	3	8	0	0	0	0	0	0	3	8	-62.5
Adelaide Metcalfe TP	3	1	0	0	0	0	0	0	3	1	200.0
London CMA	382	569	2	4	79	58	223	187	686	818	-16.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 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
London City	813	1139	0	0	163	189	737	785	1713	2113	-18.9
St. Thomas City	136	203	22	38	0	0	2	41	160	282	-43.3
Central Elgin	22	38	0	0	0	0	0	2	22	40	-45.0
Middlesex Centre	80	56	0	0	10	0	20	0	110	56	96.4
Southwold TP	6	8	0	0	0	0	0	0	6	8	-25.0
Strathroy-Caradoc TP	60	67	0	0	10	0	0	0	70	67	4.5
Thames Centre	22	20	0	0	0	11	0	0	22	31	-29.0
Adelaide Metcalfe TP	7	5	0	0	0	0	0	0	7	5	40.0
London CMA	1,146	1,536	22	38	183	200	759	828	2,110	2,602	-18.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Third Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
London City	60	54	19	4	17	43	186	144
St. Thomas City	0	0	0	0	0	0	0	0
Central Elgin	0	0	0	0	0	0	0	0
Middlesex Centre	0	0	0	0	0	0	20	0
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	0	0	0	0	0	0	0	0
Thames Centre	0	0	0	0	0	0	0	0
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	60	54	19	4	17	43	206	144

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 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
London City	138	181	25	8	35	43	702	742
St. Thomas City	0	0	0	0	2	0	0	41
Central Elgin	0	0	0	0	0	2	0	0
Middlesex Centre	10	0	0	0	0	0	20	0
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	10	0	0	0	0	0	0	0
Thames Centre	0	11	0	0	0	0	0	0
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	158	192	25	8	37	45	722	783

Source: CMHC (Starts and Completions Survey)

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
London City	234	381	110	120	205	151	549	652
St. Thomas City	49	79	1	1	0	0	50	80
Central Elgin	10	21	0	0	0	0	10	21
Middlesex Centre	36	27	0	0	20	0	56	27
Southwold TP	3	4	0	0	0	0	3	4
Strathroy-Caradoc TP	12	25	0	0	0	0	12	25
Thames Centre	3	8	0	0	0	0	3	8
Adelaide Metcalfe TP	3	1	0	0	0	0	3	1
London CMA	350	546	111	121	225	151	686	818

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
London City	721	1,061	257	283	735	769	1,713	2,113
St. Thomas City	157	228	3	13	0	41	160	282
Central Elgin	22	40	0	0	0	0	22	40
Middlesex Centre	80	55	10	1	20	0	110	56
Southwold TP	6	8	0	0	0	0	6	8
Strathroy-Caradoc TP	59	65	11	2	0	0	70	67
Thames Centre	22	31	0	0	0	0	22	31
Adelaide Metcalfe TP	7	5	0	0	0	0	7	5
London CMA	1,074	1,493	281	299	755	810	2,110	2,602

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	% Change
London City	301	446	0	0	117	88	0	243	418	777	-46.2
St. Thomas City	74	81	4	22	0	0	2	0	80	103	-22.3
Central Elgin	10	6	0	0	0	0	0	0	10	6	66.7
Middlesex Centre	32	20	0	0	0	0	0	0	32	20	60.0
Southwold TP	2	0	0	0	0	0	0	0	2	0	n/a
Strathroy-Caradoc TP	37	27	0	0	0	0	0	0	37	27	37.0
Thames Centre	7	12	0	0	0	0	0	0	7	12	-41.7
Adelaide Metcalfe TP	3	1	0	0	0	0	0	0	3	1	200.0
London CMA	466	593	4	22	117	88	2	243	589	946	-37.7

Table 3.1: Completions by Submarket and by Dwelling Type January - September 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
London City	887	1086	0	4	262	267	567	610	1716	1967	-12.8
St. Thomas City	152	201	20	28	0	0	20	0	192	229	-16.2
Central Elgin	34	27	0	0	0	0	0	0	34	27	25.9
Middlesex Centre	71	49	0	0	0	11	0	36	71	96	-26.0
Southwold TP	8	4	0	0	0	0	0	0	8	4	100.0
Strathroy-Caradoc TP	73	55	0	0	0	0	74	0	147	55	167.3
Thames Centre	27	26	0	0	7	0	0	0	34	26	30.8
Adelaide Metcalfe TP	7	1	0	0	0	0	0	0	7	1	**
London CMA	1,259	1,449	20	32	269	278	661	646	2,209	2,405	-8.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Third Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
London City	117	88	0	0	0	0	0	243
St. Thomas City	0	0	0	0	0	0	2	0
Central Elgin	0	0	0	0	0	0	0	0
Middlesex Centre	0	0	0	0	0	0	0	0
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	0	0	0	0	0	0	0	0
Thames Centre	0	0	0	0	0	0	0	0
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	117	88	0	0	0	0	2	243

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 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
London City	258	250	4	17	194	0	373	610
St. Thomas City	0	0	0	0	0	0	20	0
Central Elgin	0	0	0	0	0	0	0	0
Middlesex Centre	0	11	0	0	0	0	0	36
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	0	0	0	0	0	0	74	0
Thames Centre	7	0	0	0	0	0	0	0
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	265	261	4	17	194	0	467	646

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Third Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
London City	266	414	145	109	7	254	418	777
St. Thomas City	75	92	3	11	2	0	80	103
Central Elgin	10	6	0	0	0	0	10	6
Middlesex Centre	32	17	0	3	0	0	32	20
Southwold TP	2	0	0	0	0	0	2	0
Strathroy-Caradoc TP	35	26	2	1	0	0	37	27
Thames Centre	7	12	0	0	0	0	7	12
Adelaide Metcalfe TP	3	1	0	0	0	0	3	1
London CMA	430	568	150	124	9	254	589	946

Table 3.5: Completions by Submarket and by Intended Market January - September 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
London City	820	1,010	506	305	390	652	1,716	1,967
St. Thomas City	159	203	13	26	20	0	192	229
Central Elgin	34	27	0	0	0	0	34	27
Middlesex Centre	71	43	0	17	0	36	71	96
Southwold TP	8	4	0	0	0	0	8	4
Strathroy-Caradoc TP	70	52	3	3	74	0	147	55
Thames Centre	34	26	0	0	0	0	34	26
Adelaide Metcalfe TP	7	1	0	0	0	0	7	1
London CMA	1,203	1,366	522	351	484	688	2,209	2,405

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Third Quarter 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
London City													
Q3 2008	12	3.7	36	11.1	104	32.2	123	38.1	48	14.9	323	310,000	332,377
Q3 2007	31	6.6	138	29.5	146	31.2	107	22.9	46	9.8	468	267,500	289,234
Year-to-date 2008	26	3.0	142	16.2	277	31.7	291	33.3	138	15.8	874	299,439	323,800
Year-to-date 2007	82	7.6	321	29.7	303	28.1	251	23.3	122	11.3	1,079	270,000	296,228
St. Thomas City													
Q3 2008	7	10.0	25	35.7	21	30.0	15	21.4	2	2.9	70	253,000	265,426
Q3 2007	23	27.4	28	33.3	23	27.4	10	11.9	0	0.0	84	225,500	234,879
Year-to-date 2008	20	12.6	67	42.1	44	27.7	24	15.1	4	2.5	159	241,515	254,421
Year-to-date 2007	44	23.0	74	38.7	49	25.7	19	9.9	5	2.6	191	229,000	240,492
Central Elgin													
Q3 2008	1	10.0	3	30.0	1	10.0	3	30.0	2	20.0	10	304,500	369,056
Q3 2007	0	0.0	5	62.5	2	25.0	1	12.5	0	0.0	8	--	--
Year-to-date 2008	1	3.1	7	21.9	6	18.8	8	25.0	10	31.3	32	335,313	403,134
Year-to-date 2007	1	3.4	15	51.7	6	20.7	5	17.2	2	6.9	29	248,900	282,767
Middlesex Centre													
Q3 2008	0	0.0	0	0.0	13	40.6	17	53.1	2	6.3	32	315,620	350,736
Q3 2007	0	0.0	5	22.7	6	27.3	9	40.9	2	9.1	22	291,000	298,864
Year-to-date 2008	0	0.0	4	5.9	21	30.9	29	42.6	14	20.6	68	320,000	354,290
Year-to-date 2007	1	2.0	8	16.0	14	28.0	20	40.0	7	14.0	50	300,000	336,398
Southwold TP													
Q3 2008	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Q3 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	3	37.5	2	25.0	0	0.0	2	25.0	1	12.5	8	--	--
Year-to-date 2007	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	--	--
Strathroy-Caradoc TP													
Q3 2008	11	30.6	10	27.8	7	19.4	3	8.3	5	13.9	36	232,500	271,348
Q3 2007	4	15.4	7	26.9	13	50.0	2	7.7	0	0.0	26	260,500	249,573
Year-to-date 2008	17	22.1	21	27.3	19	24.7	13	16.9	7	9.1	77	250,000	268,908
Year-to-date 2007	18	31.6	15	26.3	17	29.8	6	10.5	1	1.8	57	242,000	242,715
Thames Centre													
Q3 2008	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	--	--
Q3 2007	0	0.0	0	0.0	4	33.3	4	33.3	4	33.3	12	365,000	363,158
Year-to-date 2008	1	3.7	0	0.0	1	3.7	20	74.1	5	18.5	27	370,000	372,815
Year-to-date 2007	0	0.0	0	0.0	8	30.8	10	38.5	8	30.8	26	357,500	357,729
Adelaide Metcalfe TP													
Q3 2008	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Q3 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	1	14.3	1	14.3	3	42.9	2	28.6	7	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
London CMA													
Q3 2008	31	6.4	75	15.5	146	30.2	167	34.6	64	13.3	483	296,200	321,659
Q3 2007	58	9.3	183	29.5	194	31.2	133	21.4	53	8.5	621	265,000	281,469
Year-to-date 2008	68	5.4	244	19.5	369	29.5	390	31.2	181	14.5	1,252	290,000	316,139
Year-to-date 2007	146	10.2	433	30.1	399	27.8	311	21.6	148	10.3	1,437	265,000	289,154

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2008						
Submarket	Q3 2008	Q3 2007	% Change	YTD 2008	YTD 2007	% Change
London City	332,377	289,234	14.9	323,800	296,228	9.3
St. Thomas City	265,426	234,879	13.0	254,421	240,492	5.8
Central Elgin	369,056	--	n/a	403,134	282,767	42.6
Middlesex Centre	350,736	298,864	17.4	354,290	336,398	5.3
Southwold TP	--	--	n/a	--	--	n/a
Strathroy-Caradoc TP	271,348	249,573	8.7	268,908	242,715	10.8
Thames Centre	--	363,158	n/a	372,815	357,729	4.2
Adelaide Metcalfe TP	--	--	n/a	--	--	n/a
London CMA	321,659	281,469	14.3	316,139	289,154	9.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for London Third Quarter 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	547	1.3	823	1,297	1,311	62.8	197,300	9.3	198,991
	February	724	14.0	804	1,215	1,281	62.8	198,953	5.5	197,617
	March	872	-3.1	795	1,459	1,270	62.6	203,167	6.5	196,614
	April	940	5.6	807	1,533	1,301	62.0	204,188	12.9	204,937
	May	1,192	14.2	852	1,765	1,284	66.4	206,842	7.2	202,288
	June	1,017	-2.7	796	1,536	1,327	60.0	204,500	4.8	203,927
	July	1,042	27.7	902	1,469	1,348	66.9	201,049	2.3	194,458
	August	893	5.2	804	1,294	1,334	60.3	199,170	2.9	201,327
	September	672	-4.5	779	1,283	1,341	58.1	204,607	8.6	205,727
	October	722	-1.2	761	1,265	1,339	56.8	202,979	7.0	208,847
	November	675	6.1	802	1,002	1,297	61.8	204,089	5.2	207,531
	December	390	-12.2	761	472	1,157	65.8	206,696	8.4	214,772
2008	January	482	-11.9	736	1,396	1,443	51.0	215,542	9.2	214,486
	February	702	-3.0	754	1,266	1,296	58.2	217,156	9.1	215,756
	March	765	-12.3	757	1,335	1,317	57.5	207,898	2.3	208,497
	April	859	-8.6	687	1,838	1,381	49.7	210,637	3.2	205,871
	May	1,040	-12.8	759	1,881	1,403	54.1	215,343	4.1	211,660
	June	923	-9.2	745	1,555	1,360	54.8	215,416	5.3	212,328
	July	979	-6.0	778	1,617	1,426	54.6	214,204	6.5	211,460
	August	783	-12.3	771	1,324	1,426	54.1	209,251	5.1	213,438
	September	792	17.9	819	1,494	1,407	58.2	215,360	5.3	216,748
	October									
	November									
	December									
	Q3 2007	2,607	0.0		4,046			201,323	0.0	
	Q3 2008	2,554	-2.0		4,435			213,044	5.8	
	YTD 2007	7,899	6.4		12,851			202,613	6.5	
	YTD 2008	7,325	-7.3		13,706			213,408	5.3	

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

[1]Source: CREA

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

Table 6: Economic Indicators
Third Quarter 2008

		Interest Rates			NHPI, Total, London CMA 1997=100	CPI, 2002 =100 (Ontario)	London Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2007	January	679	6.50	6.65	135.7	108.6	250.5	5.9	70.1	744
	February	679	6.50	6.65	135.4	109.7	250.1	5.7	69.8	745
	March	669	6.40	6.49	135.4	110.8	248.9	5.9	69.5	745
	April	678	6.60	6.64	135.5	111.1	247.2	5.8	69.0	747
	May	709	6.85	7.14	136.7	111.6	245.4	6.0	68.6	756
	June	715	7.05	7.24	137.7	111.1	244.1	6.0	68.2	757
	July	715	7.05	7.24	138.5	111.1	245.5	6.1	68.6	761
	August	715	7.05	7.24	138.4	110.9	247.0	6.2	69.0	753
	September	712	7.05	7.19	139.3	111.0	249.7	6.1	69.7	757
	October	728	7.25	7.44	139.0	110.9	250.3	6.0	69.7	753
	November	725	7.20	7.39	139.5	111.2	249.2	6.1	69.4	759
	December	734	7.35	7.54	139.5	111.1	246.8	6.5	69.0	754
2008	January	725	7.35	7.39	140.4	110.9	244.5	6.7	68.4	762
	February	718	7.25	7.29	140.4	111.4	243.8	6.8	68.3	778
	March	712	7.15	7.19	140.8	111.7	244.3	6.5	68.2	795
	April	700	6.95	6.99	141.7	112.5	244.1	7.0	68.4	807
	May	679	6.15	6.65	142.2	113.6	243.9	7.2	68.4	809
	June	710	6.95	7.15	143.3	114.2	244.1	7.4	68.5	818
	July	710	6.95	7.15	143.3	115.1	244.0	7.0	68.2	819
	August	691	6.65	6.85	143.3	114.8	244.6	6.7	68.0	820
	September	691	6.65	6.85		115.1	244.2	6.9	68.0	811
	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 on 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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available for free on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1 800 668-2642.



STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities — starts, rents, vacancy rates and much more.

Free reports available on-line:

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports - Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase
- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

Free regional reports also available:

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

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

EQuilibrium™: Healthy Housing for a Healthy Environment.

Find out how CMHC's EQuilibrium™ housing initiative is helping enhance the quality of life of Canadians through healthier, more efficient and more comfortable homes.

64243_2008_Q04