HOUSING NOW

Trois-Rivières CMA

Canada Mortgage and Housing Corporation

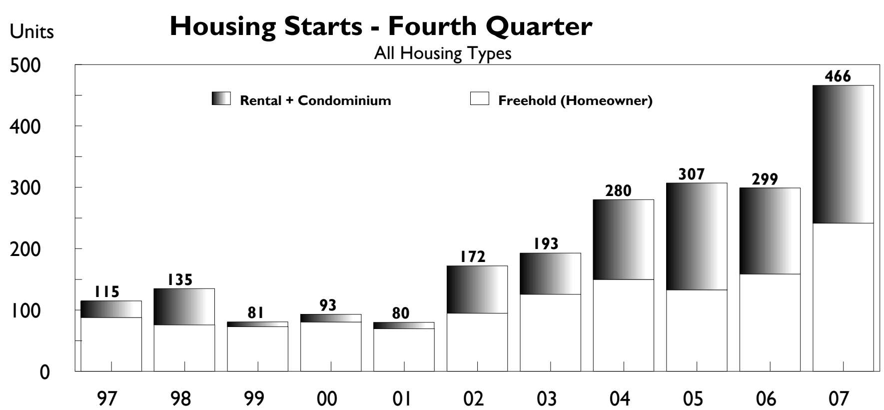
Date Released: First Quarter 2008

Steady Activity on Residential Job Sites in the Last Quarter of 2007

In the Trois-Rivières census metropolitan area (CMA), housing activity did not slow down at all in the last quarter of 2007. In fact, according to the latest data released by Canada Mortgage and Housing Corporation (CMHC), starts registered a significant increase of 56 per cent during the last three months of 2007, compared to the corresponding period in 2006. In all, 466 dwellings got under way from October to December 2007, versus 299 one year earlier.

All market segments posted gains, with the strongest having been noted in the condominium segment, in which 40 starts were enumerated

Figure 1



Source : CMHC

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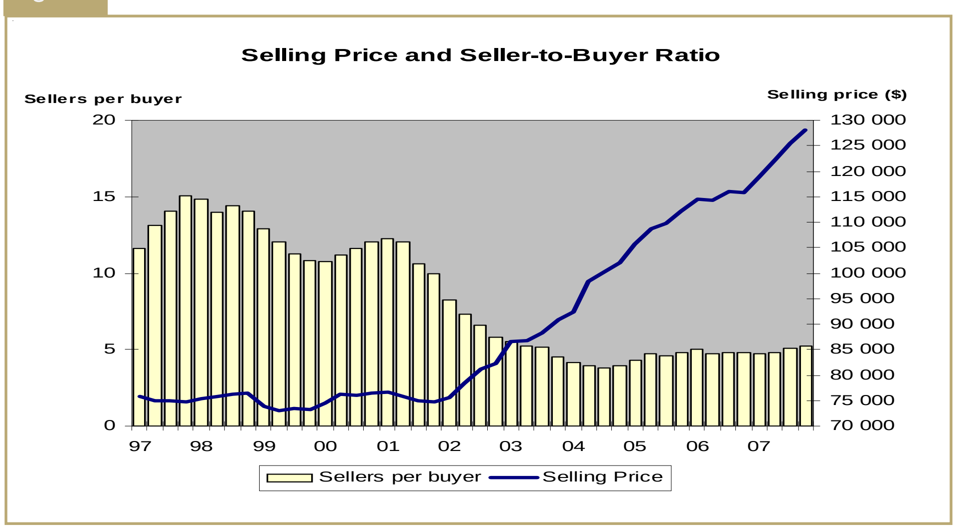
during the last three months of 2007, compared to 12 in the fourth quarter of 2006. Rental housing starts, for their part, rose by 60 per cent over the corresponding period in 2006, and freehold home starts, by 37 per cent.

The results from the last quarter brought total housing starts in the Trois-Rivières CMA to 1,197 units in 2007. This was a sixth annual gain for Trois-Rivières, and the level recorded in 2007 was the highest in the last 17 years in the area. Almost all housing types contributed to this increase, with starts totals reaching 675 units (+36 per cent) for freehold homes, 482 units (+3 per cent) for rental dwellings and 40 units (-22 per cent) for condominiums.

Elsewhere in the Mauricie area, the agglomeration of Shawinigan registered a significant decrease in starts (-52 per cent). It should be noted, however, that the large number of starts enumerated in 2006 was attributable to the construction of a major retirement home with over 200 units. In all, 176 dwellings were started from January to December 2007, compared to 371 in 2006. In La Tuque, a decrease was also noted, as construction got under way on 5 homes, or 12 fewer than in 2006.

In all urban centres with 10,000 or more inhabitants across Quebec, 40,885 starts were enumerated in 2007, for a gain of 4 per cent over 2006. Among the metropolitan areas across Quebec, two ended 2007 with decreases in comparison with the 2006 results, namely, Gatineau (-5 per cent) and Sherbrooke (-15 per cent). The other CMAs posted increases, with the most marked being in Saguenay (+41 per cent) and Trois-Rivières (+18 per cent). Lastly, starts increased by 2 per cent in both Québec and Montréal.

Figure 2



Sales slow down slightly in 2007

The resale market lost some of its strength in 2007 in the Trois-Rivières census metropolitan area (CMA). According to Service inter-agences / Multiple Listing Service (S.I.A. / MLS)® data, transactions[1] fell by 2 per cent over the past year. In all, 863 homes were sold from January to December 2007, versus 877 one year earlier. Despite this small decrease, it should be noted that the resale market remained dynamic in the Trois-Rivières area. In fact, the volume of transactions registered in 2007 was still well above the annual average of around 775 sales recorded for the last ten years. With continued favourable financing conditions, strong migration and a slightly greater choice of properties for sale, transactions stayed at a relatively high level. In the last quarter of 2007, sales increased by 7 per cent, as 180 properties changed hands, or 12 more than during the last quarter of 2006.

On the supply side, the number of properties for sale on the market continued to rise. In fact, at the end of the fourth quarter of 2007, 377 homes had "For Sale" signs, compared to 324 for the corresponding period in 2006. This increase in supply, combined with the small decrease in sales, allowed the market to ease further in 2007. From 4.8 to 1 at the end of 2006, the seller-to-buyer ratio climbed to 5.2 to 1 at the end of 2007. While

[1] Country homes, mobile homes, small farms and cottages are not included in the sales figures.

still relatively low, this ratio rose above the 5-to-1 mark for the first time since 2002. The market therefore came out of the overheated range but remained below the balanced range[2], meaning that sellers still have the edge.

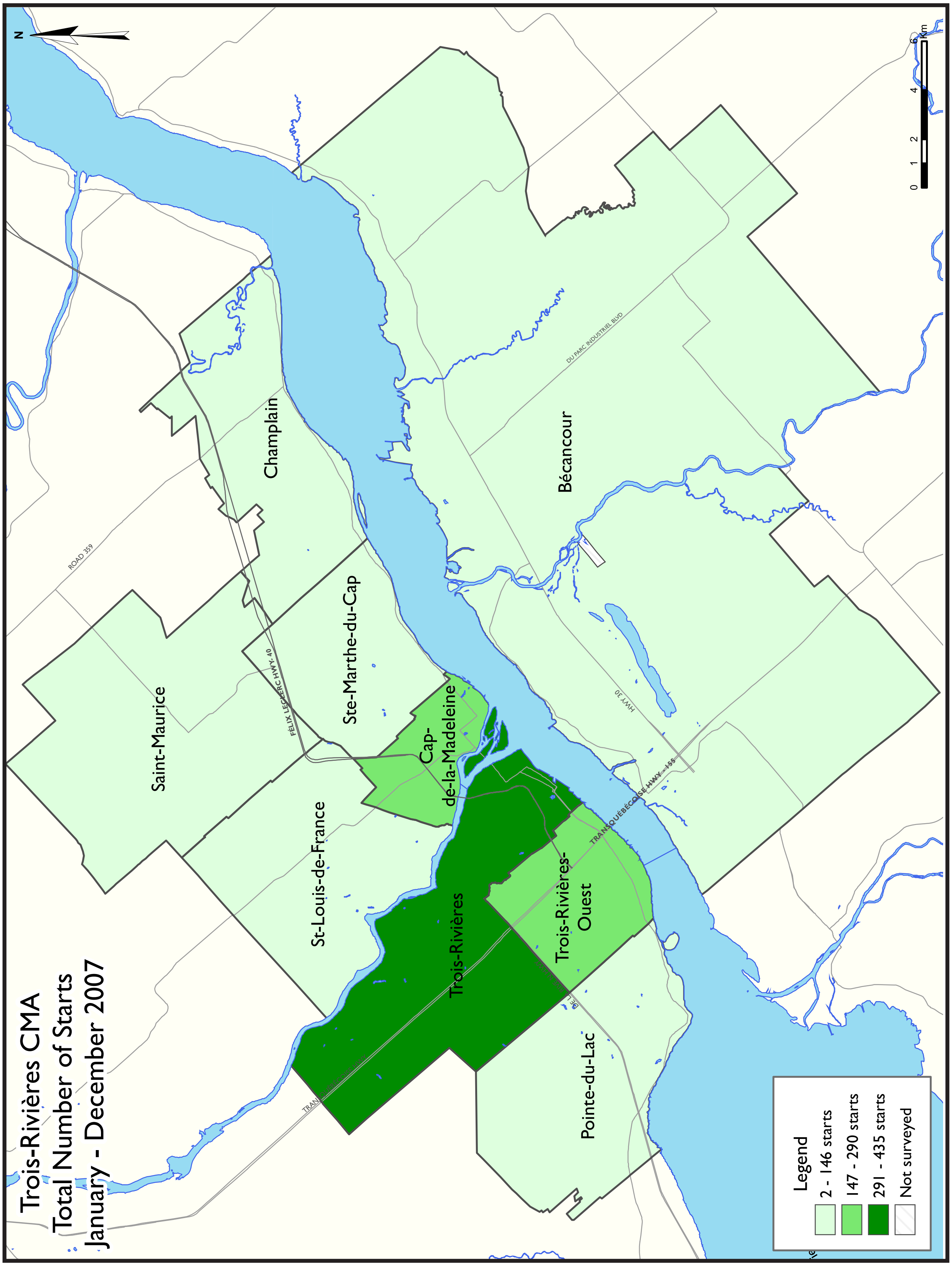
Consequently, the price increases were strong. In the last quarter of 2007, the average price of single-family homes[3] in the Trois-Rivières CMA rose by 11 per cent over the corresponding period in 2006, reaching $128,000. While prices went up evenly across the territory, the Trois-Rivières centre sector[4] remained the most expensive, with single-family homes selling for an average of $135,460 there during the last quarter of 2007. In the outlying sector[5], prices were more affordable, and single-family homes were selling for an average of $115,100 there.

[2] The balanced range for the seller-to-buyer ratio is between 8 and 10 to 1, indicating a market where neither buyers nor sellers are favoured.

[3] Single-family homes include single-detached, semi-detached and row houses.

[4] The centre sector includes the municipalities of Trois-Rivières, Trois-Rivières-Ouest and Cap-de-la-Madeleine.

[5] The outlying sector comprises the municipalities of Sainte-Marthe-du-Cap, Saint-Louis-de-France, Pointe-du-Lac, Bécancour, Nicolet, Saint-Maurice and Champlain.


Trois-Rivières CMA
Total Number of Starts
January - December 2007
N
Km
0 1 2 4 6
Saint-Maurice
Champlain
Ste-Marthe-du-Cap
Cap-de-la-Madeleine
St-Louis-de-France
Trois-Rivières
Trois-Rivières-Ouest
Pointe-du-Lac
Bécancour
ROAD 359
FÉLIX LECLERC HWY. 40
DU PARC INDUSTRIEL BLVD
HWY 30
TRANSQUÉBÉCOISE HWY - 155
Legend
2 - 146 starts
147 - 290 starts
291 - 435 starts
Not surveyed

HOUSING NOW REPORT TABLES

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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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 or zero
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Trois-Rivières CMA Fourth Quarter 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2007	139	18	45	0	0	40	0	224	466
Q4 2006	101	18	28	0	0	12	0	140	299
% Change	37.6	0.0	60.7	n/a	n/a	**	n/a	60.0	55.9
Year-to-date 2007	430	140	105	0	0	40	0	482	1,197
Year-to-date 2006	372	84	42	0	0	51	0	468	1,017
% Change	15.6	66.7	150.0	n/a	n/a	-21.6	n/a	3.0	17.7
UNDER CONSTRUCTION									
Q4 2007	48	18	47	0	0	24	0	217	354
Q4 2006	35	4	20	0	0	12	0	128	199
% Change	37.1	**	135.0	n/a	n/a	100.0	n/a	69.5	77.9
COMPLETIONS									
Q4 2007	126	26	2	0	0	16	0	216	386
Q4 2006	99	16	16	0	0	15	0	128	274
% Change	27.3	62.5	-87.5	n/a	n/a	6.7	n/a	68.8	40.9
Year-to-date 2007	417	126	74	0	0	32	0	393	1,042
Year-to-date 2006	363	86	25	0	0	45	0	456	975
% Change	14.9	46.5	196.0	n/a	n/a	-28.9	n/a	-13.8	6.9
COMPLETED & NOT ABSORBED									
Q4 2007	22	14	1	0	1	15	0	77	130
Q4 2006	22	15	3	0	0	9	0	39	88
% Change	0.0	-6.7	-66.7	n/a	n/a	66.7	n/a	97.4	47.7
ABSORBED									
Q4 2007	116	22	11	0	1	7	0	140	297
Q4 2006	85	11	13	0	0	9	0	103	221
% Change	36.5	100.0	-15.4	n/a	n/a	-22.2	n/a	35.9	34.4
Year-to-date 2007	417	127	74	0	1	30	0	351	1,000
Year-to-date 2006	344	86	23	0	0	37	0	454	944
% Change	21.2	47.7	**	n/a	n/a	-18.9	n/a	-22.7	5.9

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre									
Q4 2007	70	16	14	0	0	40	0	224	364
Q4 2006	54	14	12	0	0	4	0	116	200
Remainder of the CMA									
Q4 2007	69	2	31	0	0	0	0	0	102
Q4 2006	47	4	16	0	0	8	0	24	99
Trois-Rivières CMA									
Q4 2007	139	18	45	0	0	40	0	224	466
Q4 2006	101	18	28	0	0	12	0	140	299
UNDER CONSTRUCTION									
Centre									
Q4 2007	23	16	14	0	0	24	0	209	286
Q4 2006	20	0	4	0	0	4	0	104	132
Remainder of the CMA									
Q4 2007	25	2	33	0	0	0	0	8	68
Q4 2006	15	4	16	0	0	8	0	24	67
Trois-Rivières CMA									
Q4 2007	48	18	47	0	0	24	0	217	354
Q4 2006	35	4	20	0	0	12	0	128	199
COMPLETIONS									
Centre									
Q4 2007	65	24	0	0	0	16	0	210	315
Q4 2006	51	16	12	0	0	12	0	108	199
Remainder of the CMA									
Q4 2007	61	2	2	0	0	0	0	6	71
Q4 2006	48	0	4	0	0	3	0	20	75
Trois-Rivières CMA									
Q4 2007	126	26	2	0	0	16	0	216	386
Q4 2006	99	16	16	0	0	15	0	128	274

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2007

	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									
Centre									
Q4 2007	15	12	0	0	0	15	0	71	113
Q4 2006	18	15	3	0	0	9	0	34	79
Remainder of the CMA									
Q4 2007	7	2	1	0	1	0	0	6	17
Q4 2006	4	0	0	0	0	0	0	5	9
Trois-Rivières CMA									
Q4 2007	22	14	1	0	1	15	0	77	130
Q4 2006	22	15	3	0	0	9	0	39	88
ABSORBED									
Centre									
Q4 2007	60	20	9	0	0	5	0	140	234
Q4 2006	41	11	9	0	0	6	0	88	155
Remainder of the CMA									
Q4 2007	56	2	2	0	1	2	0	0	63
Q4 2006	44	0	4	0	0	3	0	15	66
Trois-Rivières CMA									
Q4 2007	116	22	11	0	1	7	0	140	297
Q4 2006	85	11	13	0	0	9	0	103	221

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

Table 1.2: History of Housing Starts of Trois-Rivières 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	430	140	105	0	0	40	0	482	1,197
% Change	15.6	66.7	150.0	n/a	n/a	-21.6	n/a	3.0	17.7
2006	372	84	42	0	0	51	0	468	1,017
% Change	1.4	-19.2	**	n/a	n/a	n/a	n/a	6.6	10.7
2005	367	104	9	0	0	0	0	439	919
% Change	-4.4	-20.0	50.0	n/a	n/a	n/a	n/a	24.0	5.1
2004	384	130	6	0	0	0	0	354	874
% Change	11.0	38.3	-33.3	n/a	n/a	-100.0	n/a	96.7	37.6
2003	346	94	9	0	0	6	0	180	635
% Change	38.4	46.9	-10.0	n/a	n/a	0.0	n/a	-37.7	2.6
2002	250	64	10	0	0	6	0	289	619
% Change	11.6	10.3	25.0	n/a	n/a	n/a	n/a	**	91.0
2001	224	58	8	0	0	0	0	34	324
% Change	-0.4	-9.4	166.7	n/a	-100.0	n/a	n/a	-19.0	-3.9
2000	225	64	3	0	3	0	0	42	337
% Change	9.8	-25.6	-25.0	n/a	50.0	n/a	n/a	-49.4	-11.3
1999	205	86	4	0	2	0	0	83	380
% Change	-12.0	-31.7	-42.9	n/a	-50.0	-100.0	n/a	-61.8	-36.6
1998	233	126	7	0	4	12	0	217	599

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Fourth Quarter 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	% Change
Centre	70	54	16	14	12	6	266	126	364	200	82.0
Trois-Rivières	23	19	4	0	0	0	168	84	195	103	89.3
Trois-Rivières-Ouest	15	20	10	14	0	0	76	40	101	74	36.5
Cap-de-la-Madeleine	32	15	2	0	12	6	22	2	68	23	195.7
Remainder of the CMA	69	47	2	4	29	14	2	34	102	99	3.0
Bécancour	20	13	0	2	16	14	0	8	36	37	-2.7
Champlain	2	1	0	0	0	0	0	0	2	1	100.0
Pointe-du-Lac	23	14	0	0	8	0	2	0	33	14	135.7
St-Louis-de-France	1	2	0	2	5	0	0	2	6	6	0.0
Sainte-Marthe-du-Cap	9	15	0	0	0	0	0	24	9	39	-76.9
Saint-Maurice	14	2	2	0	0	0	0	0	16	2	**
Trois-Rivières CMA	139	101	18	18	41	20	268	160	466	299	55.9

Table 2.1: Starts by Submarket and by Dwelling Type January - December 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Centre	211	194	134	78	44	14	506	422	895	708	26.4
Trois-Rivières	80	77	74	40	4	0	277	120	435	237	83.5
Trois-Rivières-Ouest	45	60	48	38	4	4	104	206	201	308	-34.7
Cap-de-la-Madeleine	86	57	12	0	36	10	125	96	259	163	58.9
Remainder of the CMA	219	178	6	6	51	18	26	107	302	309	-2.3
Bécancour	73	52	2	4	24	18	8	57	107	131	-18.3
Champlain	2	2	0	0	0	0	0	0	2	2	0.0
Pointe-du-Lac	69	60	2	0	22	0	10	0	103	60	71.7
St-Louis-de-France	17	7	0	2	5	0	0	2	22	11	100.0
Sainte-Marthe-du-Cap	25	39	0	0	0	0	2	48	27	87	-69.0
Saint-Maurice	33	18	2	0	0	0	6	0	41	18	127.8
Trois-Rivières CMA	430	372	140	84	95	32	532	529	1,197	1,017	17.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Centre	12	6	0	0	42	10	224	116
Trois-Rivières	0	0	0	0	2	0	166	84
Trois-Rivières-Ouest	0	0	0	0	40	8	36	32
Cap-de-la-Madeleine	12	6	0	0	0	2	22	0
Remainder of the CMA	29	14	0	0	2	10	0	24
Bécancour	16	14	0	0	0	8	0	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	8	0	0	0	2	0	0	0
St-Louis-de-France	5	0	0	0	0	2	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	24
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	41	20	0	0	44	20	224	140

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - December 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centre	44	14	0	0	42	46	464	376
Trois-Rivières	4	0	0	0	2	4	275	116
Trois-Rivières-Ouest	4	4	0	0	40	36	64	170
Cap-de-la-Madeleine	36	10	0	0	0	6	125	90
Remainder of the CMA	51	18	0	0	8	15	18	92
Bécancour	24	18	0	0	0	13	8	44
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	22	0	0	0	4	0	6	0
St-Louis-de-France	5	0	0	0	0	2	0	0
Sainte-Marthe-du-Cap	0	0	0	0	2	0	0	48
Saint-Maurice	0	0	0	0	2	0	4	0
Trois-Rivières CMA	95	32	0	0	50	61	482	468

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Centre	100	80	40	4	224	116	364	200
Trois-Rivières	29	19	0	0	166	84	195	103
Trois-Rivières-Ouest	25	38	40	4	36	32	101	74
Cap-de-la-Madeleine	46	23	0	0	22	0	68	23
Remainder of the CMA	102	67	0	8	0	24	102	99
Bécancour	36	29	0	8	0	0	36	37
Champlain	2	1	0	0	0	0	2	1
Pointe-du-Lac	33	14	0	0	0	0	33	14
St-Louis-de-France	6	6	0	0	0	0	6	6
Sainte-Marthe-du-Cap	9	15	0	0	0	24	9	39
Saint-Maurice	16	2	0	0	0	0	16	2
Trois-Rivières CMA	202	147	40	12	224	140	466	299

Table 2.5: Starts by Submarket and by Intended Market January - December 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centre	391	292	40	40	464	376	895	708
Trois-Rivières	160	117	0	4	275	116	435	237
Trois-Rivières-Ouest	97	106	40	32	64	170	201	308
Cap-de-la-Madeleine	134	69	0	4	125	90	259	163
Remainder of the CMA	284	206	0	11	18	92	302	309
Bécancour	99	76	0	11	8	44	107	131
Champlain	2	2	0	0	0	0	2	2
Pointe-du-Lac	97	60	0	0	6	0	103	60
St-Louis-de-France	22	11	0	0	0	0	22	11
Sainte-Marthe-du-Cap	27	39	0	0	0	48	27	87
Saint-Maurice	37	18	0	0	4	0	41	18
Trois-Rivières CMA	675	498	40	51	482	468	1,197	1,017

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	% Change
Centre	65	51	24	16	0	10	226	122	315	199	58.3
Trois-Rivières	14	15	10	0	0	0	81	8	105	23	**
Trois-Rivières-Ouest	13	18	10	16	0	4	44	78	67	116	-42.2
Cap-de-la-Madeleine	38	18	4	0	0	6	101	36	143	60	138.3
Remainder of the CMA	61	48	2	0	0	4	8	23	71	75	-5.3
Bécancour	22	12	2	0	0	4	0	23	24	39	-38.5
Champlain	2	1	0	0	0	0	0	0	2	1	100.0
Pointe-du-Lac	18	16	0	0	0	0	6	0	24	16	50.0
St-Louis-de-France	1	2	0	0	0	0	0	0	1	2	-50.0
Sainte-Marthe-du-Cap	7	16	0	0	0	0	0	0	7	16	-56.3
Saint-Maurice	11	1	0	0	0	0	2	0	13	1	**
Trois-Rivières CMA	126	99	26	16	0	14	234	145	386	274	40.9

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Centre	208	196	118	84	28	17	387	381	741	678	9.3
Trois-Rivières	74	78	64	44	0	3	177	40	315	165	90.9
Trois-Rivières-Ouest	48	58	44	40	4	4	94	188	190	290	-34.5
Cap-de-la-Madeleine	86	60	10	0	24	10	116	153	236	223	5.8
Remainder of the CMA	209	167	8	2	36	4	48	124	301	297	1.3
Bécancour	72	43	4	2	22	4	8	96	106	145	-26.9
Champlain	2	2	0	0	0	0	0	0	2	2	0.0
Pointe-du-Lac	65	59	2	0	14	0	6	0	87	59	47.5
St-Louis-de-France	17	7	2	0	0	0	2	0	21	7	200.0
Sainte-Marthe-du-Cap	22	39	0	0	0	0	24	24	46	63	-27.0
Saint-Maurice	31	17	0	0	0	0	8	4	39	21	85.7
Trois-Rivières CMA	417	363	126	86	64	21	435	505	1,042	975	6.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2007

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Centre	0	10	0	0	16	14	210	108
Trois-Rivières	0	0	0	0	0	0	81	8
Trois-Rivières-Ouest	0	4	0	0	16	14	28	64
Cap-de-la-Madeleine	0	6	0	0	0	0	101	36
Remainder of the CMA	0	4	0	0	2	3	6	20
Bécancour	0	4	0	0	0	3	0	20
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	6	0
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	2	0	0	0
Trois-Rivières CMA	0	14	0	0	18	17	216	128

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centre	28	17	0	0	28	44	359	337
Trois-Rivières	0	3	0	0	0	4	177	36
Trois-Rivières-Ouest	4	4	0	0	26	30	68	158
Cap-de-la-Madeleine	24	10	0	0	2	10	114	143
Remainder of the CMA	36	4	0	0	14	5	34	119
Bécancour	22	4	0	0	8	5	0	91
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	14	0	0	0	0	0	6	0
St-Louis-de-France	0	0	0	0	2	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	24	24
Saint-Maurice	0	0	0	0	4	0	4	4
Trois-Rivières CMA	64	21	0	0	42	49	393	456

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market Fourth Quarter 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Centre	89	79	16	12	210	108	315	199
Trois-Rivières	24	15	0	0	81	8	105	23
Trois-Rivières-Ouest	23	40	16	12	28	64	67	116
Cap-de-la-Madeleine	42	24	0	0	101	36	143	60
Remainder of the CMA	65	52	0	3	6	20	71	75
Bécancour	24	16	0	3	0	20	24	39
Champlain	2	1	0	0	0	0	2	1
Pointe-du-Lac	18	16	0	0	6	0	24	16
St-Louis-de-France	1	2	0	0	0	0	1	2
Sainte-Marthe-du-Cap	7	16	0	0	0	0	7	16
Saint-Maurice	13	1	0	0	0	0	13	1
Trois-Rivières CMA	154	131	16	15	216	128	386	274

Table 3.5: Completions by Submarket and by Intended Market January - December 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centre	358	299	24	42	359	337	741	678
Trois-Rivières	138	125	0	4	177	36	315	165
Trois-Rivières-Ouest	98	104	24	28	68	158	190	290
Cap-de-la-Madeleine	122	70	0	10	114	143	236	223
Remainder of the CMA	259	175	8	3	34	119	301	297
Bécancour	98	51	8	3	0	91	106	145
Champlain	2	2	0	0	0	0	2	2
Pointe-du-Lac	81	59	0	0	6	0	87	59
St-Louis-de-France	21	7	0	0	0	0	21	7
Sainte-Marthe-du-Cap	22	39	0	0	24	24	46	63
Saint-Maurice	35	17	0	0	4	4	39	21
Trois-Rivières CMA	617	474	32	45	393	456	1,042	975

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Fourth Quarter 2007													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q4 2007	2	3.3	4	6.7	17	28.3	20	33.3	17	28.3	60	200,000	231,133
Q4 2006	3	7.3	5	12.2	15	36.6	12	29.3	6	14.6	41	185,000	196,341
Year-to-date 2007	17	8.1	19	9.0	67	31.8	67	31.8	41	19.4	211	200,000	206,308
Year-to-date 2006	19	10.6	29	16.1	65	36.1	44	24.4	23	12.8	180	175,000	186,917
Remainder of the CMA													
Q4 2007	15	26.8	8	14.3	17	30.4	11	19.6	5	8.9	56	160,000	170,982
Q4 2006	11	25.0	9	20.5	14	31.8	6	13.6	4	9.1	44	160,000	172,386
Year-to-date 2007	43	20.9	41	19.9	81	39.3	31	15.0	10	4.9	206	155,000	163,107
Year-to-date 2006	36	22.0	41	25.0	56	34.1	21	12.8	10	6.1	164	150,000	165,762
Trois-Rivières CMA													
Q4 2007	17	14.7	12	10.3	34	29.3	31	26.7	22	19.0	116	190,000	202,095
Q4 2006	14	16.5	14	16.5	29	34.1	18	21.2	10	11.8	85	170,000	183,941
Year-to-date 2007	60	14.4	60	14.4	148	35.5	98	23.5	51	12.2	417	170,000	184,966
Year-to-date 2006	55	16.0	70	20.3	121	35.2	65	18.9	33	9.6	344	165,000	176,831

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Fourth Quarter 2007

Submarket	Q4 2007	Q4 2006	% Change	YTD 2007	YTD 2006	% Change
Centre	231,133	196,341	17.7	206,308	186,917	10.4
Trois-Rivières	228,125	210,385	8.4	207,179	193,014	7.3
Trois-Rivières-Ouest	283,750	215,000	32.0	224,667	203,235	10.5
Cap-de-la-Madeleine	212,906	164,643	29.3	194,061	164,107	18.3
Remainder of the CMA	170,982	172,386	-0.8	163,107	165,762	-1.6
Bécancour	174,737	177,500	-1.6	163,803	164,390	-0.4
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	178,125	193,214	-7.8	165,635	173,362	-4.5
St-Louis-de-France	--	--	n/a	167,059	--	n/a
Sainte-Marthe-du-Cap	--	151,250	n/a	165,227	168,077	-1.7
Saint-Maurice	142,727	--	n/a	148,387	143,529	3.4
Trois-Rivières CMA	202,095	183,941	9.9	184,966	176,831	4.6

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Trois-Rivières

	Number of Sales[1]	Yr/Yr[2] (%)	Number of Active Listings[1]	Yr/Yr[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Sellers per Buyer[1]
Centre							
Q4 2007	108	3.8	216	18.0	135,460	10.2	4
Q4 2006	104	9.5	183	9.6	122,966	3.7	4
Trois-Rivières							
Q4 2007	42	35.5	87	45.0	138,014	11.6	5
Q4 2006	31	-18.4	60	3.4	123,649	4.7	4
Trois-Rivières-Ouest							
Q4 2007	28	-17.6	65	8.3	138,163	8.4	4
Q4 2006	34	17.2	60	13.2	127,434	-2.4	4
Cap-de-la-Madeleine							
Q4 2007	38	-2.6	64	1.6	129,772	10.0	5
Q4 2006	39	39.3	63	12.5	117,979	7.7	4
Remainder of the CMA							
Q4 2007	72	12.5	161	14.2	115,094	11.0	7
Q4 2006	64	12.3	141	-3.4	103,693	0.2	6
Sainte-Marthe-du-Cap							
Q4 2007	12	***	12	-20.0	136,048	17.4	5
Q4 2006	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Saint-Louis-de-France							
Q4 2007	10	25.0	13	-48.0	122,561	2.7	5
Q4 2006	8	14.3	25	19.0	119,342	11.6	5
Pointe-du-Lac							
Q4 2007	11	-21.4	25	4.2	127,141	7.1	5
Q4 2006	14	***	24	33.3	118,701	0.4	8
Bécancour et Nicolet							
Q4 2007	23	-20.7	91	85.7	97,131	3.2	10
Q4 2006	29	45.0	49	-15.5	94,127	1.1	6
Saint-Maurice et Champlain							
Q4 2007	16	77.8	20	-28.6	106,793	20.4	6
Q4 2006	9	-40.0	28	-3.4	88,733	-7.9	7
Trois-Rivières CMA							
Q4 2007	180	7.1	377	16.4	128,003	10.5	5
Q4 2006	168	10.5	324	3.5	115,890	3.2	5

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All figures contained in this publication are smoothed data, except for sales and active listings
Raw data: data observed for the current quarter
Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend
* Single-family homes: detached, semi-detached and row homes
** At the end of the quarter
*** Observed change greater than 100%
N/A: data not available when fewer than 8 sales are recorded during the quarter

[1]Source: Chambre immobilière de la Mauricie
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Shawinigan

	Number of Sales*	Yr/Yr %	Number of Active Listings**	Yr/Yr %	Average Price ($) SA	Yr/Yr %	Sellers per Buyer
Shawinigan-Sud							
Q4 2007	20	-41.2	26	-46.9	113,121	13.4	5
Q4 2006	34	***	49	40.0	99,751	-1.6	5
Shawinigan							
Q4 2007	14	-26.3	42	-22.2	109,108	10.8	6
Q4 2006	19	-32.1	54	-11.5	98,497	14.5	6
Grand-Mère							
Q4 2007	24	50.0	74	29.8	96,215	-7.1	8
Q4 2006	16	-36.0	57	21.3	103,610	8.2	6
Shawinigan CA							
Q4 2007	58	-15.9	142	-11.3	105,961	5.4	6
Q4 2006	69	0.0	160	11.9	100,541	7.7	6

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* Single-family homes: detached, semi-detached and row homes
** At the end of the quarter
*** Observed change greater than 100%
N/A: data not available when fewer than 8 sales are recorded during the quarter

[1]Source: Chambre immobilière de la Mauricie
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators Fourth Quarter 2007											
		Interest Rates			NHPI, Total, Trois-Rivières CMA 1997=100	CPI, 2002 =100	Trois-Rivières Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	143.8	108.1	69.3	8.5	63.8	650
	February	667	5.85	6.45	144.9	108.0	68.7	8.9	63.5	653
	March	667	6.05	6.45	145.1	108.4	68.6	9.1	63.6	655
	April	685	6.25	6.75	146.3	109.1	68.3	9.2	63.2	645
	May	685	6.25	6.75	146.9	109.3	67.8	8.6	62.4	645
	June	697	6.60	6.95	147.2	109.1	67.0	7.9	61.0	647
	July	697	6.60	6.95	147.2	109.2	65.9	8.0	60.0	656
	August	691	6.40	6.85	147.9	109.2	65.9	8.1	60.1	655
	September	682	6.40	6.70	148.1	108.4	66.2	8.4	60.4	657
	October	688	6.40	6.80	148.5	108.4	66.6	8.0	60.5	663
	November	673	6.40	6.55	149.2	108.6	67.2	7.2	60.5	675
	December	667	6.30	6.45	149.2	108.7	67.6	6.7	60.6	683
2007	January	679	6.50	6.65	149.9	108.8	68.3	7.2	61.3	674
	February	679	6.50	6.65	151.7	109.6	68.9	8.1	62.4	666
	March	669	6.40	6.49	151.9	110.4	70.0	8.5	63.6	663
	April	678	6.60	6.64	151.9	110.6	70.0	8.7	63.8	663
	May	709	6.85	7.14	152.5	111.1	70.2	8.2	63.7	664
	June	715	7.05	7.24	152.7	110.7	70.4	7.6	63.3	658
	July	715	7.05	7.24	152.7	110.6	70.3	7.4	63.0	660
	August	715	7.05	7.24	154.3	110.1	70.5	8.0	63.5	658
	September	712	7.05	7.19	154.6	110.5	70.7	8.2	63.7	661
	October	728	7.25	7.44	154.7	110.5	72.2	7.3	64.6	660
	November	725	7.20	7.39	155.9	110.8	72.5	6.7	64.3	664
	December	734	7.35	7.54		111.1	72.1	7.0	64.2	663

"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), CREA (MLS®), 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 2001 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 2001 Census area definitions.

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