HOUSING MARKET INFORMATION

HOUSING NOW

Trois-Rivières CMA

Canada Mortgage and Housing Corporation

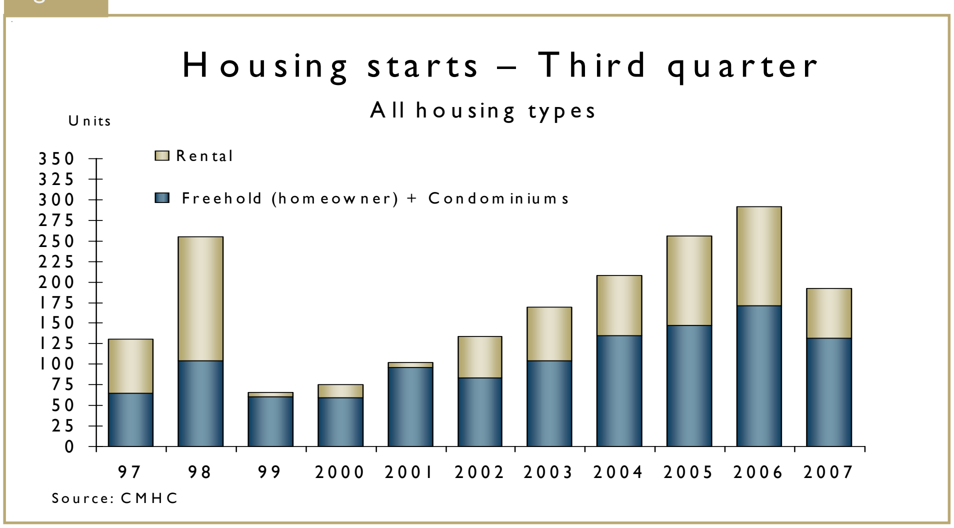
Date Released: Fourth quarter 2008

Trois-Rivières residential construction active in the third quarter

In the Trois-Rivières census metropolitan area (CMA), residential construction was very active during the third quarter of 2008. Housing starts registered a marked gain of 27 per cent over the corresponding quarter in 2007, as foundations were laid for a total of 244 new dwellings from July to September 2008, or 52 more than during the same period in 2007. Activity therefore remained strong in the Trois-Rivières area, and the third-quarter results reflected the year-to-date figures. During the first nine months, 774 starts were enumerated in the CMA, compared to 731 one year earlier, for an increase of 6 per cent.

The strong activity extended to all market segments. In the third quarter, starts of freehold homes[1] rose by 18 per cent, while rental housing starts jumped up by 47 per cent over the corresponding quarter in 2007.

Figure 1



[1] *Freehold homes refer to dwellings where the owner also holds the title of ownership to the land (single-detached, semi-detached and row houses, as well as duplexes).*

Table of contents

Canada

CMHC SCHL
HOME TO CANADIANS

Elsewhere in the Mauricie area, starts fell in the agglomeration of Shawinigan, as foundations were laid for 35 homes from July to September 2008, compared to 71 during the same quarter last year. In La Tuque, construction got under way on only 1 single-detached house during the third quarter of 2008, or 3 fewer than during the corresponding period in 2007.

In all urban centres with 10,000 or more inhabitants across Quebec, 30,427 starts were enumerated from January to September 2008, for a decrease of 4 per cent from the same period in 2007. All CMAs except Montréal posted increases in starts for the first nine months of the year. The gains were 26 per cent in Saguenay, 6 per cent in Trois-Rivières, 2 per cent in Sherbrooke and Gatineau, and 1 per cent in Québec. In the Montréal CMA, activity fell by 8 per cent.

Resale market still strong

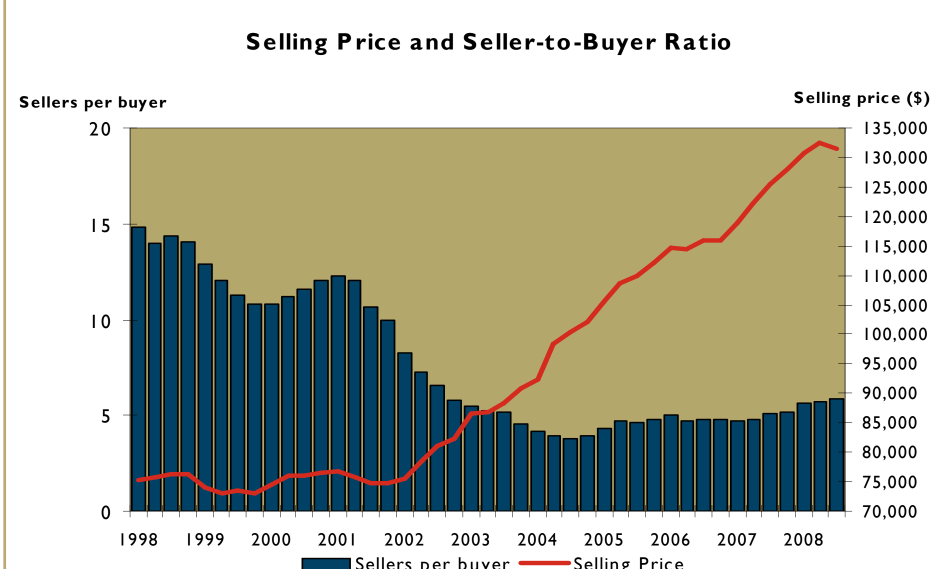
The resale market remained strong in the Trois-Rivières census metropolitan area (CMA). Following a very active second quarter, the pace barely slowed down. In fact, sales[2] of single-family homes[3] jumped up by 11 per cent from July to September 2008, over the corresponding period a year earlier. According to Service inter-agences / Multiple Listing Service (S.I.A. / MLS)® data, 181 properties changed hands in the third quarter of 2008, or 18 more than during the same period in 2007. Still favourable financing conditions and a progressively rising inventory of properties for sale stimulated transactions this past quarter.

At the end of the third quarter, 468 properties had "For Sale" signs, the highest level since the low point reached in 2004 (at fewer than 300 homes for sale). This gradual increase in supply over the last few years not only energized the market, by making it easier for potential buyers to find properties, but also helped the market ease, as evidenced by the steady rise in the seller-to-buyer ratio for the past four years. In the third quarter of 2008, this ratio reached 5.9 to 1. The market, which has left the overheating zone[4], has been gradually easing but remained below the balanced range. Sellers therefore still had the edge in terms of bargaining power.

Given the market forces at play, the price hike was significant. From July to September 2008, the average price of single-family properties rose by 5 per cent over the corresponding period in 2007. Within the CMA, single-family homes were selling for an average of $131,570 (compared to $125,455 a year earlier). While prices went up evenly in all sectors of the CMA (+5 per cent), the central sector[5] had the highest home prices, averaging at $139,690, while the outlying sector[6] had among the lowest prices, averaging at $117,160.

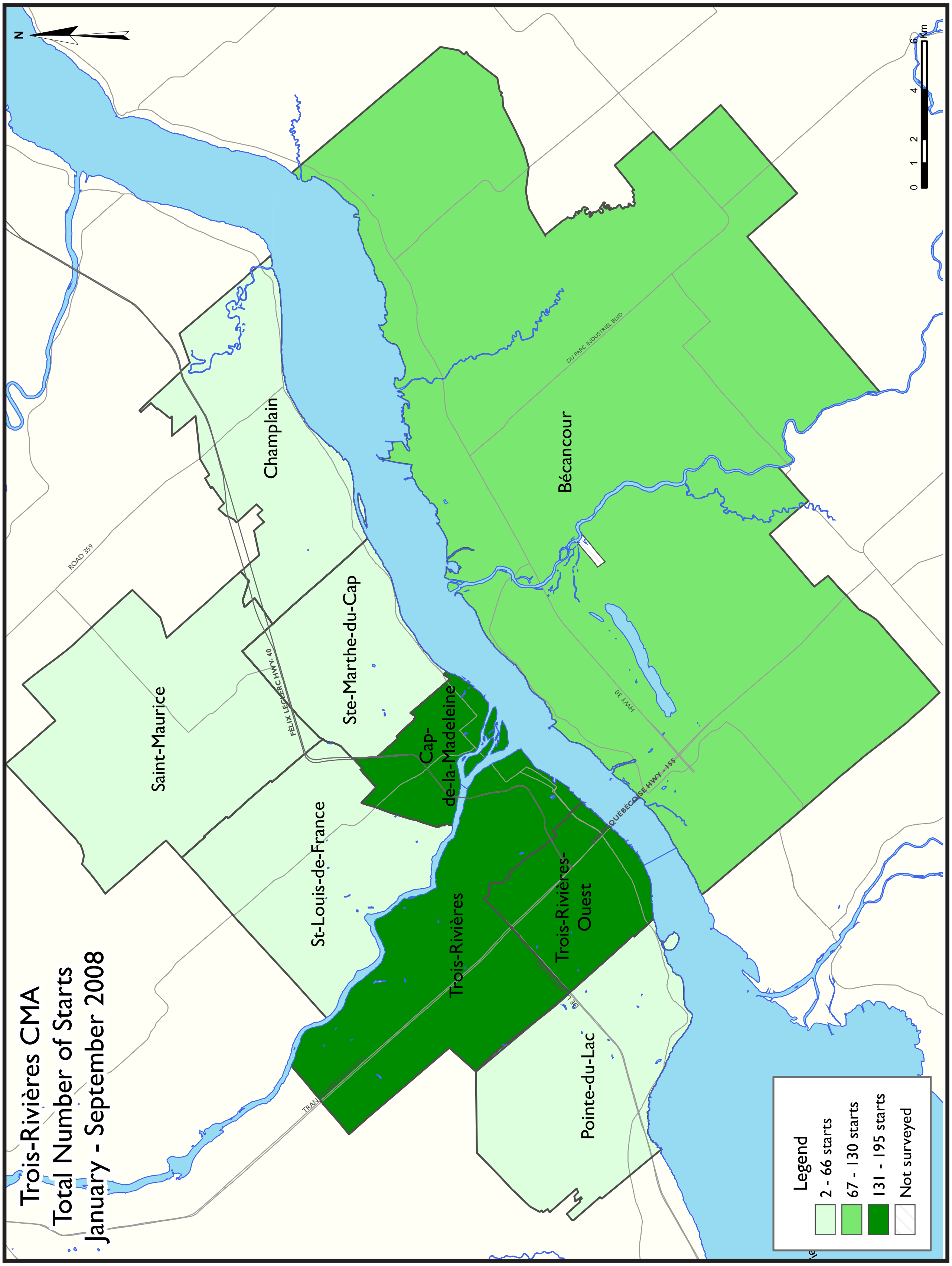
In the agglomeration of Shawinigan[7], sales decreased (-10 per cent), as 64 homes changed owners during the last quarter. The price increase was less considerable in this sector (-2 per cent), as single-family properties were selling for an average of $106,925.

Figure 2



Source: CIM, CMHC compilation

[2] Country homes, mobile homes, small farms and cottages are not included in the sales figures.
[3] Single-family homes include single-detached, semi-detached and row houses.
[4] 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. A ratio below 5 to 1 reflects an overheating market, or an extreme seller's market.
[5] The central sector includes the municipalities of Trois-Rivières, Trois-Rivières-Ouest and Cap-de-la-Madeleine.
[6] The outlying sector comprises the municipalities of Sainte-Marthe-du-Cap, Saint-Louis-de-France, Pointe-du-Lac, Bécancour, Nicolet, Saint-Maurice and Champlain.
[7] The agglomeration of Shawinigan includes the municipalities of Shawinigan, Shawinigan-Sud and Grand-Mère


Trois-Rivières CMA
Total Number of Starts
January - September 2008
Champlain
Ste-Marthe-du-Cap
Saint-Maurice
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
HWY. 155
Legend
2 - 66 starts
67 - 130 starts
131 - 195 starts
Not surveyed
N
0 1 2 4 6
Km

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 Trois-Rivières 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	104	50	2	0	0	0	0	88	244
Q3 2007	94	30	8	0	0	0	0	60	192
% Change	10.6	66.7	-75.0	n/a	n/a	n/a	n/a	46.7	27.1
Year-to-date 2008	286	104	12	0	0	0	20	352	774
Year-to-date 2007	291	122	60	0	0	0	0	258	731
% Change	-1.7	-14.8	-80.0	n/a	n/a	n/a	n/a	36.4	5.9
UNDER CONSTRUCTION									
Q3 2008	31	20	2	0	8	24	0	130	215
Q3 2007	35	26	8	0	0	0	0	205	274
% Change	-11.4	-23.1	-75.0	n/a	n/a	n/a	n/a	-36.6	-21.5
COMPLETIONS									
Q3 2008	123	44	2	0	0	0	8	318	495
Q3 2007	114	50	42	0	0	0	0	37	243
% Change	7.9	-12.0	-95.2	n/a	n/a	n/a	n/a	**	103.7
Year-to-date 2008	303	102	34	0	8	0	20	440	907
Year-to-date 2007	291	100	72	0	0	16	0	177	656
% Change	4.1	2.0	-52.8	n/a	n/a	-100.0	n/a	148.6	38.3
COMPLETED & NOT ABSORBED									
Q3 2008	17	19	0	0	1	8	7	172	224
Q3 2007	12	10	12	0	0	6	0	1	41
% Change	41.7	90.0	-100.0	n/a	n/a	33.3	n/a	**	**
ABSORBED									
Q3 2008	122	50	9	0	6	0	11	195	393
Q3 2007	117	60	37	0	0	6	0	119	339
% Change	4.3	-16.7	-75.7	n/a	n/a	-100.0	n/a	63.9	15.9
Year-to-date 2008	308	97	29	0	11	7	16	345	813
Year-to-date 2007	301	105	63	0	0	23	0	211	703
% Change	2.3	-7.6	-54.0	n/a	n/a	-69.6	n/a	63.5	15.6

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									
Centre									
Q3 2008	52	48	0	0	0	0	0	64	164
Q3 2007	36	30	4	0	0	0	0	54	124
Remainder of the CMA									
Q3 2008	52	2	2	0	0	0	0	24	80
Q3 2007	58	0	4	0	0	0	0	6	68
Trois-Rivières CMA									
Q3 2008	104	50	2	0	0	0	0	88	244
Q3 2007	94	30	8	0	0	0	0	60	192
UNDER CONSTRUCTION									
Centre									
Q3 2008	19	18	0	0	0	24	0	106	167
Q3 2007	18	24	4	0	0	0	0	191	237
Remainder of the CMA									
Q3 2008	12	2	2	0	8	0	0	24	48
Q3 2007	17	2	4	0	0	0	0	14	37
Trois-Rivières CMA									
Q3 2008	31	20	2	0	8	24	0	130	215
Q3 2007	35	26	8	0	0	0	0	205	274
COMPLETIONS									
Centre									
Q3 2008	57	44	2	0	0	0	8	275	386
Q3 2007	55	46	26	0	0	0	0	37	164
Remainder of the CMA									
Q3 2008	66	0	0	0	0	0	0	43	109
Q3 2007	59	4	16	0	0	0	0	0	79
Trois-Rivières CMA									
Q3 2008	123	44	2	0	0	0	8	318	495
Q3 2007	114	50	42	0	0	0	0	37	243

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									
Centre									
Q3 2008	10	19	0	0	0	8	6	166	209
Q3 2007	10	8	9	0	0	4	0	1	32
Remainder of the CMA									
Q3 2008	7	0	0	0	1	0	1	6	15
Q3 2007	2	2	3	0	0	2	0	0	9
Trois-Rivières CMA									
Q3 2008	17	19	0	0	1	8	7	172	224
Q3 2007	12	10	12	0	0	6	0	1	41
ABSORBED									
Centre									
Q3 2008	54	48	9	0	0	0	2	141	254
Q3 2007	58	58	19	0	0	4	0	98	237
Remainder of the CMA									
Q3 2008	68	2	0	0	6	0	9	54	139
Q3 2007	59	2	18	0	0	2	0	21	102
Trois-Rivières CMA									
Q3 2008	122	50	9	0	6	0	11	195	393
Q3 2007	117	60	37	0	0	6	0	119	339

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 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
Centre	52	36	48	30	0	4	64	54	164	124	32.3
Trois-Rivières	16	13	28	14	0	4	34	28	78	59	32.2
Trois-Rivières-Ouest	16	9	16	16	0	0	20	0	52	25	108.0
Cap-de-la-Madeleine	20	14	4	0	0	0	10	26	34	40	-15.0
Remainder of the CMA	52	58	2	0	0	0	26	10	80	68	17.6
Bécancour	17	22	2	0	0	0	22	0	41	22	86.4
Champlain	1	0	0	0	0	0	0	0	1	0	n/a
Pointe-du-Lac	13	18	0	0	0	0	0	6	13	24	-45.8
St-Louis-de-France	5	4	0	0	0	0	4	0	9	4	125.0
Sainte-Marthe-du-Cap	4	9	0	0	0	0	0	2	4	11	-63.6
Saint-Maurice	12	5	0	0	0	0	0	2	12	7	71.4
Trois-Rivières CMA	104	94	50	30	0	4	90	64	244	192	27.1

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
Centre	137	141	102	118	12	32	255	240	506	531	-4.7
Trois-Rivières	42	57	60	70	0	4	65	109	167	240	-30.4
Trois-Rivières-Ouest	27	30	26	38	8	4	134	28	195	100	95.0
Cap-de-la-Madeleine	68	54	16	10	4	24	56	103	144	191	-24.6
Remainder of the CMA	149	150	2	4	16	22	101	24	268	200	34.0
Bécancour	46	53	2	2	12	8	58	8	118	71	66.2
Champlain	2	0	0	0	0	0	0	0	2	0	n/a
Pointe-du-Lac	40	46	0	2	0	14	16	8	56	70	-20.0
St-Louis-de-France	17	16	0	0	0	0	25	0	42	16	162.5
Sainte-Marthe-du-Cap	15	16	0	0	0	0	0	2	15	18	-16.7
Saint-Maurice	29	19	0	0	4	0	2	6	35	25	40.0
Trois-Rivières CMA	286	291	104	122	28	54	356	264	774	731	5.9

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
Centre	0	4	0	0	0	0	64	54
Trois-Rivières	0	4	0	0	0	0	34	28
Trois-Rivières-Ouest	0	0	0	0	0	0	20	0
Cap-de-la-Madeleine	0	0	0	0	0	0	10	26
Remainder of the CMA	0	0	0	0	2	4	24	6
Bécancour	0	0	0	0	2	0	20	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	0	6
St-Louis-de-France	0	0	0	0	0	0	4	0
Sainte-Marthe-du-Cap	0	0	0	0	0	2	0	0
Saint-Maurice	0	0	0	0	0	2	0	0
Trois-Rivières CMA	0	4	0	0	2	4	88	60

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
Centre	4	32	8	0	0	0	255	240
Trois-Rivières	0	4	0	0	0	0	65	109
Trois-Rivières-Ouest	0	4	8	0	0	0	134	28
Cap-de-la-Madeleine	4	24	0	0	0	0	56	103
Remainder of the CMA	4	22	12	0	4	6	97	18
Bécancour	0	8	12	0	2	0	56	8
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	14	0	0	0	2	16	6
St-Louis-de-France	0	0	0	0	0	0	25	0
Sainte-Marthe-du-Cap	0	0	0	0	0	2	0	0
Saint-Maurice	4	0	0	0	2	2	0	4
Trois-Rivières CMA	8	54	20	0	4	6	352	258

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts 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
Centre	100	70	0	0	64	54	164	124
Trois-Rivières	44	31	0	0	34	28	78	59
Trois-Rivières-Ouest	32	25	0	0	20	0	52	25
Cap-de-la-Madeleine	24	14	0	0	10	26	34	40
Remainder of the CMA	56	62	0	0	24	6	80	68
Bécancour	21	22	0	0	20	0	41	22
Champlain	1	0	0	0	0	0	1	0
Pointe-du-Lac	13	18	0	0	0	6	13	24
St-Louis-de-France	5	4	0	0	4	0	9	4
Sainte-Marthe-du-Cap	4	11	0	0	0	0	4	11
Saint-Maurice	12	7	0	0	0	0	12	7
Trois-Rivières CMA	156	132	0	0	88	60	244	192

Table 2.5: Starts 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
Centre	243	291	0	0	263	240	506	531
Trois-Rivières	102	131	0	0	65	109	167	240
Trois-Rivières-Ouest	53	72	0	0	142	28	195	100
Cap-de-la-Madeleine	88	88	0	0	56	103	144	191
Remainder of the CMA	159	182	0	0	109	18	268	200
Bécancour	50	63	0	0	68	8	118	71
Champlain	2	0	0	0	0	0	2	0
Pointe-du-Lac	40	64	0	0	16	6	56	70
St-Louis-de-France	17	16	0	0	25	0	42	16
Sainte-Marthe-du-Cap	15	18	0	0	0	0	15	18
Saint-Maurice	35	21	0	0	0	4	35	25
Trois-Rivières CMA	402	473	0	0	372	258	774	731

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
Centre	57	55	44	46	8	24	277	39	386	164	135.4
Trois-Rivières	13	21	26	20	0	0	164	8	203	49	**
Trois-Rivières-Ouest	18	18	14	24	8	0	81	20	121	62	95.2
Cap-de-la-Madeleine	26	16	4	2	0	24	32	11	62	53	17.0
Remainder of the CMA	66	59	0	4	0	14	43	2	109	79	38.0
Bécancour	28	19	0	2	0	0	24	0	52	21	147.6
Champlain	1	0	0	0	0	0	0	0	1	0	n/a
Pointe-du-Lac	16	18	0	2	0	14	4	0	20	34	-41.2
St-Louis-de-France	5	6	0	0	0	0	15	0	20	6	**
Sainte-Marthe-du-Cap	2	9	0	0	0	0	0	0	2	9	-77.8
Saint-Maurice	14	7	0	0	0	0	0	2	14	9	55.6
Trois-Rivières CMA	123	114	44	50	8	38	320	41	495	243	103.7

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
Centre	141	143	100	94	24	28	360	161	625	426	46.7
Trois-Rivières	45	60	60	54	0	0	203	96	308	210	46.7
Trois-Rivières-Ouest	28	35	26	34	8	4	103	50	165	123	34.1
Cap-de-la-Madeleine	68	48	14	6	16	24	54	15	152	93	63.4
Remainder of the CMA	162	148	2	6	32	36	86	40	282	230	22.6
Bécancour	51	50	0	2	20	22	40	8	111	82	35.4
Champlain	2	0	0	0	0	0	0	0	2	0	n/a
Pointe-du-Lac	45	47	0	2	8	14	20	0	73	63	15.9
St-Louis-de-France	16	16	0	2	0	0	26	2	42	20	110.0
Sainte-Marthe-du-Cap	16	15	0	0	0	0	0	24	16	39	-59.0
Saint-Maurice	32	20	2	0	4	0	0	6	38	26	46.2
Trois-Rivières CMA	303	291	102	100	56	64	446	201	907	656	38.3

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
Centre	0	24	8	0	2	2	275	37
Trois-Rivières	0	0	0	0	2	0	162	8
Trois-Rivières-Ouest	0	0	8	0	0	0	81	20
Cap-de-la-Madeleine	0	24	0	0	0	2	32	9
Remainder of the CMA	0	14	0	0	0	2	43	0
Bécancour	0	0	0	0	0	0	24	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	14	0	0	0	0	4	0
St-Louis-de-France	0	0	0	0	0	0	15	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	0	2	0	0
Trois-Rivières CMA	0	38	8	0	2	4	318	37

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
Centre	16	28	8	0	2	12	358	149
Trois-Rivières	0	0	0	0	2	0	201	96
Trois-Rivières-Ouest	0	4	8	0	0	10	103	40
Cap-de-la-Madeleine	16	24	0	0	0	2	54	13
Remainder of the CMA	20	36	12	0	4	12	82	28
Bécancour	8	22	12	0	0	8	40	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	8	14	0	0	4	0	16	0
St-Louis-de-France	0	0	0	0	0	2	26	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	24
Saint-Maurice	4	0	0	0	0	2	0	4
Trois-Rivières CMA	36	64	20	0	6	24	440	177

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions 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
Centre	103	127	0	0	283	37	386	164
Trois-Rivières	41	41	0	0	162	8	203	49
Trois-Rivières-Ouest	32	42	0	0	89	20	121	62
Cap-de-la-Madeleine	30	44	0	0	32	9	62	53
Remainder of the CMA	66	79	0	0	43	0	109	79
Bécancour	28	21	0	0	24	0	52	21
Champlain	1	0	0	0	0	0	1	0
Pointe-du-Lac	16	34	0	0	4	0	20	34
St-Louis-de-France	5	6	0	0	15	0	20	6
Sainte-Marthe-du-Cap	2	9	0	0	0	0	2	9
Saint-Maurice	14	9	0	0	0	0	14	9
Trois-Rivières CMA	169	206	0	0	326	37	495	243

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
Centre	259	269	0	8	366	149	625	426
Trois-Rivières	107	114	0	0	201	96	308	210
Trois-Rivières-Ouest	54	75	0	8	111	40	165	123
Cap-de-la-Madeleine	98	80	0	0	54	13	152	93
Remainder of the CMA	180	194	8	8	94	28	282	230
Bécancour	59	74	0	8	52	0	111	82
Champlain	2	0	0	0	0	0	2	0
Pointe-du-Lac	49	63	8	0	16	0	73	63
St-Louis-de-France	16	20	0	0	26	0	42	20
Sainte-Marthe-du-Cap	16	15	0	0	0	24	16	39
Saint-Maurice	38	22	0	0	0	4	38	26
Trois-Rivières CMA	439	463	8	16	460	177	907	656

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $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													
Q3 2008	2	3.7	0	0.0	27	50.0	15	27.8	10	18.5	54	190,000	211,759
Q3 2007	5	8.6	4	6.9	18	31.0	18	31.0	13	22.4	58	210,000	205,310
Year-to-date 2008	4	2.7	7	4.8	56	38.4	54	37.0	25	17.1	146	200,000	206,473
Year-to-date 2007	15	9.9	15	9.9	50	33.1	47	31.1	24	15.9	151	195,000	196,444
Remainder of the CMA													
Q3 2008	13	19.1	13	19.1	17	25.0	12	17.6	13	19.1	68	165,000	194,338
Q3 2007	9	15.3	12	20.3	29	49.2	8	13.6	1	1.7	59	160,000	159,746
Year-to-date 2008	20	12.3	35	21.6	51	31.5	31	19.1	25	15.4	162	165,000	185,864
Year-to-date 2007	28	18.7	33	22.0	64	42.7	20	13.3	5	3.3	150	150,000	160,167
Trois-Rivières CMA													
Q3 2008	15	12.3	13	10.7	44	36.1	27	22.1	23	18.9	122	180,000	202,049
Q3 2007	14	12.0	16	13.7	47	40.2	26	22.2	14	12.0	117	175,000	182,333
Year-to-date 2008	24	7.8	42	13.6	107	34.7	85	27.6	50	16.2	308	180,000	195,633
Year-to-date 2007	43	14.3	48	15.9	114	37.9	67	22.3	29	9.6	301	165,000	178,365

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
Centre	211,759	205,310	3.1	206,473	196,444	5.1
Trois-Rivières	197,143	213,542	-7.7	204,318	201,774	1.3
Trois-Rivières-Ouest	251,333	197,263	27.4	244,286	206,487	18.3
Cap-de-la-Madeleine	196,200	202,333	-3.0	193,446	182,000	6.3
Remainder of the CMA	194,338	159,746	21.7	185,864	160,167	16.0
Bécancour	176,724	163,750	7.9	176,058	159,808	10.2
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	246,875	162,647	51.8	218,370	161,383	35.3
St-Louis-de-France	--	--	n/a	208,214	169,063	23.2
Sainte-Marthe-du-Cap	--	--	n/a	173,750	159,667	8.8
Saint-Maurice	156,786	--	n/a	153,906	151,500	1.6
Trois-Rivières CMA	202,049	182,333	10.8	195,633	178,365	9.7

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							
Q3 2008	107	4.9	212	10.4	139,689	4.9	5
Q3 2007	102	-14.3	192	11.0	133,190	8.8	4
Trois-Rivières							
Q3 2008	49	58.1	61	-16.4	143,945	6.4	4
Q3 2007	31	-31.1	73	32.7	135,256	12.1	5
Trois-Rivières-Ouest							
Q3 2008	25	-7.1	68	23.6	145,987	6.4	5
Q3 2007	43	19.4	55	-3.5	137,169	7.1	4
Cap-de-la-Madeleine							
Q3 2008	33	17.9	83	29.7	129,058	1.9	5
Q3 2007	28	-26.3	64	4.9	126,644	6.7	4
Remainder of the CMA							
Q3 2008	74	21.3	256	54.2	117,160	4.8	8
Q3 2007	61	3.4	166	14.5	111,816	6.7	7
Sainte-Marthe-du-Cap							
Q3 2008	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Q3 2007	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Saint-Louis-de-France							
Q3 2008	9	-10.0	25	13.6	120,547	-1.5	6
Q3 2007	10	25.0	22	29.4	122,357	5.7	5
Pointe-du-Lac							
Q3 2008	9	-18.2	42	68.0	137,315	12.0	8
Q3 2007	11	37.5	25	4.2	122,549	1.1	5
Bécancour et Nicolet							
Q3 2008	36	71.4	119	58.7	104,313	7.7	9
Q3 2007	21	-4.5	75	15.4	96,859	3.0	8
Saint-Maurice et Champlain							
Q3 2008	15	25.0	41	46.4	104,352	0.9	6
Q3 2007	12	33.3	28	3.7	103,428	7.0	7
Trois-Rivières CMA							
Q3 2008	181	11.0	468	30.7	131,568	4.9	6
Q3 2007	163	-8.4	358	12.6	125,454	8.2	5

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
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							
Q3 2008	17	-15.0	42	-12.5	109,339	1.0	7
Q3 2007	20	-9.1	48	2.1	108,239	8.1	5
Shawinigan							
Q3 2008	14	-51.7	40	-41.2	107,453	-0.5	6
Q3 2007	29	7.4	68	17.2	107,947	10.5	6
Grand-Mère							
Q3 2008	33	50.0	77	1.3	107,534	10.5	8
Q3 2007	22	22.2	76	85.4	97,287	-10.7	8
Shawinigan CA							
Q3 2008	64	-9.9	159	-17.2	106,926	2.1	7
Q3 2007	71	6.0	192	31.5	104,761	2.5	6

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
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 6: Economic Indicators
Third Quarter 2008

		Interest Rates			NHPI, Total, Trois-Rivières CMA 1997=100	CPI, 2002 =100	Trois-Rivières 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	149.9	108.8	68.7	7.2	61.7	674
	February	679	6.50	6.65	151.7	109.6	69.3	8.1	62.8	666
	March	669	6.40	6.49	151.9	110.4	70.1	8.5	63.8	663
	April	678	6.60	6.64	151.9	110.6	70.1	8.7	64.0	663
	May	709	6.85	7.14	152.5	111.1	70.3	8.2	63.8	664
	June	715	7.05	7.24	152.7	110.7	70.3	7.6	63.2	658
	July	715	7.05	7.24	152.7	110.6	70.1	7.4	62.8	660
	August	715	7.05	7.24	154.3	110.1	70.3	8.0	63.3	658
	September	712	7.05	7.19	154.6	110.5	70.7	8.2	63.8	661
	October	728	7.25	7.44	154.7	110.5	72.3	7.3	64.7	660
	November	725	7.20	7.39	155.9	110.8	72.5	6.7	64.3	664
	December	734	7.35	7.54	155.9	111.1	72.1	7.0	64.2	663
2008	January	725	7.35	7.39	157.1	111.0	71.3	8.1	64.1	666
	February	718	7.25	7.29	158.6	111.4	71.7	8.5	64.8	664
	March	712	7.15	7.19	158.5	111.7	71.2	9.3	64.8	659
	April	700	6.95	6.99	158.6	112.4	71.1	9.3	64.7	654
	May	679	6.15	6.65	161.0	113.6	70.7	9.5	64.3	655
	June	710	6.95	7.15	161.2	114.1	71.2	8.6	64.2	663
	July	710	6.95	7.15	161.3	114.1	70.7	7.9	63.2	666
	August	691	6.65	6.85	162.6	113.5	69.9	7.8	62.3	673
	September	691	6.65	6.85		114.0	69.1	7.5	61.4	678
	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 available for free on CMHC's website. You can 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.

64223_2008_Q04