

HOUSING NOW

Charlottetown CA



Canada Mortgage and Housing Corporation

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Construction Activity Remains Strong

The most recent housing cycle, which began in earnest in 2001, resulted in the Charlottetown housing market performing at an above average level since that time. However, recent indications are that the market is starting to return to more moderate levels of activity. The ensuing decline in starts will be the result of pent up demand for

housing, having been satisfied and the effects of rising house prices. However, the area will still benefit from strong levels of immigration, low interest rates, and continued employment growth.

In the fourth quarter, total urban starts on the Island reached 147 units – an increase of two units compared to the same period in 2007. This increase was the result of additional multiple starts, with 68 units in the fourth quarter of 2008, up from 48 units during the same

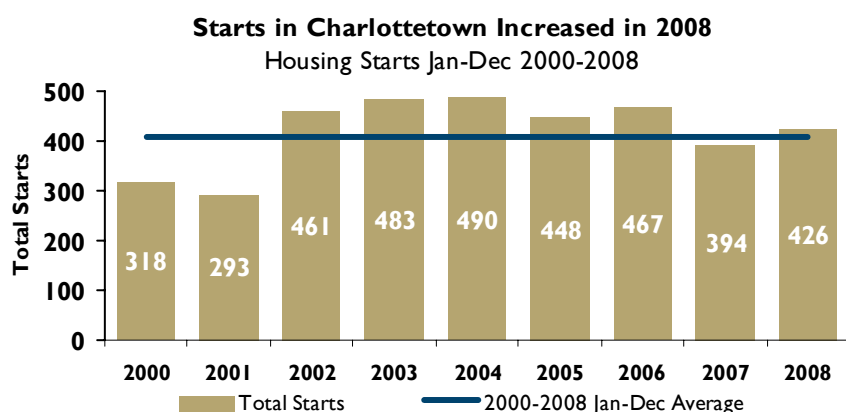
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Figure 1



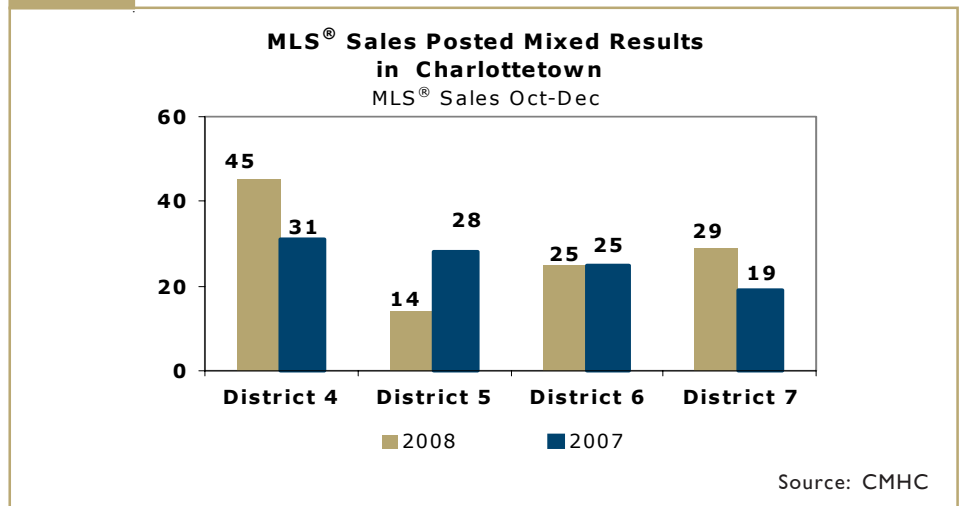
Source: CMHC

period in the previous year. In the fourth quarter of 2008 single urban starts declined to 79 new units, from 97 units in 2007. On an annual basis total urban starts in PEI reached 495 units in 2008 compared to 484 units in 2007. As was the case in the fourth quarter, this moderate increase was the result of additional multiple construction activity in the Charlottetown area.

In the Capital region, total starts rose to 133 units in the fourth quarter, up from 101 units in 2007. This was due entirely to an increase in multiple starts, which climbed to 64 units in the fourth quarter from 19 units in 2007. However, single starts, with 69 units in the fourth quarter of 2008, failed to match the 2007 pace of 82 units. Row starts posted the largest increase in the fourth quarter, with 28 starts in 2008, compared to none the previous year. Apartment starts also recorded an impressive total for the three month period with 30 new units, up from 11 units last year. Semi-detached starts saw very little change with six units in the fourth quarter of 2008, down 2 units from 8 units in 2007. Overall, the Capital Region posted an impressive fourth quarter in terms of total starts, and some of this momentum should carry forward into 2009.

On an annual basis, total housing starts in Charlottetown rose to 426 units, an increase of 32 units from the 394 units recorded during the same period in 2007. This increase was the result of more apartment and row style units. In 2008, a total of 66 apartment style units were started, as compared to 35 units in 2007. The largest increase in terms

Figure 2



of building style came from row units, which reached 40 units in 2008, from none the previous year. Semi-detached units also posted an above average year in 2008 with 40 new units, down from 64 in 2007. These new row and semi-detached units are all targeted to the homeownership market and provide prospective buyers with an alternative to the traditional single-detached home. The trend towards more row and semi-detached units is expected to continue as this form of housing remains popular for both first-time buyers and empty nesters.

MLS® Sales Increased in the Fourth Quarter

MLS® sales in the Capital region were up 9.7 per cent in the fourth quarter of 2008, compared to the same period in 2007. The increased activity in the fourth quarter helped push annual MLS® sales in 2008 to the third highest level on record, behind only 2006 and 2007. On an annual basis the region recorded 595 units sold in 2008, which is a 9.6 per cent decrease when compared

to the 658 units sold in 2007. Since 2002 the resale market in the Charlottetown area has been performing above average both in terms of increasing unit sales and average price. This level of activity has been spurred on in part by strong employment growth, positive migration and relatively low interest rates. Also, the rising cost of new home construction during this period has positively influenced the resale market, as the price gap between the two has continued to widen.

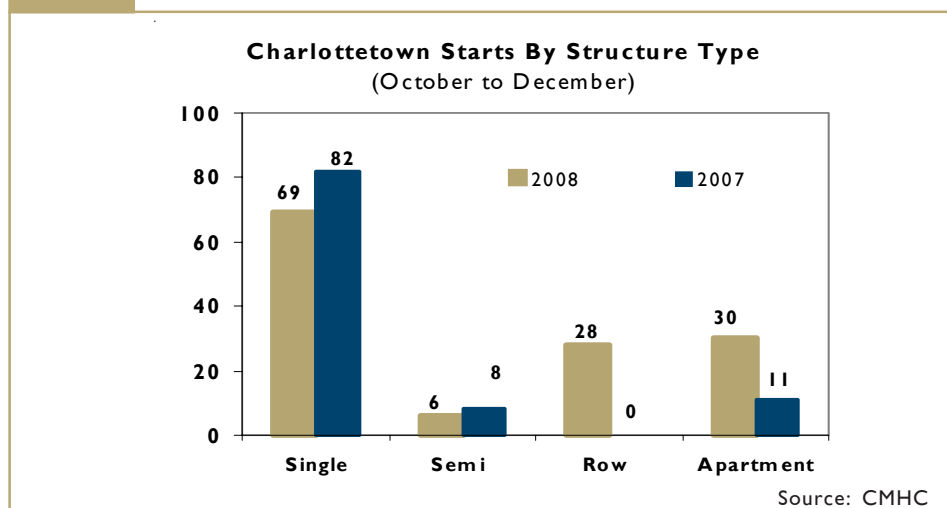
New listings have been on the rise for five consecutive quarters as current homeowners continue to list their properties in an effort to realize the profits from the recent price appreciation. The most recent figures at the end of the fourth quarter show that new listings in 2008 reached 975 units, which is almost 20 per cent higher than the 817 units recorded during 2007. This rise in new listings has resulted in potential homebuyers having a greater number of properties to consider when purchasing a home. It

has also removed the sense of urgency that many buyers experienced in recent years due to the low level of listings. The most tangible result of the greater inventory level has been the rise in the average days on market (D.O.M). In 2005, the average D.O.M. reached an historic low of 58 days; however this has continued to rise every year since and at the end of December it reached 81 days.

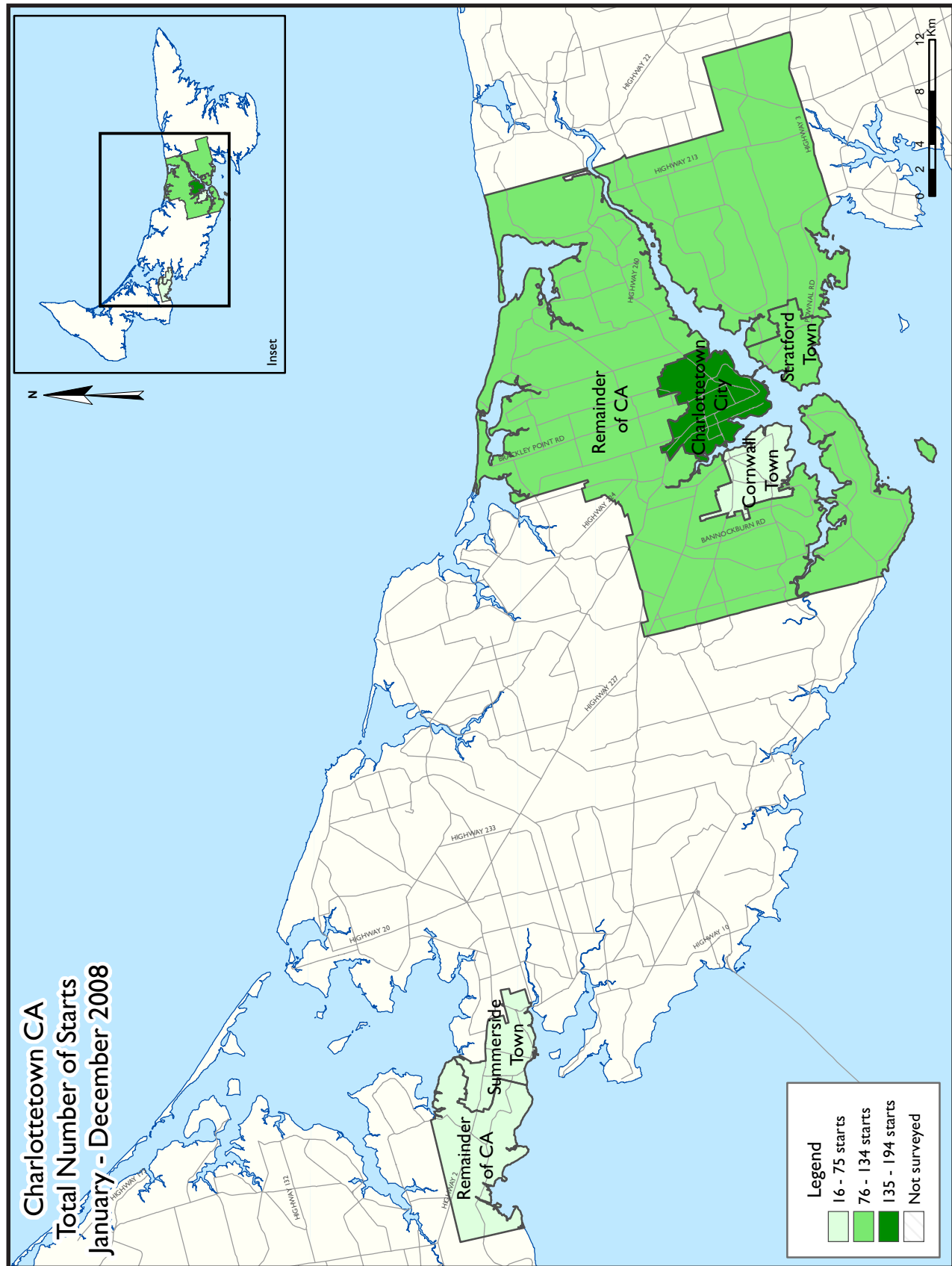
MLS® sales in the Charlottetown area posted positive results in the fourth quarter of 2008. The Stratford area, District 7, was very popular with buyers as seen by the 53 per cent increase in sales over the same period in 2007. Charlottetown City, District 4, also recorded strong sales in the fourth quarter, with a 45 per cent increase in sales from 2007. District 6, the Cornwall area, posted no change with 29 units sold in the fourth quarters of both 2007 and 2008. On an annual basis District 4, was the only district to record an increased level of sales from 2007, with 248 units sold compared to 218 units in 2007. Conversely sales declined in Districts 5, 6 and 7 by 17, 16 and 28 per cent respectively. These declines were the result of weaker sales in the first three quarters of 2008.

In the fourth quarter the average sale price increased in all four of the districts that make up the Capital region. District 7 posted the largest increase in average sale price during the quarter, advancing more than 30 per cent to \$210,919, and finishing the year as the highest

Figure 3



priced district in the city. District 6 also saw a significant increase in the fourth quarter with the average price rising by almost 17 per cent to \$154,185. On an annual basis the average price of a home in the Charlottetown area rose in all districts except for District 6. District 4 posted the largest advance in 2008 with an 8.4 per cent increase. Districts 5 and 7 also posted increases with the average sale prices rising by 3.0 and 5.1 per cent, respectively.



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

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- 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
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 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 1a: Housing Activity Summary of Charlottetown CA
Fourth Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q4 2008	69	6	8	0	0	0	20	30	133
Q4 2007	82	8	0	0	0	0	0	11	101
% Change	-15.9	-25.0	n/a	n/a	n/a	n/a	n/a	172.7	31.7
Year-to-date 2008	280	40	22	0	0	13	20	51	426
Year-to-date 2007	295	64	0	0	0	12	0	23	394
% Change	-5.1	-37.5	n/a	n/a	n/a	8.3	n/a	121.7	8.1
UNDER CONSTRUCTION									
Q4 2008	72	6	8	0	0	0	20	30	136
Q4 2007	98	10	0	0	0	0	0	11	119
% Change	-26.5	-40.0	n/a	n/a	n/a	n/a	n/a	172.7	14.3
COMPLETIONS									
Q4 2008	116	18	14	0	0	13	0	21	182
Q4 2007	112	28	0	0	0	12	0	12	164
% Change	3.6	-35.7	n/a	n/a	n/a	8.3	n/a	75.0	11.0
Year-to-date 2008	305	46	14	0	0	13	0	32	410
Year-to-date 2007	275	68	0	0	0	36	0	77	456
% Change	10.9	-32.4	n/a	n/a	n/a	-63.9	n/a	-58.4	-10.1
COMPLETED & NOT ABSORBED									
Q4 2008	1	0	0	0	0	4	0	31	36
Q4 2007	1	0	0	0	0	6	0	27	34
% Change	0.0	n/a	n/a	n/a	n/a	-33.3	n/a	14.8	5.9
ABSORBED									
Q4 2008	116	19	14	0	0	9	0	7	165
Q4 2007	112	28	0	0	0	18	0	19	177
% Change	3.6	-32.1	n/a	n/a	n/a	-50.0	n/a	-63.2	-6.8
Year-to-date 2008	305	46	14	0	0	15	0	28	408
Year-to-date 2007	275	70	0	0	0	30	0	56	431
% Change	10.9	-34.3	n/a	n/a	n/a	-50.0	n/a	-50.0	-5.3

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q4 2008	7	0	4	0	0	0	3	0	14
Q4 2007	8	6	12	0	0	0	7	11	44
% Change	-12.5	-100.0	-66.7	n/a	n/a	n/a	-57.1	-100.0	-68.2
Year-to-date 2008	33	8	8	0	0	0	8	12	69
Year-to-date 2007	31	16	25	0	0	0	7	11	90
% Change	6.5	-50.0	-68.0	n/a	n/a	n/a	14.3	9.1	-23.3
UNDER CONSTRUCTION									
Q4 2008	7	0	8	0	0	0	0	0	15
Q4 2007	11	12	12	0	0	0	0	11	46
% Change	-36.4	-100.0	-33.3	n/a	n/a	n/a	n/a	-100.0	-67.4
COMPLETIONS									
Q4 2008	14	0	0	0	0	12	3	0	29
Q4 2007	8	2	7	0	0	0	7	0	24
% Change	75.0	-100.0	-100.0	n/a	n/a	n/a	-57.1	n/a	20.8
Year-to-date 2008	36	20	12	0	0	12	8	11	99
Year-to-date 2007	31	4	19	0	3	0	7	0	64
% Change	16.1	**	-36.8	n/a	-100.0	n/a	14.3	n/a	54.7
COMPLETED & NOT ABSORBED									
Q4 2008	0	0	0	0	0	0	0	0	0
Q4 2007	0	0	0	0	0	0	0	0	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q4 2008	0	0	0	0	0	0	0	0	0
Q4 2007	0	0	0	0	0	0	0	0	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2008	0	0	0	0	0	0	0	0	0
Year-to-date 2007	0	0	0	0	0	0	0	0	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

Table 1.1: Housing Activity Summary by Submarket
Fourth 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									
Charlottetown City									
Q4 2008	25	2	0	0	0	0	20	0	47
Q4 2007	19	6	0	0	0	0	0	11	36
Stratford Town									
Q4 2008	12	0	4	0	0	0	0	30	46
Q4 2007	27	0	0	0	0	0	0	0	27
Cornwall Town									
Q4 2008	10	4	4	0	0	0	0	0	18
Q4 2007	8	2	0	0	0	0	0	0	10
Remainder of the CA									
Q4 2008	22	0	0	0	0	0	0	0	22
Q4 2007	28	0	0	0	0	0	0	0	28
Charlottetown CA									
Q4 2008	69	6	8	0	0	0	20	30	133
Q4 2007	82	8	0	0	0	0	0	11	101
UNDER CONSTRUCTION									
Charlottetown City									
Q4 2008	22	2	0	0	0	0	20	0	44
Q4 2007	21	8	0	0	0	0	0	11	40
Stratford Town									
Q4 2008	15	0	4	0	0	0	0	30	49
Q4 2007	36	0	0	0	0	0	0	0	36
Cornwall Town									
Q4 2008	13	4	4	0	0	0	0	0	21
Q4 2007	9	2	0	0	0	0	0	0	11
Remainder of the CA									
Q4 2008	22	0	0	0	0	0	0	0	22
Q4 2007	32	0	0	0	0	0	0	0	32
Charlottetown CA									
Q4 2008	72	6	8	0	0	0	20	30	136
Q4 2007	98	10	0	0	0	0	0	11	119

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

Table I.1: Housing Activity Summary by Submarket
Fourth 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									
Charlottetown City									
Q4 2008	36	14	14	0	0	13	0	21	98
Q4 2007	38	14	0	0	0	12	0	12	76
Stratford Town									
Q4 2008	28	2	0	0	0	0	0	0	30
Q4 2007	27	12	0	0	0	0	0	0	39
Cornwall Town									
Q4 2008	14	0	0	0	0	0	0	0	14
Q4 2007	7	2	0	0	0	0	0	0	9
Remainder of the CA									
Q4 2008	38	2	0	0	0	0	0	0	40
Q4 2007	40	0	0	0	0	0	0	0	40
Charlottetown CA									
Q4 2008	116	18	14	0	0	13	0	21	182
Q4 2007	112	28	0	0	0	12	0	12	164
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q4 2008	1	0	0	0	0	4	0	31	36
Q4 2007	1	0	0	0	0	6	0	27	34
Stratford Town									
Q4 2008	0	0	0	0	0	0	0	0	0
Q4 2007	0	0	0	0	0	0	0	0	0
Cornwall Town									
Q4 2008	0	0	0	0	0	0	0	0	0
Q4 2007	0	0	0	0	0	0	0	0	0
Remainder of the CA									
Q4 2008	0	0	0	0	0	0	0	0	0
Q4 2007	0	0	0	0	0	0	0	0	0
Charlottetown CA									
Q4 2008	1	0	0	0	0	4	0	31	36
Q4 2007	1	0	0	0	0	6	0	27	34

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

Table 1.1: Housing Activity Summary by Submarket
Fourth 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									
Charlottetown City									
Q4 2008	36	14	14	0	0	9	0	7	80
Q4 2007	38	14	0	0	0	18	0	19	89
Stratford Town									
Q4 2008	28	2	0	0	0	0	0	0	30
Q4 2007	27	12	0	0	0	0	0	0	39
Cornwall Town									
Q4 2008	14	1	0	0	0	0	0	0	15
Q4 2007	7	2	0	0	0	0	0	0	9
Remainder of the CA									
Q4 2008	38	2	0	0	0	0	0	0	40
Q4 2007	40	0	0	0	0	0	0	0	40
Charlottetown CA									
Q4 2008	116	19	14	0	0	9	0	7	165
Q4 2007	112	28	0	0	0	18	0	19	177

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

**Table 1.2: History of Housing Starts of Charlottetown CA
1999 - 2008**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	280	40	22	0	0	13	20	51	426
% Change	-5.1	-37.5	n/a	n/a	n/a	8.3	n/a	121.7	8.1
2007	295	64	0	0	0	12	0	23	394
% Change	6.9	45.5	n/a	n/a	n/a	-50.0	-100.0	-80.7	-15.6
2006	276	44	0	0	0	24	4	119	467
% Change	-8.3	-50.6	-100.0	n/a	-100.0	n/a	-75.0	**	4.2
2005	301	89	6	0	3	0	16	33	448
% Change	-9.1	64.8	-71.4	n/a	n/a	n/a	-65.2	-13.2	-8.6
2004	331	54	21	0	0	0	46	38	490
% Change	6.8	-3.6	**	n/a	n/a	n/a	35.3	-50.6	1.4
2003	310	56	6	0	0	0	34	77	483
% Change	11.9	115.4	n/a	n/a	n/a	n/a	-59.0	4.1	4.8
2002	277	26	0	0	0	0	83	74	461
% Change	16.9	8.3	n/a	n/a	n/a	n/a	**	**	57.3
2001	237	24	0	0	0	0	16	16	293
% Change	-9.9	**	n/a	n/a	n/a	n/a	-46.7	-11.1	-7.9
2000	263	6	0	0	0	0	30	18	318
% Change	15.9	50.0	n/a	n/a	n/a	n/a	-3.2	-69.0	-0.9
1999	227	4	0	0	0	0	31	58	321

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	% Change
Charlottetown City	25	19	2	6	20	0	0	11	47	36	30.6
Stratford Town	12	27	0	0	4	0	30	0	46	27	70.4
Cornwall Town	10	8	4	2	4	0	0	0	18	10	80.0
Remainder of the CA	22	28	0	0	0	0	0	0	22	28	-21.4
Charlottetown CA	69	82	6	8	28	0	30	11	133	101	31.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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
Charlottetown City	100	89	26	40	32	0	36	35	194	164	18.3
Stratford Town	69	91	4	18	4	0	30	0	107	109	-1.8
Cornwall Town	36	23	8	4	4	0	0	0	48	27	77.8
Remainder of the CA	75	92	2	2	0	0	0	0	77	94	-18.1
Charlottetown CA	280	295	40	64	40	0	66	35	426	394	8.1

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	% Change
Charlottetown City	36	38	14	14	12	0	36	24	98	76	28.9
Stratford Town	28	27	2	12	0	0	0	0	30	39	-23.1
Cornwall Town	14	7	0	2	0	0	0	0	14	9	55.6
Remainder of the CA	38	40	2	0	0	0	0	0	40	40	0.0
Charlottetown CA	116	112	18	28	12	0	36	24	182	164	11.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 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
Charlottetown City	96	93	34	40	12	0	47	95	189	228	-17.1
Stratford Town	90	64	4	18	0	0	0	18	94	100	-6.0
Cornwall Town	32	32	6	4	0	0	0	0	38	36	5.6
Remainder of the CA	87	86	2	6	0	0	0	0	89	92	-3.3
Charlottetown CA	305	275	46	68	12	0	47	113	410	456	-10.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$100,000		\$100,000 - \$149,999		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q4 2008	0	0.0	5	13.9	13	36.1	13	36.1	5	13.9	36	192,500	201,611
Q4 2007	3	7.9	9	23.7	15	39.5	5	13.2	6	15.8	38	172,500	180,289
Year-to-date 2008	0	0.0	16	16.7	38	39.6	24	25.0	18	18.8	96	187,500	203,892
Year-to-date 2007	3	3.3	18	19.6	46	50.0	9	9.8	16	17.4	92	175,000	187,022
Stratford Town													
Q4 2008	0	0.0	3	10.7	5	17.9	11	39.3	9	32.1	28	237,500	226,607
Q4 2007	0	0.0	1	3.7	8	29.6	11	40.7	7	25.9	27	220,000	253,889
Year-to-date 2008	0	0.0	5	5.6	23	25.6	34	37.8	28	31.1	90	220,000	229,200
Year-to-date 2007	0	0.0	5	7.7	22	33.8	22	33.8	16	24.6	65	210,000	226,277
Cornwall Town													
Q4 2008	0	0.0	3	21.4	4	28.6	5	35.7	2	14.3	14	192,500	195,714
Q4 2007	0	0.0	0	0.0	4	57.1	1	14.3	2	28.6	7	--	--
Year-to-date 2008	0	0.0	6	18.8	10	31.3	9	28.1	7	21.9	32	197,500	205,156
Year-to-date 2007	0	0.0	6	18.8	12	37.5	9	28.1	5	15.6	32	190,000	191,375
Remainder of the CA													
Q4 2008	0	0.0	9	23.7	11	28.9	8	21.1	10	26.3	38	187,500	202,763
Q4 2007	2	5.0	16	40.0	8	20.0	8	20.0	6	15.0	40	157,500	178,402
Year-to-date 2008	2	2.3	21	24.1	31	35.6	18	20.7	15	17.2	87	175,000	189,407
Year-to-date 2007	4	4.7	32	37.2	27	31.4	13	15.1	10	11.6	86	165,000	173,175
Charlottetown CA													
Q4 2008	0	0.0	20	17.2	33	28.4	37	31.9	26	22.4	116	200,000	207,310
Q4 2007	5	4.5	26	23.2	35	31.3	25	22.3	21	18.8	112	185,000	198,902
Year-to-date 2008	2	0.7	48	15.7	102	33.4	85	27.9	68	22.3	305	200,000	207,361
Year-to-date 2007	7	2.5	61	22.2	107	38.9	53	19.3	47	17.1	275	180,000	192,477

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity in Urban Centres*

Submarket	Fourth Quarter 2008			Fourth Quarter 2007			% Change		
	Sales	Average Sale Price (\$)	New Listings	Sales	Average Sale Price (\$)	New Listings	Sales	Average Sale Price (\$)	New Listings
Charlottetown CA**	113	183,931	158	103	152,914	155	9.7%	20.3%	1.9%
District 4	45	189,462	54	31	173,715	63	45.2%	9.1%	-14.3%
District 5	14	163,382	36	28	142,468	33	-50.0%	14.7%	9.1%
District 6	25	154,185	24	25	132,312	24	0.0%	16.5%	0.0%
District 7	29	210,916	44	19	161,479	35	52.6%	30.6%	25.7%
Summerside CA	47	129,958	56	39	120,775	62	20.5%	7.6%	-9.7%
Total	160	168,075	214	142	144,088	217	12.7%	16.6%	-1.4%
Submarket	Year-to-date 2008			Year-to-date 2007			% Change		
	Sales	Average Sale Price (\$)	New Listings	Sales	Average Sale Price (\$)	New Listings	Sales	Average Sale Price (\$)	New Listings
Charlottetown CA**	595	175,231	975	658	166,431	817	-9.6%	5.3%	19.3%
District 4	248	188,131	386	218	173,564	283	13.8%	8.4%	36.4%
District 5	115	142,194	198	138	138,005	169	-16.7%	3.0%	17.2%
District 6	101	143,849	152	120	144,120	131	-15.8%	-0.2%	16.0%
District 7	131	204,008	239	182	194,151	234	-28.0%	5.1%	2.1%
Summerside CA	205	122,428	375	252	115,838	361	-18.7%	5.7%	3.9%
Total	800	161,700	1350	910	152,421	1178	-12.1%	6.1%	14.6%

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

**District 4: Charlottetown City, Spring Park & West Royalty

**District 5: Sherwood, Parkdale, East Royalty & Hillsborough Parks

**District 6: Cornwall, North River & Winsloe

**District 7: Bunbury, Southport, Crossroads, Keppoch, Kinlock, Tea Hill, Alexandra to Cherry Valley

Source: PEI Real Estate Association

Table 6: Economic Indicators
Fourth Quarter 2008

		Interest Rates			NHPI, Total, Charlottetown CMA 1997=100	CPI, 1992 =100	Prince Edward Island Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	117.8	111.0	70.2	10.5	69.5	
	February	679	6.50	6.65	117.8	111.5	69.9	10.3	69.1	595
	March	669	6.40	6.49	117.7	112.8	69.9	10.4	69.1	595
	April	678	6.60	6.64	117.1	113.1	70.0	9.7	68.6	596
	May	709	6.85	7.14	117.8	113.6	69.0	10.2	68.0	596
	June	715	7.05	7.24	117.8	113.5	69.1	10.5	68.1	599
	July	715	7.05	7.24	117.8	113.4	68.8	10.5	67.7	591
	August	715	7.05	7.24	117.8	113.3	69.0	10.4	67.8	584
	September	712	7.05	7.19	118.1	113.7	69.2	10.6	68.2	581
	October	728	7.25	7.44	118.1	113.8	70.1	8.8	67.6	590
	November	725	7.20	7.39	119.1	114.0	68.2	11.4	67.7	600
	December	734	7.35	7.54	119.1	114.3	69.2	10.7	68.1	610
2008	January	725	7.35	7.39	120.6	113.8	70	10.6	68.9	613
	February	718	7.25	7.29	120.6	114.2	70.6	10.0	68.7	614
	March	712	7.15	7.19	119.3	115.3	71.0	10.4	69.5	613
	April	700	6.95	6.99	119.4	116.2	70.4	11.2	69.6	621
	May	679	6.15	6.65	119.4	118.3	71.0	9.6	68.8	629
	June	710	6.95	7.15	119.7	118.8	70.9	10.1	69.0	637
	July	710	6.95	7.15	119.7	119.2	69.8	10.6	68.2	639
	August	691	6.65	6.85	119.2	118.6	70.4	10.4	68.6	638
	September	691	6.65	6.85	119.2	119.6	70.7	11.4	69.3	632
	October	713	6.35	7.20	119.4	118.2	69.8	11.5	68.4	631
	November	713	6.35	7.20	119.4	116.6	69.6	10.7	67.5	635
	December	685	5.60	6.75		114.5	69.3	11.8	68.2	643

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **“Single-Detached”** dwelling (also referred to as **“Single”**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **“Semi-Detached (Double)”** dwelling (also referred to as **“Semi”**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **“Row (Townhouse)”** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **“Apartment and other”** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **“intended market”** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **“Rural”** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada’s 2001 Census area definitions.

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