HOUSING MARKET INFORMATION

HOUSING NOW

Winnipeg CMA

Canada Mortgage and Housing Corporation

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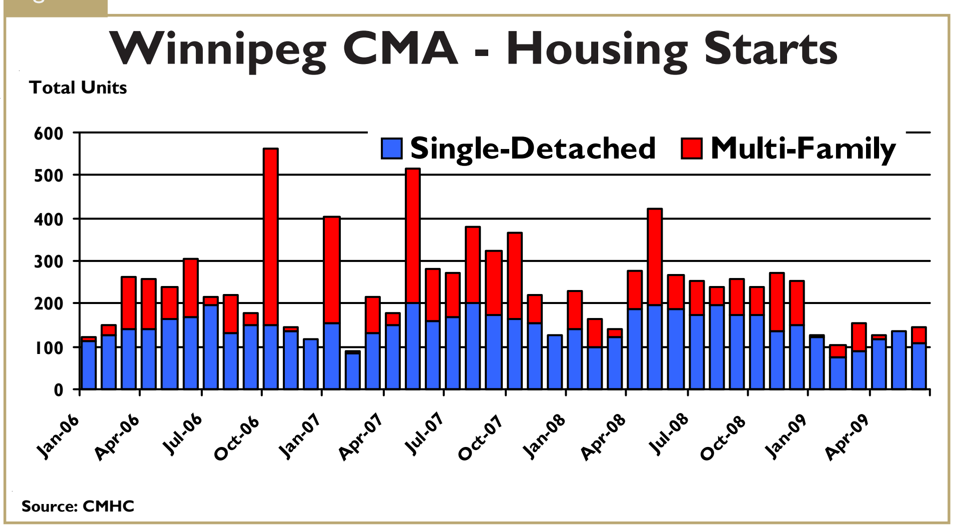
New Home Market

Housing starts decline as supply remains elevated in the Winnipeg CMA

Housing starts in the Winnipeg Census Metropolitan Area (CMA) totalled 150 units in June, down from 267 units recorded one year earlier. To the end of June, total housing starts have amounted to 799 units throughout the Capital region compared with 1,500 units tallied during the first half of 2008.

Builders started work on 108 single-detached homes in June, representing a decrease of 42 per cent from the 187 units started in June 2008. Six months into the year, 648 single-detached homes have been started in the Winnipeg CMA, down from 929 units that began construction during the first half of 2008. In the current economic environment, increases in

Figure 1



Canada

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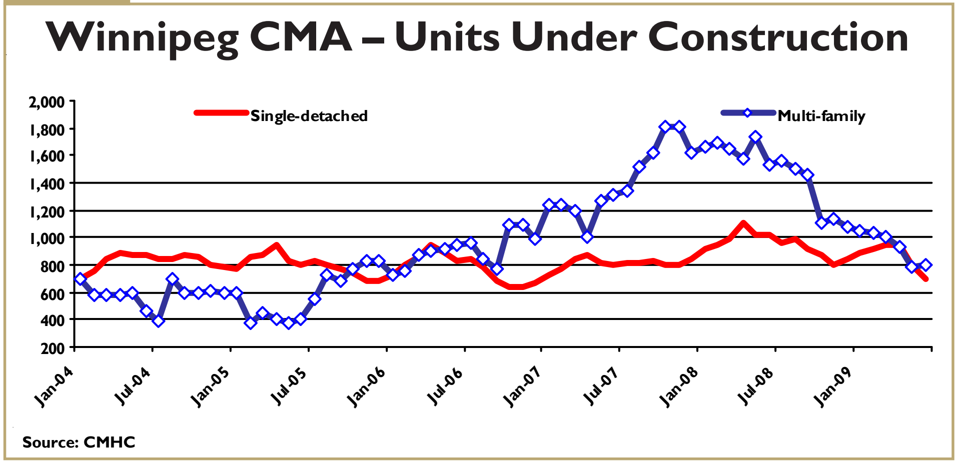
HOME TO CANADIANS

Figure 2



monthly activity on a year-over-year basis are not expected until much later this year and more likely in 2010.

Multiple dwelling starts in June also lagged the previous year's performance. Multi-family starts, which include semi-detached, row, and apartment units, totalled 42 units in June, representing a decline of 48 per cent from the 80 units started in the previous year. The June numbers included 12 semis, 18 row units, and 12 apartments. Six months into the year, multiple starts have reached 151 units across the Winnipeg CMA compared with 571 multiples that were initiated in the first half of last year. Multiple dwelling starts are expected to remain at low levels through the balance of the year due to an elevated level of complete and unabsorbed units, particularly in the apartment segment of the market.

The total supply of new homes in the marketplace has been one of the dominant factors inhibiting gains in construction activity. At the end of June, there were 2,120 units either under construction or completed and unabsorbed. While that was down 31 per cent from one year earlier, it was still elevated by historical standards. In addition, 30 per cent of those units were in the category of complete and unabsorbed. On the multi-family side, those inventories will weigh more heavily on builders' decision making than those units in a project that is under construction and has several months of sales prior to its completion. Given the elevated level of starts activity over the past two years, many projects currently under construction will be reaching completion in the coming months. As a result, the share of total supply made up by complete and unabsorbed units is likely to continue to increase. While absorptions remain above 2008 levels, they are insufficient to keep pace with elevated completion rates.

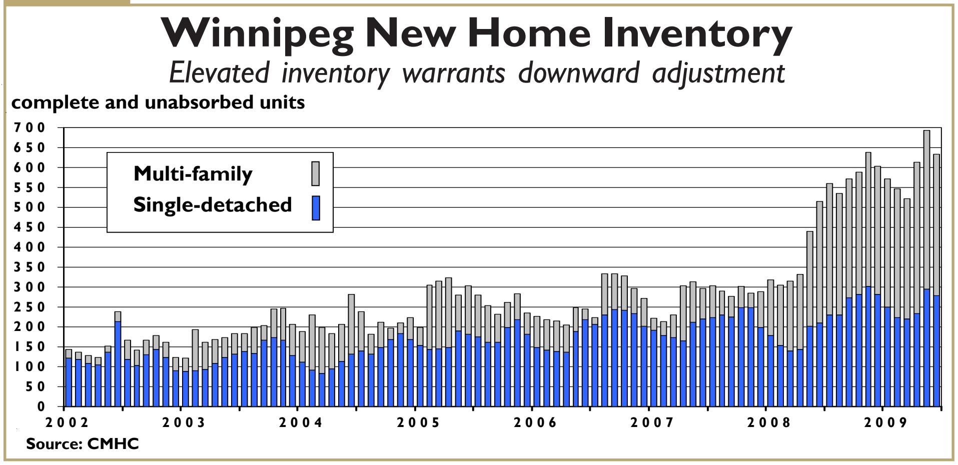
Resale Market

Sales down, price growth modest

Year-to-date resale activity continues to run about ten per cent behind the pace set in 2008. There were 1,416 sales recorded in June, bringing the total for the first six months of 2009 to 5,795 units. While that remains below the 6,357 units sold in the same period in 2008, the fourth quarter in 2009 is likely to provide a significant boost to annual totals compared to the very weak performance in the final three months last year. As such, year-over-year declines that are currently being recorded will narrow significantly over the second half of the year.

Although Winnipeg's resale market remains in balanced market conditions, it has been trending toward the sellers' market that characterized

Figure 3



the first three quarters of 2008. While sales have remained steady on a seasonally adjusted basis, active listings have begun to contract, reducing the supply of homes to about five weeks. As a result, the sales-to-active-listings ratio has been trending upward and now stands at nearly 75 per cent. Further movement in this direction will represent a shift in negotiating power to the seller.

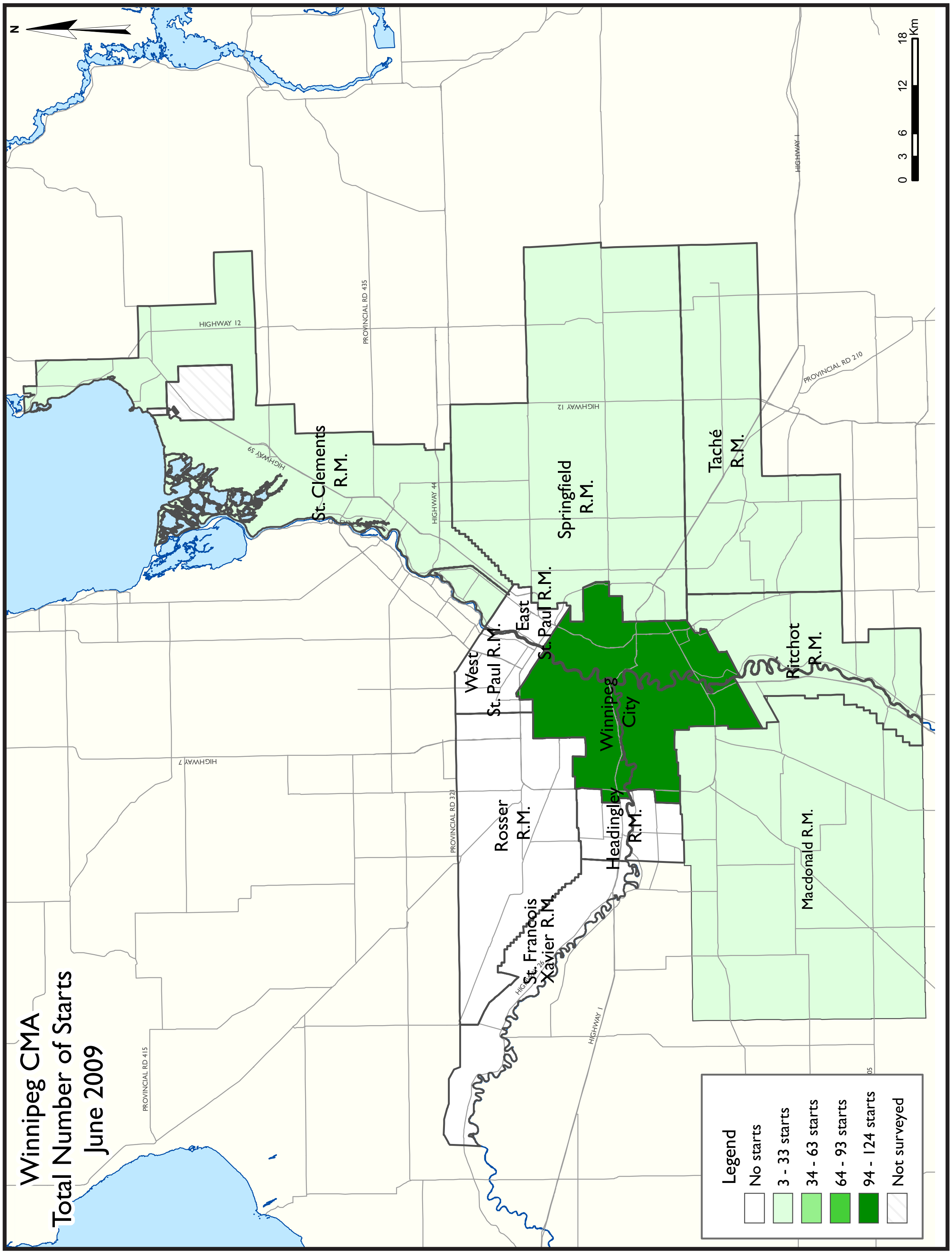
Average resale prices have plateaued at just over $203,000 on a seasonally adjusted basis for the second quarter of 2009. The highest average resale prices tend to occur in the summer months, and June was no exception. The highest monthly average price ever recorded in Winnipeg came in June at $212,542. Typically, however, average prices in Winnipeg tend to fall slightly over the final six months of the year, so continued prices gains may be minimal.

Economy

Winnipeg has generally weathered the economic downturn quite well, and there are indications that effects of the global recession on the city will continue to be modest compared to other locales. The unemployment rate, which has remained below five per cent since June 2007, ticked up to 4.9 per cent on a seasonally adjusted basis in June, still low by national standards but its highest level in two years. Job growth has largely stagnated and further modest increases in the unemployment rate are likely given the expanding population of the city.

The manufacturing sector in Manitoba has shown some signs of strength recently, recording year-over-year gains in shipments in three of the last four months, including a 1.3 per cent gain in May. This is in stark contrast to the rest of the country which experienced a six per cent decline in manufacturing shipments in May. Aerospace companies in Winnipeg secured two separate contracts in June for service and production work that will run for several years, while international demand for mass transit has served to keep order books full for local bus manufacturers.

International immigration continues to be the greatest source of new Manitobans. Recently released data for the first quarter of 2009 showed that Manitoba welcomed 2,862 people from international sources, the highest first quarter number on record. In addition, the trailing twelve-month total of 12,017 migrants is the highest on record, suggesting that the Provincial Nominee Program has yet to fully tap its potential. While the province lost 181 people to other provinces, the impact of their departure is negligible when compared to the gains internationally.


Winnipeg CMA
Total Number of Starts
June 2009
Legend
No starts
3 - 33 starts
34 - 63 starts
64 - 93 starts
94 - 124 starts
Not surveyed
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
0 3 6 12 18 Km
N

HOUSING NOW REPORT TABLES

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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 Winnipeg CMA
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2009	105	4	0	3	26	0	0	12	150
June 2008	187	2	0	0	16	0	0	62	267
% Change	-43.9	100.0	n/a	n/a	62.5	n/a	n/a	-80.6	-43.8
Year-to-date 2009	640	10	0	8	59	18	4	60	799
Year-to-date 2008	922	12	0	7	32	274	0	229	1,500
% Change	-30.6	-16.7	n/a	14.3	84.4	-93.4	n/a	-73.8	-46.7
UNDER CONSTRUCTION									
June 2009	681	10	0	10	69	538	0	154	1,486
June 2008	1,007	10	0	7	39	839	0	623	2,549
% Change	-32.4	0.0	n/a	42.9	76.9	-35.9	n/a	-75.3	-41.7
COMPLETIONS									
June 2009	213	2	0	0	6	18	0	0	239
June 2008	186	6	0	3	18	48	0	205	466
% Change	14.5	-66.7	n/a	-100.0	-66.7	-62.5	n/a	-100.0	-48.7
Year-to-date 2009	799	14	0	6	77	172	4	167	1,239
Year-to-date 2008	740	10	0	20	36	63	0	544	1,413
% Change	8.0	40.0	n/a	-70.0	113.9	173.0	n/a	-69.3	-12.3
COMPLETED & NOT ABSORBED									
June 2009	272	6	0	7	18	126	4	201	634
June 2008	200	6	0	10	2	62	4	231	515
% Change	36.0	0.0	n/a	-30.0	**	103.2	0.0	-13.0	23.1
ABSORBED									
June 2009	227	3	0	1	28	40	0	28	327
June 2008	180	2	0	0	19	56	0	134	391
% Change	26.1	50.0	n/a	n/a	47.4	-28.6	n/a	-79.1	-16.4
Year-to-date 2009	796	8	0	9	71	176	0	140	1,200
Year-to-date 2008	736	7	0	13	42	76	0	318	1,192
% Change	8.2	14.3	n/a	-30.8	69.0	131.6	n/a	-56.0	0.7

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

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
June 2009	80	4	0	2	26	0	0	12	124
June 2008	154	2	0	0	16	0	0	62	234
East St. Paul R.M.									
June 2009	1	0	0	0	0	0	0	0	1
June 2008	0	0	0	0	0	0	0	0	0
Headingley R.M.									
June 2009	3	0	0	0	0	0	0	0	3
June 2008	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
June 2009	2	0	0	1	0	0	0	0	3
June 2008	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
June 2009	3	0	0	0	0	0	0	0	3
June 2008	3	0	0	0	0	0	0	0	3
Rosser R.M.									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2009	11	0	0	0	0	0	0	0	11
June 2008	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
June 2009	1	0	0	0	0	0	0	0	1
June 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2009	4	0	0	0	0	0	0	0	4
June 2008	6	0	0	0	0	0	0	0	6
Tache R.M.									
June 2009	5	0	0	0	0	0	0	0	5
June 2008	10	0	0	0	0	0	0	0	10
West St. Paul R.M.									
June 2009	3	0	0	0	0	0	0	0	3
June 2008	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
June 2009	105	4	0	3	26	0	0	12	150
June 2008	187	2	0	0	16	0	0	62	267

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

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
June 2009	496	10	0	2	69	538	0	154	1,293
June 2008	738	8	0	0	39	809	0	623	2,241
East St. Paul R.M.									
June 2009	9	0	0	0	0	0	0	0	9
June 2008	31	0	0	2	0	0	0	0	33
Headingley R.M.									
June 2009	17	0	0	2	0	0	0	0	19
June 2008	23	0	0	4	0	0	0	0	27
MacDonald R.M.									
June 2009	11	0	0	1	0	0	0	0	12
June 2008	23	0	0	0	0	0	0	0	23
Ritchot R.M.									
June 2009	12	0	0	0	0	0	0	0	12
June 2008	23	2	0	0	0	0	0	0	25
Rosser R.M.									
June 2009	1	0	0	0	0	0	0	0	1
June 2008	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
June 2009	43	0	0	0	0	0	0	0	43
June 2008	37	0	0	0	0	30	0	0	67
St. Francois Xavier R.M.									
June 2009	3	0	0	0	0	0	0	0	3
June 2008	7	0	0	0	0	0	0	0	7
Springfield R.M.									
June 2009	41	0	0	5	0	0	0	0	46
June 2008	52	0	0	1	0	0	0	0	53
Tache R.M.									
June 2009	34	0	0	0	0	0	0	0	34
June 2008	32	0	0	0	0	0	0	0	32
West St. Paul R.M.									
June 2009	14	0	0	0	0	0	0	0	14
June 2008	39	0	0	0	0	0	0	0	39
Winnipeg CMA									
June 2009	681	10	0	10	69	538	0	154	1,486
June 2008	1,007	10	0	7	39	839	0	623	2,549

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

Table 1.1: Housing Activity Summary by Submarket June 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
June 2009	183	0	0	0	6	18	0	0	207
June 2008	137	6	0	0	18	48	0	205	414
East St. Paul R.M.									
June 2009	4	0	0	0	0	0	0	0	4
June 2008	6	0	0	2	0	0	0	0	8
Headingley R.M.									
June 2009	4	0	0	0	0	0	0	0	4
June 2008	7	0	0	1	0	0	0	0	8
Macdonald R.M.									
June 2009	2	0	0	0	0	0	0	0	2
June 2008	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
June 2009	1	0	0	0	0	0	0	0	1
June 2008	1	0	0	0	0	0	0	0	1
Rosser R.M.									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2009	4	0	0	0	0	0	0	0	4
June 2008	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2009	9	0	0	0	0	0	0	0	9
June 2008	13	0	0	0	0	0	0	0	13
Tache R.M.									
June 2009	4	2	0	0	0	0	0	0	6
June 2008	11	0	0	0	0	0	0	0	11
West St. Paul R.M.									
June 2009	2	0	0	0	0	0	0	0	2
June 2008	6	0	0	0	0	0	0	0	6
Winnipeg CMA									
June 2009	213	2	0	0	6	18	0	0	239
June 2008	186	6	0	3	18	48	0	205	466

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

Table 1.1: Housing Activity Summary by Submarket
June 2009

	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									
Winnipeg City									
June 2009	220	6	0	0	17	120	0	201	564
June 2008	163	6	0	0	1	62	0	231	463
East St. Paul R.M.									
June 2009	8	0	0	5	0	0	0	0	13
June 2008	7	0	0	7	0	0	0	0	14
Headingley R.M.									
June 2009	7	0	0	0	0	0	0	0	7
June 2008	3	0	0	3	0	0	0	0	6
MacDonald R.M.									
June 2009	9	0	0	0	0	0	0	0	9
June 2008	5	0	0	0	0	0	4	0	9
Ritchot R.M.									
June 2009	7	0	0	0	0	0	0	0	7
June 2008	0	0	0	0	0	0	0	0	0
Rosser R.M.									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2009	0	0	0	0	0	6	0	0	6
June 2008	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2009	13	0	0	2	0	0	0	0	15
June 2008	6	0	0	0	0	0	0	0	6
Tache R.M.									
June 2009	4	0	0	0	1	0	4	0	9
June 2008	9	0	0	0	1	0	0	0	10
West St. Paul R.M.									
June 2009	4	0	0	0	0	0	0	0	4
June 2008	6	0	0	0	0	0	0	0	6
Winnipeg CMA									
June 2009	272	6	0	7	18	126	4	201	634
June 2008	200	6	0	10	2	62	4	231	515

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

Table 1.1: Housing Activity Summary by Submarket June 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
June 2009	190	0	0	0	28	40	0	28	286
June 2008	135	2	0	0	19	56	0	134	346
East St. Paul R.M.									
June 2009	7	0	0	0	0	0	0	0	7
June 2008	1	0	0	0	0	0	0	0	1
Headingley R.M.									
June 2009	6	0	0	1	0	0	0	0	7
June 2008	8	0	0	0	0	0	0	0	8
MacDonald R.M.									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
June 2009	1	1	0	0	0	0	0	0	2
June 2008	4	0	0	0	0	0	0	0	4
Rosser R.M.									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2009	4	0	0	0	0	0	0	0	4
June 2008	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2009	10	0	0	0	0	0	0	0	10
June 2008	11	0	0	0	0	0	0	0	11
Tache R.M.									
June 2009	5	2	0	0	0	0	0	0	7
June 2008	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
June 2009	4	0	0	0	0	0	0	0	4
June 2008	8	0	0	0	0	0	0	0	8
Winnipeg CMA									
June 2009	227	3	0	1	28	40	0	28	327
June 2008	180	2	0	0	19	56	0	134	391

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

Table 2: Starts by Submarket and by Dwelling Type
June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	% Change
Winnipeg City	82	154	12	2	18	16	12	62	124	234	-47.0
East St. Paul R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Headingley R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
MacDonald R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Ritchot R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	11	3	0	0	0	0	0	0	11	3	**
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	4	6	0	0	0	0	0	0	4	6	-33.3
Tache R.M.	5	10	0	0	0	0	0	0	5	10	-50.0
West St. Paul R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Winnipeg CMA	108	187	12	2	18	16	12	62	150	267	-43.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Winnipeg City	524	725	18	10	51	32	78	527	671	1,294	-48.1
East St. Paul R.M.	7	29	0	0	0	0	0	0	7	29	-75.9
Headingley R.M.	12	23	0	0	0	0	0	0	12	23	-47.8
MacDonald R.M.	14	26	0	0	0	0	0	0	14	26	-46.2
Ritchot R.M.	6	12	0	2	0	0	0	0	6	14	-57.1
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	23	17	0	0	0	0	0	0	23	17	35.3
St. Francois Xavier R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Springfield R.M.	26	48	0	0	0	0	0	0	26	48	-45.8
Tache R.M.	30	29	0	0	4	0	0	0	34	29	17.2
West St. Paul R.M.	5	19	0	0	0	0	0	0	5	19	-73.7
Winnipeg CMA	648	929	18	12	55	32	78	527	799	1,500	-46.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Winnipeg City	18	16	0	0	0	0	12	62
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	18	16	0	0	0	0	12	62

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	51	32	0	0	18	274	60	229
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	4	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	51	32	4	0	18	274	60	229

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Winnipeg City	84	156	28	16	12	62	124	234
East St. Paul R.M.	0	1	0	0	0	0	0	1
Headingley R.M.	0	3	0	0	0	0	0	3
MacDonald R.M.	2	3	1	0	0	0	3	3
Ritchot R.M.	3	3	0	0	0	0	3	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	11	3	0	0	0	0	11	3
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	4	6	0	0	0	0	4	6
Tache R.M.	5	10	0	0	0	0	5	10
West St. Paul R.M.	0	3	0	0	0	0	0	3
Winnipeg CMA	109	189	29	16	12	62	150	267

Table 2.5: Starts by Submarket and by Intended Market
January - June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	532	735	79	306	60	229	671	1,294
East St. Paul R.M.	7	25	0	4	0	0	7	29
Headingley R.M.	11	21	1	2	0	0	12	23
MacDonald R.M.	13	26	1	0	0	0	14	26
Ritchot R.M.	6	14	0	0	0	0	6	14
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	23	17	0	0	0	0	23	17
St. Francois Xavier R.M.	1	1	0	0	0	0	1	1
Springfield R.M.	22	47	4	1	0	0	26	48
Tache R.M.	30	29	0	0	4	0	34	29
West St. Paul R.M.	5	19	0	0	0	0	5	19
Winnipeg CMA	650	934	85	313	64	229	799	1,500

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type June 2009												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	% Change
Winnipeg City	183	137	0	6	6	18	18	253	207	414	-50.0
East St. Paul R.M.	4	8	0	0	0	0	0	0	4	8	-50.0
Headingley R.M.	4	8	0	0	0	0	0	0	4	8	-50.0
MacDonald R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Ritchot R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	9	13	0	0	0	0	0	0	9	13	-30.8
Tache R.M.	4	11	2	0	0	0	0	0	6	11	-45.5
West St. Paul R.M.	2	6	0	0	0	0	0	0	2	6	-66.7
Winnipeg CMA	213	189	2	6	6	18	18	253	239	466	-48.7

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Winnipeg City	607	550	16	8	73	36	309	607	1,005	1,201	-16.3
East St. Paul R.M.	16	23	0	0	0	0	0	0	16	23	-30.4
Headingley R.M.	21	27	0	0	0	0	0	0	21	27	-22.2
MacDonald R.M.	16	26	0	0	0	0	0	0	16	26	-38.5
Ritchot R.M.	16	9	0	0	0	0	0	0	16	9	77.8
Rosser R.M.	1	1	0	0	0	0	0	0	1	1	0.0
St. Clements R.M.	25	27	0	0	0	0	30	0	55	27	103.7
St. Francois Xavier R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Springfield R.M.	46	46	0	2	0	0	0	0	46	48	-4.2
Tache R.M.	40	33	2	0	4	0	0	0	46	33	39.4
West St. Paul R.M.	14	18	0	0	0	0	0	0	14	18	-22.2
Winnipeg CMA	805	760	18	10	77	36	339	607	1,239	1,413	-12.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Winnipeg City	6	18	0	0	18	48	0	205
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	6	18	0	0	18	48	0	205

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	73	36	0	0	142	63	167	544
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	30	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	4	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	73	36	4	0	172	63	167	544

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Winnipeg City	183	143	24	66	0	205	207	414
East St. Paul R.M.	4	6	0	2	0	0	4	8
Headingley R.M.	4	7	0	1	0	0	4	8
MacDonald R.M.	2	0	0	0	0	0	2	0
Ritchot R.M.	1	1	0	0	0	0	1	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	4	5	0	0	0	0	4	5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	9	13	0	0	0	0	9	13
Tache R.M.	6	11	0	0	0	0	6	11
West St. Paul R.M.	2	6	0	0	0	0	2	6
Winnipeg CMA	215	192	24	69	0	205	239	466

Table 3.5: Completions by Submarket and by Intended Market January - June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	618	552	220	105	167	544	1,005	1,201
East St. Paul R.M.	16	15	0	8	0	0	16	23
Headingley R.M.	17	21	4	6	0	0	21	27
MacDonald R.M.	16	26	0	0	0	0	16	26
Ritchot R.M.	16	9	0	0	0	0	16	9
Rosser R.M.	1	1	0	0	0	0	1	1
St. Clements R.M.	25	27	30	0	0	0	55	27
St. Francois Xavier R.M.	3	0	0	0	0	0	3	0
Springfield R.M.	45	48	1	0	0	0	46	48
Tache R.M.	42	33	0	0	4	0	46	33
West St. Paul R.M.	14	18	0	0	0	0	14	18
Winnipeg CMA	813	750	255	119	171	544	1,239	1,413

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $224,999		$225,000 - $274,999		$275,000 - $324,999		$325,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
June 2009	8	4.2	31	16.3	45	23.7	33	17.4	73	38.4	190	338,300	356,630
June 2008	10	7.4	35	25.9	28	20.7	35	25.9	27	20.0	135	313,000	344,847
Year-to-date 2009	33	5.6	103	17.5	168	28.5	100	17.0	185	31.4	589	319,900	349,644
Year-to-date 2008	57	10.5	136	25.0	153	28.1	105	19.3	94	17.2	545	299,900	324,261
East St. Paul R.M.													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
June 2008	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	1	3.6	2	7.1	25	89.3	28	543,131	598,098
Year-to-date 2008	0	0.0	0	0.0	1	5.9	1	5.9	15	88.2	17	550,000	526,733
Headingley R.M.													
June 2009	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	--	--
June 2008	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	1	4.5	11	50.0	10	45.5	22	358,450	489,900
Year-to-date 2008	0	0.0	3	10.7	2	7.1	8	28.6	15	53.6	28	379,000	426,277
MacDonald R.M.													
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2008	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	1	5.6	3	16.7	4	22.2	7	38.9	3	16.7	18	359,950	370,779
Year-to-date 2008	1	4.5	8	36.4	5	22.7	5	22.7	3	13.6	22	300,600	320,979
Ritchot R.M.													
June 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
June 2008	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	--	--
Year-to-date 2009	1	6.7	4	26.7	5	33.3	1	6.7	4	26.7	15	299,900	317,442
Year-to-date 2008	0	0.0	1	9.1	5	45.5	1	9.1	4	36.4	11	314,450	367,470
Rosser R.M.													
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2008	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
St. Clements R.M.													
June 2009	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
June 2008	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	--	--
Year-to-date 2009	3	10.3	2	6.9	8	27.6	5	17.2	11	37.9	29	350,000	347,845
Year-to-date 2008	7	24.1	3	10.3	7	24.1	3	10.3	9	31.0	29	300,000	304,507
St. Francois Xavier R.M.													
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $224,999		$225,000 - $274,999		$275,000 - $324,999		$325,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
June 2009	0	0.0	1	10.0	2	20.0	2	20.0	5	50.0	10	364,070	408,798
June 2008	0	0.0	2	18.2	3	27.3	4	36.4	2	18.2	11	340,585	329,632
Year-to-date 2009	2	4.9	3	7.3	9	22.0	10	24.4	17	41.5	41	349,800	376,697
Year-to-date 2008	2	4.3	11	23.9	12	26.1	12	26.1	9	19.6	46	306,721	329,524
Tache R.M.													
June 2009	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	--	--
June 2008	0	0.0	3	42.9	3	42.9	1	14.3	0	0.0	7	--	--
Year-to-date 2009	2	4.9	7	17.1	14	34.1	10	24.4	8	19.5	41	310,460	330,281
Year-to-date 2008	2	7.7	11	42.3	9	34.6	4	15.4	0	0.0	26	274,644	283,369
West St. Paul R.M.													
June 2009	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
June 2008	0	0.0	2	25.0	0	0.0	1	12.5	5	62.5	8	--	--
Year-to-date 2009	1	5.6	1	5.6	3	16.7	6	33.3	7	38.9	18	327,000	373,617
Year-to-date 2008	2	8.7	4	17.4	0	0.0	4	17.4	13	56.5	23	400,000	414,848
Winnipeg CMA													
June 2009	8	3.5	32	14.0	54	23.7	41	18.0	93	40.8	228	344,150	368,676
June 2008	10	5.6	44	24.4	37	20.6	48	26.7	41	22.8	180	323,613	347,147
Year-to-date 2009	43	5.3	124	15.4	216	26.8	152	18.9	270	33.5	805	330,000	362,567
Year-to-date 2008	73	9.7	177	23.6	194	25.9	143	19.1	162	21.6	749	303,832	333,704

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2009						
Submarket	June 2009	June 2008	% Change	YTD 2009	YTD 2008	% Change
Winnipeg City	356,630	344,847	3.4	349,644	324,261	7.8
East St. Paul R.M.	--	--	n/a	598,098	526,733	13.5
Headingley R.M.	--	--	n/a	489,900	426,277	14.9
MacDonald R.M.	--	--	n/a	370,779	320,979	15.5
Ritchot R.M.	--	--	n/a	317,442	367,470	-13.6
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	347,845	304,507	14.2
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	408,798	329,632	24.0	376,697	329,524	14.3
Tache R.M.	--	--	n/a	330,281	283,369	16.6
West St. Paul R.M.	--	--	n/a	373,617	414,848	-9.9
Winnipeg CMA	368,676	347,147	6.2	362,567	333,704	8.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
June 2009

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2008	January	520	0.6	987	797	1,209	81.6	174,902	15.6	186,511
	February	714	-2.9	954	899	1,204	79.2	183,665	11.5	193,488
	March	918	-15.0	987	1,300	1,245	79.3	203,504	28.1	201,690
	April	1,247	7.9	1,048	1,624	1,299	80.7	209,832	19.9	201,227
	May	1,474	-5.7	1,033	1,907	1,325	78.0	210,901	14.2	202,701
	June	1,484	1.0	1,033	1,961	1,343	76.9	206,326	11.3	197,569
	July	1,344	12.8	1,081	1,672	1,409	76.7	195,965	12.0	198,193
	August	1,100	-6.6	1,011	1,446	1,323	76.4	190,978	12.6	201,294
	September	1,028	2.7	977	1,627	1,374	71.1	191,179	11.2	197,420
	October	933	-17.5	945	1,459	1,446	65.4	190,374	6.5	194,964
	November	620	-24.5	875	892	1,460	59.9	182,286	1.8	202,796
	December	472	-0.8	923	466	1,413	65.3	182,813	6.0	184,287
2009	January	501	-3.7	984	956	1,483	66.4	183,873	5.1	202,399
	February	621	-13.0	907	1,048	1,454	62.4	194,588	5.9	202,662
	March	869	-5.3	915	1,393	1,359	67.3	211,409	3.9	204,490
	April	1,087	-12.8	923	1,567	1,266	72.9	212,541	1.3	203,299
	May	1,301	-11.7	927	1,851	1,327	69.9	208,806	-1.0	203,044
	June	1,416	-4.6	932	1,893	1,316	70.8	212,542	3.0	203,180
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2008	4,205	0.4		5,492			208,970	14.7	
	Q2 2009	3,804	-9.5		5,311			211,264	1.1	
	YTD 2008	6,357	-2.5		8,488			202,552	16.4	
	YTD 2009	5,795	-8.8		8,708			207,130	2.3	

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

Table 6: Economic Indicators
June 2009

		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg 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						
2008	January	725	7.35	7.39	172.5	110.7	395	4.4	71.3	701
	February	718	7.25	7.29	172.6	111.1	395	4.3	71.1	708
	March	712	7.15	7.19	174.3	111.7	396	4.1	71.1	714
	April	700	6.95	6.99	174.5	112.6	398	4.2	71.4	715
	May	679	6.15	6.65	177.7	113.4	398	4.2	71.4	714
	June	710	6.95	7.15	179.6	114.2	399	4.2	71.3	715
	July	710	6.95	7.15	179.9	114.8	396	4.3	70.9	718
	August	691	6.65	6.85	180.2	114.9	396	4.3	70.7	722
	September	691	6.65	6.85	180.8	115.0	394	4.5	70.5	721
	October	713	6.35	7.20	181.4	114.2	393	4.6	70.3	720
	November	713	6.35	7.20	181.4	113.6	394	4.6	70.4	714
	December	685	5.60	6.75	181.4	112.9	395	4.5	70.5	714
2009	January	627	5.00	5.79	181.4	112.3	397	4.5	70.7	719
	February	627	5.00	5.79	181.4	113.0	397	4.7	70.9	724
	March	613	4.50	5.55	181.4	112.9	397	4.9	70.8	735
	April	596	3.90	5.25	181.4	113.5	396	4.9	70.5	738
	May	596	3.90	5.25	182.0	114.2	395	4.8	70.2	745
	June	631	3.75	5.85		114.9	395	4.9	70.1	744
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree 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.

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