HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg_CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2009

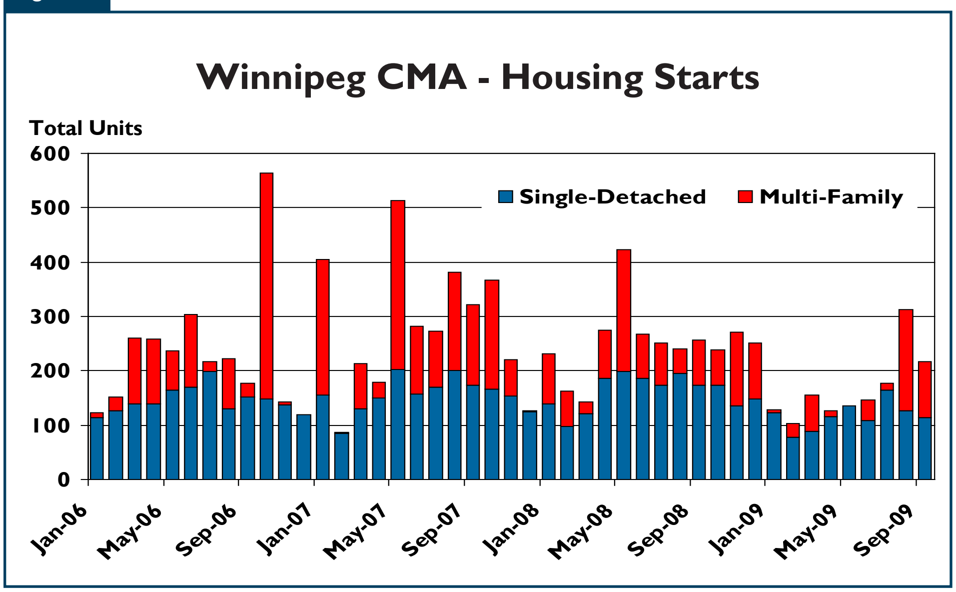
New Home Market

Housing starts remain constrained by elevated supply levels in the Winnipeg CMA

Housing starts in the Winnipeg Census Metropolitan Area (CMA) totalled 216 units in September, down from 256 one year earlier. Over the first three quarters of the year, total housing starts have reached 1,504 units, down from 2,247 over the same period in 2008.

While total starts declined in September, multiple dwelling starts, which include semi-detached, row, and apartment units, put in another strong performance. The multi-family sector accounted for nearly half of the starts in the CMA with 102 foundations

Figure 1



Source: CMHC

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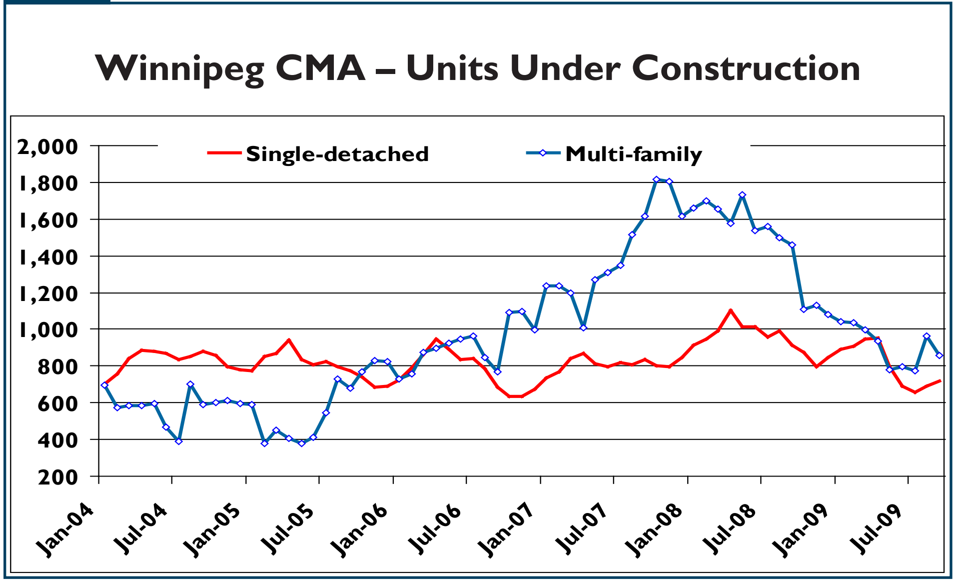
Figure 2



Source: CMHC

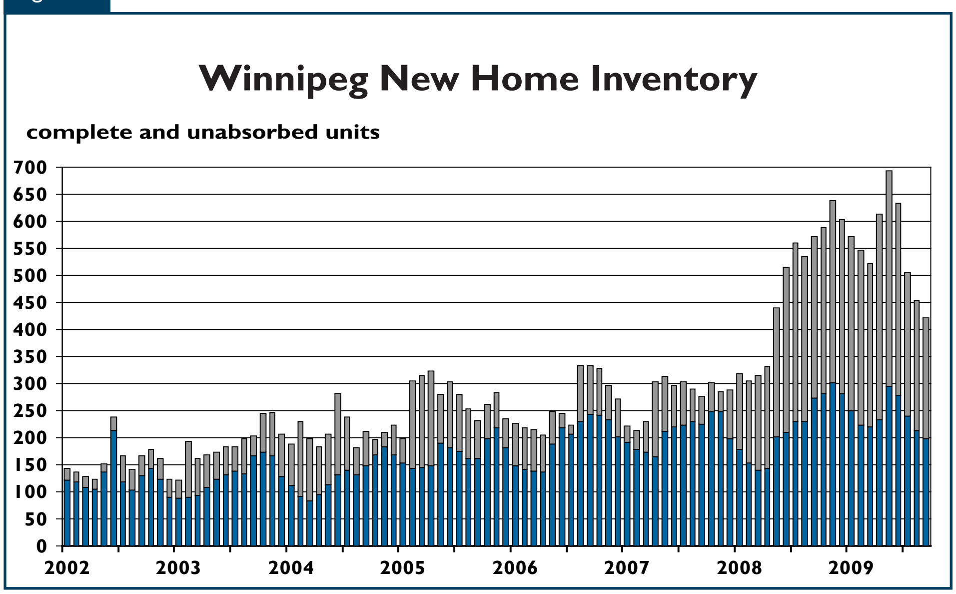
poured. That brought the year-to-date total to 451, a decline of 42 per cent from the same period in 2008 when 776 multi-family units were started.

Meanwhile, the single-detached sector recorded 114 starts in September, a reduction of 34 per cent from September of 2008. The September number is in line with the level of activity over the preceding six months of the year when monthly starts were down an average of 31 per cent on a year-over-year basis. September's performance brought total single-detached starts over the first three quarters of 2009 to 1,053 units, 28 per cent fewer than were started over the same period in 2008. Builders have suggested that sales are improving, but this has yet to translate into higher starts activity in the CMA.

Housing starts in the Rural Municipalities (RM's) surrounding the city of Winnipeg retained their share of the total starts in the CMA. One-third, or 38, of the single-detached starts took place in the RM's, including 11 in the RM of Tache and nine in Springfield. Land supply constraints that had previously pushed buyers to look outside of the city of Winnipeg have largely abated, yet interest in such properties has not followed suit.

The total supply of new homes, which consists of units under construction and those that are complete but unabsorbed, continues to be one of the most important factors limiting starts. While the supply of dwellings came down over much of 2009, including the third quarter, it remains well above historic levels. September finished with a total supply of 1,997 units, significantly more than the ten-year average of 1,692. A further reduction in the number of units either under construction or in inventory will be required before significant gains in starts activity take place.

Figure 3



Source: CMHC

Resale Market

Price growth returns to the resale market

The resale market in the Winnipeg CMA moved strongly upward over the third quarter. The number of sales improved each month in the quarter on a seasonally adjusted basis and September recorded more sales than the same month in 2008, the first such occurrence in 2009. Through the first three quarters of 2009, there were 9,224 sales in Winnipeg, six per cent fewer than were sold over the first nine months of 2008. It is likely that 2009 will finish in line with 2008 as the fourth quarter performance is expected to surpass the last three months of 2008 in terms of sales.

Although Winnipeg's resale market remains in balanced market conditions, the increase in activity may signal an imminent shift. With sales trending upward on a seasonally adjusted basis, active listings reducing supply, and the return of price growth in excess of inflation, Winnipeg may be poised to see a return to the sellers' market conditions that persisted for much of 2007 and 2008. Both the sales-to-active-listings and sales-to-new-listings ratios have been trending upward and now stand at more than 75 per cent, another indicator of the market balance shifting in favour of the seller.

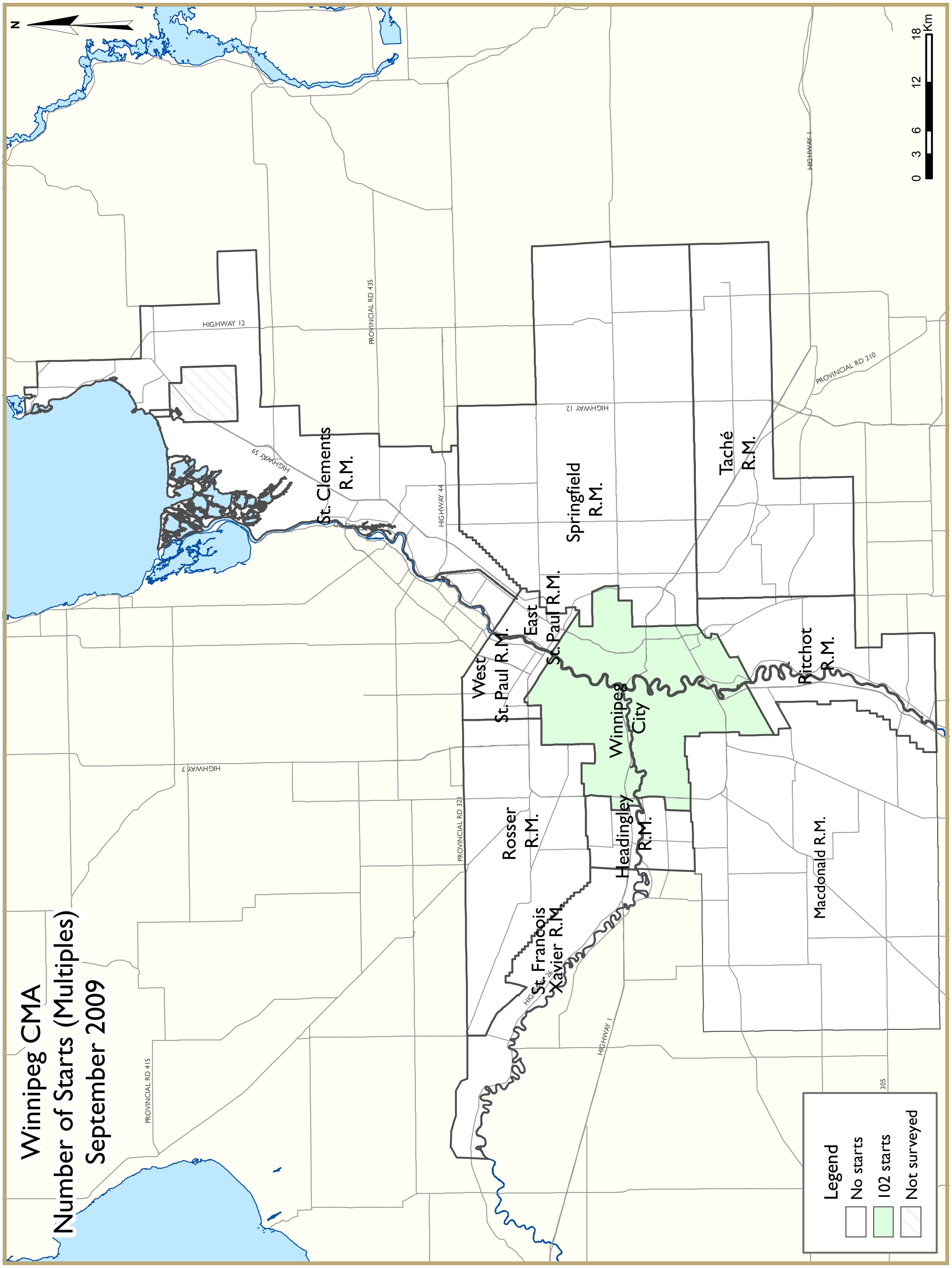
Resale price growth, which had remained modest for much of the year, began to accelerate in the third quarter, finishing September 7.6 per cent higher than the second quarter. The month of September itself recorded average resale prices almost ten per cent more than one year earlier, finishing with an average price of $209,592.

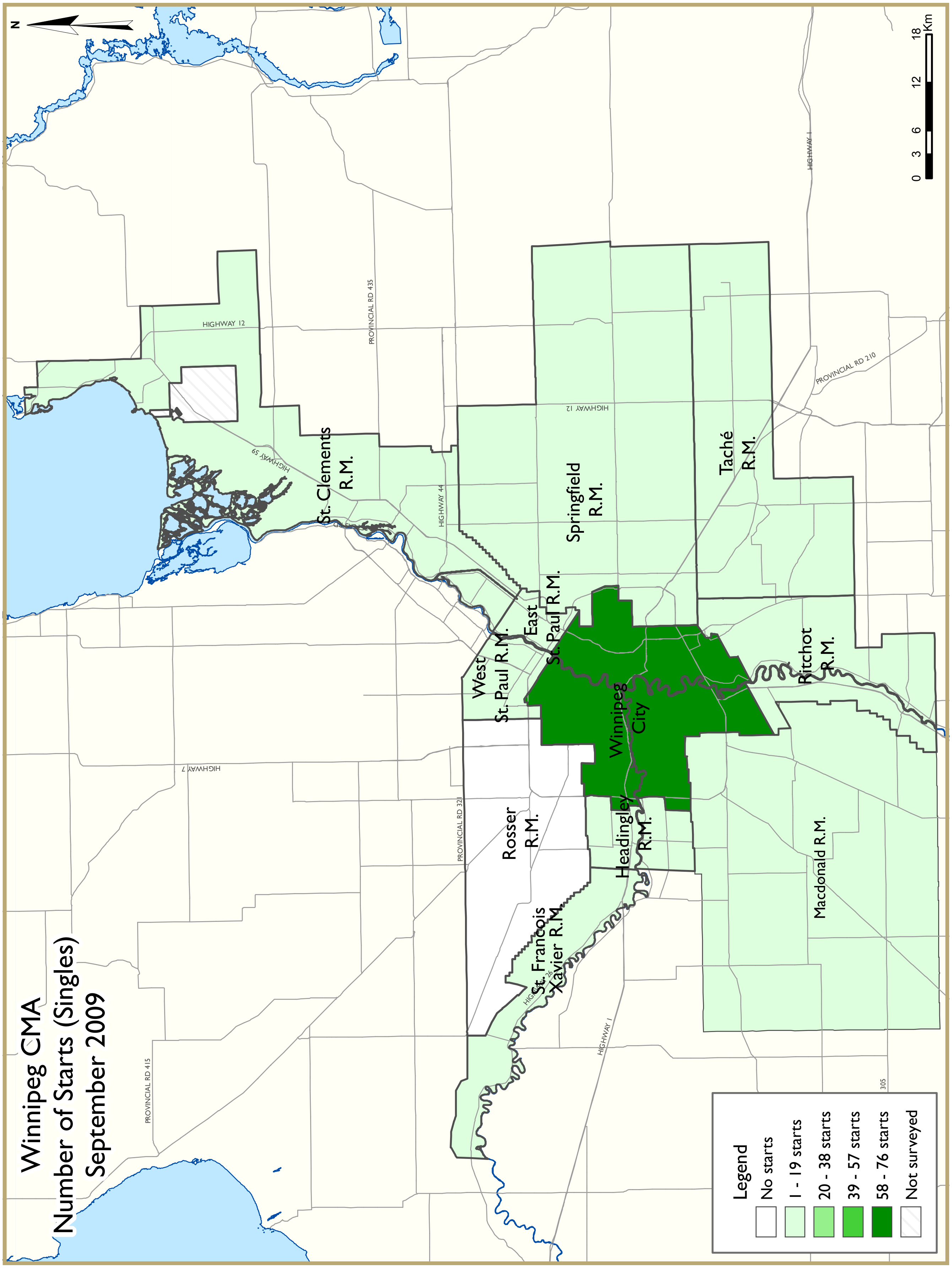
Economy

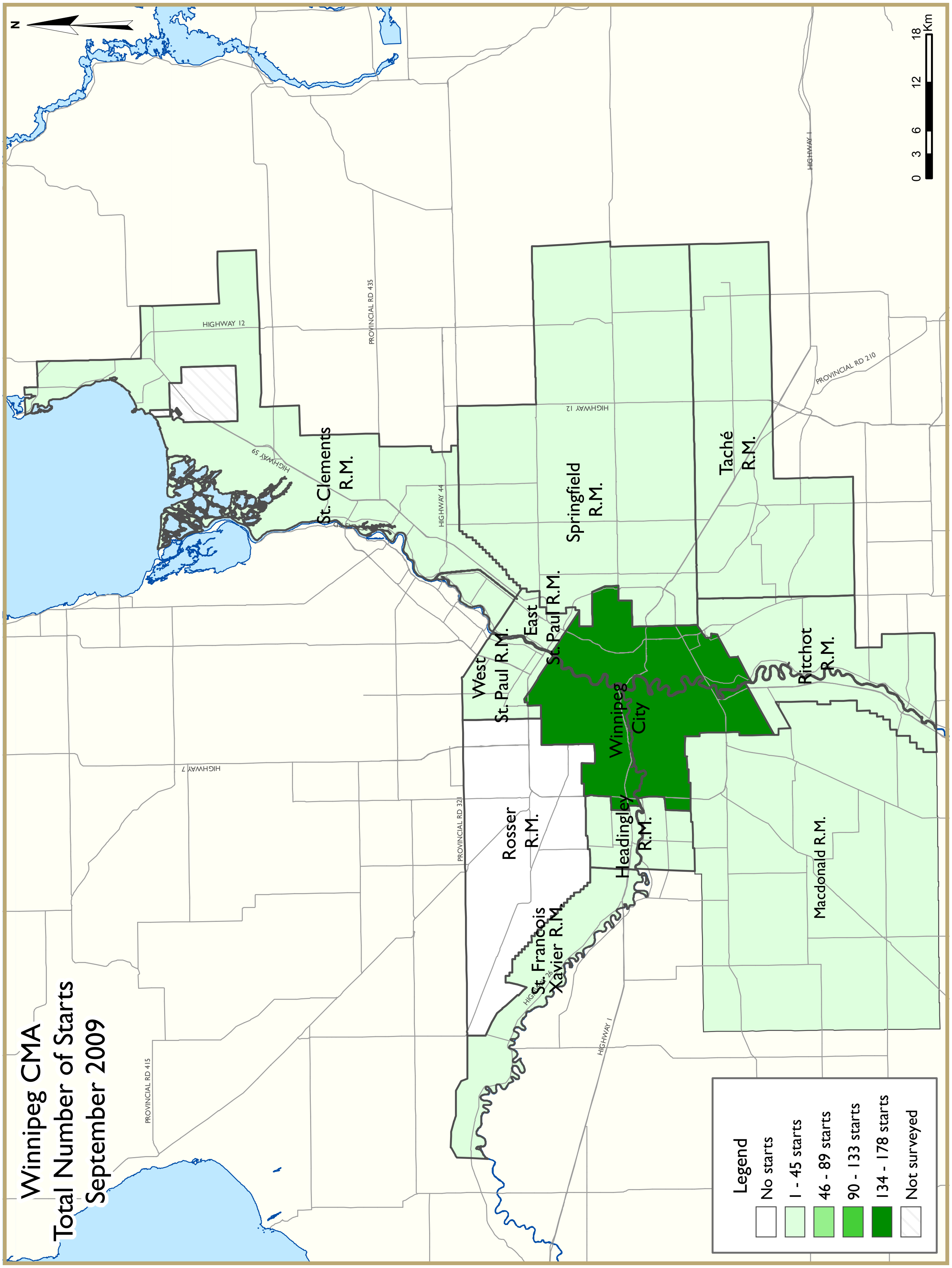
Winnipeg has generally weathered the economic downturn quite well, and there are indications that its effects on the city will be modest. The unemployment rate, which finally surpassed five per cent in the third quarter of 2009, remained stable at 5.8 per cent on a seasonally adjusted basis through the final two months of the quarter. That represents the highest level in more than two years. However, it remains in-line with the fifteen year average of 5.7 per cent. There may be some further modest gains as the rate of labour force expansion exceeds job creation, but the effect should be moderate.

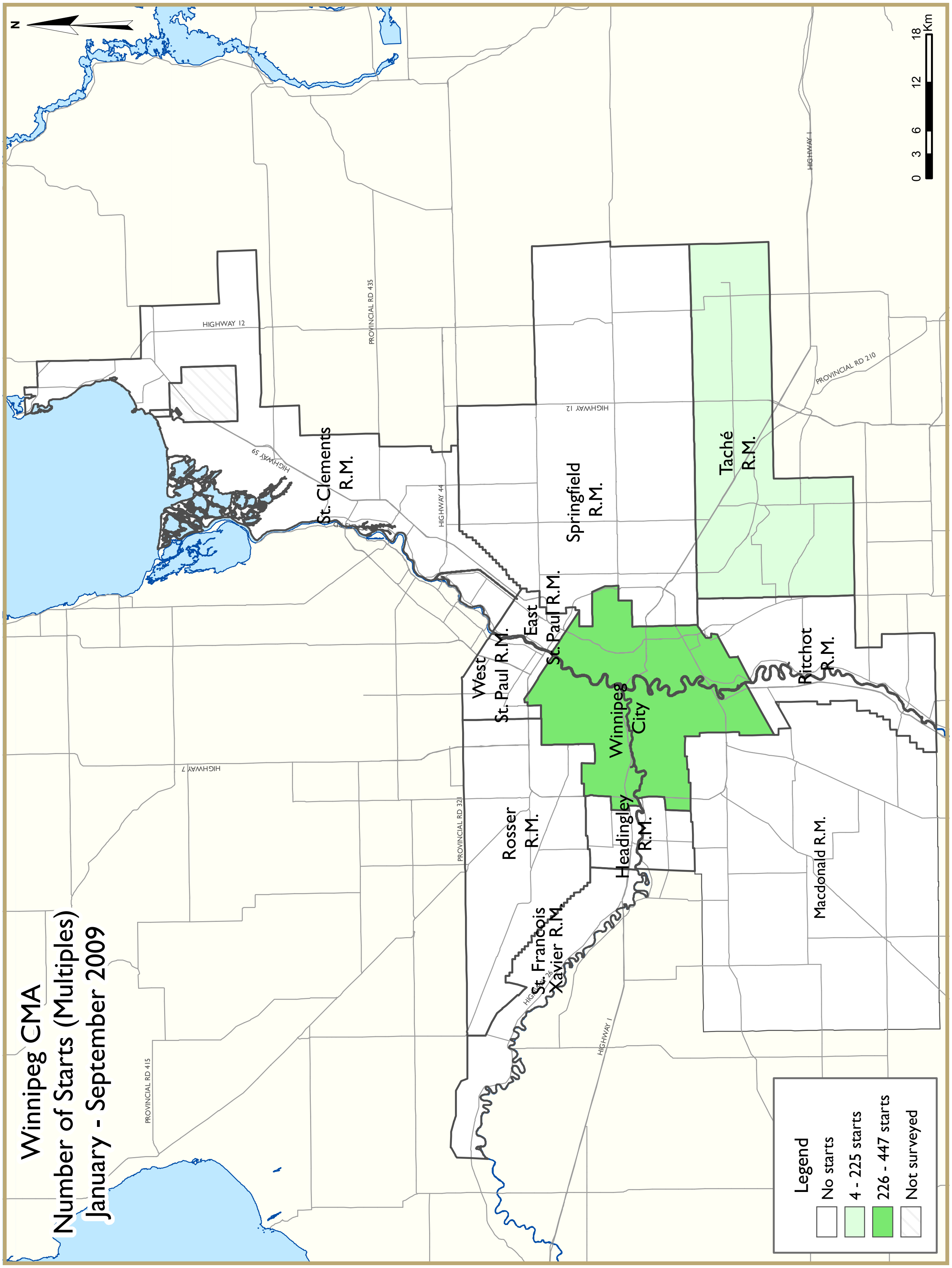
Non-residential construction also continues to be an area of strength for the local economy. On a year-to-date basis, the dollar value of economic activity in this area is 18 per cent ahead of the first three quarters of 2008. While government expenditures are down by 16 per cent over that period, this is more than countered by permit activity in the industrial and commercial construction sectors, up 25 and 36 per cent respectively.

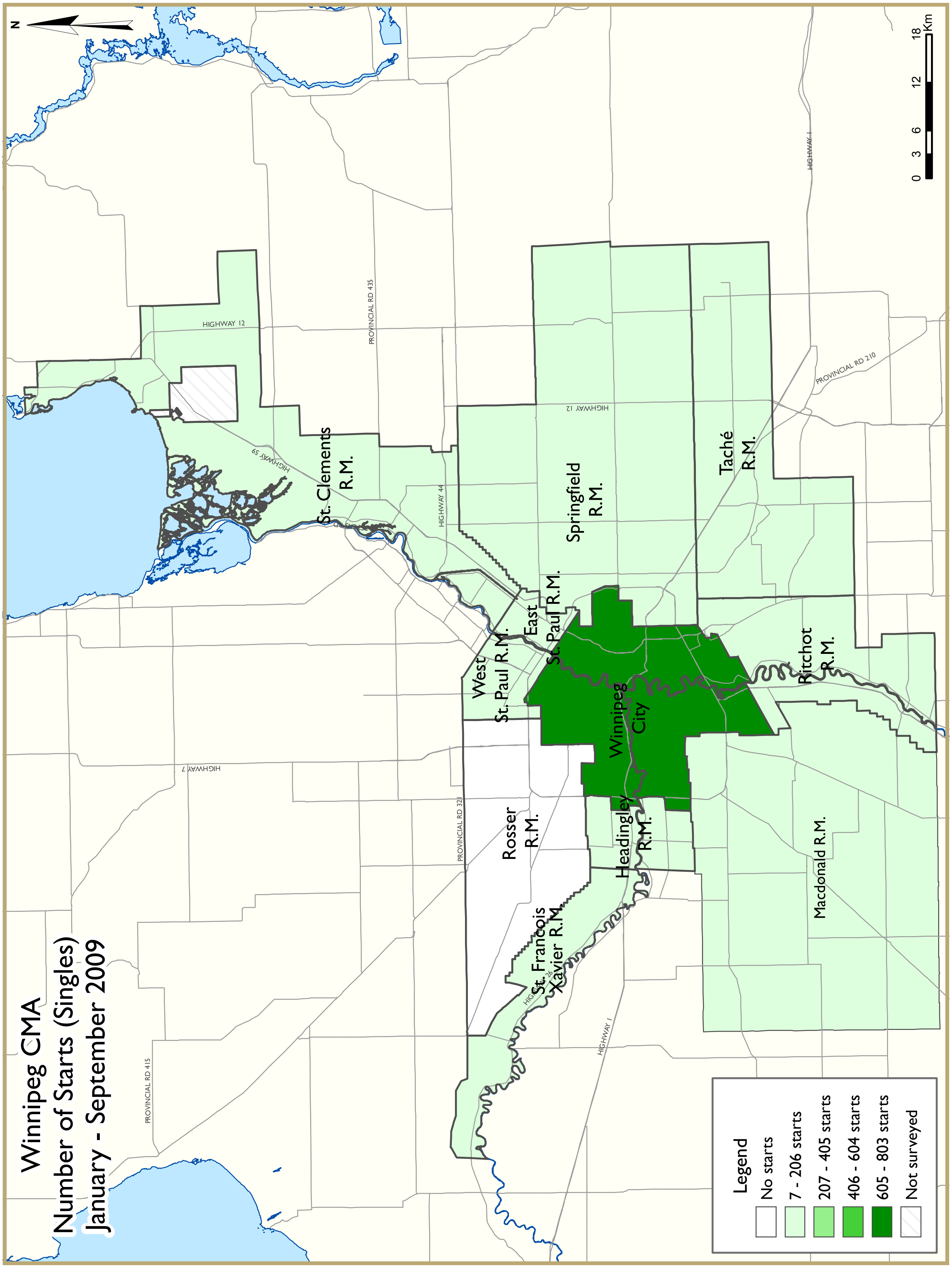
Recently released immigration data indicates that Manitoba grew at a record pace in the second quarter of 2009, driven largely by international immigration. While the elevated levels of immigration this year will put more pressure on an already tight rental market, the trend of substantial international immigration has been evident for the last five years. Those households that arrived earliest in the current wave of migration will now be considering home ownership and will represent a heightened source of demand in the new home and resale markets for Winnipeg.

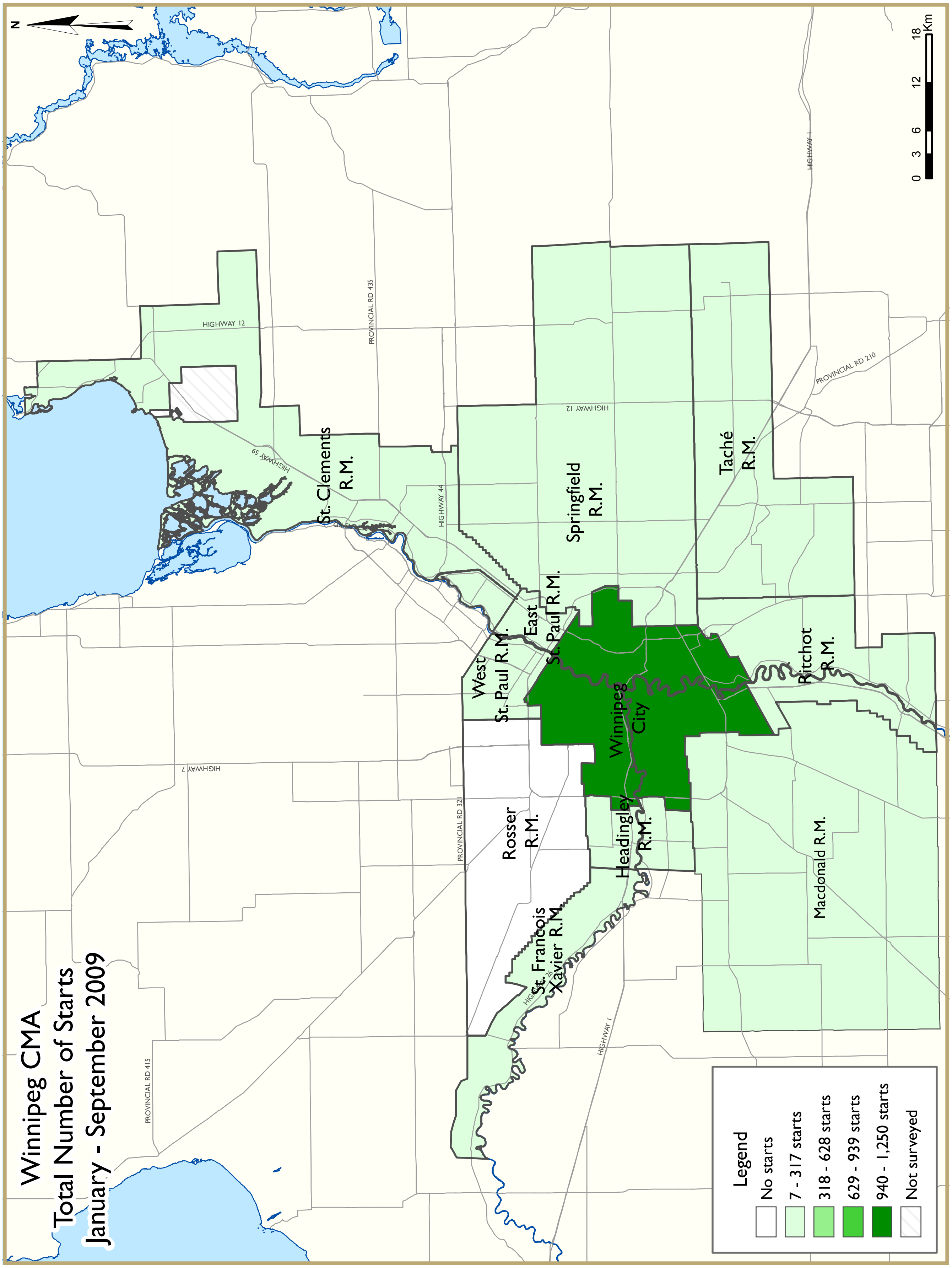

Winnipeg CMA
Number of Starts (Multiples)
September 2009
N
Legend
No starts
102 starts
Not surveyed
0 3 6 12 18
Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
PROVINCIAL RD 435
HIGHWAY 59
HIGHWAY 44
HIGHWAY 12
HIGHWAY 1
PROVINCIAL RD 210
HIGHWAY 7
PROVINCIAL RD 321
PROVINCIAL RD 415
HIGHWAY 1
305


Winnipeg CMA
Number of Starts (Singles)
September 2009
N
0 3 6 12 18 Km
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.
HIGHWAY 12
PROVINCIAL RD 435
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
PROVINCIAL RD 323
PROVINCIAL RD 415
HIGHWAY 1
PROVINCIAL RD 210
305
Legend
No starts
1 - 19 starts
20 - 38 starts
39 - 57 starts
58 - 76 starts
Not surveyed


Winnipeg CMA
Total Number of Starts
September 2009
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.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
N
0 3 6 12 18 Km
Legend
No starts
1 - 45 starts
46 - 89 starts
90 - 133 starts
134 - 178 starts
Not surveyed


Winnipeg CMA
Number of Starts (Multiples)
January - September 2009
Legend
No starts
4 - 225 starts
226 - 447 starts
Not surveyed
0 3 6 12 18 Km
N
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.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415


Winnipeg CMA
Number of Starts (Singles)
January - September 2009
N
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.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
0 3 6 12 18 Km
Legend
No starts
7 - 206 starts
207 - 405 starts
406 - 604 starts
605 - 803 starts
Not surveyed


Winnipeg CMA
Total Number of Starts
January - September 2009
N
0 3 6 12 18 Km
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.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
Legend
No starts
7 - 317 starts
318 - 628 starts
629 - 939 starts
940 - 1,250 starts
Not surveyed

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 Winnipeg CMA September 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2009	108	0	0	6	12	0	0	90	216
September 2008	174	8	0	0	20	54	0	0	256
% Change	-37.9	-100.0	n/a	n/a	-40.0	-100.0	n/a	n/a	-15.6
Year-to-date 2009	1,034	16	0	19	81	27	4	323	1,504
Year-to-date 2008	1,459	22	0	12	54	447	0	229	2,247
% Change	-29.1	-27.3	n/a	58.3	50.0	-94.0	n/a	41.0	-33.1
UNDER CONSTRUCTION									
September 2009	707	10	0	14	78	428	0	339	1,576
September 2008	911	16	0	4	56	803	0	559	2,373
% Change	-22.4	-37.5	n/a	**	39.3	-46.7	n/a	-39.4	-33.6
COMPLETIONS									
September 2009	84	4	0	0	8	119	0	78	293
September 2008	246	4	0	4	0	116	0	0	370
% Change	-65.9	0.0	n/a	-100.0	n/a	2.6	n/a	n/a	-20.8
Year-to-date 2009	1,167	18	0	13	92	291	4	245	1,854
Year-to-date 2008	1,369	14	0	32	41	272	0	606	2,334
% Change	-14.8	28.6	n/a	-59.4	124.4	7.0	n/a	-59.6	-20.6
COMPLETED & NOT ABSORBED									
September 2009	191	5	4	8	20	85	0	139	452
September 2008	262	6	0	12	2	110	0	179	571
% Change	-27.1	-16.7	n/a	-33.3	**	-22.7	n/a	-22.3	-20.8
ABSORBED									
September 2009	95	4	0	3	7	128	0	57	294
September 2008	204	1	0	1	0	84	0	43	333
% Change	-53.4	**	n/a	200.0	n/a	52.4	n/a	32.6	-11.7
Year-to-date 2009	1,242	13	0	18	84	336	0	280	1,997
Year-to-date 2008	1,300	15	0	24	47	237	0	432	2,055
% Change	-4.5	-13.3	n/a	-25.0	78.7	41.8	n/a	-35.2	-2.8

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

Table 1.1: Housing Activity Summary by Submarket September 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									
September 2009	76	0	0	0	12	0	0	90	178
September 2008	109	8	0	0	20	54	0	0	191
East St. Paul R.M.									
September 2009	2	0	0	0	0	0	0	0	2
September 2008	9	0	0	0	0	0	0	0	9
Headingley R.M.									
September 2009	2	0	0	3	0	0	0	0	5
September 2008	5	0	0	0	0	0	0	0	5
MacDonald R.M.									
September 2009	1	0	0	0	0	0	0	0	1
September 2008	5	0	0	0	0	0	0	0	5
Ritchot R.M.									
September 2009	1	0	0	0	0	0	0	0	1
September 2008	3	0	0	0	0	0	0	0	3
Rosser R.M.									
September 2009	2	0	0	0	0	0	0	0	2
September 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2009	3	0	0	0	0	0	0	0	3
September 2008	13	0	0	0	0	0	0	0	13
St. Francois Xavier R.M.									
September 2009	1	0	0	0	0	0	0	0	1
September 2008	1	0	0	0	0	0	0	0	1
Springfield R.M.									
September 2009	6	0	0	3	0	0	0	0	9
September 2008	10	0	0	0	0	0	0	0	10
Tache R.M.									
September 2009	11	0	0	0	0	0	0	0	11
September 2008	14	0	0	0	0	0	0	0	14
West St. Paul R.M.									
September 2009	5	0	0	0	0	0	0	0	5
September 2008	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
September 2009	108	0	0	6	12	0	0	90	216
September 2008	174	8	0	0	20	54	0	0	256

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

Table 1.1: Housing Activity Summary by Submarket
September 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									
September 2009	507	10	0	1	78	428	0	339	1,363
September 2008	612	14	0	0	56	773	0	559	2,038
East St. Paul R.M.									
September 2009	13	0	0	0	0	0	0	0	13
September 2008	30	0	0	0	0	0	0	0	30
Headingley R.M.									
September 2009	10	0	0	3	0	0	0	0	13
September 2008	27	0	0	3	0	0	0	0	30
MacDonald R.M.									
September 2009	12	0	0	0	0	0	0	0	12
September 2008	23	0	0	0	0	0	0	0	23
Ritchot R.M.									
September 2009	6	0	0	0	0	0	0	0	6
September 2008	27	2	0	0	0	0	0	0	29
Rosser R.M.									
September 2009	4	0	0	0	0	0	0	0	4
September 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2009	44	0	0	0	0	0	0	0	44
September 2008	56	0	0	0	0	30	0	0	86
St. Francois Xavier R.M.									
September 2009	6	0	0	0	0	0	0	0	6
September 2008	5	0	0	0	0	0	0	0	5
Springfield R.M.									
September 2009	46	0	0	10	0	0	0	0	56
September 2008	55	0	0	1	0	0	0	0	56
Tache R.M.									
September 2009	38	0	0	0	0	0	0	0	38
September 2008	38	0	0	0	0	0	0	0	38
West St. Paul R.M.									
September 2009	25	0	0	0	0	0	0	0	25
September 2008	34	0	0	0	0	0	0	0	34
Winnipeg CMA									
September 2009	707	10	0	14	78	428	0	339	1,576
September 2008	911	16	0	4	56	803	0	559	2,373

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

Table 1.1: Housing Activity Summary by Submarket September 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									
September 2009	70	4	0	0	8	119	0	78	279
September 2008	199	4	0	0	0	116	0	0	319
East St. Paul R.M.									
September 2009	7	0	0	0	0	0	0	0	7
September 2008	0	0	0	0	0	0	0	0	0
Headingley R.M.									
September 2009	3	0	0	0	0	0	0	0	3
September 2008	2	0	0	4	0	0	0	0	6
Macdonald R.M.									
September 2009	7	0	0	0	0	0	0	0	7
September 2008	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
September 2009	2	0	0	0	0	0	0	0	2
September 2008	4	0	0	0	0	0	0	0	4
Rosser R.M.									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2009	2	0	0	0	0	0	0	0	2
September 2008	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
September 2009	2	0	0	0	0	0	0	0	2
September 2008	2	0	0	0	0	0	0	0	2
Springfield R.M.									
September 2009	1	0	0	0	0	0	0	0	1
September 2008	12	0	0	0	0	0	0	0	12
Tache R.M.									
September 2009	1	0	0	0	0	0	0	0	1
September 2008	6	0	0	0	0	0	0	0	6
West St. Paul R.M.									
September 2009	3	0	0	0	0	0	0	0	3
September 2008	5	0	0	0	0	0	0	0	5
Winnipeg CMA									
September 2009	84	4	0	0	8	119	0	78	293
September 2008	246	4	0	4	0	116	0	0	370

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

Table 1.1: Housing Activity Summary by Submarket September 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									
September 2009	166	5	0	1	19	79	0	139	409
September 2008	219	6	0	0	1	110	0	179	515
East St. Paul R.M.									
September 2009	4	0	0	3	0	0	0	0	7
September 2008	10	0	0	8	0	0	0	0	18
Headingley R.M.									
September 2009	3	0	0	1	0	0	0	0	4
September 2008	3	0	0	4	0	0	0	0	7
MacDonald R.M.									
September 2009	4	0	0	0	0	0	0	0	4
September 2008	8	0	0	0	0	0	0	0	8
Ritchot R.M.									
September 2009	2	0	0	0	0	0	0	0	2
September 2008	1	0	0	0	0	0	0	0	1
Rosser R.M.									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2009	1	0	0	0	0	6	0	0	7
September 2008	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	1	0	0	0	0	0	0	0	1
Springfield R.M.									
September 2009	5	0	0	3	0	0	0	0	8
September 2008	9	0	0	0	0	0	0	0	9
Tache R.M.									
September 2009	5	0	4	0	1	0	0	0	10
September 2008	4	0	0	0	1	0	0	0	5
West St. Paul R.M.									
September 2009	1	0	0	0	0	0	0	0	1
September 2008	6	0	0	0	0	0	0	0	6
Winnipeg CMA									
September 2009	191	5	4	8	20	85	0	139	452
September 2008	262	6	0	12	2	110	0	179	571

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

Table 1.1: Housing Activity Summary by Submarket September 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									
September 2009	76	4	0	0	7	128	0	57	272
September 2008	164	1	0	0	0	84	0	43	292
East St. Paul R.M.									
September 2009	0	0	0	2	0	0	0	0	2
September 2008	6	0	0	0	0	0	0	0	6
Headingley R.M.									
September 2009	4	0	0	0	0	0	0	0	4
September 2008	2	0	0	1	0	0	0	0	3
MacDonald R.M.									
September 2009	3	0	0	0	0	0	0	0	3
September 2008	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
September 2009	3	0	0	0	0	0	0	0	3
September 2008	4	0	0	0	0	0	0	0	4
Rosser R.M.									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2009	2	0	0	0	0	0	0	0	2
September 2008	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
September 2009	2	0	0	0	0	0	0	0	2
September 2008	1	0	0	0	0	0	0	0	1
Springfield R.M.									
September 2009	3	0	0	1	0	0	0	0	4
September 2008	11	0	0	0	0	0	0	0	11
Tache R.M.									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
September 2009	2	0	0	0	0	0	0	0	2
September 2008	4	0	0	0	0	0	0	0	4
Winnipeg CMA									
September 2009	95	4	0	3	7	128	0	57	294
September 2008	204	1	0	1	0	84	0	43	333

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

Table 1.2: History of Housing Starts of Winnipeg CMA
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	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821
% Change	25.3	-50.0	n/a	-28.6	-44.2	**	-100.0	155.7	23.6
2001	1,196	8	0	42	52	15	6	70	1,473
% Change	3.1	**	-100.0	-16.0	67.7	n/a	n/a	6.1	11.8
2000	1,160	2	8	50	31	0	0	66	1,317
% Change	0.7	-66.7	n/a	-3.8	-39.2	-100.0	n/a	-78.3	-25.7
1999	1,152	6	0	52	51	207	0	304	1,772

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	% Change
Winnipeg City	76	109	2	8	10	20	90	54	178	191	-6.8
East St. Paul R.M.	2	9	0	0	0	0	0	0	2	9	-77.8
Headingley R.M.	5	5	0	0	0	0	0	0	5	5	0.0
MacDonald R.M.	1	5	0	0	0	0	0	0	1	5	-80.0
Ritchot R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	3	13	0	0	0	0	0	0	3	13	-76.9
St. Francois Xavier R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Springfield R.M.	9	10	0	0	0	0	0	0	9	10	-10.0
Tache R.M.	11	14	0	0	0	0	0	0	11	14	-21.4
West St. Paul R.M.	5	3	0	0	0	0	0	0	5	3	66.7
Winnipeg CMA	114	174	2	8	10	20	90	54	216	256	-15.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 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	803	1,084	28	22	69	52	350	700	1,250	1,858	-32.7
East St. Paul R.M.	16	48	0	0	0	0	0	0	16	48	-66.7
Headingley R.M.	17	42	0	0	0	0	0	0	17	42	-59.5
MacDonald R.M.	22	43	0	0	0	0	0	0	22	43	-48.8
Ritchot R.M.	9	26	0	2	0	0	0	0	9	28	-67.9
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	41	53	0	0	0	0	0	0	41	53	-22.6
St. Francois Xavier R.M.	7	2	0	0	0	0	0	0	7	2	**
Springfield R.M.	61	85	0	0	0	0	0	0	61	85	-28.2
Tache R.M.	53	51	0	0	4	0	0	0	57	51	11.8
West St. Paul R.M.	24	35	0	0	0	0	0	0	24	35	-31.4
Winnipeg CMA	1,053	1,471	28	24	73	52	350	700	1,504	2,247	-33.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market September 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Winnipeg City	10	20	0	0	0	54	90	0
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	10	20	0	0	0	54	90	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 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	69	52	0	0	27	447	323	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	69	52	4	0	27	447	323	229

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Winnipeg City	76	117	12	74	90	0	178	191
East St. Paul R.M.	2	9	0	0	0	0	2	9
Headingley R.M.	2	5	3	0	0	0	5	5
MacDonald R.M.	1	5	0	0	0	0	1	5
Ritchot R.M.	1	3	0	0	0	0	1	3
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	3	13	0	0	0	0	3	13
St. Francois Xavier R.M.	1	1	0	0	0	0	1	1
Springfield R.M.	6	10	3	0	0	0	9	10
Tache R.M.	11	14	0	0	0	0	11	14
West St. Paul R.M.	5	3	0	0	0	0	5	3
Winnipeg CMA	108	182	18	74	90	0	216	256

Table 2.5: Starts by Submarket and by Intended Market January - September 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	817	1,104	110	501	323	229	1,250	1,858
East St. Paul R.M.	16	44	0	4	0	0	16	48
Headingley R.M.	13	35	4	7	0	0	17	42
MacDonald R.M.	21	43	1	0	0	0	22	43
Ritchot R.M.	9	28	0	0	0	0	9	28
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	41	53	0	0	0	0	41	53
St. Francois Xavier R.M.	7	2	0	0	0	0	7	2
Springfield R.M.	49	84	12	1	0	0	61	85
Tache R.M.	53	51	0	0	4	0	57	51
West St. Paul R.M.	24	35	0	0	0	0	24	35
Winnipeg CMA	1,050	1,481	127	513	327	229	1,504	2,247

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type September 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	% Change
Winnipeg City	70	199	4	4	8	0	197	116	279	319	-12.5
East St. Paul R.M.	0	7	0	0	0	0	0	0	0	7	-100.0
Headingley R.M.	3	6	0	0	0	0	0	0	3	6	-50.0
MacDonald R.M.	0	7	0	0	0	0	0	0	0	7	-100.0
Ritchot R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Francois Xavier R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Springfield R.M.	1	12	0	0	0	0	0	0	1	12	-91.7
Tache R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
West St. Paul R.M.	3	5	0	0	0	0	0	0	3	5	-40.0
Winnipeg CMA	84	250	4	4	8	0	197	116	293	370	-20.8

Table 3.1: Completions by Submarket and by Dwelling Type January - September 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	876	1,035	20	12	88	41	530	878	1,514	1,966	-23.0
East St. Paul R.M.	21	45	0	0	0	0	0	0	21	45	-53.3
Headingley R.M.	32	43	0	0	0	0	0	0	32	43	-25.6
MacDonald R.M.	24	43	0	0	0	0	0	0	24	43	-44.2
Ritchot R.M.	25	19	0	0	0	0	0	0	25	19	31.6
Rosser R.M.	2	1	0	0	0	0	0	0	2	1	100.0
St. Clements R.M.	42	44	0	0	0	0	30	0	72	44	63.6
St. Francois Xavier R.M.	6	3	0	0	0	0	0	0	6	3	100.0
Springfield R.M.	71	80	0	2	0	0	0	0	71	82	-13.4
Tache R.M.	59	49	2	0	4	0	0	0	65	49	32.7
West St. Paul R.M.	22	39	0	0	0	0	0	0	22	39	-43.6
Winnipeg CMA	1,180	1,401	22	14	92	41	560	878	1,854	2,334	-20.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market September 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Winnipeg City	8	0	0	0	119	116	78	0
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	8	0	0	0	119	116	78	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 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	88	41	0	0	261	272	245	606
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	88	41	4	0	291	272	245	606

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Winnipeg City	74	203	127	116	78	0	279	319
East St. Paul R.M.	0	7	0	0	0	0	0	7
Headingley R.M.	3	2	0	4	0	0	3	6
MacDonald R.M.	0	7	0	0	0	0	0	7
Ritchot R.M.	2	4	0	0	0	0	2	4
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	2	0	0	0	0	2	2
St. Francois Xavier R.M.	2	2	0	0	0	0	2	2
Springfield R.M.	1	12	0	0	0	0	1	12
Tache R.M.	1	6	0	0	0	0	1	6
West St. Paul R.M.	3	5	0	0	0	0	3	5
Winnipeg CMA	88	250	127	120	78	0	293	370

Table 3.5: Completions by Submarket and by Intended Market
January - September 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	890	1,041	355	319	245	606	1,514	1,966
East St. Paul R.M.	21	35	0	10	0	0	21	45
Headingley R.M.	26	27	6	16	0	0	32	43
MacDonald R.M.	23	43	1	0	0	0	24	43
Ritchot R.M.	25	19	0	0	0	0	25	19
Rosser R.M.	2	1	0	0	0	0	2	1
St. Clements R.M.	42	44	30	0	0	0	72	44
St. Francois Xavier R.M.	6	3	0	0	0	0	6	3
Springfield R.M.	67	82	4	0	0	0	71	82
Tache R.M.	61	49	0	0	4	0	65	49
West St. Paul R.M.	22	39	0	0	0	0	22	39
Winnipeg CMA	1,185	1,383	396	345	249	606	1,854	2,334

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2009	3	4.0	11	14.7	19	25.3	17	22.7	25	33.3	75	340,746	389,390
September 2008	8	4.9	24	14.6	55	33.5	24	14.6	53	32.3	164	322,098	345,987
Year-to-date 2009	60	6.6	152	16.8	255	28.1	152	16.8	287	31.7	906	320,055	355,558
Year-to-date 2008	81	8.3	211	21.7	291	29.9	177	18.2	212	21.8	972	308,000	332,598
East St. Paul R.M.													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
September 2008	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
Year-to-date 2009	0	0.0	0	0.0	1	2.6	2	5.1	36	92.3	39	548,437	586,650
Year-to-date 2008	0	0.0	0	0.0	2	5.7	6	17.1	27	77.1	35	454,500	478,018
Headingley R.M.													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
September 2008	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Year-to-date 2009	0	0.0	0	0.0	1	3.0	17	51.5	15	45.5	33	350,000	483,448
Year-to-date 2008	0	0.0	6	14.0	2	4.7	16	37.2	19	44.2	43	367,749	415,779
MacDonald R.M.													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
September 2008	0	0.0	1	16.7	3	50.0	1	16.7	1	16.7	6	--	--
Year-to-date 2009	1	3.2	5	16.1	7	22.6	9	29.0	9	29.0	31	360,000	368,439
Year-to-date 2008	3	8.3	9	25.0	10	27.8	9	25.0	5	13.9	36	300,600	324,396
Ritchot R.M.													
September 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
September 2008	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Year-to-date 2009	1	4.0	4	16.0	13	52.0	1	4.0	6	24.0	25	299,900	323,954
Year-to-date 2008	0	0.0	3	15.0	7	35.0	1	5.0	9	45.0	20	329,531	372,334
Rosser R.M.													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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.													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	7	18.9	2	5.4	9	24.3	6	16.2	13	35.1	37	330,000	343,551
Year-to-date 2008	7	15.2	6	13.0	14	30.4	7	15.2	12	26.1	46	300,000	309,572
St. Francois Xavier R.M.													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
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	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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.													
September 2009	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
September 2008	0	0.0	1	9.1	2	18.2	4	36.4	4	36.4	11	350,727	345,420
Year-to-date 2009	3	4.3	4	5.7	15	21.4	17	24.3	31	44.3	70	359,383	376,746
Year-to-date 2008	3	3.9	13	16.9	20	26.0	20	26.0	21	27.3	77	327,770	337,344
Tache R.M.													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	--	--
Year-to-date 2009	2	3.6	8	14.3	21	37.5	13	23.2	12	21.4	56	310,693	330,610
Year-to-date 2008	2	4.3	18	38.3	17	36.2	6	12.8	4	8.5	47	283,080	294,968
West St. Paul R.M.													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	--	--
Year-to-date 2009	1	3.8	1	3.8	4	15.4	6	23.1	14	53.8	26	397,450	386,735
Year-to-date 2008	5	11.4	7	15.9	3	6.8	10	22.7	19	43.2	44	358,450	395,961
Winnipeg CMA													
September 2009	3	3.4	11	12.6	23	26.4	17	19.5	33	37.9	87	360,000	401,064
September 2008	8	3.9	28	13.7	63	30.7	40	19.5	66	32.2	205	327,820	349,234
Year-to-date 2009	75	6.1	177	14.4	329	26.8	223	18.2	423	34.5	1,227	330,000	366,185
Year-to-date 2008	103	7.8	274	20.7	366	27.6	253	19.1	328	24.8	1,324	311,000	339,455

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
September 2009

Submarket	Sept 2009	Sept 2008	% Change	YTD 2009	YTD 2008	% Change
Winnipeg City	389,390	345,987	12.5	355,558	332,598	6.9
East St. Paul R.M.	--	--	n/a	586,650	478,018	22.7
Headingley R.M.	--	--	n/a	483,448	415,779	16.3
MacDonald R.M.	--	--	n/a	368,439	324,396	13.6
Ritchot R.M.	--	--	n/a	323,954	372,334	-13.0
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	343,551	309,572	11.0
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	345,420	n/a	376,746	337,344	11.7
Tache R.M.	--	--	n/a	330,610	294,968	12.1
West St. Paul R.M.	--	--	n/a	386,735	395,961	-2.3
Winnipeg CMA	401,064	349,234	14.8	366,185	339,455	7.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
September 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	945	1,893	1,302	72.6	212,542	3.0	204,779
	July	1,300	-3.3	989	1,497	1,264	78.2	206,135	5.2	212,915
	August	1,080	-1.8	977	1,391	1,241	78.7	207,389	8.6	213,322
	September	1,049	2.0	988	1,388	1,227	80.5	209,593	9.6	217,815
	October									
	November									
	December									
	Q3 2008	3,472	3.0		4,745			192,968	12.1	
	Q3 2009	3,429	-1.2		4,276			207,587	7.6	
	YTD 2008	9,829	-0.6		13,233			199,166	14.9	
	YTD 2009	9,224	-6.2		12,984			207,300	4.1	

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

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

Table 6: Economic Indicators September 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	182.7	114.9	395	4.9	70.1	744
	July	631	3.75	5.85	182.9	114.8	395	5.3	70.3	741
	August	631	3.75	5.85	183.1	114.3	397	5.8	70.9	734
	September	610	3.70	5.49		114.6	397	5.8	70.9	732
	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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