HOUSING MARKET INFORMATION

HOUSING NOW

Windsor CMA

Canada Mortgage and Housing Corporation

Date Released: Third Quarter 2009

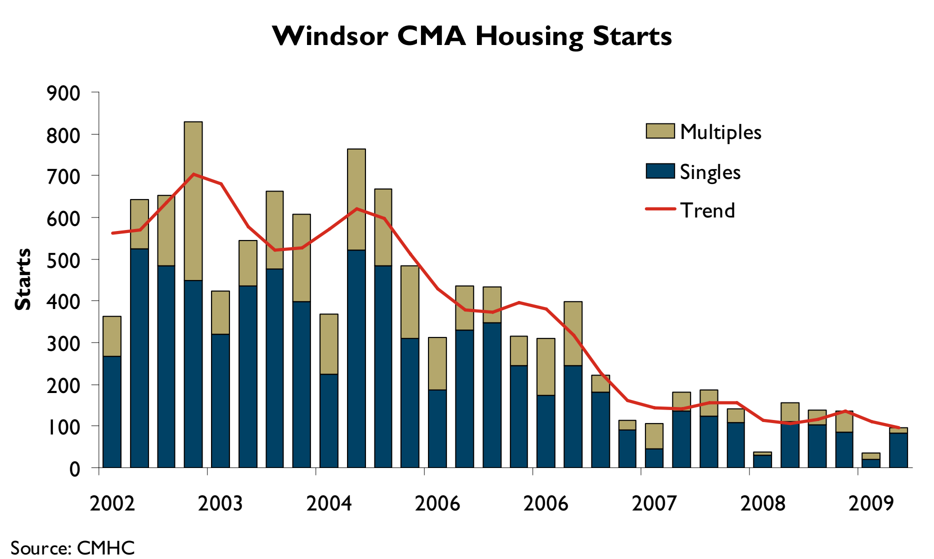
New Home Market

Construction Continued to Be Weak

New home construction in the Windsor Census Metropolitan Area (CMA) continued to move lower in the second quarter of 2009. Total starts dropped 38 per cent to 97 units compared to the 156 units started in the same period in 2008. Foundations were laid for 83 single-detached homes, the most popular home type, compared to 111 units in the second quarter in 2008.

Given the high unemployment rate, more people are moving away from Windsor than are coming to the city. The total population has also been declining, which lowers potential demand for new homes. High unemployment in the manufacturing sector is also spilling over into the service sector, which curbs demand for some single-detached homes. However, the

Figure 1



Source: CMHC

Table of Contents

Canada

CMHC SCHL
HOME TO CANADIANS

major factor contributing to soft new home construction remains the competition from the resale market, where a wide selection of lower-priced homes encouraged many buyers to opt for an existing home rather than purchasing new.

Single-detached home starts moved lower in most of the municipalities in the Windsor CMA. The exceptions were Amherstburg and Tecumseh, where starts increased slightly.

At $315,784, the average price of new homes remained stable compared to the same quarter in 2008. While new home prices in many areas edged down, new home prices increased in Windsor City and Amherstburg. New homes in the Windsor CMA area continued to be nearly twice as expensive as the average resale home.

Of the new homes built in Windsor, most tended to be high-end in the second quarter of 2009 thanks to some migrants moving to the Windsor CMA for retirement and those who are less affected by the economic downturn. The share of homes priced above $350,000 remained above 30 per cent. Other higher-end homes are also well accepted. Priced between $250,000 and $349,999, the percentage share of these homes to total starts was up to 12.1 per cent from 9.9 per cent in 2008. As for lower-end homes, the percentage share continued to decline for houses priced below $249,999.

Resale Market

Resale Market Stabilizes With Fewer New Listings

New listings of resale homes through the Multiple Listing Service (MLS®) have dropped significantly. In the second quarter of 2009, a total of 2,761 homes were listed, down from 3,449 listings recorded in 2008. This indicates that fewer homeowners are selling their homes and suggests that the number of people moving to other areas for work is beginning to move down.

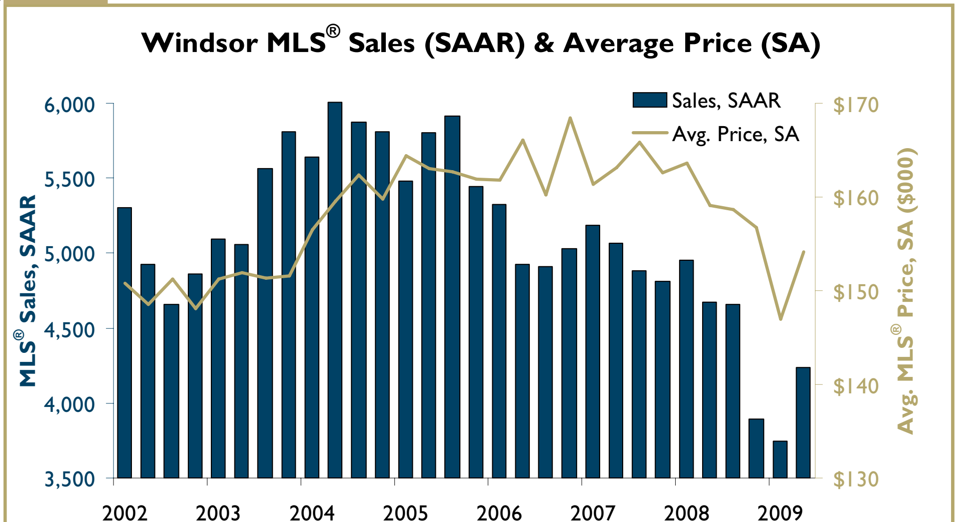
Sales of existing homes, however, continued to drop. A total of 1,421 resale homes exchanged hands in the second quarter of 2009, down 7.5 per cent from the same period in 2008.

Unemployment continues to be the major factor contributing to softness in Windsor's demand for resale homes. With one of the highest unemployment rates in the country, consumers tend to be very cautious when considering homeownership.

With listings moving downward, the sales-to-new-listings ratio (SNL), a measure of market state, increased to 42 per cent from 34 per cent in the first quarter. Market conditions continued to favour buyers. In a buyer's market, homes tend to take longer to sell and home prices tend to grow slower than the general rate of inflation.

With the SNL stabilizing, the pace at which price declines also slowed. The average home prices dropped by 3.1 per cent, which is slower than the double digit price drop observed early this year.

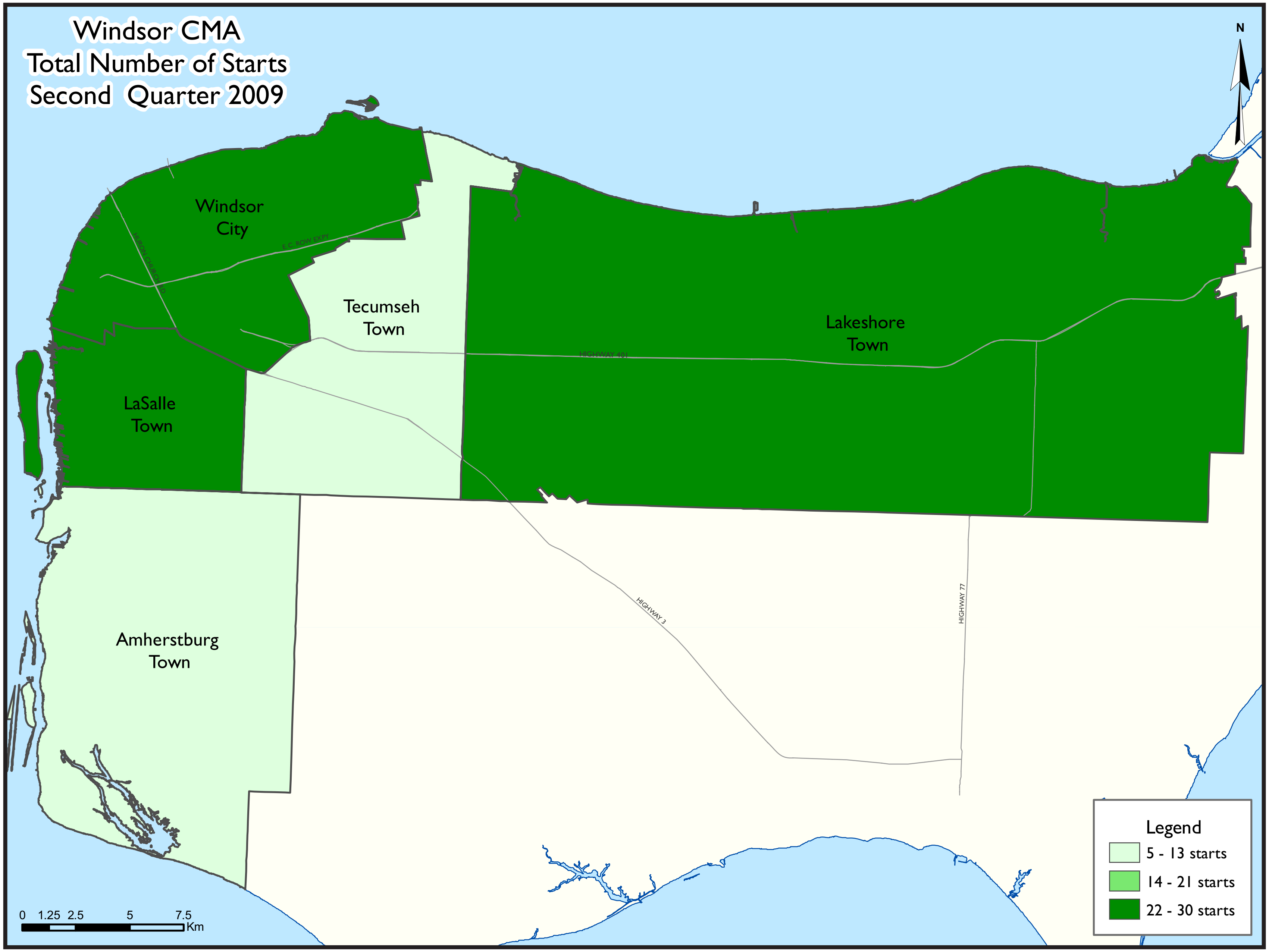
Figure 2



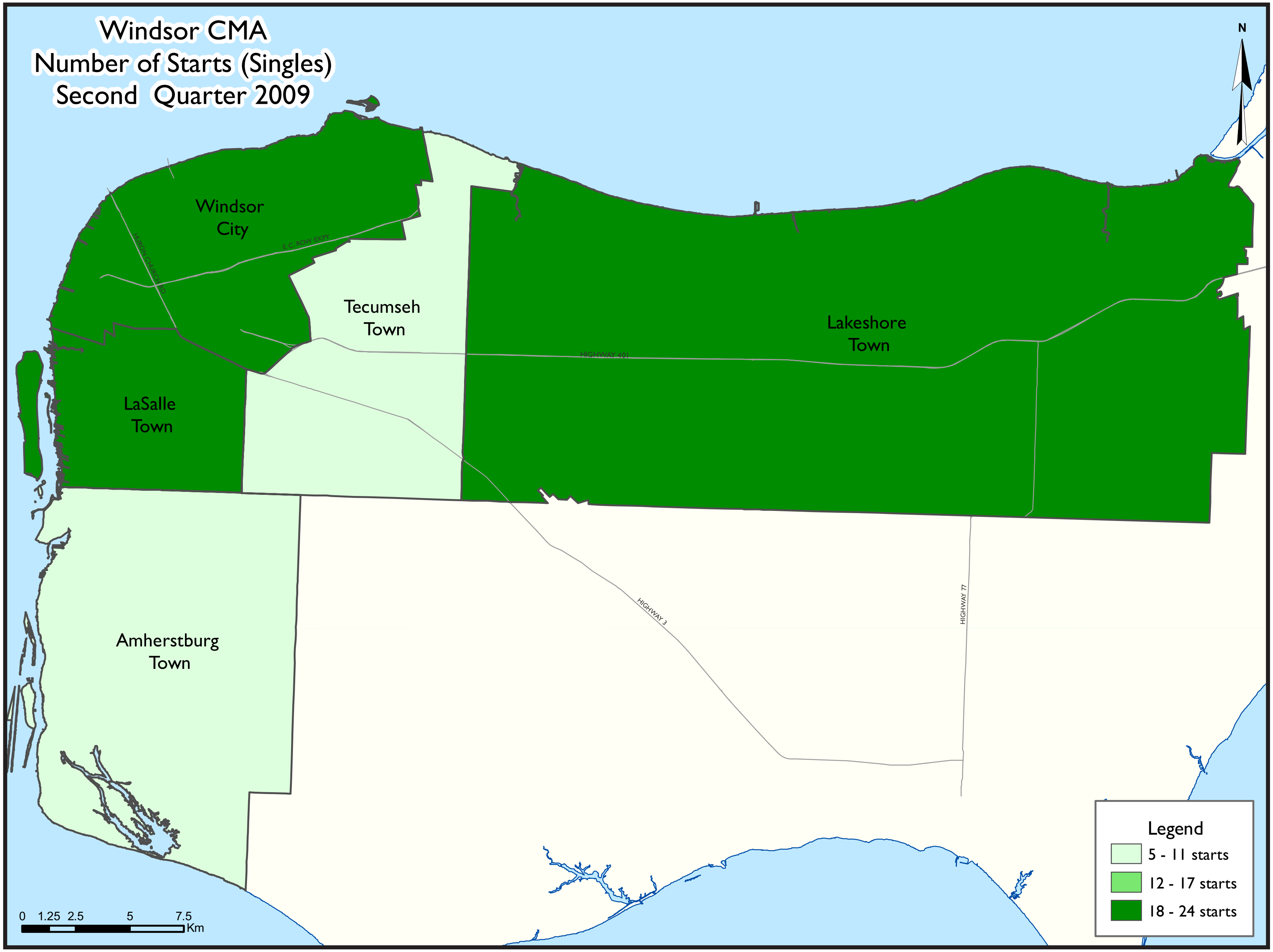
Source: CREA, CMHC

Local Economy

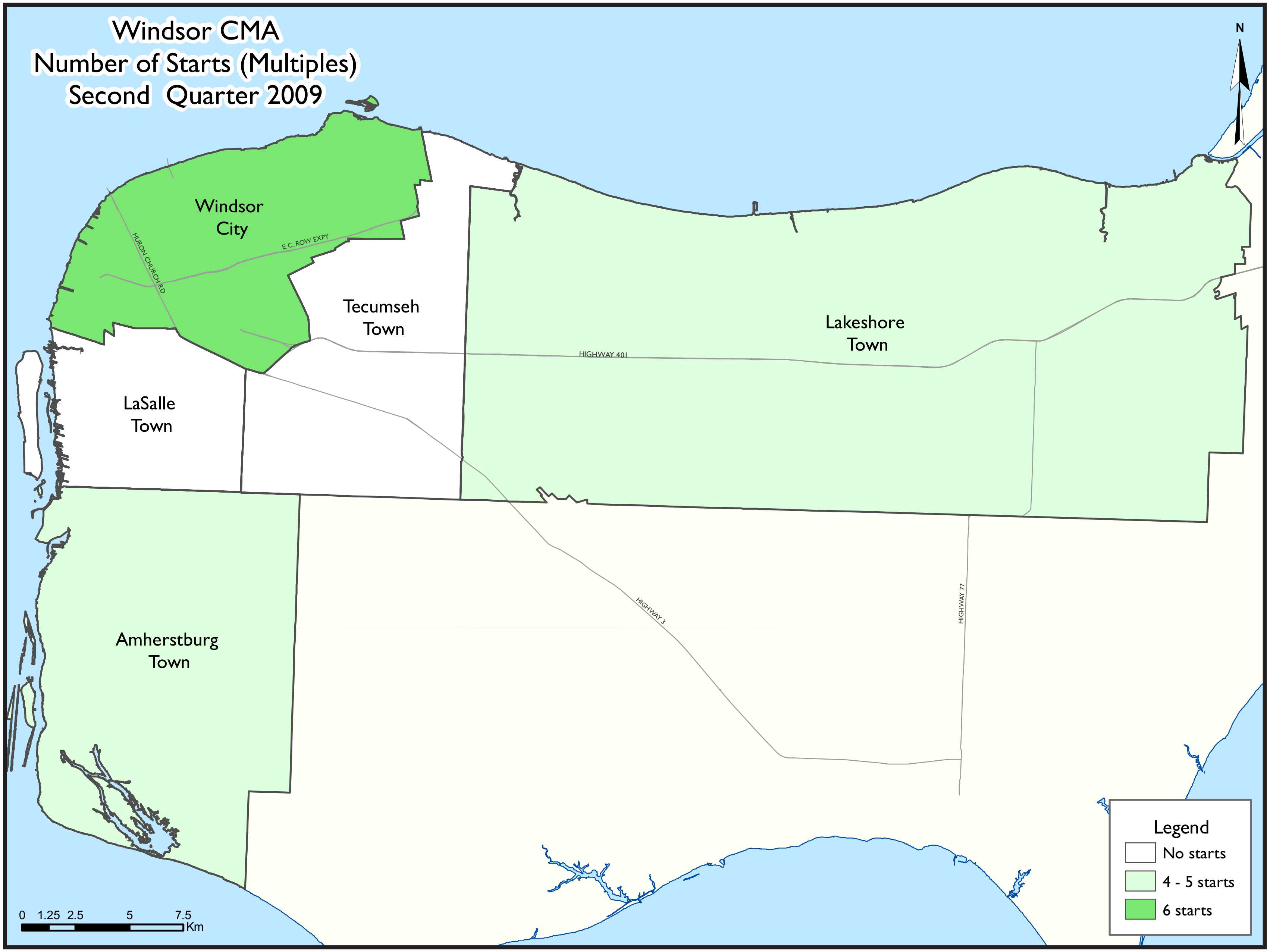
Weak U.S demand for automobiles and soft service sector hiring contributed to more people looking for jobs. At 14.4 per cent, the unemployment rate recorded in the Windsor CMA remains the highest in the country. However, service employment improved with more hiring in the sector related to finance, insurance and real estate. Employments were also higher in the retail trade sector. With Chrysler keeping the third shift in their minivan plant, the employment picture in Windsor should be brighter in the near future.

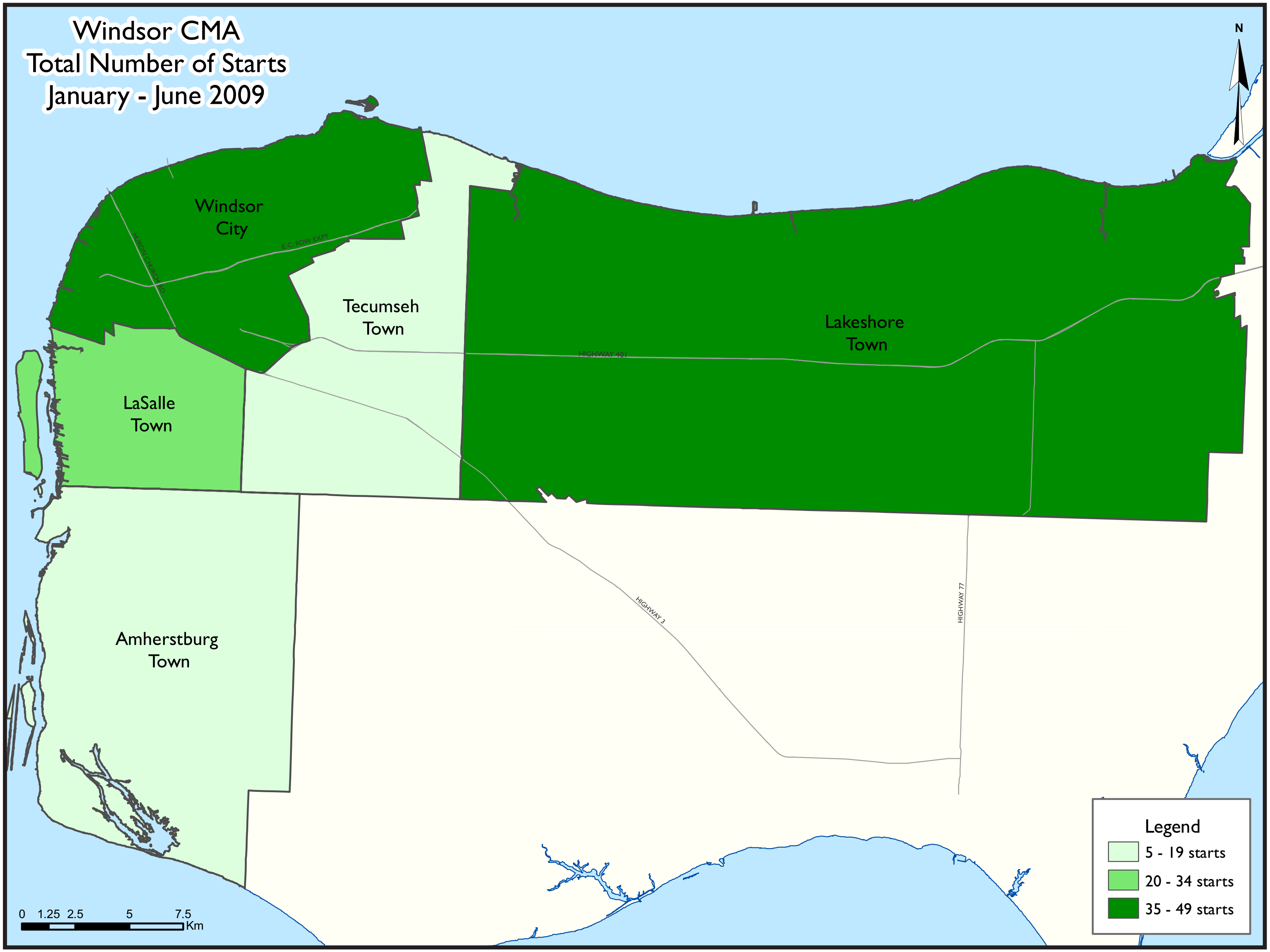


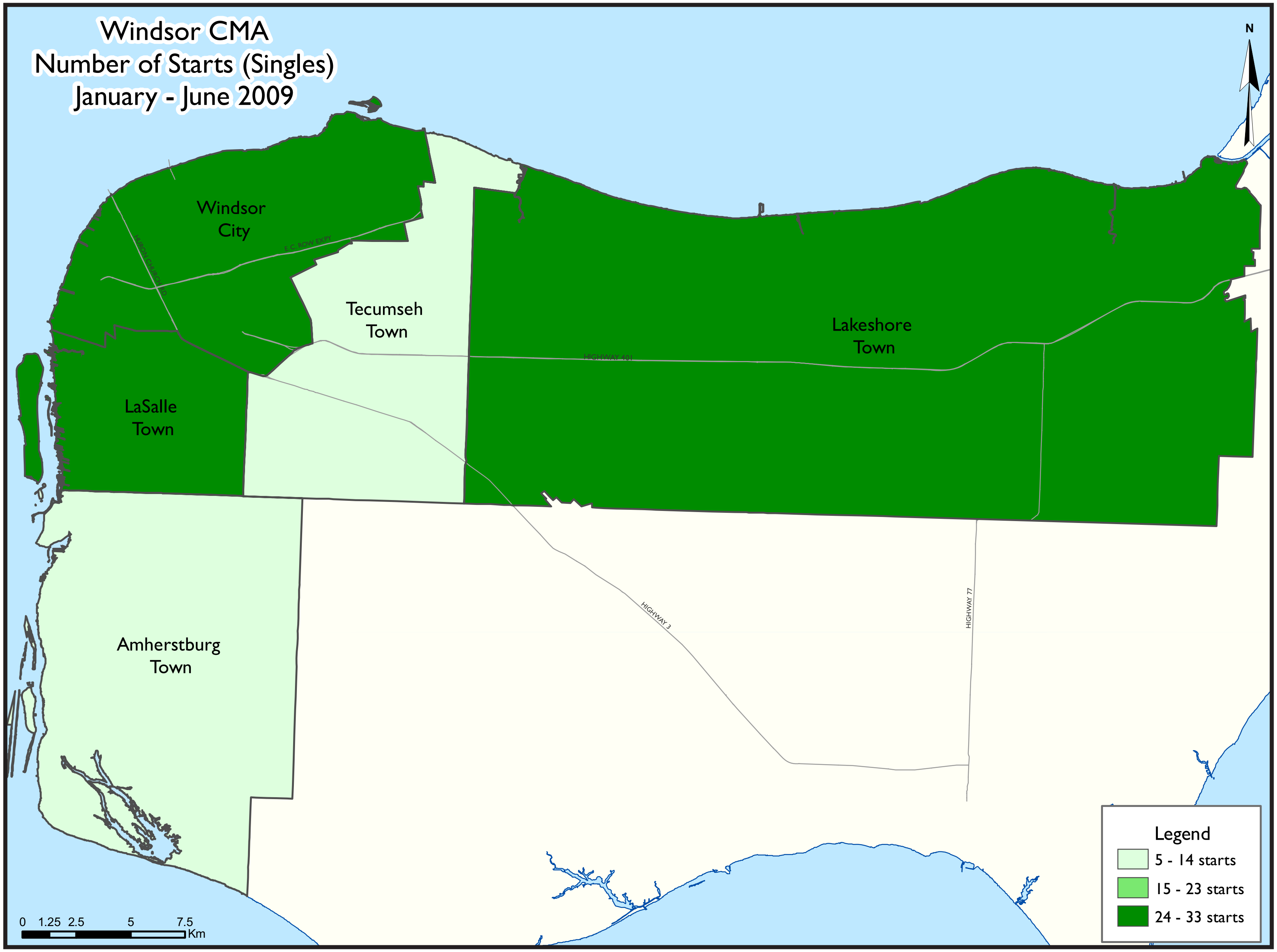
Windsor CMA
Total Number of Starts
Second Quarter 2009
N
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
Legend
5 - 13 starts
14 - 21 starts
22 - 30 starts
0 1.25 2.5 5 7.5 Km

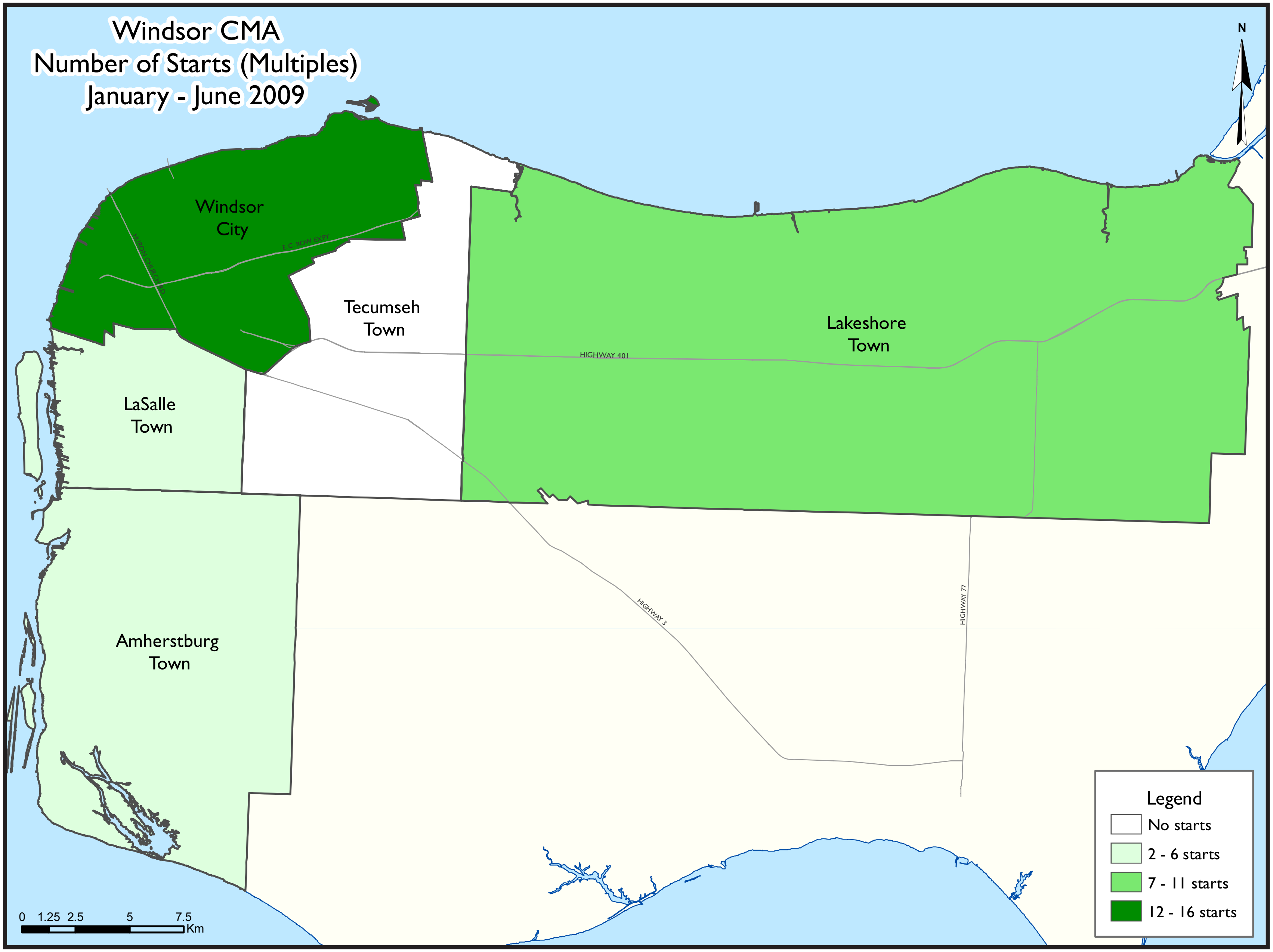


Windsor CMA
Number of Starts (Singles)
Second Quarter 2009
N
Windsor
City
Tecumseh
Town
Lakeshore
Town
LaSalle
Town
Amherstburg
Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
Legend
5 - 11 starts
12 - 17 starts
18 - 24 starts
0 1.25 2.5 5 7.5
Km


Windsor CMA
Number of Starts (Multiples)
Second Quarter 2009
N
Windsor City
Tecumseh Town
LaSalle Town
Lakeshore Town
Amherstburg Town
HURON CHURCH RD
E.C. ROW EXPY
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
Legend
No starts
4 - 5 starts
6 starts
0 1.25 2.5 5 7.5
Km


Windsor CMA
Total Number of Starts
January - June 2009
N
Windsor City
Tecumseh Town
LaSalle Town
Lakeshore Town
Amherstburg Town
E.C. ROW EXPY
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
0 1.25 2.5 5 7.5 Km
Legend
5 - 19 starts
20 - 34 starts
35 - 49 starts


Windsor CMA
Number of Starts (Singles)
January - June 2009
N
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
0 1.25 2.5 5 7.5 Km
Legend
5 - 14 starts
15 - 23 starts
24 - 33 starts


Windsor CMA
Number of Starts (Multiples)
January - June 2009
N
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
E.C. ROW EXPY
Legend
No starts
2 - 6 starts
7 - 11 starts
12 - 16 starts
0 1.25 2.5 5 7.5 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Windsor CMA Second Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2009	83	2	8	0	4	0	0	0	97
Q2 2008	111	4	8	0	29	0	0	4	156
% Change	-25.2	-50.0	0.0	n/a	-86.2	n/a	n/a	-100.0	-37.8
Year-to-date 2009	103	4	8	0	17	0	0	0	132
Year-to-date 2008	140	6	11	0	34	0	0	4	195
% Change	-26.4	-33.3	-27.3	n/a	-50.0	n/a	n/a	-100.0	-32.3
UNDER CONSTRUCTION									
Q2 2009	134	12	34	0	122	60	0	12	374
Q2 2008	166	28	33	0	104	183	0	16	530
% Change	-19.3	-57.1	3.0	n/a	17.3	-67.2	n/a	-25.0	-29.4
COMPLETIONS									
Q2 2009	61	12	7	2	13	0	0	0	95
Q2 2008	70	2	6	0	8	0	0	0	86
% Change	-12.9	**	16.7	n/a	62.5	n/a	n/a	n/a	10.5
Year-to-date 2009	116	16	7	2	27	0	0	0	168
Year-to-date 2008	140	16	6	0	11	0	0	0	173
% Change	-17.1	0.0	16.7	n/a	145.5	n/a	n/a	n/a	-2.9
COMPLETED & NOT ABSORBED									
Q2 2009	54	8	2	1	4	14	0	0	83
Q2 2008	57	9	0	0	5	0	0	2	73
% Change	-5.3	-11.1	n/a	n/a	-20.0	n/a	n/a	-100.0	13.7
ABSORBED									
Q2 2009	57	11	5	1	12	0	0	1	87
Q2 2008	71	4	6	0	6	0	0	1	88
% Change	-19.7	175.0	-16.7	n/a	100.0	n/a	n/a	0.0	-1.1
Year-to-date 2009	110	16	5	1	26	3	0	1	162
Year-to-date 2008	142	13	6	0	11	0	0	2	174
% Change	-22.5	23.1	-16.7	n/a	136.4	n/a	n/a	-50.0	-6.9

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Windsor City									
Q2 2009	24	2	0	0	4	0	0	0	30
Q2 2008	38	2	0	0	22	0	0	4	66
LaSalle Town									
Q2 2009	23	0	0	0	0	0	0	0	23
Q2 2008	25	2	0	0	4	0	0	0	31
Lakeshore Township									
Q2 2009	24	0	4	0	0	0	0	0	28
Q2 2008	36	0	8	0	0	0	0	0	44
Amherstburg Township									
Q2 2009	7	0	4	0	0	0	0	0	11
Q2 2008	10	0	0	0	3	0	0	0	13
Tecumseh Town									
Q2 2009	5	0	0	0	0	0	0	0	5
Q2 2008	2	0	0	0	0	0	0	0	2
Windsor CMA									
Q2 2009	83	2	8	0	4	0	0	0	97
Q2 2008	111	4	8	0	29	0	0	4	156
UNDER CONSTRUCTION									
Windsor City									
Q2 2009	45	4	0	0	97	0	0	12	158
Q2 2008	63	8	0	0	87	123	0	16	297
LaSalle Town									
Q2 2009	33	4	3	0	14	46	0	0	100
Q2 2008	31	6	3	0	14	46	0	0	100
Lakeshore Township									
Q2 2009	36	2	16	0	8	0	0	0	62
Q2 2008	47	4	16	0	0	0	0	0	67
Amherstburg Township									
Q2 2009	13	2	15	0	3	14	0	0	47
Q2 2008	16	10	14	0	3	14	0	0	57
Tecumseh Town									
Q2 2009	7	0	0	0	0	0	0	0	7
Q2 2008	9	0	0	0	0	0	0	0	9
Windsor CMA									
Q2 2009	134	12	34	0	122	60	0	12	374
Q2 2008	166	28	33	0	104	183	0	16	530

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Windsor City									
Q2 2009	28	6	0	0	13	0	0	0	47
Q2 2008	24	0	6	0	4	0	0	0	34
LaSalle Town									
Q2 2009	12	4	0	2	0	0	0	0	18
Q2 2008	11	0	0	0	0	0	0	0	11
Lakeshore Township									
Q2 2009	13	2	4	0	0	0	0	0	19
Q2 2008	27	0	0	0	4	0	0	0	31
Amherstburg Township									
Q2 2009	7	0	3	0	0	0	0	0	10
Q2 2008	5	0	0	0	0	0	0	0	5
Tecumseh Town									
Q2 2009	1	0	0	0	0	0	0	0	1
Q2 2008	3	2	0	0	0	0	0	0	5
Windsor CMA									
Q2 2009	61	12	7	2	13	0	0	0	95
Q2 2008	70	2	6	0	8	0	0	0	86
COMPLETED & NOT ABSORBED									
Windsor City									
Q2 2009	27	4	0	0	2	14	0	0	47
Q2 2008	22	5	0	0	3	0	0	2	32
LaSalle Town									
Q2 2009	4	2	0	1	1	0	0	0	8
Q2 2008	7	2	0	0	0	0	0	0	9
Lakeshore Township									
Q2 2009	19	0	1	0	1	0	0	0	21
Q2 2008	23	1	0	0	2	0	0	0	26
Amherstburg Township									
Q2 2009	4	1	1	0	0	0	0	0	6
Q2 2008	5	0	0	0	0	0	0	0	5
Tecumseh Town									
Q2 2009	0	1	0	0	0	0	0	0	1
Q2 2008	0	1	0	0	0	0	0	0	1
Windsor CMA									
Q2 2009	54	8	2	1	4	14	0	0	83
Q2 2008	57	9	0	0	5	0	0	2	73

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Windsor City									
Q2 2009	21	5	0	0	12	0	0	1	39
Q2 2008	32	2	6	0	4	0	0	1	45
LaSalle Town									
Q2 2009	14	4	0	1	0	0	0	0	19
Q2 2008	10	0	0	0	0	0	0	0	10
Lakeshore Township									
Q2 2009	12	2	3	0	0	0	0	0	17
Q2 2008	21	0	0	0	2	0	0	0	23
Amherstburg Township									
Q2 2009	8	0	2	0	0	0	0	0	10
Q2 2008	5	1	0	0	0	0	0	0	6
Tecumseh Town									
Q2 2009	2	0	0	0	0	0	0	0	2
Q2 2008	3	1	0	0	0	0	0	0	4
Windsor CMA									
Q2 2009	57	11	5	1	12	0	0	1	87
Q2 2008	71	4	6	0	6	0	0	1	88

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

Table 1.2: History of Housing Starts of Windsor 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	327	18	23	1	68	0	0	16	453
% Change	-21.4	-62.5	9.5	0.0	9.7	-100.0	n/a	-20.0	-26.2
2007	416	48	21	1	62	46	0	20	614
% Change	-39.9	-4.0	-77.7	n/a	n/a	-77.1	-100.0	**	-41.2
2006	692	50	94	0	0	201	4	4	1,045
% Change	-37.7	-47.9	-43.4	n/a	n/a	171.6	-75.0	-88.2	-30.1
2005	1,110	96	166	0	0	74	16	34	1,496
% Change	-27.9	-50.0	-31.7	n/a	-100.0	-58.0	-20.0	-67.0	-34.6
2004	1,539	192	243	0	14	176	20	103	2,287
% Change	-5.6	-9.9	1.3	n/a	n/a	102.3	**	**	2.2
2003	1,631	213	240	0	0	87	4	14	2,237
% Change	-5.5	-39.1	39.5	n/a	n/a	-58.4	0.0	-46.2	-10.2
2002	1,726	350	172	0	0	209	4	26	2,490
% Change	7.6	60.6	18.6	n/a	-100.0	58.3	100.0	-40.9	15.4
2001	1,604	218	145	0	11	132	2	44	2,157
% Change	-8.2	-25.3	27.2	n/a	n/a	-7.0	-75.0	46.7	-9.4
2000	1,748	292	114	0	0	142	8	30	2,382
% Change	-0.7	-9.9	-42.7	n/a	-100.0	63.2	n/a	150.0	-0.2
1999	1,761	324	199	0	4	87	0	12	2,387

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Windsor City	24	38	2	4	4	20	0	4	30	66	-54.5
LaSalle Town	23	25	0	2	0	4	0	0	23	31	-25.8
Lakeshore Township	24	36	0	0	4	8	0	0	28	44	-36.4
Amherstburg Township	7	10	0	0	4	3	0	0	11	13	-15.4
Tecumseh Town	5	2	0	0	0	0	0	0	5	2	150.0
Windsor CMA	83	111	2	6	12	35	0	4	97	156	-37.8

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
Windsor City	33	51	2	6	14	23	0	4	49	84	-41.7
LaSalle Town	26	27	2	2	0	4	0	0	28	33	-15.2
Lakeshore Township	28	47	0	0	7	8	0	0	35	55	-36.4
Amherstburg Township	11	11	0	2	4	6	0	0	15	19	-21.1
Tecumseh Town	5	4	0	0	0	0	0	0	5	4	25.0
Windsor CMA	103	140	4	10	25	41	0	4	132	195	-32.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Windsor City	4	20	0	0	0	0	0	4
LaSalle Town	0	4	0	0	0	0	0	0
Lakeshore Township	4	8	0	0	0	0	0	0
Amherstburg Township	4	3	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	12	35	0	0	0	0	0	4

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
Windsor City	14	23	0	0	0	0	0	4
LaSalle Town	0	4	0	0	0	0	0	0
Lakeshore Township	7	8	0	0	0	0	0	0
Amherstburg Township	4	6	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	25	41	0	0	0	0	0	4

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Windsor City	26	40	4	22	0	4	30	66
LaSalle Town	23	27	0	4	0	0	23	31
Lakeshore Township	28	44	0	0	0	0	28	44
Amherstburg Township	11	10	0	3	0	0	11	13
Tecumseh Town	5	2	0	0	0	0	5	2
Windsor CMA	93	123	4	29	0	4	97	156

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
Windsor City	35	53	14	27	0	4	49	84
LaSalle Town	28	29	0	4	0	0	28	33
Lakeshore Township	32	55	3	0	0	0	35	55
Amherstburg Township	15	16	0	3	0	0	15	19
Tecumseh Town	5	4	0	0	0	0	5	4
Windsor CMA	115	157	17	34	0	4	132	195

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2009												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Windsor City	28	24	6	0	13	10	0	0	47	34	38.2
LaSalle Town	14	11	4	0	0	0	0	0	18	11	63.6
Lakeshore Township	13	27	2	0	4	4	0	0	19	31	-38.7
Amherstburg Township	7	5	0	0	3	0	0	0	10	5	100.0
Tecumseh Town	1	3	0	2	0	0	0	0	1	5	-80.0
Windsor CMA	63	70	12	2	20	14	0	0	95	86	10.5

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
Windsor City	50	54	10	4	25	10	0	0	85	68	25.0
LaSalle Town	24	25	6	2	0	0	0	0	30	27	11.1
Lakeshore Township	28	43	2	2	4	7	0	0	34	52	-34.6
Amherstburg Township	11	11	0	6	3	0	0	0	14	17	-17.6
Tecumseh Town	5	7	0	2	0	0	0	0	5	9	-44.4
Windsor CMA	118	140	18	16	32	17	0	0	168	173	-2.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Windsor City	13	10	0	0	0	0	0	0
LaSalle Town	0	0	0	0	0	0	0	0
Lakeshore Township	4	4	0	0	0	0	0	0
Amherstburg Township	3	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	20	14	0	0	0	0	0	0

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
Windsor City	25	10	0	0	0	0	0	0
LaSalle Town	0	0	0	0	0	0	0	0
Lakeshore Township	4	7	0	0	0	0	0	0
Amherstburg Township	3	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	32	17	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Windsor City	34	30	13	4	0	0	47	34
LaSalle Town	16	11	2	0	0	0	18	11
Lakeshore Township	19	27	0	4	0	0	19	31
Amherstburg Township	10	5	0	0	0	0	10	5
Tecumseh Town	1	5	0	0	0	0	1	5
Windsor CMA	80	78	15	8	0	0	95	86

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
Windsor City	58	64	27	4	0	0	85	68
LaSalle Town	28	27	2	0	0	0	30	27
Lakeshore Township	34	45	0	7	0	0	34	52
Amherstburg Township	14	17	0	0	0	0	14	17
Tecumseh Town	5	9	0	0	0	0	5	9
Windsor CMA	139	162	29	11	0	0	168	173

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q2 2009	4	19.0	4	19.0	6	28.6	4	19.0	3	14.3	21	269,000	296,229
Q2 2008	6	18.8	11	34.4	10	31.3	3	9.4	2	6.3	32	244,000	268,437
Year-to-date 2009	13	32.5	8	20.0	11	27.5	5	12.5	3	7.5	40	241,429	258,037
Year-to-date 2008	16	26.2	21	34.4	15	24.6	5	8.2	4	6.6	61	232,925	249,475
LaSalle Town													
Q2 2009	0	0.0	2	13.3	3	20.0	2	13.3	8	53.3	15	365,000	347,739
Q2 2008	1	10.0	1	10.0	2	20.0	1	10.0	5	50.0	10	345,000	392,000
Year-to-date 2009	0	0.0	6	23.1	6	23.1	5	19.2	9	34.6	26	316,191	317,844
Year-to-date 2008	2	8.3	2	8.3	6	25.0	4	16.7	10	41.7	24	344,500	371,945
Lakeshore Township													
Q2 2009	0	0.0	2	16.7	5	41.7	0	0.0	5	41.7	12	283,333	337,479
Q2 2008	0	0.0	2	9.5	7	33.3	2	9.5	10	47.6	21	318,800	354,738
Year-to-date 2009	1	4.0	5	20.0	11	44.0	1	4.0	7	28.0	25	270,000	309,012
Year-to-date 2008	1	2.7	5	13.5	12	32.4	8	21.6	11	29.7	37	309,000	341,437
Amherstburg Township													
Q2 2009	1	12.5	2	25.0	4	50.0	1	12.5	0	0.0	8	--	--
Q2 2008	0	0.0	3	60.0	0	0.0	1	20.0	1	20.0	5	--	--
Year-to-date 2009	3	21.4	2	14.3	6	42.9	1	7.1	2	14.3	14	266,786	312,190
Year-to-date 2008	1	7.7	3	23.1	3	23.1	2	15.4	4	30.8	13	289,000	293,237
Tecumseh Town													
Q2 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Q2 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	1	16.7	1	16.7	0	0.0	1	16.7	3	50.0	6	--	--
Year-to-date 2008	1	14.3	0	0.0	0	0.0	2	28.6	4	57.1	7	--	--
Windsor CMA													
Q2 2009	5	8.6	10	17.2	18	31.0	7	12.1	18	31.0	58	280,952	315,787
Q2 2008	7	9.9	17	23.9	19	26.8	7	9.9	21	29.6	71	289,000	316,410
Year-to-date 2009	18	16.2	22	19.8	34	30.6	13	11.7	24	21.6	111	269,000	294,463
Year-to-date 2008	21	14.8	31	21.8	36	25.4	21	14.8	33	23.2	142	287,000	303,126

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2009						
Submarket	Q2 2009	Q2 2008	% Change	YTD 2009	YTD 2008	% Change
Windsor City	296,229	268,437	10.4	258,037	249,475	3.4
LaSalle Town	347,739	392,000	-11.3	317,844	371,945	-14.5
Lakeshore Township	337,479	354,738	-4.9	309,012	341,437	-9.5
Amherstburg Township	--	--	n/a	312,190	293,237	6.5
Tecumseh Town	--	--	n/a	--	--	n/a
Windsor CMA	315,787	316,410	-0.2	294,463	303,126	-2.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Windsor Second Quarter 2009										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	290	-8.5	434	1,055	955	45.4	157,868	0.6	161,784
	February	375	2.7	413	920	962	42.9	158,391	2.0	165,489
	March	376	-8.5	391	892	939	41.6	160,935	1.9	163,534
	April	456	-2.8	392	1,289	997	39.3	160,722	-0.6	159,872
	May	488	-14.4	391	1,131	938	41.7	159,682	-5.5	157,052
	June	477	-7.2	386	1,029	943	40.9	163,545	-0.5	160,443
	July	452	-4.0	375	1,063	959	39.1	162,740	-2.7	156,230
	August	418	-17.7	373	890	924	40.4	164,503	-5.0	161,450
	September	442	13.6	417	849	849	49.1	158,936	-4.9	158,357
	October	354	-14.1	347	873	875	39.7	147,488	-6.0	151,272
	November	226	-37.2	304	726	922	33.0	165,681	3.4	167,843
	December	192	-4.5	323	480	934	34.6	150,506	-5.4	152,222
2009	January	185	-36.2	295	1,010	929	31.8	151,519	-4.0	154,327
	February	260	-30.7	306	720	790	38.7	133,523	-15.7	139,281
	March	342	-9.0	336	1,036	938	35.8	144,195	-10.4	147,385
	April	401	-12.1	338	952	802	42.1	149,299	-7.1	147,232
	May	391	-19.9	330	883	804	41.0	153,622	-3.8	154,477
	June	522	9.4	392	926	816	48.0	163,602	0.0	159,927
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2008	1,421	-8.5		3,449			161,312	-2.4	
	Q2 2009	1,314	-7.5		2,761			156,267	-3.1	
	YTD 2008	2,462	-7.0		6,316			160,404	-0.8	
	YTD 2009	2,101	-14.7		5,527			151,069	-5.8	

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

[1]Source: CREA

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

Table 6: Economic Indicators
Second Quarter 2009

		Interest Rates			NHPI, Total, Windsor CMA 1997=100	CPI, 2002 =100 (Ontario)	Windsor 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	103.3	110.9	161.6	8.6	65.0	792
	February	718	7.25	7.29	103.6	111.4	162.1	8.6	65.1	793
	March	712	7.15	7.19	103.4	111.7	162.5	8.7	65.3	802
	April	700	6.95	6.99	103.8	112.5	161.4	8.4	64.7	808
	May	679	6.15	6.65	103.6	113.6	159.3	8.4	63.9	807
	June	710	6.95	7.15	103.8	114.2	156.8	8.6	62.9	808
	July	710	6.95	7.15	103.8	115.1	155.2	9.2	62.7	805
	August	691	6.65	6.85	103.7	114.8	154.8	9.7	62.9	817
	September	691	6.65	6.85	103.6	115.1	155.7	10.0	63.4	808
	October	713	6.35	7.20	103.3	113.7	156.5	10.2	63.8	803
	November	713	6.35	7.20	103.6	113.5	157.4	10.1	64.1	795
	December	685	5.60	6.75	103.7	112.8	158.0	10.1	64.4	797
2009	January	627	5.00	5.79	103.7	112.4	156.2	10.9	64.2	794
	February	627	5.00	5.79	103.7	113.1	154.2	12.6	64.7	785
	March	613	4.50	5.55	103.7	113.7	151.6	13.7	64.3	785
	April	596	3.90	5.25	103.7	113.2	152.8	13.6	64.8	784
	May	596	3.90	5.25	103.7	114.0	153.2	13.8	65.1	782
	June	631	3.75	5.85		114.2	153.0	14.4	65.5	768
	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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.