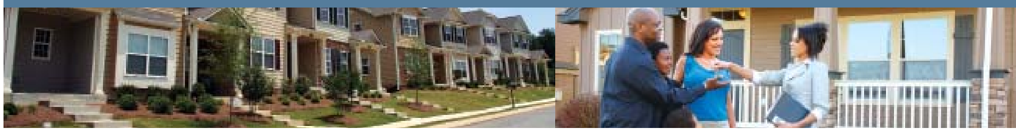
HOUSING MARKET INFORMATION

HOUSING NOW
Windsor CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2009

New Home Market

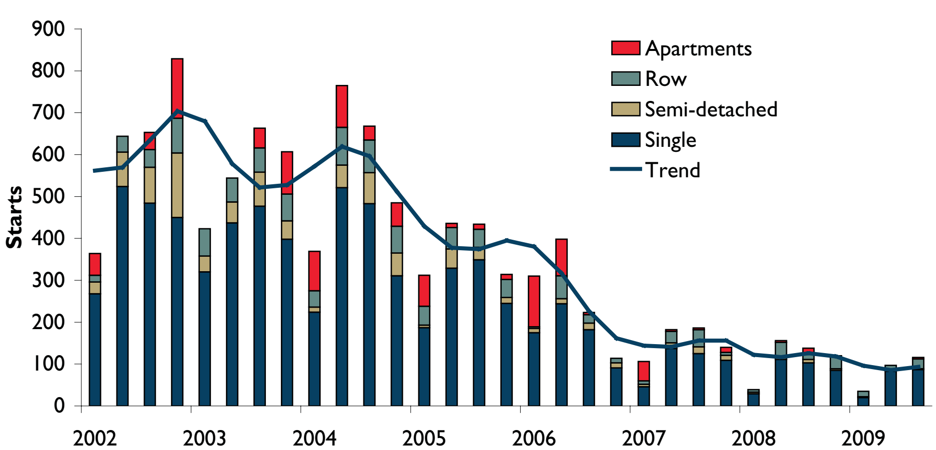
Construction Appears to Have Bottomed

While new home construction in the Windsor Census Metropolitan Area (CMA) continued to move lower in the third quarter of 2009, the rate of decline slowed. Total starts dropped 16 per cent to116 units compared to the 138 units started in the same period in 2008. Foundations were laid for 87 single-detached homes, the most popular home type, compared to 103 units in the third 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

Figure 1

Windsor CMA Housing Starts



Source: CMHC

Table of Contents

sector is also spilling over into the service sector, which limits demand for single-detached homes. However, the major factor contributing to soft new home construction remains the competition from the resale market, where a wide selection of lower-priced homes encourages 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 Lasalle and Amherstburg, where starts increased

At about $311,700, the average price of new homes went down compared to the same quarter in 2008. The only exception was in Windsor city, were new home prices increased. 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 in the third quarter, most of them were mid- to high-end. The share of homes priced above $250,000 accounted for almost 47 per cent of total starts in Windsor. As for the low-end homes, the percentage share of houses priced below $200,000 continued to decrease compared to the same period last year.

Resale Market

Resale Market Improved Somewhat

New listings of resale homes through the Multiple Listing Service (MLS®) have dropped significantly. In the third quarter of 2009, a total of 2,597 homes were listed, down from 2,802 listings recorded in 2008. Generally, new listings respond to price, and with prices down for some time, fewer homeowners are trying to sell their homes.

Sales of existing homes seem to have bottomed out. A total of 1,393 resale homes changed hands in the third quarter of 2009, up 6.2 per cent from the 1,312 homes sold in the same period in 2008.

Unemployment continues to be the major factor contributing to softness in Windsor's demand for resale homes. With the highest unemployment rate in the country, consumers tend to be very cautious when considering home-ownership. However, with the economy improving and less negative news in the automotive industry, some buyers have decided to come out and shop.

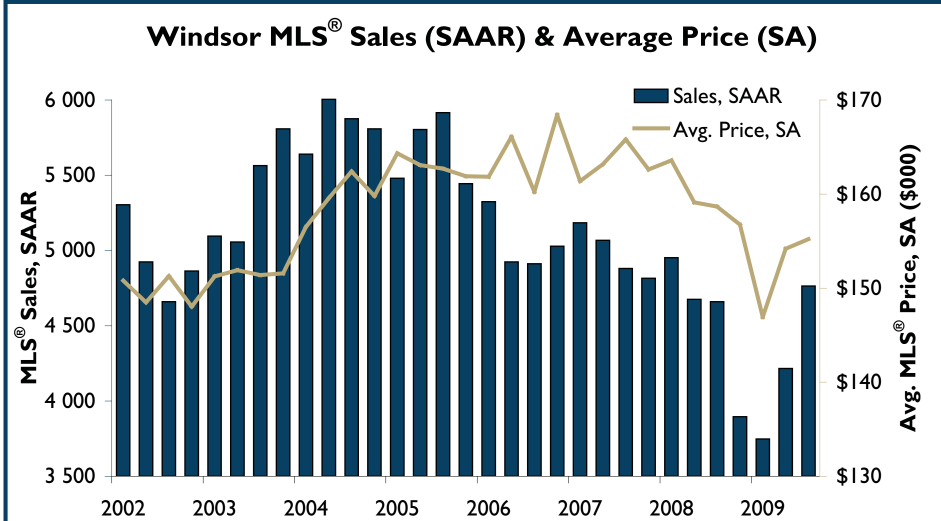
With listings moving downward and sales improving, the resale market in Windsor tightened up. The sales-to-new-listings ratio (SNL), a measure of market state, increased to 46 per cent from 34 per cent in the first quarter. Given the trend indicated by the SNL, prices began to recover.

On a seasonally adjusted basis, the average home price increased by 0.5 per cent in the third quarter from the previous quarter, which is the result of a tightening resale market. Seasonally unadjusted prices, however, were still down about two per cent from a year ago.

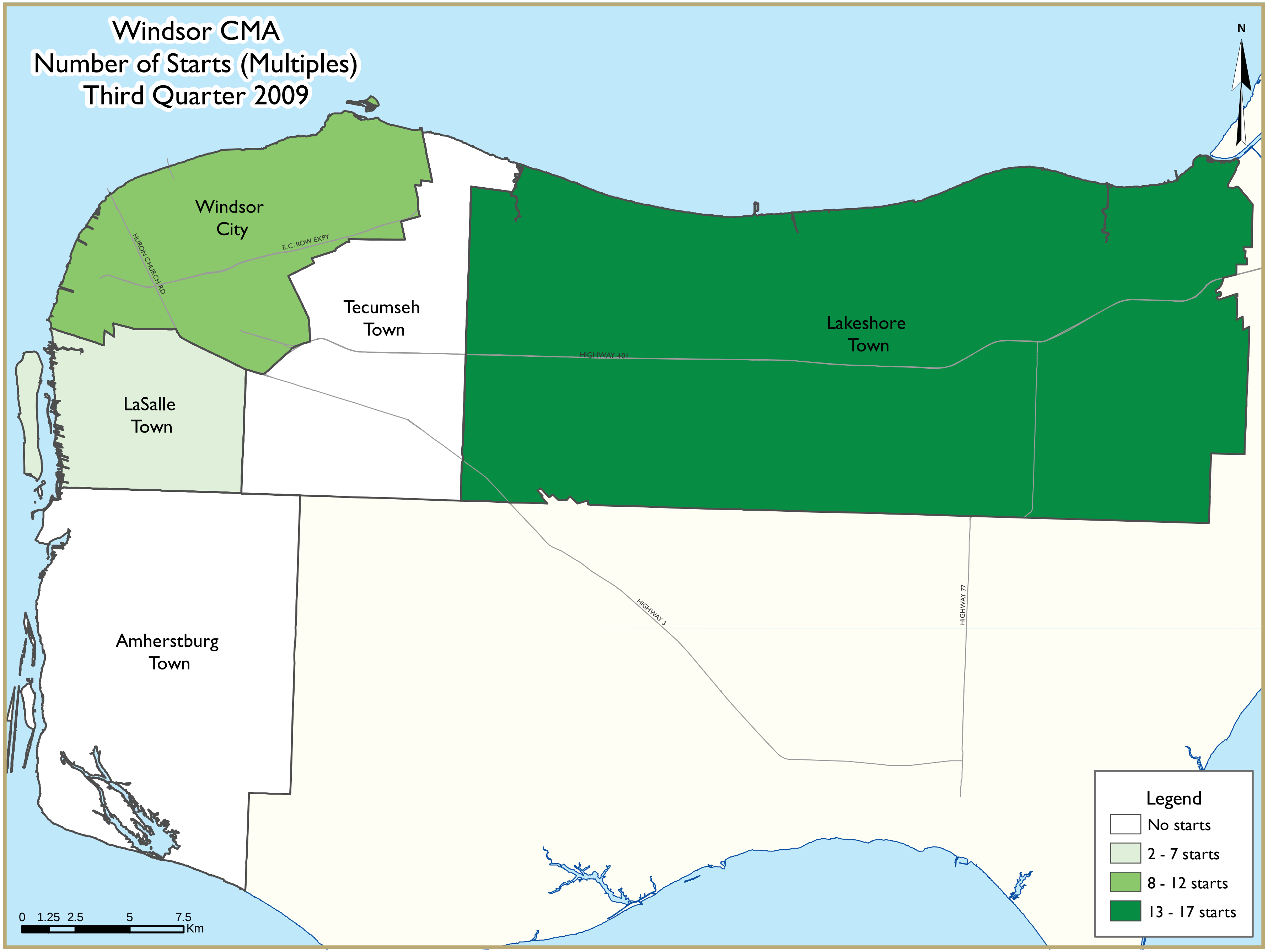
Local Economy

Weak U.S demand for automobiles and soft service sector hiring contributed to more people out of work. At 14.4 per cent, the unemployment rate recorded in the Windsor CMA remains the highest in the country. However, the rising rate seems to have stabilized with service employment rising as the finance, insurance and real estate sector began more hiring. Employment was also higher in the retail trade sector. With some infrastructure projects moving forward and Chrysler keeping the third shift in their minivan plant, the employment picture in Windsor should be brighter in the near future.

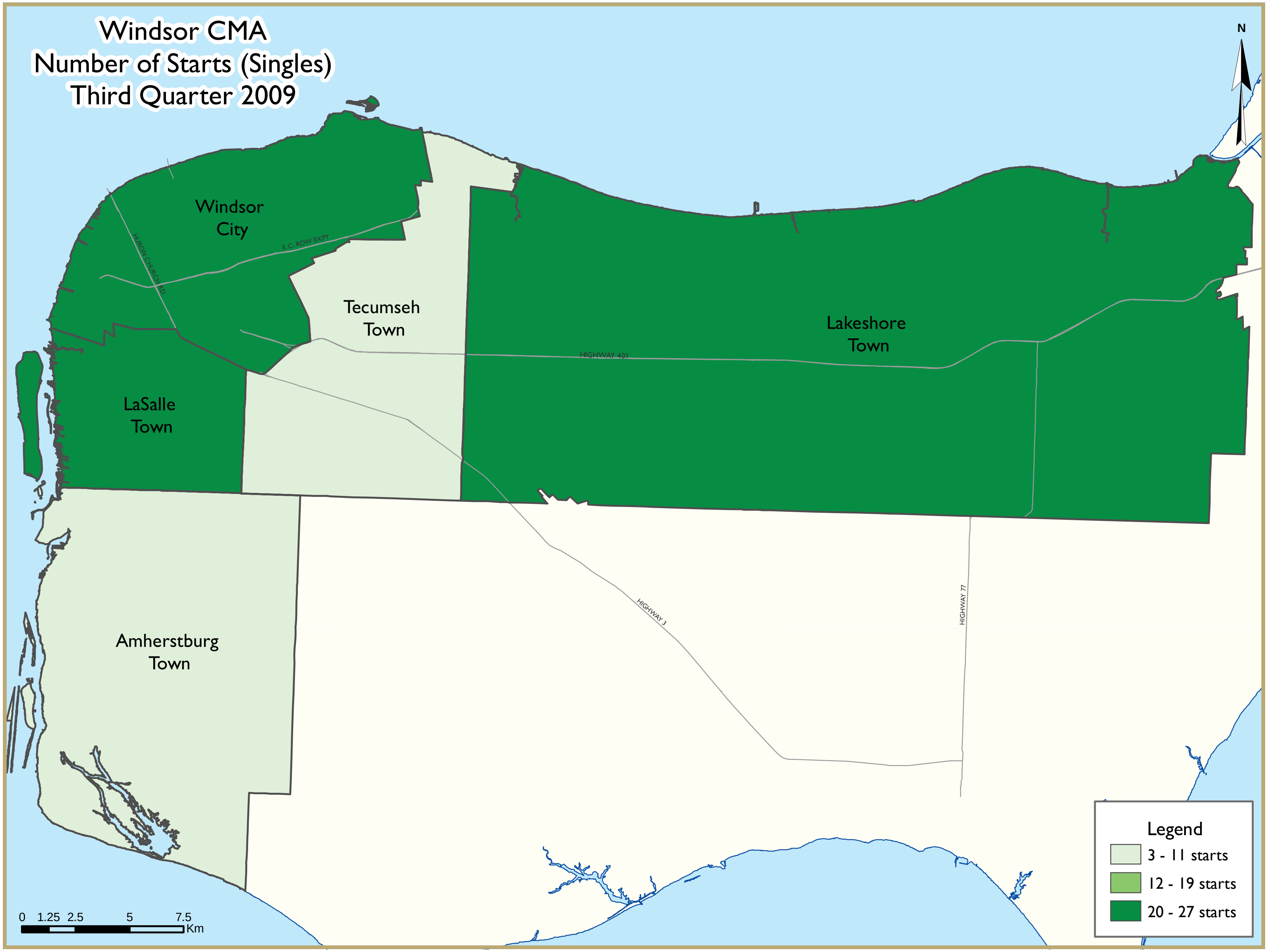
Figure 2

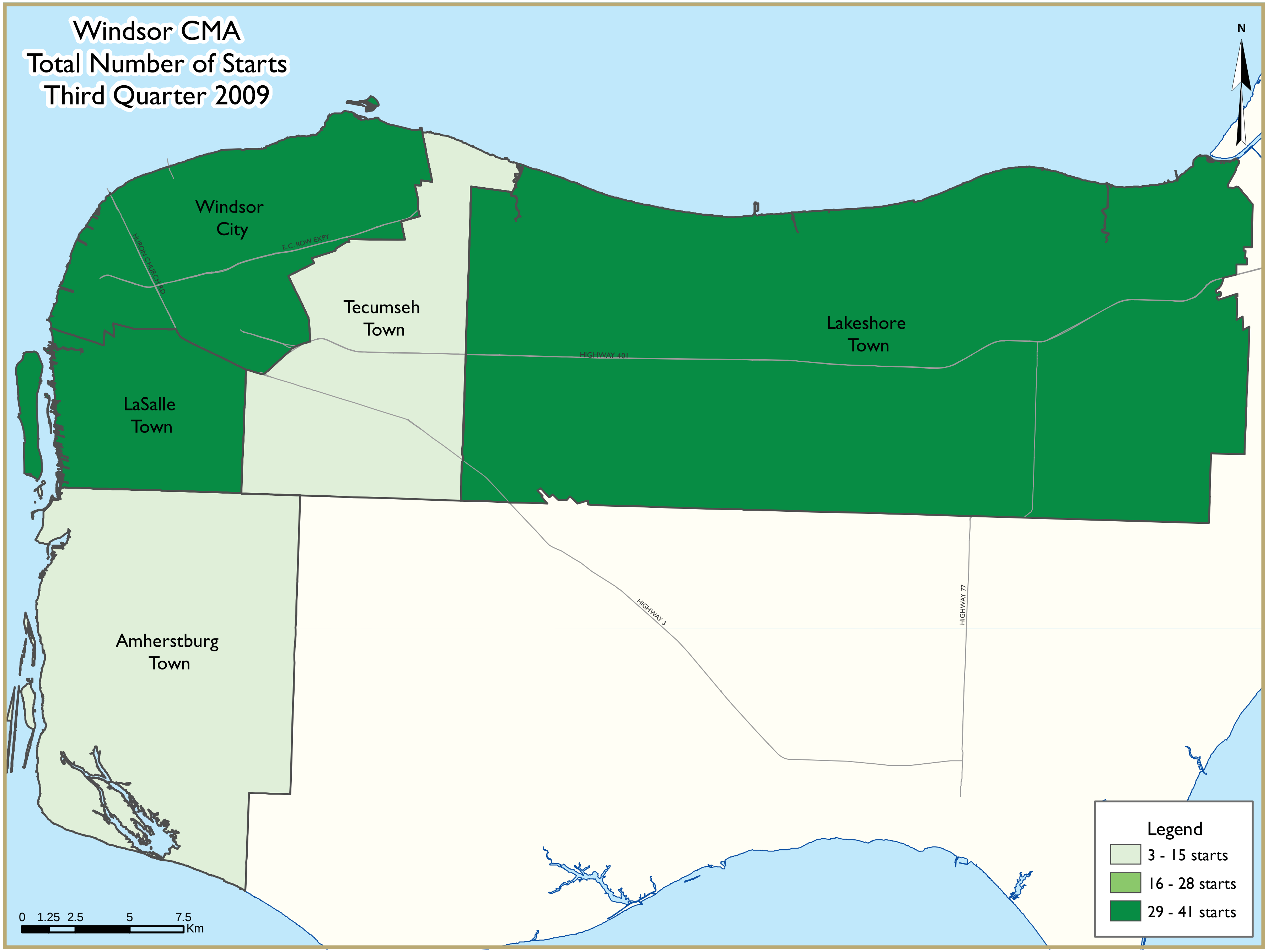


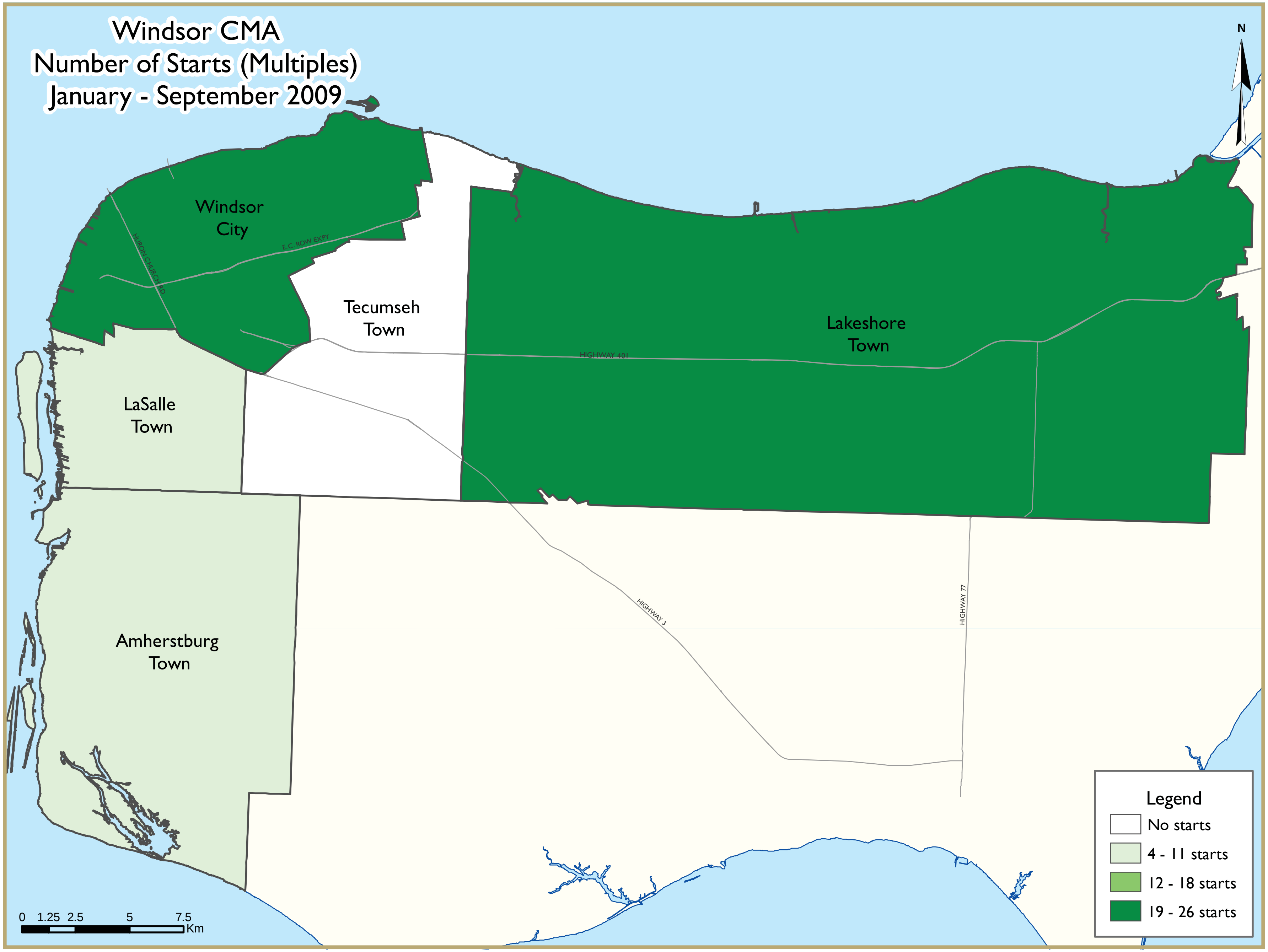
Source: CREA, CMHC

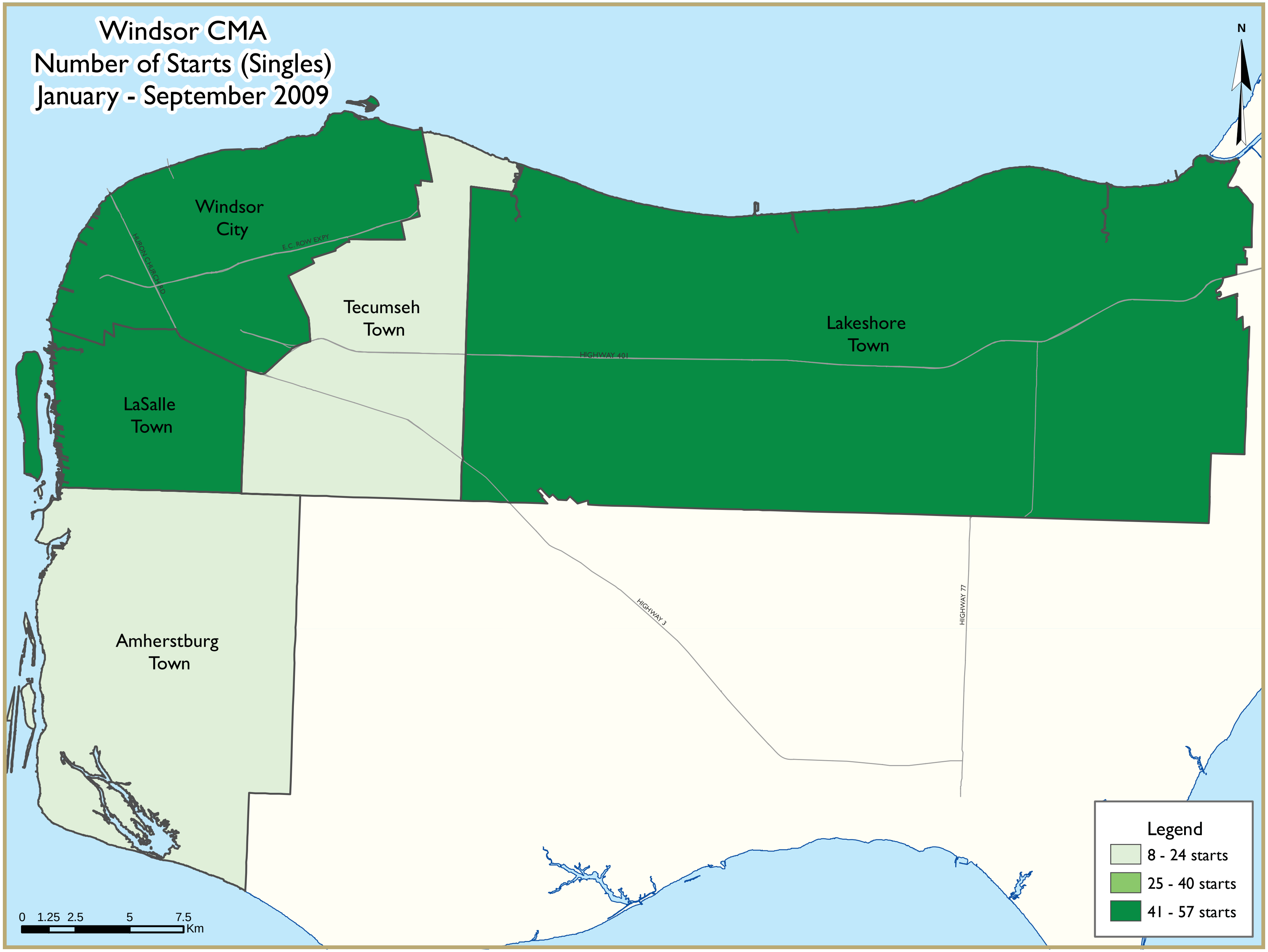


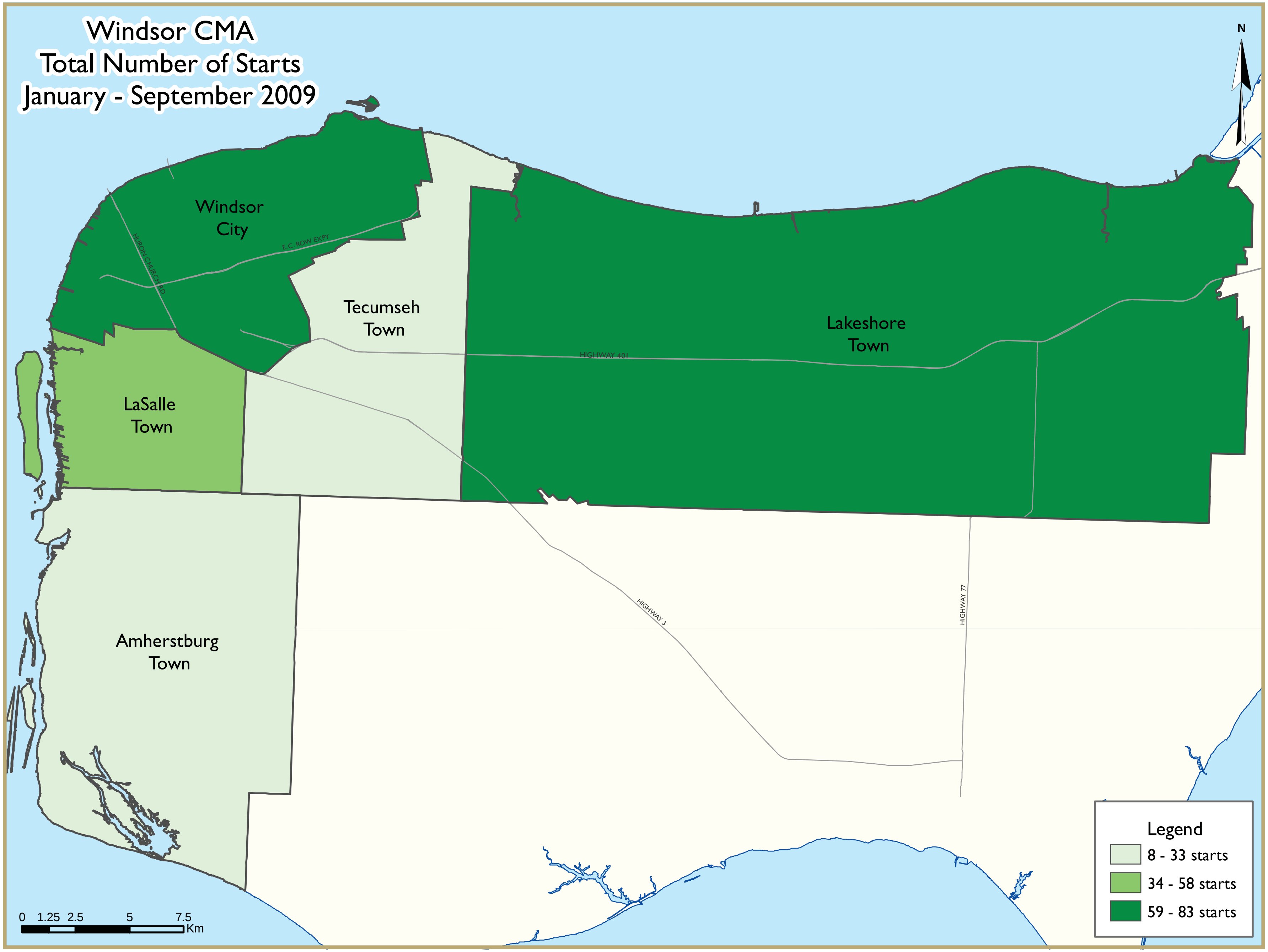
Windsor CMA
Number of Starts (Multiples)
Third Quarter 2009
N
Windsor
City
E.C. ROW EXPY
HURON CHURCH RD
Tecumseh
Town
Lakeshore
Town
HIGHWAY 401
LaSalle
Town
Amherstburg
Town
HIGHWAY 3
HIGHWAY 77
Legend
No starts
2 - 7 starts
8 - 12 starts
13 - 17 starts
0 1.25 2.5 5 7.5
Km


Windsor CMA
Number of Starts (Singles)
Third Quarter 2009
N
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
E.C. ROW EXPY
HURON CHURCH RD
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
0 1.25 2.5 5 7.5 Km
Legend
3 - 11 starts
12 - 19 starts
20 - 27 starts


Windsor CMA
Total Number of Starts
Third Quarter 2009
N
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
E.C. ROW EXPY
HURON CHURCH RD
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
Legend
3 - 15 starts
16 - 28 starts
29 - 41 starts
0 1.25 2.5 5 7.5 Km


Windsor CMA
Number of Starts (Multiples)
January - September 2009
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
N
Legend
No starts
4 - 11 starts
12 - 18 starts
19 - 26 starts
0 1.25 2.5 5 7.5 Km


Windsor CMA
Number of Starts (Singles)
January - September 2009
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
E.C. ROW EXPY
HURON CHURCH RD
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
N
0 1.25 2.5 5 7.5 Km
Legend
8 - 24 starts
25 - 40 starts
41 - 57 starts



Windsor CMA
Total Number of Starts
January - September 2009
N
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
E.C. ROW EXPY
HURON CHURCH RD
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
Legend
8 - 33 starts
34 - 58 starts
59 - 83 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 Third 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									
Q3 2009	87	2	14	0	9	0	0	4	116
Q3 2008	103	8	8	0	7	0	0	12	138
% Change	-15.5	-75.0	75.0	n/a	28.6	n/a	n/a	-66.7	-15.9
Year-to-date 2009	190	6	22	0	26	0	0	4	248
Year-to-date 2008	243	14	19	0	41	0	0	16	333
% Change	-21.8	-57.1	15.8	n/a	-36.6	n/a	n/a	-75.0	-25.5
UNDER CONSTRUCTION									
Q3 2009	147	12	40	0	118	60	0	4	381
Q3 2008	151	30	41	0	105	183	0	24	534
% Change	-2.6	-60.0	-2.4	n/a	12.4	-67.2	n/a	-83.3	-28.7
COMPLETIONS									
Q3 2009	74	2	8	0	13	0	0	12	109
Q3 2008	118	6	0	0	7	0	0	4	135
% Change	-37.3	-66.7	n/a	n/a	85.7	n/a	n/a	200.0	-19.3
Year-to-date 2009	190	18	15	2	40	0	0	12	277
Year-to-date 2008	258	22	6	0	18	0	0	4	308
% Change	-26.4	-18.2	150.0	n/a	122.2	n/a	n/a	200.0	-10.1
COMPLETED & NOT ABSORBED									
Q3 2009	37	3	3	0	2	12	0	0	57
Q3 2008	67	12	0	0	4	0	0	5	88
% Change	-44.8	-75.0	n/a	n/a	-50.0	n/a	n/a	-100.0	-35.2
ABSORBED									
Q3 2009	87	7	7	0	15	2	0	12	130
Q3 2008	111	3	0	0	8	0	0	1	123
% Change	-21.6	133.3	n/a	n/a	87.5	n/a	n/a	**	5.7
Year-to-date 2009	197	23	12	1	41	5	0	13	292
Year-to-date 2008	253	16	6	0	19	0	0	3	297
% Change	-22.1	43.8	100.0	n/a	115.8	n/a	n/a	**	-1.7

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

Table 1.1: Housing Activity Summary by Submarket Third 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									
Q3 2009	24	0	6	0	0	0	0	4	34
Q3 2008	43	4	0	0	4	0	0	12	63
LaSalle Town									
Q3 2009	27	2	0	0	0	0	0	0	29
Q3 2008	12	4	0	0	3	0	0	0	19
Lakeshore Township									
Q3 2009	24	0	8	0	9	0	0	0	41
Q3 2008	37	0	8	0	0	0	0	0	45
Amherstburg Township									
Q3 2009	9	0	0	0	0	0	0	0	9
Q3 2008	5	0	0	0	0	0	0	0	5
Tecumseh Town									
Q3 2009	3	0	0	0	0	0	0	0	3
Q3 2008	6	0	0	0	0	0	0	0	6
Windsor CMA									
Q3 2009	87	2	14	0	9	0	0	4	116
Q3 2008	103	8	8	0	7	0	0	12	138
UNDER CONSTRUCTION									
Windsor City									
Q3 2009	43	2	6	0	87	0	0	4	142
Q3 2008	61	12	0	0	88	123	0	24	308
LaSalle Town									
Q3 2009	43	6	3	0	14	46	0	0	112
Q3 2008	20	10	3	0	14	46	0	0	93
Lakeshore Township									
Q3 2009	40	2	20	0	14	0	0	0	76
Q3 2008	47	4	24	0	0	0	0	0	75
Amherstburg Township									
Q3 2009	16	2	11	0	3	14	0	0	46
Q3 2008	13	4	14	0	3	14	0	0	48
Tecumseh Town									
Q3 2009	5	0	0	0	0	0	0	0	5
Q3 2008	10	0	0	0	0	0	0	0	10
Windsor CMA									
Q3 2009	147	12	40	0	118	60	0	4	381
Q3 2008	151	30	41	0	105	183	0	24	534

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

Table 1.1: Housing Activity Summary by Submarket Third 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									
Q3 2009	26	2	0	0	10	0	0	12	50
Q3 2008	45	0	0	0	4	0	0	4	53
LaSalle Town									
Q3 2009	17	0	0	0	0	0	0	0	17
Q3 2008	23	0	0	0	3	0	0	0	26
Lakeshore Township									
Q3 2009	20	0	4	0	3	0	0	0	27
Q3 2008	37	0	0	0	0	0	0	0	37
Amherstburg Township									
Q3 2009	6	0	4	0	0	0	0	0	10
Q3 2008	8	6	0	0	0	0	0	0	14
Tecumseh Town									
Q3 2009	5	0	0	0	0	0	0	0	5
Q3 2008	5	0	0	0	0	0	0	0	5
Windsor CMA									
Q3 2009	74	2	8	0	13	0	0	12	109
Q3 2008	118	6	0	0	7	0	0	4	135
COMPLETED & NOT ABSORBED									
Windsor City									
Q3 2009	20	2	0	0	2	12	0	0	36
Q3 2008	26	3	0	0	2	0	0	5	36
LaSalle Town									
Q3 2009	5	1	0	0	0	0	0	0	6
Q3 2008	7	2	0	0	1	0	0	0	10
Lakeshore Township									
Q3 2009	11	0	1	0	0	0	0	0	12
Q3 2008	27	1	0	0	1	0	0	0	29
Amherstburg Township									
Q3 2009	1	0	2	0	0	0	0	0	3
Q3 2008	7	5	0	0	0	0	0	0	12
Tecumseh Town									
Q3 2009	0	0	0	0	0	0	0	0	0
Q3 2008	0	1	0	0	0	0	0	0	1
Windsor CMA									
Q3 2009	37	3	3	0	2	12	0	0	57
Q3 2008	67	12	0	0	4	0	0	5	88

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

Table 1.1: Housing Activity Summary by Submarket
Third 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									
Q3 2009	31	4	0	0	10	2	0	12	59
Q3 2008	43	2	0	0	5	0	0	1	51
LaSalle Town									
Q3 2009	15	1	0	0	1	0	0	0	17
Q3 2008	24	0	0	0	2	0	0	0	26
Lakeshore Township									
Q3 2009	28	0	4	0	4	0	0	0	36
Q3 2008	33	0	0	0	1	0	0	0	34
Amherstburg Township									
Q3 2009	8	1	3	0	0	0	0	0	12
Q3 2008	6	1	0	0	0	0	0	0	7
Tecumseh Town									
Q3 2009	5	1	0	0	0	0	0	0	6
Q3 2008	5	0	0	0	0	0	0	0	5
Windsor CMA									
Q3 2009	87	7	7	0	15	2	0	12	130
Q3 2008	111	3	0	0	8	0	0	1	123

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
Third Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Windsor City	24	43	0	4	6	4	4	12	34	63	-46.0
LaSalle Town	27	12	2	4	0	3	0	0	29	19	52.6
Lakeshore Township	24	37	0	0	17	8	0	0	41	45	-8.9
Amherstburg Township	9	5	0	0	0	0	0	0	9	5	80.0
Tecumseh Town	3	6	0	0	0	0	0	0	3	6	-50.0
Windsor CMA	87	103	2	8	23	15	4	12	116	138	-15.9

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
Windsor City	57	94	2	10	20	27	4	16	83	147	-43.5
LaSalle Town	53	39	4	6	0	7	0	0	57	52	9.6
Lakeshore Township	52	84	0	0	24	16	0	0	76	100	-24.0
Amherstburg Township	20	16	0	2	4	6	0	0	24	24	0.0
Tecumseh Town	8	10	0	0	0	0	0	0	8	10	-20.0
Windsor CMA	190	243	6	18	48	56	4	16	248	333	-25.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Windsor City	6	4	0	0	0	0	4	12
LaSalle Town	0	3	0	0	0	0	0	0
Lakeshore Township	17	8	0	0	0	0	0	0
Amherstburg Township	0	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	23	15	0	0	0	0	4	12

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
Windsor City	20	27	0	0	0	0	4	16
LaSalle Town	0	7	0	0	0	0	0	0
Lakeshore Township	24	16	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	48	56	0	0	0	0	4	16

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Windsor City	30	47	0	4	4	12	34	63
LaSalle Town	29	16	0	3	0	0	29	19
Lakeshore Township	32	45	9	0	0	0	41	45
Amherstburg Township	9	5	0	0	0	0	9	5
Tecumseh Town	3	6	0	0	0	0	3	6
Windsor CMA	103	119	9	7	4	12	116	138

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
Windsor City	65	100	14	31	4	16	83	147
LaSalle Town	57	45	0	7	0	0	57	52
Lakeshore Township	64	100	12	0	0	0	76	100
Amherstburg Township	24	21	0	3	0	0	24	24
Tecumseh Town	8	10	0	0	0	0	8	10
Windsor CMA	218	276	26	41	4	16	248	333

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Windsor City	26	45	2	0	10	4	12	4	50	53	-5.7
LaSalle Town	17	23	0	0	0	3	0	0	17	26	-34.6
Lakeshore Township	20	37	0	0	7	0	0	0	27	37	-27.0
Amherstburg Township	6	8	0	6	4	0	0	0	10	14	-28.6
Tecumseh Town	5	5	0	0	0	0	0	0	5	5	0.0
Windsor CMA	74	118	2	6	21	7	12	4	109	135	-19.3

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
Windsor City	76	99	12	4	35	14	12	4	135	121	11.6
LaSalle Town	41	48	6	2	0	3	0	0	47	53	-11.3
Lakeshore Township	48	80	2	2	11	7	0	0	61	89	-31.5
Amherstburg Township	17	19	0	12	7	0	0	0	24	31	-22.6
Tecumseh Town	10	12	0	2	0	0	0	0	10	14	-28.6
Windsor CMA	192	258	20	22	53	24	12	4	277	308	-10.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Third Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Windsor City	10	4	0	0	0	0	12	4
LaSalle Town	0	3	0	0	0	0	0	0
Lakeshore Township	7	0	0	0	0	0	0	0
Amherstburg Township	4	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	21	7	0	0	0	0	12	4

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
Windsor City	35	14	0	0	0	0	12	4
LaSalle Town	0	3	0	0	0	0	0	0
Lakeshore Township	11	7	0	0	0	0	0	0
Amherstburg Township	7	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	53	24	0	0	0	0	12	4

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Windsor City	28	45	10	4	12	4	50	53
LaSalle Town	17	23	0	3	0	0	17	26
Lakeshore Township	24	37	3	0	0	0	27	37
Amherstburg Township	10	14	0	0	0	0	10	14
Tecumseh Town	5	5	0	0	0	0	5	5
Windsor CMA	84	124	13	7	12	4	109	135

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
Windsor City	86	109	37	8	12	4	135	121
LaSalle Town	45	50	2	3	0	0	47	53
Lakeshore Township	58	82	3	7	0	0	61	89
Amherstburg Township	24	31	0	0	0	0	24	31
Tecumseh Town	10	14	0	0	0	0	10	14
Windsor CMA	223	286	42	18	12	4	277	308

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third 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													
Q3 2009	8	26.7	8	26.7	6	20.0	6	20.0	2	6.7	30	248,096	270,289
Q3 2008	13	30.2	10	23.3	13	30.2	3	7.0	4	9.3	43	239,000	258,902
Year-to-date 2009	21	30.0	16	22.9	17	24.3	11	15.7	5	7.1	70	246,667	263,288
Year-to-date 2008	29	27.9	31	29.8	28	26.9	8	7.7	8	7.7	104	236,548	253,373
LaSalle Town													
Q3 2009	0	0.0	0	0.0	3	20.0	4	26.7	8	53.3	15	366,667	381,826
Q3 2008	1	4.2	2	8.3	5	20.8	3	12.5	13	54.2	24	358,691	415,770
Year-to-date 2009	0	0.0	6	14.6	9	22.0	9	22.0	17	41.5	41	329,000	341,252
Year-to-date 2008	3	6.3	4	8.3	11	22.9	7	14.6	23	47.9	48	349,450	393,858
Lakeshore Township													
Q3 2009	1	3.6	5	17.9	8	28.6	6	21.4	8	28.6	28	299,762	310,000
Q3 2008	3	9.1	3	9.1	9	27.3	5	15.2	13	39.4	33	309,900	327,940
Year-to-date 2009	2	3.8	10	18.9	19	35.8	7	13.2	15	28.3	53	280,952	309,534
Year-to-date 2008	4	5.7	8	11.4	21	30.0	13	18.6	24	34.3	70	309,450	335,074
Amherstburg Township													
Q3 2009	1	14.3	2	28.6	1	14.3	1	14.3	2	28.6	7	--	--
Q3 2008	0	0.0	3	50.0	1	16.7	1	16.7	1	16.7	6	--	--
Year-to-date 2009	4	19.0	4	19.0	7	33.3	2	9.5	4	19.0	21	268,571	317,908
Year-to-date 2008	1	5.3	6	31.6	4	21.1	3	15.8	5	26.3	19	269,524	287,109
Tecumseh Town													
Q3 2009	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
Q3 2008	0	0.0	1	20.0	1	20.0	0	0.0	3	60.0	5	--	--
Year-to-date 2009	1	9.1	1	9.1	1	9.1	2	18.2	6	54.5	11	360,000	333,909
Year-to-date 2008	1	8.3	1	8.3	1	8.3	2	16.7	7	58.3	12	355,000	433,500
Windsor CMA													
Q3 2009	10	11.8	15	17.6	19	22.4	18	21.2	23	27.1	85	290,000	311,652
Q3 2008	17	15.3	19	17.1	29	26.1	12	10.8	34	30.6	111	281,132	327,246
Year-to-date 2009	28	14.3	37	18.9	53	27.0	31	15.8	47	24.0	196	279,024	301,918
Year-to-date 2008	38	15.0	50	19.8	65	25.7	33	13.0	67	26.5	253	285,000	313,708

Source: CMHC (Market Absorption Survey)

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

Submarket	Q3 2009	Q3 2008	% Change	YTD 2009	YTD 2008	% Change
Windsor City	270,289	258,902	4.4	263,288	253,373	3.9
LaSalle Town	381,826	415,770	-8.2	341,252	393,858	-13.4
Lakeshore Township	310,000	327,940	-5.5	309,534	335,074	-7.6
Amherstburg Township	--	--	n/a	317,908	287,109	10.7
Tecumseh Town	--	--	n/a	333,909	433,500	-23.0
Windsor CMA	311,652	327,246	-4.8	301,918	313,708	-3.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Windsor Third 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	386	926	818	47.2	163,602	0.0	160,844
	July	482	6.6	390	926	841	46.4	158,787	-2.4	157,048
	August	472	12.9	402	830	845	47.6	162,430	-1.3	154,925
	September	439	-0.7	399	841	853	46.8	154,527	-2.8	153,679
	October									
	November									
	December									
	Q3 2008	1,312	-4.1		2,802			162,020	-4.4	
	Q3 2009	1,393	6.2		2,597			158,679	-2.1	
	YTD 2008	3,774	-6.0		9,118			160,966	-2.1	
	YTD 2009	3,494	-7.4		8,124			154,103	-4.3	

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
Third 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	103.7	114.2	153.0	14.4	65.5	768
	July	631	3.75	5.85	104.2	113.7	151.9	15.2	65.6	765
	August	631	3.75	5.85	103.8	113.7	150.8	14.8	64.7	777
	September	610	3.70	5.49		113.8	149.6	14.3	63.8	788
	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.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities — starts, rents, vacancy rates and much more.

Discover Affordable Housing Solutions

CMHC's Affordable Housing Centre works with the private sector and industry professionals to develop affordable housing solutions in communities across Canada. Learn more about our programs, successful projects, or contact an expert.

64251_2009_Q04