

HOUSING NOW

Montréal CMA



Canada Mortgage and Housing Corporation

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MONTRÉAL METROPOLITAN AREA HOUSING STARTS IN MAY 2009

The latest starts survey conducted in May by Canada Mortgage and Housing Corporation (CMHC) revealed that construction got under way on 1,760 housing units in the Montréal census metropolitan area (CMA) while, in May 2008, 2,480 dwellings had been started.

Although the freehold home segment recorded more starts than any other segment this past month, this

segment also registered the greatest decrease in activity (-34 per cent). Single-detached home starts fell the most significantly (-41 per cent) while, in the case of more affordable dwellings (semi-detached and row houses), the drop was less marked (-9 per cent).

In the rental housing segment, 314 units were started in May 2009, compared to 433 in May 2008. The

Figure 1

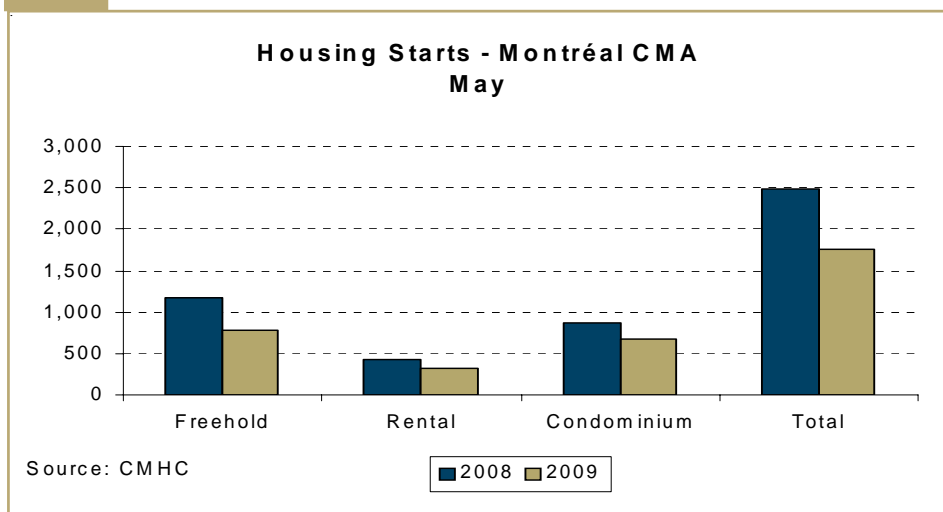


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decrease (-27 per cent) was due to the decline registered in the North Crown (-66 per cent) since, on the Island of Montréal and in Vaudreuil-Soulanges, activity increased slightly and, in the South Crown, starts in this segment more than doubled.

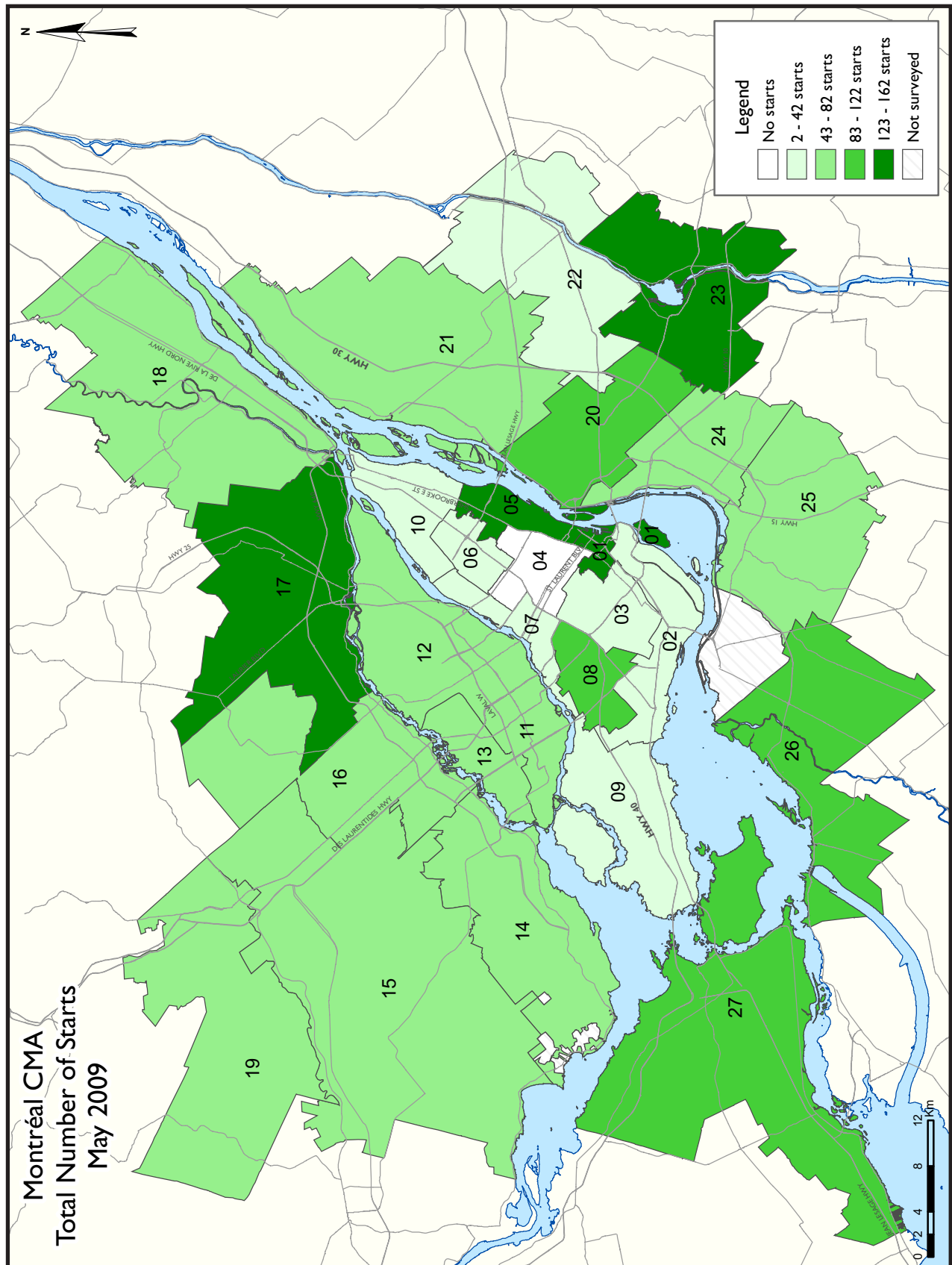
Condominium starts fell in the CMA overall (-24 per cent), even though they rose on the Island of Montréal (+51 per cent). Off the Island, activity in this market

segment declined, especially in the North Crown, where the number of new condominiums fell by 69 per cent.

The greatest drop occurred in the North Crown (-52 per cent), as activity declined in all market segments there. In the South Crown, construction got under way on 10 per cent fewer dwellings, even though rental housing starts more than doubled in this sector.

Lastly, in Vaudreuil-Soulanges, residential construction fell by 44 per cent, mainly on account of the decrease in freehold home starts.

From January to May of this year, foundations were laid for 7,212 dwellings, for a decrease of 27 per cent from the first five months of 2008. The slowdown affected all housing types, but especially single-detached homes (-40 per cent).



ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs.
Zone 2	Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun).
Zone 3	Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount.
Zone 4	Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villieray).
Zone 5	Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud).
Zone 6	Montréal (Anjou, Saint-Léonard).
Zone 7	Montréal (Ahuntsic, Cartierville, Montréal-Nord).
Zone 8	Montréal (Saint-Laurent).
Zone 9	Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève).
Zone 10	Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies).
Zone 11	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 12	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 13	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 14	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac, Saint-Placide).
Zone 15	Mirabel.
Zone 16	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 17	MRC Les Moulins (Terrebonne, Mascouche).
Zone 18	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 19	Gore, Saint-Colomban, Saint-Jérôme.
Zone 20	Longueuil.
Zone 21	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 22	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 23	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 24	Brossard, La Prairie, Saint-Lambert.
Zone 25	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 26	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 27	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

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- 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
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- 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
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- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

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

Table I: Housing Activity Summary of Montréal CMA
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2009	526	134	120	0	14	652	0	261	1,760
May 2008	894	120	159	0	43	831	0	433	2,480
% Change	-41.2	11.7	-24.5	n/a	-67.4	-21.5	n/a	-39.7	-29.0
Year-to-date 2009	1,792	438	420	0	30	2,661	24	1,433	7,212
Year-to-date 2008	2,999	474	628	0	76	3,529	9	2,031	9,888
% Change	-40.2	-7.6	-33.1	n/a	-60.5	-24.6	166.7	-29.4	-27.1
UNDER CONSTRUCTION									
May 2009	2,067	520	682	0	165	6,604	0	3,923	14,501
May 2008	3,450	546	766	0	198	6,477	24	5,606	17,434
% Change	-40.1	-4.8	-11.0	n/a	-16.7	2.0	-100.0	-30.0	-16.8
COMPLETIONS									
May 2009	391	66	68	0	12	490	20	246	1,351
May 2008	600	86	78	0	19	298	0	852	2,107
% Change	-34.8	-23.3	-12.8	n/a	-36.8	64.4	n/a	-71.1	-35.9
Year-to-date 2009	1,815	256	377	0	80	2,083	24	1,080	5,773
Year-to-date 2008	2,407	302	311	0	201	1,686	20	1,992	7,477
% Change	-24.6	-15.2	21.2	n/a	-60.2	23.5	20.0	-45.8	-22.8
COMPLETED & NOT ABSORBED									
May 2009	670	164	162	0	42	1,362	0	1,904	4,304
May 2008	696	142	128	0	88	1,714	0	1,830	4,598
% Change	-3.7	15.5	26.6	n/a	-52.3	-20.5	n/a	4.0	-6.4
ABSORBED									
May 2009	415	71	92	0	28	808	21	411	1,846
May 2008	551	79	56	0	41	394	2	614	1,737
% Change	-24.7	-10.1	64.3	n/a	-31.7	105.1	**	-33.1	6.3
Year-to-date 2009	1,788	245	359	0	115	2,354	29	1,610	6,500
Year-to-date 2008	2,291	269	281	0	198	2,011	22	1,685	6,789
% Change	-22.0	-8.9	27.8	n/a	-41.9	17.1	31.8	-4.5	-4.3

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

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Île de Montréal									
May 2009	16	18	10	0	0	430	0	3	510
May 2008	36	10	57	0	16	269	0	11	399
Laval									
May 2009	71	18	20	0	0	43	0	42	194
May 2008	138	38	7	0	0	193	0	258	634
Rive-Nord									
May 2009	235	32	47	0	0	73	0	64	471
May 2008	378	20	54	0	0	178	0	109	739
Rive-Sud									
May 2009	144	60	31	0	14	106	0	146	501
May 2008	256	48	0	0	27	172	0	55	558
Vaudreuil-Soulanges									
May 2009	60	6	12	0	0	0	0	6	84
May 2008	86	4	41	0	0	19	0	0	150
Montréal CMA									
May 2009	526	134	120	0	14	652	0	261	1,760
May 2008	894	120	159	0	43	831	0	433	2,480
UNDER CONSTRUCTION									
Île de Montréal									
May 2009	153	112	103	0	80	3,523	0	424	4,639
May 2008	252	78	300	0	52	4,031	12	2,475	7,502
Laval									
May 2009	298	54	143	0	0	855	0	1,329	2,679
May 2008	495	110	52	0	10	464	12	1,334	2,477
Rive-Nord									
May 2009	852	94	312	0	0	670	0	717	2,745
May 2008	1,378	108	270	0	5	918	0	925	3,604
Rive-Sud									
May 2009	554	250	79	0	85	1,445	0	1,217	3,744
May 2008	942	214	38	0	131	940	0	827	3,157
Vaudreuil-Soulanges									
May 2009	210	10	45	0	0	111	0	236	694
May 2008	383	36	106	0	0	124	0	45	694
Montréal CMA									
May 2009	2,067	520	682	0	165	6,604	0	3,923	14,501
May 2008	3,450	546	766	0	198	6,477	24	5,606	17,434

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

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Île de Montréal									
May 2009	22	10	4	0	4	303	0	9	374
May 2008	29	8	24	0	8	85	0	0	328
Laval									
May 2009	47	10	28	0	0	44	0	39	168
May 2008	82	14	6	0	0	33	0	657	792
Rive-Nord									
May 2009	170	24	25	0	0	36	0	166	421
May 2008	257	18	38	0	0	45	0	91	449
Rive-Sud									
May 2009	96	16	11	0	8	101	0	6	238
May 2008	135	38	2	0	11	129	0	104	419
Vaudreuil-Soulanges									
May 2009	56	6	0	0	0	6	20	26	150
May 2008	97	8	8	0	0	6	0	0	119
Montréal CMA									
May 2009	391	66	68	0	12	490	20	246	1,351
May 2008	600	86	78	0	19	298	0	852	2,107
COMPLETED & NOT ABSORBED									
Île de Montréal									
May 2009	49	32	35	0	22	615	0	971	1,724
May 2008	64	27	36	0	50	915	0	581	1,673
Laval									
May 2009	101	27	46	0	0	199	0	261	634
May 2008	118	26	10	0	10	222	0	573	959
Rive-Nord									
May 2009	308	36	50	0	1	290	0	560	1,245
May 2008	284	29	57	0	1	282	0	453	1,106
Rive-Sud									
May 2009	159	59	16	0	15	215	0	98	562
May 2008	146	51	4	0	26	243	0	200	670
Vaudreuil-Soulanges									
May 2009	53	10	15	0	4	43	0	14	139
May 2008	84	9	21	0	1	52	0	23	190
Montréal CMA									
May 2009	670	164	162	0	42	1,362	0	1,904	4,304
May 2008	696	142	128	0	88	1,714	0	1,830	4,598

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

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Île de Montréal									
May 2009	33	14	11	0	15	622	0	206	901
May 2008	23	8	15	0	24	136	0	59	265
Laval									
May 2009	51	11	27	0	0	30	0	65	184
May 2008	76	11	1	0	1	36	2	327	454
Rive-Nord									
May 2009	174	21	34	0	1	67	0	102	399
May 2008	225	17	31	0	2	84	0	159	518
Rive-Sud									
May 2009	99	17	16	0	11	69	1	20	233
May 2008	131	41	2	0	14	128	0	47	363
Vaudreuil-Soulanges									
May 2009	58	8	4	0	1	20	20	18	129
May 2008	96	2	7	0	0	10	0	22	137
Montréal CMA									
May 2009	415	71	92	0	28	808	21	411	1,846
May 2008	551	79	56	0	41	394	2	614	1,737

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

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	% Change
Zone 1	0	0	0	8	0	8	162	0	162	16	**
Zone 2	0	0	0	0	0	22	26	0	26	22	18.2
Zone 3	1	1	0	0	0	0	12	27	13	28	-53.6
Zone 4	0	0	0	0	0	0	0	8	0	8	-100.0
Zone 5	0	0	0	0	0	0	130	93	130	93	39.8
Zone 6	2	0	0	0	0	8	0	0	2	8	-75.0
Zone 7	0	0	2	2	0	0	9	51	11	53	-79.2
Zone 8	1	2	0	0	10	27	105	0	116	29	**
Zone 9	5	18	0	0	0	0	22	52	27	70	-61.4
Zone 10	7	15	16	0	0	6	0	51	23	72	-68.1
Zone 11	22	17	4	6	4	0	52	393	82	416	-80.3
Zone 12	25	28	4	12	14	5	21	58	64	103	-37.9
Zone 13	24	93	10	20	0	0	14	2	48	115	-58.3
Zone 14	31	49	2	0	0	3	36	6	69	58	19.0
Zone 15	31	58	2	0	0	0	38	40	71	98	-27.6
Zone 16	22	50	14	2	8	0	30	64	74	116	-36.2
Zone 17	68	107	10	8	3	6	54	138	135	259	-47.9
Zone 18	35	50	2	2	0	3	9	34	46	89	-48.3
Zone 19	48	64	2	8	0	0	26	47	76	119	-36.1
Zone 20	25	25	16	8	16	0	34	53	91	86	5.8
Zone 21	10	34	14	8	0	0	20	46	44	88	-50.0
Zone 22	13	51	4	16	3	23	15	26	35	116	-69.8
Zone 23	15	22	4	2	0	0	141	0	160	24	**
Zone 24	14	34	4	2	0	4	26	84	44	124	-64.5
Zone 25	10	38	4	10	22	0	8	0	44	48	-8.3
Zone 26	57	52	14	2	0	0	12	18	83	72	15.3
Zone 27	60	86	6	4	10	41	8	19	84	150	-44.0
Montréal CMA	526	894	134	120	90	156	1,010	1,310	1,760	2,480	-29.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 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
Zone 1	0	4	0	8	0	15	372	289	372	316	17.7
Zone 2	3	7	2	2	6	56	111	88	122	153	-20.3
Zone 3	4	3	0	2	0	16	206	273	210	294	-28.6
Zone 4	0	1	0	2	0	0	446	474	446	477	-6.5
Zone 5	0	0	0	0	14	18	253	406	267	424	-37.0
Zone 6	2	5	2	0	0	16	0	226	4	247	-98.4
Zone 7	1	3	2	2	0	0	66	150	69	155	-55.5
Zone 8	6	11	8	0	31	93	148	233	193	337	-42.7
Zone 9	40	70	2	10	12	26	48	396	102	502	-79.7
Zone 10	25	42	52	46	0	12	38	99	115	199	-42.2
Zone 11	67	113	8	28	4	7	411	885	490	1,033	-52.6
Zone 12	85	105	12	48	52	5	390	120	539	278	93.9
Zone 13	101	185	22	30	0	6	30	13	153	234	-34.6
Zone 14	128	209	2	0	18	10	97	156	245	375	-34.7
Zone 15	69	124	2	0	6	0	111	170	188	294	-36.1
Zone 16	86	149	22	4	19	30	88	187	215	370	-41.9
Zone 17	219	393	20	28	36	30	287	389	562	840	-33.1
Zone 18	168	212	46	48	0	3	65	145	279	408	-31.6
Zone 19	182	186	14	18	0	3	155	132	351	339	3.5
Zone 20	60	76	24	16	16	0	239	434	339	526	-35.6
Zone 21	34	121	66	18	0	0	122	71	222	210	5.7
Zone 22	52	158	28	32	25	49	52	74	157	313	-49.8
Zone 23	36	90	14	26	0	0	153	3	203	119	70.6
Zone 24	50	96	24	10	4	10	158	272	236	388	-39.2
Zone 25	49	129	6	28	35	34	128	35	218	226	-3.5
Zone 26	133	134	42	12	0	0	58	58	233	204	14.2
Zone 27	192	373	18	56	56	78	416	120	682	627	8.8
Montréal CMA	1,792	2,999	438	474	334	517	4,648	5,898	7,212	9,888	-27.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Zone 1	0	8	0	0	162	0	0	0
Zone 2	0	22	0	0	26	0	0	0
Zone 3	0	0	0	0	12	27	0	0
Zone 4	0	0	0	0	0	0	0	8
Zone 5	0	0	0	0	107	93	0	0
Zone 6	0	8	0	0	0	0	0	0
Zone 7	0	0	0	0	6	51	3	0
Zone 8	10	27	0	0	105	0	0	0
Zone 9	0	0	0	0	12	52	0	0
Zone 10	0	6	0	0	0	48	0	3
Zone 11	4	0	0	0	22	135	30	258
Zone 12	14	5	0	0	21	58	0	0
Zone 13	0	0	0	0	2	2	12	0
Zone 14	0	3	0	0	24	6	12	0
Zone 15	0	0	0	0	18	37	0	3
Zone 16	8	0	0	0	27	28	3	36
Zone 17	3	6	0	0	32	99	22	39
Zone 18	0	3	0	0	0	16	9	18
Zone 19	0	0	0	0	8	34	18	13
Zone 20	16	0	0	0	34	47	0	6
Zone 21	0	0	0	0	20	43	0	3
Zone 22	3	23	0	0	6	26	9	0
Zone 23	0	0	0	0	4	0	137	0
Zone 24	0	4	0	0	26	56	0	28
Zone 25	22	0	0	0	8	0	0	0
Zone 26	0	0	0	0	12	0	0	18
Zone 27	10	41	0	0	2	19	6	0
Montréal CMA	90	156	0	0	696	877	261	433

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 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
Zone 1	0	15	0	0	372	289	0	0
Zone 2	6	50	0	6	111	88	0	0
Zone 3	0	16	0	0	206	49	0	224
Zone 4	0	0	0	0	254	279	57	195
Zone 5	14	18	0	0	156	264	74	0
Zone 6	0	16	0	0	0	226	0	0
Zone 7	0	0	0	0	57	105	9	45
Zone 8	31	93	0	0	148	233	0	0
Zone 9	12	26	0	0	38	77	0	319
Zone 10	0	12	0	0	38	96	0	3
Zone 11	4	7	0	0	304	618	107	267
Zone 12	52	5	0	0	54	105	336	15
Zone 13	0	6	0	0	5	13	25	0
Zone 14	18	10	0	0	52	66	45	90
Zone 15	6	0	0	0	54	123	37	47
Zone 16	19	30	0	0	52	97	6	90
Zone 17	36	30	0	0	144	235	143	154
Zone 18	0	3	0	0	42	76	23	69
Zone 19	0	3	0	0	34	96	121	36
Zone 20	16	0	0	0	149	113	0	321
Zone 21	0	0	0	0	87	68	35	3
Zone 22	25	46	0	3	40	44	12	30
Zone 23	0	0	0	0	16	0	137	3
Zone 24	4	10	0	0	149	238	9	34
Zone 25	35	34	0	0	122	29	6	6
Zone 26	0	0	0	0	12	0	22	58
Zone 27	32	78	24	0	105	98	229	22
Montréal CMA	310	508	24	9	2,801	3,725	1,433	2,031

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Zone 1	0	16	162	0	0	0	162	16
Zone 2	0	22	26	0	0	0	26	22
Zone 3	1	3	12	25	0	0	13	28
Zone 4	0	0	0	0	0	8	0	8
Zone 5	0	0	107	93	0	0	130	93
Zone 6	2	8	0	0	0	0	2	8
Zone 7	2	2	6	51	3	0	11	53
Zone 8	11	13	105	16	0	0	116	29
Zone 9	5	18	12	52	0	0	27	70
Zone 10	23	21	0	48	0	3	23	72
Zone 11	30	23	22	135	30	258	82	416
Zone 12	43	45	21	58	0	0	64	103
Zone 13	36	115	0	0	12	0	48	115
Zone 14	33	52	24	6	12	0	69	58
Zone 15	45	92	6	3	0	3	71	98
Zone 16	56	56	15	24	3	36	74	116
Zone 17	85	125	28	95	22	39	135	259
Zone 18	37	55	0	16	9	18	46	89
Zone 19	58	72	0	34	18	13	76	119
Zone 20	53	33	38	47	0	6	91	86
Zone 21	24	42	20	43	0	3	44	88
Zone 22	20	67	6	49	9	0	35	116
Zone 23	23	24	0	0	137	0	160	24
Zone 24	18	36	26	60	0	28	44	124
Zone 25	26	48	18	0	0	0	44	48
Zone 26	71	54	12	0	0	18	83	72
Zone 27	78	131	0	19	6	0	84	150
Montréal CMA	780	1,173	666	874	261	433	1,760	2,480

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	0	27	372	289	0	0	372	316
Zone 2	13	59	109	88	0	6	122	153
Zone 3	4	23	206	47	0	224	210	294
Zone 4	2	5	252	277	57	195	446	477
Zone 5	14	18	156	264	74	0	267	424
Zone 6	4	21	0	226	0	0	4	247
Zone 7	3	5	57	105	9	45	69	155
Zone 8	45	88	148	249	0	0	193	337
Zone 9	54	106	38	77	0	319	102	502
Zone 10	77	100	38	96	0	3	115	199
Zone 11	79	148	304	618	107	267	490	1,033
Zone 12	149	158	54	105	336	15	539	278
Zone 13	125	225	3	9	25	0	153	234
Zone 14	152	219	48	66	45	90	245	375
Zone 15	125	234	6	13	37	47	188	294
Zone 16	161	199	18	81	6	90	215	370
Zone 17	289	473	130	213	143	154	562	840
Zone 18	224	275	32	64	23	69	279	408
Zone 19	210	221	20	82	121	36	351	339
Zone 20	98	102	151	103	0	321	339	526
Zone 21	100	139	87	68	35	3	222	210
Zone 22	93	198	52	82	12	33	157	313
Zone 23	54	116	12	0	137	3	203	119
Zone 24	74	109	153	245	9	34	236	388
Zone 25	80	176	132	44	6	6	218	226
Zone 26	175	146	12	0	22	58	233	204
Zone 27	246	511	101	94	253	22	682	627
Montréal CMA	2,650	4,101	2,691	3,605	1,457	2,040	7,212	9,888

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	% Change
Zone 1	0	0	2	0	8	0	110	0	120	0	n/a
Zone 2	3	2	0	0	0	6	0	40	3	48	-93.8
Zone 3	1	2	0	0	0	0	0	10	1	12	-91.7
Zone 4	0	1	0	0	0	0	58	107	58	108	-46.3
Zone 5	0	0	0	0	0	0	64	12	64	12	**
Zone 6	2	0	0	0	0	0	0	2	2	2	0.0
Zone 7	0	1	0	0	0	0	0	3	0	4	-100.0
Zone 8	3	2	0	2	0	18	80	0	83	22	**
Zone 9	5	13	0	0	0	4	22	0	27	17	58.8
Zone 10	8	8	8	6	0	0	0	89	16	103	-84.5
Zone 11	14	21	4	4	3	0	54	666	75	691	-89.1
Zone 12	12	29	2	4	21	0	18	24	53	57	-7.0
Zone 13	21	32	4	6	0	6	15	0	40	44	-9.1
Zone 14	28	46	0	0	0	3	39	45	67	94	-28.7
Zone 15	7	27	0	0	0	0	8	4	15	31	-51.6
Zone 16	14	26	0	0	0	0	43	19	57	45	26.7
Zone 17	43	76	6	4	3	3	35	47	87	130	-33.1
Zone 18	39	36	12	8	0	4	68	38	119	86	38.4
Zone 19	39	46	6	6	0	0	31	11	76	63	20.6
Zone 20	10	12	0	2	0	0	20	2	30	16	87.5
Zone 21	6	21	2	0	0	0	56	26	64	47	36.2
Zone 22	7	22	2	8	12	4	12	24	33	58	-43.1
Zone 23	14	15	0	0	0	0	3	0	17	15	13.3
Zone 24	13	20	2	4	0	3	8	64	23	91	-74.7
Zone 25	21	29	4	10	3	4	8	9	36	52	-30.8
Zone 26	25	16	6	14	4	0	0	110	35	140	-75.0
Zone 27	56	97	6	8	20	8	68	6	150	119	26.1
Montréal CMA	391	600	66	86	74	63	820	1,358	1,351	2,107	-35.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 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
Zone 1	1	0	8	6	19	4	245	46	273	56	**
Zone 2	5	6	0	2	22	82	291	199	318	289	10.0
Zone 3	2	10	0	0	3	0	102	92	107	102	4.9
Zone 4	0	2	0	0	0	0	266	269	266	271	-1.8
Zone 5	0	1	0	0	11	32	430	131	441	164	168.9
Zone 6	4	2	0	0	4	0	2	218	10	220	-95.5
Zone 7	2	4	0	0	0	0	0	113	2	117	-98.3
Zone 8	11	16	0	2	60	33	239	60	310	111	179.3
Zone 9	57	51	6	4	15	26	38	134	116	215	-46.0
Zone 10	25	28	24	20	3	10	45	240	97	298	-67.4
Zone 11	74	92	10	12	25	0	270	913	379	1,017	-62.7
Zone 12	56	122	22	16	42	8	36	66	156	212	-26.4
Zone 13	120	108	8	28	14	22	27	6	169	164	3.0
Zone 14	135	176	0	0	16	14	132	164	283	354	-20.1
Zone 15	69	96	0	0	6	0	58	66	133	162	-17.9
Zone 16	83	121	4	2	14	3	170	348	271	474	-42.8
Zone 17	231	293	16	10	12	12	149	347	408	662	-38.4
Zone 18	154	176	24	30	3	13	138	177	319	396	-19.4
Zone 19	169	161	10	16	0	0	146	94	325	271	19.9
Zone 20	49	63	0	6	0	3	137	64	186	136	36.8
Zone 21	40	70	22	6	0	0	136	44	198	120	65.0
Zone 22	63	120	26	38	23	23	48	67	160	248	-35.5
Zone 23	53	74	10	2	0	0	3	16	66	92	-28.3
Zone 24	56	83	12	10	13	19	45	190	126	302	-58.3
Zone 25	56	110	16	36	14	26	44	27	130	199	-34.7
Zone 26	95	75	12	24	8	0	40	146	155	245	-36.7
Zone 27	205	347	26	32	50	46	88	155	369	580	-36.4
Montréal CMA	1,815	2,407	256	302	377	376	3,325	4,392	5,773	7,477	-22.8

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Zone 1	8	0	0	0	110	0	0	0
Zone 2	0	6	0	0	0	40	0	0
Zone 3	0	0	0	0	0	10	0	0
Zone 4	0	0	0	0	49	12	9	0
Zone 5	0	0	0	0	64	12	0	0
Zone 6	0	0	0	0	0	2	0	0
Zone 7	0	0	0	0	0	3	0	0
Zone 8	0	18	0	0	80	0	0	0
Zone 9	0	4	0	0	0	0	0	0
Zone 10	0	0	0	0	0	10	0	0
Zone 11	3	0	0	0	34	12	20	654
Zone 12	21	0	0	0	8	21	10	3
Zone 13	0	6	0	0	6	0	9	0
Zone 14	0	3	0	0	12	30	27	15
Zone 15	0	0	0	0	8	4	0	0
Zone 16	0	0	0	0	28	19	15	0
Zone 17	3	3	0	0	4	6	31	41
Zone 18	0	4	0	0	2	6	66	32
Zone 19	0	0	0	0	4	8	27	3
Zone 20	0	0	0	0	20	2	0	0
Zone 21	0	0	0	0	56	26	0	0
Zone 22	12	4	0	0	6	24	6	0
Zone 23	0	0	0	0	3	0	0	0
Zone 24	0	3	0	0	8	64	0	0
Zone 25	3	4	0	0	8	9	0	0
Zone 26	4	0	0	0	0	6	0	104
Zone 27	0	8	20	0	6	6	26	0
Montréal CMA	54	63	20	0	516	332	246	852

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 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
Zone 1	19	4	0	0	245	46	0	0
Zone 2	22	82	0	0	288	61	3	0
Zone 3	3	0	0	0	30	81	72	11
Zone 4	0	0	0	0	246	83	20	0
Zone 5	11	32	0	0	139	116	291	15
Zone 6	4	0	0	0	2	218	0	0
Zone 7	0	0	0	0	0	47	0	37
Zone 8	60	33	0	0	239	60	0	0
Zone 9	15	26	0	0	16	0	0	134
Zone 10	3	10	0	0	39	59	6	6
Zone 11	25	0	0	0	88	115	182	798
Zone 12	42	8	0	0	20	63	16	3
Zone 13	14	14	0	8	12	6	15	0
Zone 14	16	14	0	0	78	98	54	66
Zone 15	6	0	0	0	42	44	16	22
Zone 16	14	3	0	0	125	74	45	274
Zone 17	12	12	0	0	91	93	58	254
Zone 18	3	13	0	0	51	73	87	104
Zone 19	0	0	0	0	59	51	87	43
Zone 20	0	3	0	0	134	28	3	6
Zone 21	0	0	0	0	136	44	0	0
Zone 22	23	23	0	0	24	67	24	0
Zone 23	0	0	0	0	3	0	0	16
Zone 24	13	19	0	0	35	187	10	3
Zone 25	14	26	0	0	16	21	28	6
Zone 26	8	0	0	0	6	24	34	122
Zone 27	26	34	24	12	23	83	29	72
Montréal CMA	353	356	24	20	2,187	1,842	1,080	1,992

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Zone 1	6	0	114	0	0	0	120	0
Zone 2	3	8	0	40	0	0	3	48
Zone 3	1	2	0	10	0	0	1	12
Zone 4	0	1	49	12	9	0	58	108
Zone 5	0	0	64	12	0	0	64	12
Zone 6	2	2	0	0	0	0	2	2
Zone 7	0	1	0	3	0	0	0	4
Zone 8	3	14	80	8	0	0	83	22
Zone 9	5	17	0	0	0	0	27	17
Zone 10	16	16	0	8	0	0	16	103
Zone 11	25	25	30	12	20	654	75	691
Zone 12	35	33	8	21	10	3	53	57
Zone 13	25	44	6	0	9	0	40	44
Zone 14	28	49	12	30	27	15	67	94
Zone 15	15	31	0	0	0	0	15	31
Zone 16	18	36	24	9	15	0	57	45
Zone 17	56	89	0	0	31	41	87	130
Zone 18	53	54	0	0	66	32	119	86
Zone 19	49	54	0	6	27	3	76	63
Zone 20	10	16	20	0	0	0	30	16
Zone 21	8	21	56	26	0	0	64	47
Zone 22	13	30	14	28	6	0	33	58
Zone 23	14	15	3	0	0	0	17	15
Zone 24	15	24	8	67	0	0	23	91
Zone 25	28	39	8	13	0	0	36	52
Zone 26	35	30	0	6	0	104	35	140
Zone 27	62	113	6	6	46	0	150	119
Montréal CMA	525	764	502	317	266	852	1,351	2,107

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	24	6	249	50	0	0	273	56
Zone 2	19	16	296	135	3	0	318	289
Zone 3	5	10	30	81	72	11	107	102
Zone 4	0	2	246	83	20	0	266	271
Zone 5	11	1	139	148	291	15	441	164
Zone 6	6	4	4	216	0	0	10	220
Zone 7	2	6	0	45	0	37	2	117
Zone 8	40	43	270	68	0	0	310	111
Zone 9	78	81	16	0	0	134	116	215
Zone 10	52	50	39	67	6	6	97	298
Zone 11	113	104	84	115	182	798	379	1,017
Zone 12	120	142	20	67	16	3	156	212
Zone 13	142	150	12	6	15	8	169	164
Zone 14	157	192	72	96	54	66	283	354
Zone 15	113	140	4	0	16	22	133	162
Zone 16	111	148	115	52	45	274	271	474
Zone 17	277	353	73	55	58	254	408	662
Zone 18	185	233	47	59	87	104	319	396
Zone 19	199	195	39	33	87	43	325	271
Zone 20	49	75	134	25	3	6	186	136
Zone 21	62	76	136	44	0	0	198	120
Zone 22	96	158	40	90	24	0	160	248
Zone 23	63	76	3	0	0	16	66	92
Zone 24	68	93	48	206	10	3	126	302
Zone 25	86	150	16	43	28	6	130	199
Zone 26	115	99	6	24	34	122	155	245
Zone 27	255	417	25	79	53	84	369	580
Montréal CMA	2,448	3,020	2,163	1,887	1,104	2,012	5,773	7,477

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$299,999		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
May 2009	0	0.0	5	15.2	12	36.4	6	18.2	10	30.3	33	360,000	435,364
May 2008	0	0.0	7	30.4	7	30.4	3	13.0	6	26.1	23	350,000	467,257
Year-to-date 2009	0	0.0	13	11.8	38	34.5	21	19.1	38	34.5	110	400,000	473,336
Year-to-date 2008	2	1.7	35	29.7	28	23.7	13	11.0	40	33.9	118	360,000	444,728
Laval													
May 2009	0	0.0	3	5.9	16	31.4	16	31.4	16	31.4	51	450,000	506,784
May 2008	0	0.0	14	18.4	27	35.5	22	28.9	13	17.1	76	380,000	405,895
Year-to-date 2009	0	0.0	11	4.4	88	35.2	82	32.8	69	27.6	250	400,000	468,144
Year-to-date 2008	0	0.0	62	21.3	91	31.3	87	29.9	51	17.5	291	390,000	405,931
North Shore													
May 2009	7	4.0	68	39.1	56	32.2	25	14.4	18	10.3	174	320,000	343,989
May 2008	12	5.3	120	53.3	63	28.0	20	8.9	10	4.4	225	280,000	299,982
Year-to-date 2009	25	3.1	356	44.1	249	30.8	110	13.6	68	8.4	808	300,000	336,028
Year-to-date 2008	60	6.2	501	51.4	261	26.8	100	10.3	53	5.4	975	280,000	308,549
South Shore													
May 2009	9	9.1	43	43.4	25	25.3	16	16.2	6	6.1	99	280,000	320,960
May 2008	8	6.1	54	41.2	35	26.7	27	20.6	7	5.3	131	300,000	333,076
Year-to-date 2009	27	6.7	143	35.5	121	30.0	68	16.9	44	10.9	403	300,000	337,844
Year-to-date 2008	54	9.7	236	42.4	145	26.1	84	15.1	37	6.7	556	280,000	321,453
Vaudreuil-Soulanges													
May 2009	8	13.8	9	15.5	18	31.0	20	34.5	3	5.2	58	360,000	352,931
May 2008	25	26.0	45	46.9	18	18.8	4	4.2	4	4.2	96	245,000	258,896
Year-to-date 2009	33	15.2	48	22.1	73	33.6	44	20.3	19	8.8	217	340,000	335,272
Year-to-date 2008	64	18.2	167	47.6	99	28.2	13	3.7	8	2.3	351	250,000	267,305
Montréal CMA													
May 2009	24	5.8	128	30.8	127	30.6	83	20.0	53	12.8	415	330,000	367,017
May 2008	45	8.2	240	43.6	150	27.2	76	13.8	40	7.3	551	290,000	322,283
Year-to-date 2009	85	4.8	571	31.9	569	31.8	325	18.2	238	13.3	1,788	330,000	363,266
Year-to-date 2008	180	7.9	1,001	43.7	624	27.2	297	13.0	189	8.2	2,291	290,000	324,745

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
May 2009**

Submarket	May 2009	May 2008	% Change	YTD 2009	YTD 2008	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	--	n/a
Zone 3	--	--	n/a	--	--	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	--	n/a
Zone 7	--	--	n/a	--	--	n/a
Zone 8	--	--	n/a	739,091	673,611	9.7
Zone 9	382,647	--	n/a	440,397	369,396	19.2
Zone 10	--	--	n/a	355,333	331,154	7.3
Zone 11	654,667	521,526	25.5	577,870	478,898	20.7
Zone 12	540,909	382,500	41.4	492,895	391,833	25.8
Zone 13	368,727	352,724	4.5	383,147	351,843	8.9
Zone 14	297,679	303,622	-2.0	293,919	279,815	5.0
Zone 15	371,471	324,722	14.4	315,753	291,659	8.3
Zone 16	464,333	396,739	17.0	469,955	432,356	8.7
Zone 17	370,667	291,957	27.0	359,157	311,377	15.3
Zone 18	344,171	296,731	16.0	325,089	292,000	11.3
Zone 19	287,162	250,068	14.8	282,976	269,554	5.0
Zone 20	--	343,750	n/a	334,872	303,038	10.5
Zone 21	--	292,944	n/a	310,833	331,885	-6.3
Zone 22	--	296,176	n/a	388,129	316,436	22.7
Zone 23	283,571	241,786	17.3	283,107	270,167	4.8
Zone 24	512,308	440,500	16.3	467,226	412,813	13.2
Zone 25	312,692	389,848	-19.8	350,333	348,699	0.5
Zone 26	244,615	243,529	0.4	259,494	235,838	10.0
Zone 27	352,931	258,896	36.3	335,272	267,305	25.4
Montréal CMA	367,017	322,283	13.9	363,266	324,745	11.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity (Single Family Homes, Plex(2-5 units), Condo)
Montréal
May 2009

		Number of Sales	Yr/Yr (%)	Number of Active Listings	Yr/Yr (%)	Average Price (\$) (Single-Family Home)	Yr/Yr (%)
2008	January	2,631	-8.2	23,557	-4.1	247,013	8.9
	February	4,468	2.0	25,316	-2.3	244,993	4.7
	March	4,987	-7.5	25,686	-0.6	250,451	4.2
	April	5,130	0.3	25,627	3.1	255,992	4.2
	May	4,510	-9.6	25,114	7.5	262,845	3.1
	June	3,723	1.0	22,291	10.2	268,210	4.0
	July	2,866	-2.3	21,663	12.3	270,410	5.0
	August	2,661	-6.8	22,069	11.4	261,178	6.1
	September	3,031	11.7	23,165	10.2	261,457	4.1
	October	2,906	-16.8	24,364	9.8	257,254	-1.4
	November	2,293	-31.6	25,805	13.5	261,928	1.5
	December	1,710	-28.9	23,198	17.1	267,045	1.8
2009	January	1,662	-36.8	26,273	11.5	252,450	2.2
	February	3,134	-29.9	28,584	12.9	n/a	
	March	4,404	-11.7	29,346	14.2	n/a	
	April	4,829	-5.9	28,322	10.5	n/a	
	May	4,839	7.3	25,826	2.8	n/a	
	June						
	July						
	August						
	September						
	October						
	November						
	December						

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

Source : Québec Federation of Real Estate Boards (QFREB) by Centris™

Note: MLS® data are now compiled by the QFREB. Since the compilation rules are slightly different (for example, lots are now included), all the data presented in this report were adjusted.

Table 6: Economic Indicators
May 2009

		Interest Rates			NHPI, Total, Montréal CMA 1997=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per \$100,000	Mortgage 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	157.9	110.8	1,913	6.9	67.4	705
	February	718	7.25	7.29	159.5	111.3	1,910	7.2	67.4	708
	March	712	7.15	7.19	159.4	111.5	1,907	7.2	67.3	712
	April	700	6.95	6.99	159.2	112.2	1,902	7.5	67.3	714
	May	679	6.15	6.65	162.0	113.4	1,897	7.5	67.1	717
	June	710	6.95	7.15	162.2	113.8	1,893	7.5	66.8	725
	July	710	6.95	7.15	162.3	113.9	1,891	7.5	66.7	731
	August	691	6.65	6.85	163.4	113.3	1,892	7.4	66.6	737
	September	691	6.65	6.85	163.2	113.8	1,895	7.4	66.7	735
	October	713	6.35	7.20	163.2	112.9	1,900	7.4	66.8	735
	November	713	6.35	7.20	163.7	112.4	1,904	7.5	66.9	737
	December	685	5.60	6.75	163.7	111.8	1,905	7.5	66.9	740
2009	January	627	5.00	5.79	163.9	111.7	1,895	7.8	66.7	748
	February	627	5.00	5.79	164.4	112.4	1,879	8.1	66.2	751
	March	613	4.50	5.55	164.9	112.7	1,868	8.6	66.2	758
	April	596	3.90	5.25	164.9	112.9	1,870	8.9	66.4	755
	May	596	3.90	5.25		113.9	1,878	9.4	67.0	753
	June									
	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 of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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

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