HOUSING MARKET INFORMATION

HOUSING NOW

Québec CMA

Canada Mortgage and Housing Corporation

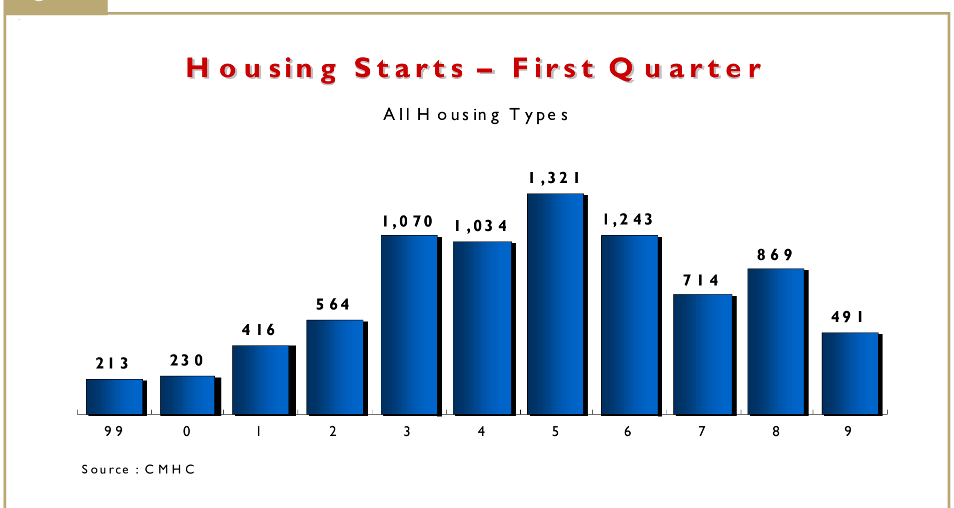
Date Released: Second Quarter 2009

Residential construction decreases in the first quarter in the Québec area

Residential construction is on the decline in the Québec census metropolitan area (CMA). According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), 491 housing units were started from January to March 2009, compared to 869 during the same period last year.

All market segments registered decreases in the first three months of 2009: freehold homes[1] (-6 per cent), condominiums (-48 per cent) and rental housing (-82 per cent). These results must be qualified however. While starts of single-detached houses, row homes and duplexes dropped, new semi-

Figure 1



[1] *Freehold homes include detached, semi-detached and row houses, as well as duplexes*

Table of contents

1 Residential construction decreases in the first quarter in the Québec area

4 Map - Québec CMA

6 Report tables

20 Methodology

Canada

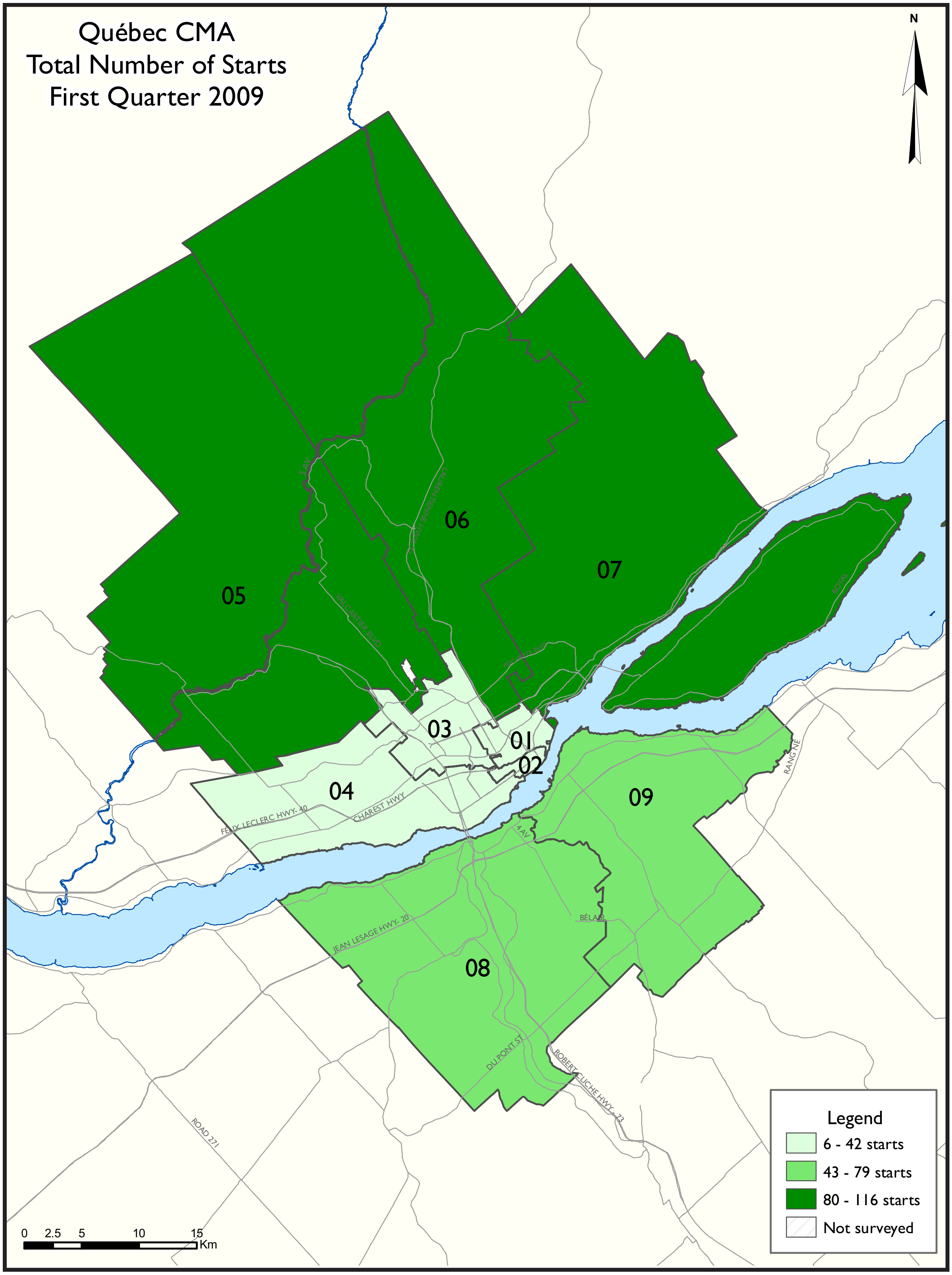
CMHC SCHL
HOME TO CANADIANS

detached homes increased by 48 per cent. In addition, the slowdown in activity on the rental market was due to the high number of retirement housing units started at the beginning of 2008. From January to March 2008, foundations were laid for 284 units of this type, compared to none in the first quarter of this year. In fact, this market segment should be far less active in 2009, given the large number of units for seniors started in the last two years.

Resale market slowing down

The resale market was very active in 2008. In fact, total sales fell slightly from the previous year (-1.3 per cent) and reached the second highest level in the last ten years, right after the peak recorded in 2007. During the fourth quarter of 2008, however, sales dropped more significantly compared to the same period in 2007 (-9.5 per cent). Despite this decrease in activity, the market remained tight, which fuelled a strong price hike (+9.1 per cent).

This situation on the resale market in the last part of 2008 was almost identical to the conditions observed in the first quarter of this year. The latest data from the Canadian Real Estate Association show a decrease in sales of nearly 9 per cent, while the average price of homes rose by 8.6 per cent (if these results are compared to the levels recorded for the first quarter of 2008). For one thing, the economic environment in the Québec CMA remains favourable, helping to support housing demand, and, for another, the resale market has the advantage of being more affordable than the new home market. As a result, despite the decrease in sales that has been observed for the past two quarters, the existing home market still remains active.


Québec CMA
Total Number of Starts
First Quarter 2009
N
01
02
03
04
05
06
07
08
09
FELIX LECLERC HWY- 40
CHAREST HWY
JEAN LESAGE HWY- 20
DU PONT ST
ROBERT CLICHE HWY- 73
ROAD 271
4 AV
RANG NE
Legend
6 - 42 starts
43 - 79 starts
80 - 116 starts
Not surveyed
0 2.5 5 10 15
Km

ZONE DESCRIPTIONS - QUEBEC CMA		
Zones	**Municipalities and Zones**	**Large Zones**
Zone 1	Lower Town Québec, Vanier	North Centre
Zone 2	Upper Town Québec	North Centre
Zone 3	Québec-Des Rivières (Neufchatel, Duberger, Les Saules, Lebourgneuf), Ancienne-Lorette	North Centre
Zone 4	Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	North Centre
Zone 5	Val-Belair, Saint-Emile, Loretteville, Lac-Saint-Charles, Lac Delage, Valcartier, Shannon, Lac-Saint-Joseph, Sainte-Catherine-de-la-Jacques-Cartier, Fossambault	Northern Suburbs
Zone 6	Charlesbourg, Lac-Beauport, Stoneham-Tewkesbury	Northern Suburbs
Zone 7	Beauport, Sainte-Brigitte-de-Laval, Boischatel, L'Ange-Gardien, Château-Richer, l'Ile-d'Orleans	Northern Suburbs
Zone 8	Charny, Saint-Romuald, Saint-Jean-Chrysostome, Saint-Nicolas, Saint-Rédempteur, Breakeyville, Saint-Lambert, Saint-Etienne	South Shore
Zone 9	Levis, Pintendre, Saint-Joseph-de-Levy, Saint-Etiennede-Beaumont	South Shore

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 (data are not available at this time)
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 Québec CMA First 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									
Q1 2009	231	92	24	0	0	82	0	62	491
Q1 2008	269	62	39	0	0	159	0	340	869
% Change	-14.1	48.4	-38.5	n/a	n/a	-48.4	n/a	-81.8	-43.5
Year-to-date 2009	231	92	24	0	0	82	0	62	491
Year-to-date 2008	269	62	39	0	0	159	0	340	869
% Change	-14.1	48.4	-38.5	n/a	n/a	-48.4	n/a	-81.8	-43.5
UNDER CONSTRUCTION									
Q1 2009	441	164	72	0	20	592	0	952	2,241
Q1 2008	476	110	118	0	0	572	0	1,507	2,871
% Change	-7.4	49.1	-39.0	n/a	n/a	3.5	n/a	-36.8	-21.9
COMPLETIONS									
Q1 2009	337	70	33	0	24	140	0	34	708
Q1 2008	294	54	38	0	3	49	4	45	487
% Change	14.6	29.6	-13.2	n/a	**	185.7	-100.0	-24.4	45.4
Year-to-date 2009	337	70	33	0	24	140	0	34	708
Year-to-date 2008	294	54	38	0	3	49	4	45	487
% Change	14.6	29.6	-13.2	n/a	**	185.7	-100.0	-24.4	45.4
COMPLETED & NOT ABSORBED									
Q1 2009	89	52	15	0	23	198	0	324	701
Q1 2008	53	30	38	0	4	165	1	189	480
% Change	67.9	73.3	-60.5	n/a	**	20.0	-100.0	71.4	46.0
ABSORBED									
Q1 2009	321	60	34	0	9	150	0	141	715
Q1 2008	284	45	41	0	0	71	5	115	561
% Change	13.0	33.3	-17.1	n/a	n/a	111.3	-100.0	22.6	27.5
Year-to-date 2009	321	60	34	0	9	150	0	141	715
Year-to-date 2008	284	45	41	0	0	71	5	115	561
% Change	13.0	33.3	-17.1	n/a	n/a	111.3	-100.0	22.6	27.5

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

Table 1.1: Housing Activity Summary by Submarket First 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									
Centre nord									
Q1 2009	31	6	0	0	0	13	0	10	60
Q1 2008	65	18	7	0	0	123	0	167	380
Périphérie nord									
Q1 2009	140	60	24	0	0	39	0	43	306
Q1 2008	120	14	19	0	0	18	0	170	341
Rive sud									
Q1 2009	58	26	0	0	0	30	0	9	123
Q1 2008	82	30	13	0	0	18	0	3	146
Québec CMA									
Q1 2009	231	92	24	0	0	82	0	62	491
Q1 2008	269	62	39	0	0	159	0	340	869
New City of Québec									
Q1 2009	89	38	18	0	0	34	0	49	228
Q1 2008	123	26	19	0	0	141	0	337	646
New City of Lévis									
Q1 2009	46	22	0	0	0	30	0	9	107
Q1 2008	74	28	13	0	0	18	0	3	136
UNDER CONSTRUCTION									
Centre nord									
Q1 2009	49	14	14	0	16	143	0	306	542
Q1 2008	94	56	20	0	0	363	0	853	1,426
Périphérie nord									
Q1 2009	281	104	48	0	0	377	0	200	1,010
Q1 2008	260	20	45	0	0	123	0	619	1,067
Rive sud									
Q1 2009	108	46	10	0	4	72	0	446	686
Q1 2008	118	34	53	0	0	86	0	35	374
Québec CMA									
Q1 2009	441	164	72	0	20	592	0	952	2,241
Q1 2008	476	110	118	0	0	572	0	1,507	2,871
New City of Québec									
Q1 2009	136	88	54	0	16	496	0	506	1,296
Q1 2008	188	68	52	0	0	458	0	1,440	2,246
New City of Lévis									
Q1 2009	81	38	10	0	4	60	0	437	630
Q1 2008	104	28	53	0	0	86	0	30	349

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

Table 1.1: Housing Activity Summary by Submarket
First 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									
Centre nord									
Q1 2009	49	4	15	0	16	59	0	7	150
Q1 2008	51	12	4	0	3	0	0	0	70
Périphérie nord									
Q1 2009	225	38	16	0	0	35	0	10	394
Q1 2008	159	14	14	0	0	39	0	33	259
Rive sud									
Q1 2009	61	28	2	0	8	46	0	17	162
Q1 2008	83	28	20	0	0	10	4	12	157
Québec CMA									
Q1 2009	337	70	33	0	24	140	0	34	708
Q1 2008	294	54	38	0	3	49	4	45	487
New City of Québec									
Q1 2009	143	30	21	0	16	74	0	9	363
Q1 2008	102	14	12	0	3	39	0	33	203
New City of Lévis									
Q1 2009	51	26	0	0	8	46	0	17	148
Q1 2008	77	24	20	0	0	10	4	12	147
COMPLETED & NOT ABSORBED									
Centre nord									
Q1 2009	10	4	6	0	10	81	0	209	320
Q1 2008	12	5	5	0	4	73	0	97	196
Périphérie nord									
Q1 2009	53	27	7	0	3	70	0	103	263
Q1 2008	25	10	13	0	0	55	1	68	172
Rive sud									
Q1 2009	26	21	2	0	10	47	0	12	118
Q1 2008	16	15	20	0	0	37	0	24	112
Québec CMA									
Q1 2009	89	52	15	0	23	198	0	324	701
Q1 2008	53	30	38	0	4	165	1	189	480
New City of Québec									
Q1 2009	48	24	10	0	13	139	0	282	516
Q1 2008	22	8	14	0	4	123	1	108	280
New City of Lévis									
Q1 2009	19	18	2	0	10	47	0	12	108
Q1 2008	14	13	20	0	0	37	0	24	108

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

Table 1.1: Housing Activity Summary by Submarket First 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									
Centre nord									
Q1 2009	50	4	10	0	6	70	0	70	210
Q1 2008	51	13	8	0	0	22	0	48	142
Périphérie nord									
Q1 2009	213	29	20	0	0	42	0	64	368
Q1 2008	150	14	17	0	0	30	1	55	267
Rive sud									
Q1 2009	56	27	4	0	3	38	0	7	135
Q1 2008	82	18	16	0	0	19	4	12	151
Québec CMA									
Q1 2009	321	60	34	0	9	150	0	141	715
Q1 2008	284	45	41	0	0	71	5	115	561
New City of Québec									
Q1 2009	138	23	20	0	6	97	0	123	407
Q1 2008	95	15	12	0	0	52	1	96	271
New City of Québec									
Q1 2009	45	25	2	0	3	38	0	7	120
Q1 2008	76	16	16	0	0	19	4	12	143

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

Table 1.2: History of Housing Starts of Québec 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	2,031	496	326	0	49	1,111	0	1,353	5,457
% Change	-5.3	65.3	-19.7	n/a	**	52.4	-100.0	-13.5	3.3
2007	2,144	300	406	0	11	729	3	1,564	5,284
% Change	-3.7	-6.3	3.8	n/a	-8.3	-28.9	-25.0	42.8	2.1
2006	2,226	320	391	0	12	1,026	4	1,095	5,176
% Change	-11.9	-22.0	13.0	n/a	200.0	-9.0	0.0	-20.0	-11.3
2005	2,528	410	346	0	4	1,127	4	1,368	5,835
% Change	-6.5	35.8	13.4	n/a	-69.2	-5.1	33.3	-18.2	-5.7
2004	2,704	302	305	0	13	1,187	3	1,672	6,186
% Change	1.1	32.5	15.1	n/a	-80.0	18.1	n/a	23.9	10.5
2003	2,674	228	265	0	65	1,005	0	1,350	5,599
% Change	14.9	32.6	62.6	n/a	**	101.0	n/a	20.9	30.8
2002	2,327	172	163	0	3	500	0	1,117	4,282
% Change	47.2	52.2	46.8	n/a	n/a	61.8	n/a	158.0	67.6
2001	1,581	113	111	0	0	309	0	433	2,555
% Change	25.3	82.3	65.7	n/a	-100.0	**	n/a	-42.1	12.3
2000	1,262	62	67	0	31	81	0	748	2,275
% Change	8.3	-62.2	26.4	n/a	n/a	-46.4	n/a	166.2	25.4
1999	1,165	164	53	0	0	151	0	281	1,814

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	% Change
Québec - Basse-ville, Vanier	0	0	0	0	0	0	6	9	6	9	-33.3
Québec - Haute-ville	0	0	0	0	0	0	7	0	7	0	n/a
Québec - Des Rivières, L'Ancienne-Lorette	19	38	4	18	0	0	10	281	33	337	-90.2
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	14	29	2	0	0	7	0	0	16	36	-55.6
Val-Bélair, Saint Émile, Loretteville, etc	67	54	10	0	0	0	39	7	116	61	90.2
Charlesbourg, Stoneham, etc	35	27	22	10	8	3	34	12	99	52	90.4
Beauport, Boischâtel, Île-d'Orléans, etc	38	39	28	4	4	0	21	185	91	228	-60.1
Charny, Saint-Romuald, Saint-Jean-Chr., etc	38	62	18	28	0	9	15	21	71	120	-40.8
Lévis, Pintendre, etc	20	20	8	2	0	4	24	0	52	26	100.0
Québec CMA	231	269	92	62	12	23	156	515	491	869	-43.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 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
Québec - Basse-ville, Vanier	0	0	0	0	0	0	6	9	6	9	-33.3
Québec - Haute-ville	0	0	0	0	0	0	7	0	7	0	n/a
Québec - Des Rivières, L'Ancienne-Lorette	19	38	4	18	0	0	10	281	33	337	-90.2
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	14	29	2	0	0	7	0	0	16	36	-55.6
Val-Bélair, Saint Émile, Loretteville, etc	67	54	10	0	0	0	39	7	116	61	90.2
Charlesbourg, Stoneham, etc	35	27	22	10	8	3	34	12	99	52	90.4
Beauport, Boischâtel, Île-d'Orléans, etc	38	39	28	4	4	0	21	185	91	228	-60.1
Charny, Saint-Romuald, Saint-Jean-Chr., etc	38	62	18	28	0	9	15	21	71	120	-40.8
Lévis, Pintendre, etc	20	20	8	2	0	4	24	0	52	26	100.0
Québec CMA	231	269	92	62	12	23	156	515	491	869	-43.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market First Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Québec - Basse-ville, Vanier	0	0	0	0	0	9	6	0
Québec - Haute-ville	0	0	0	0	7	0	0	0
Québec - Des Rivières, L'Ancienne-Lorette	0	0	0	0	6	114	4	167
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	0	7	0	0	0	0	0	0
Val-Bélair, Saint Émile, Loretteville, etc	0	0	0	0	10	4	29	3
Charlesbourg, Stoneham, etc	8	3	0	0	20	4	14	8
Beauport, Boischâtel, Île-d'Orléans, etc	4	0	0	0	21	26	0	159
Charny, Saint-Romuald, Saint-Jean-Chr., etc	0	9	0	0	6	18	9	3
Lévis, Pintendre, etc	0	4	0	0	24	0	0	0
Québec CMA	12	23	0	0	94	175	62	340

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 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
Québec - Basse-ville, Vanier	0	0	0	0	0	9	6	0
Québec - Haute-ville	0	0	0	0	7	0	0	0
Québec - Des Rivières, L'Ancienne-Lorette	0	0	0	0	6	114	4	167
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	0	7	0	0	0	0	0	0
Val-Bélair, Saint Émile, Loretteville, etc	0	0	0	0	10	4	29	3
Charlesbourg, Stoneham, etc	8	3	0	0	20	4	14	8
Beauport, Boischâtel, Île-d'Orléans, etc	4	0	0	0	21	26	0	159
Charny, Saint-Romuald, Saint-Jean-Chr., etc	0	9	0	0	6	18	9	3
Lévis, Pintendre, etc	0	4	0	0	24	0	0	0
Québec CMA	12	23	0	0	94	175	62	340

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Québec - Basse-ville, Vanier	0	0	0	9	6	0	6	9
Québec - Haute-ville	0	0	7	0	0	0	7	0
Québec - Des Rivières, L'Ancienne-Lorette	23	56	6	114	4	167	33	337
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	16	36	0	0	0	0	16	36
Val-Bélair, Saint Émile, Loretteville, etc	81	58	6	0	29	3	116	61
Charlesbourg, Stoneham, etc	73	44	12	0	14	8	99	52
Beauport, Boischâtel, Île-d'Orléans, etc	70	51	21	18	0	159	91	228
Charny, Saint-Romuald, Saint-Jean-Chr., etc	56	99	6	18	9	3	71	120
Lévis, Pintendre, etc	28	26	24	0	0	0	52	26
Québec CMA	347	370	82	159	62	340	491	869

Table 2.5: Starts by Submarket and by Intended Market January - March 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Québec - Basse-ville, Vanier	0	0	0	9	6	0	6	9
Québec - Haute-ville	0	0	7	0	0	0	7	0
Québec - Des Rivières, L'Ancienne-Lorette	23	56	6	114	4	167	33	337
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	16	36	0	0	0	0	16	36
Val-Bélair, Saint Émile, Loretteville, etc	81	58	6	0	29	3	116	61
Charlesbourg, Stoneham, etc	73	44	12	0	14	8	99	52
Beauport, Boischâtel, Île-d'Orléans, etc	70	51	21	18	0	159	91	228
Charny, Saint-Romuald, Saint-Jean-Chr., etc	56	99	6	18	9	3	71	120
Lévis, Pintendre, etc	28	26	24	0	0	0	52	26
Québec CMA	347	370	82	159	62	340	491	869

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	% Change
Québec - Basse-ville, Vanier	0	0	0	0	0	0	3	0	3	0	n/a
Québec - Haute-ville	0	0	0	0	0	0	45	0	45	0	n/a
Québec - Des Rivières, L'Ancienne-Lorette	29	30	2	10	25	0	22	0	78	40	95.0
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	22	22	2	2	0	7	2	0	26	31	-16.1
Val-Bélair, Saint Émile, Loretteville, etc	92	66	8	4	0	0	46	8	146	78	87.2
Charlesbourg, Stoneham, etc	72	40	20	2	0	0	13	34	105	76	38.2
Beauport, Boischâtel, Île-d'Orléans, etc	61	53	10	8	0	0	72	44	143	105	36.2
Charny, Saint-Romuald, Saint-Jean-Chr., etc	35	51	18	20	4	10	9	18	66	99	-33.3
Lévis, Pintendre, etc	26	32	10	8	4	12	56	6	96	58	65.5
Québec CMA	337	294	70	54	33	29	268	110	708	487	45.4

Table 3.1: Completions by Submarket and by Dwelling Type January - March 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
Québec - Basse-ville, Vanier	0	0	0	0	0	0	3	0	3	0	n/a
Québec - Haute-ville	0	0	0	0	0	0	45	0	45	0	n/a
Québec - Des Rivières, L'Ancienne-Lorette	29	30	2	10	25	0	22	0	78	40	95.0
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	22	22	2	2	0	7	2	0	26	31	-16.1
Val-Bélair, Saint Émile, Loretteville, etc	92	66	8	4	0	0	46	8	146	78	87.2
Charlesbourg, Stoneham, etc	72	40	20	2	0	0	13	34	105	76	38.2
Beauport, Boischâtel, Île-d'Orléans, etc	61	53	10	8	0	0	72	44	143	105	36.2
Charny, Saint-Romuald, Saint-Jean-Chr., etc	35	51	18	20	4	10	9	18	66	99	-33.3
Lévis, Pintendre, etc	26	32	10	8	4	12	56	6	96	58	65.5
Québec CMA	337	294	70	54	33	29	268	110	708	487	45.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market First Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Québec - Basse-ville, Vanier	0	0	0	0	0	0	3	0
Québec - Haute-ville	0	0	0	0	45	0	0	0
Québec - Des Rivières, L'Ancienne-Lorette	25	0	0	0	18	0	4	0
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	0	7	0	0	2	0	0	0
Val-Bélair, Saint Émile, Loretteville, etc	0	0	0	0	6	4	4	4
Charlesbourg, Stoneham, etc	0	0	0	0	13	18	0	16
Beauport, Boischâtel, Île-d'Orléans, etc	0	0	0	0	32	31	6	13
Charny, Saint-Romuald, Saint-Jean-Chr., etc	4	6	0	4	6	12	3	6
Lévis, Pintendre, etc	4	12	0	0	42	0	14	6
Québec CMA	33	25	0	4	164	65	34	45

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 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
Québec - Basse-ville, Vanier	0	0	0	0	0	0	3	0
Québec - Haute-ville	0	0	0	0	45	0	0	0
Québec - Des Rivières, L'Ancienne-Lorette	25	0	0	0	18	0	4	0
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	0	7	0	0	2	0	0	0
Val-Bélair, Saint Émile, Loretteville, etc	0	0	0	0	6	4	4	4
Charlesbourg, Stoneham, etc	0	0	0	0	13	18	0	16
Beauport, Boischâtel, Île-d'Orléans, etc	0	0	0	0	32	31	6	13
Charny, Saint-Romuald, Saint-Jean-Chr., etc	4	6	0	4	6	12	3	6
Lévis, Pintendre, etc	4	12	0	0	42	0	14	6
Québec CMA	33	25	0	4	164	65	34	45

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Québec - Basse-ville, Vanier	0	0	0	0	3	0	3	0
Québec - Haute-ville	0	0	45	0	0	0	45	0
Québec - Des Rivières, L'Ancienne-Lorette	44	40	30	0	4	0	78	40
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	26	28	0	3	0	0	26	31
Val-Bélair, Saint Émile, Loretteville, etc	106	74	0	0	4	4	146	78
Charlesbourg, Stoneham, etc	96	48	9	12	0	16	105	76
Beauport, Boischâtel, Île-d'Orléans, etc	77	65	26	27	6	13	143	105
Charny, Saint-Romuald, Saint-Jean-Chr., etc	53	79	10	10	3	10	66	99
Lévis, Pintendre, etc	38	52	44	0	14	6	96	58
Québec CMA	440	386	164	52	34	49	708	487

Table 3.5: Completions by Submarket and by Intended Market January - March 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Québec - Basse-ville, Vanier	0	0	0	0	3	0	3	0
Québec - Haute-ville	0	0	45	0	0	0	45	0
Québec - Des Rivières, L'Ancienne-Lorette	44	40	30	0	4	0	78	40
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	26	28	0	3	0	0	26	31
Val-Bélair, Saint Émile, Loretteville, etc	106	74	0	0	4	4	146	78
Charlesbourg, Stoneham, etc	96	48	9	12	0	16	105	76
Beauport, Boischâtel, Île-d'Orléans, etc	77	65	26	27	6	13	143	105
Charny, Saint-Romuald, Saint-Jean-Chr., etc	53	79	10	10	3	10	66	99
Lévis, Pintendre, etc	38	52	44	0	14	6	96	58
Québec CMA	440	386	164	52	34	49	708	487

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range First Quarter 2009													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre nord													
Q1 2009	1	2.0	0	0.0	7	14.0	7	14.0	35	70.0	50	385,000	411,600
Q1 2008	1	2.0	1	2.0	11	21.6	14	27.5	24	47.1	51	275,000	312,843
Year-to-date 2009	1	2.0	0	0.0	7	14.0	7	14.0	35	70.0	50	385,000	411,600
Year-to-date 2008	1	2.0	1	2.0	11	21.6	14	27.5	24	47.1	51	275,000	312,843
Périphérie nord													
Q1 2009	42	19.7	30	14.1	54	25.4	28	13.1	59	27.7	213	220,000	259,761
Q1 2008	37	24.7	17	11.3	25	16.7	32	21.3	39	26.0	150	227,500	262,467
Year-to-date 2009	42	19.7	30	14.1	54	25.4	28	13.1	59	27.7	213	220,000	259,761
Year-to-date 2008	37	24.7	17	11.3	25	16.7	32	21.3	39	26.0	150	227,500	262,467
Rive sud													
Q1 2009	6	10.7	6	10.7	12	21.4	14	25.0	18	32.1	56	250,000	285,268
Q1 2008	5	6.1	10	12.2	30	36.6	17	20.7	20	24.4	82	222,500	260,823
Year-to-date 2009	6	10.7	6	10.7	12	21.4	14	25.0	18	32.1	56	250,000	285,268
Year-to-date 2008	5	6.1	10	12.2	30	36.6	17	20.7	20	24.4	82	222,500	260,823
Québec CMA													
Q1 2009	49	15.3	36	11.2	73	22.7	49	15.3	114	35.5	321	250,000	288,969
Q1 2008	43	15.1	28	9.9	66	23.2	63	22.2	84	29.6	284	250,000	271,417
Year-to-date 2009	49	15.3	36	11.2	73	22.7	49	15.3	114	35.5	321	250,000	288,969
Year-to-date 2008	43	15.1	28	9.9	66	23.2	63	22.2	84	29.6	284	250,000	271,417
New City of Québec													
Q1 2009	29	21.0	23	16.7	27	19.6	16	11.6	43	31.2	138	220,000	279,196
Q1 2008	14	14.7	9	9.5	19	20.0	25	26.3	28	29.5	95	250,000	267,316
Year-to-date 2009	29	21.0	23	16.7	27	19.6	16	11.6	43	31.2	138	220,000	279,196
Year-to-date 2008	14	14.7	9	9.5	19	20.0	25	26.3	28	29.5	95	250,000	267,316
New City of Lévis													
Q1 2009	3	6.7	4	8.9	7	15.6	12	26.7	19	42.2	45	260,000	315,000
Q1 2008	3	3.9	9	11.8	28	36.8	16	21.1	20	26.3	76	225,000	265,329
Year-to-date 2009	3	6.7	4	8.9	7	15.6	12	26.7	19	42.2	45	260,000	315,000
Year-to-date 2008	3	3.9	9	11.8	28	36.8	16	21.1	20	26.3	76	225,000	265,329

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2009						
Submarket	Q1 2009	Q1 2008	% Change	YTD 2009	YTD 2008	% Change
Québec - Basse-ville, Vanier	--	--	n/a	--	--	n/a
Québec - Haute-ville	--	--	n/a	--	--	n/a
Québec - Des Rivières, L'Ancienne-Lorette	434,167	291,333	49.0	434,167	291,333	49.0
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	383,182	344,773	11.1	383,182	344,773	11.1
Val-Bélair, Saint Émile, Loretteville, etc	232,965	214,355	8.7	232,965	214,355	8.7
Charlesbourg, Stoneham, etc	280,368	356,711	-21.4	280,368	356,711	-21.4
Beauport, Boischâtel, Île-d'Orléans, etc	275,068	250,500	9.8	275,068	250,500	9.8
Charny, Saint-Romuald, Saint-Jean-Chr., etc	304,697	250,000	21.9	304,697	250,000	21.9
Lévis, Pintendre, etc	257,391	278,629	-7.6	257,391	278,629	-7.6
Québec CMA	288,969	271,417	6.5	288,969	271,417	6.5

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators
First Quarter 2009

		Interest Rates			NHPI, Total, Québec CMA 1997=100	CPI, 2002 =100	Québec Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2008	January	725	7.35	7.39	151.7	110.6	391.9	5.2	68.0	714
	February	718	7.25	7.29	152.4	111.1	389.6	4.9	67.4	718
	March	712	7.15	7.19	152.4	111.3	388.2	4.8	67.1	712
	April	700	6.95	6.99	154.0	112.0	387.9	4.7	66.9	711
	May	679	6.15	6.65	154.5	113.2	388.8	5.1	67.2	720
	June	710	6.95	7.15	155.0	113.7	390.3	5.0	67.4	725
	July	710	6.95	7.15	155.0	113.7	390.9	5.1	67.5	734
	August	691	6.65	6.85	157.1	113.1	391.3	4.6	67.1	737
	September	691	6.65	6.85	157.1	113.6	391.5	4.4	67.0	746
	October	713	6.35	7.20	157.1	112.7	391.8	4.3	66.9	743
	November	713	6.35	7.20	159.4	112.1	392.9	4.2	66.9	741
	December	685	5.60	6.75	159.4	111.3	396.7	3.9	67.4	749
2009	January	627	5.00	5.79	160.4	111.2	399.9	3.8	67.7	757
	February	627	5.00	5.79	164.6	112.0	403.1	3.9	68.3	750
	March	613	4.50	5.55		112.4	401.6	4.0	68.1	741
	April									
	May									
	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 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.



STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

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.

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 Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase
- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

Free regional reports also available:

- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Client e-Update

A monthly e-newsletter that features the latest market insight, housing research and information to help housing finance professionals enhance client relationships and grow their business.

64207_2009_Q02