HOUSING MARKET INFORMATION

# HOUSING NOW

## Québec CMA

Canada Mortgage and Housing Corporation

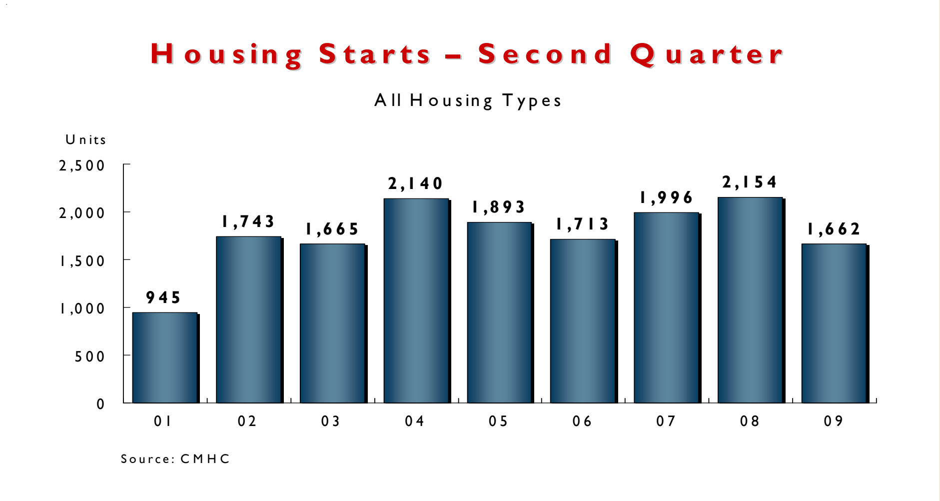
Date Released: Third Quarter 2009

## Québec area housing starts in the second quarter of 2009

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), 1,662 housing units were started from April to June 2009, compared to 2,154 during the same period in 2008.

All market segments registered decreases in the second quarter of 2009: freehold homes[1] (-10 per cent), condominiums (-51 per cent) and rental housing (-23 per cent). The growing popularity of semi-detached houses should be noted, however, as starts of this type rose by 17 per cent. An increase in row

Figure 1



Source: CMHC

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[1] *Freehold homes refer to dwellings where the owner also holds the title of ownership to the land.*

Canada

CMHC SCHL
HOME TO CANADIANS

home construction was also observed.

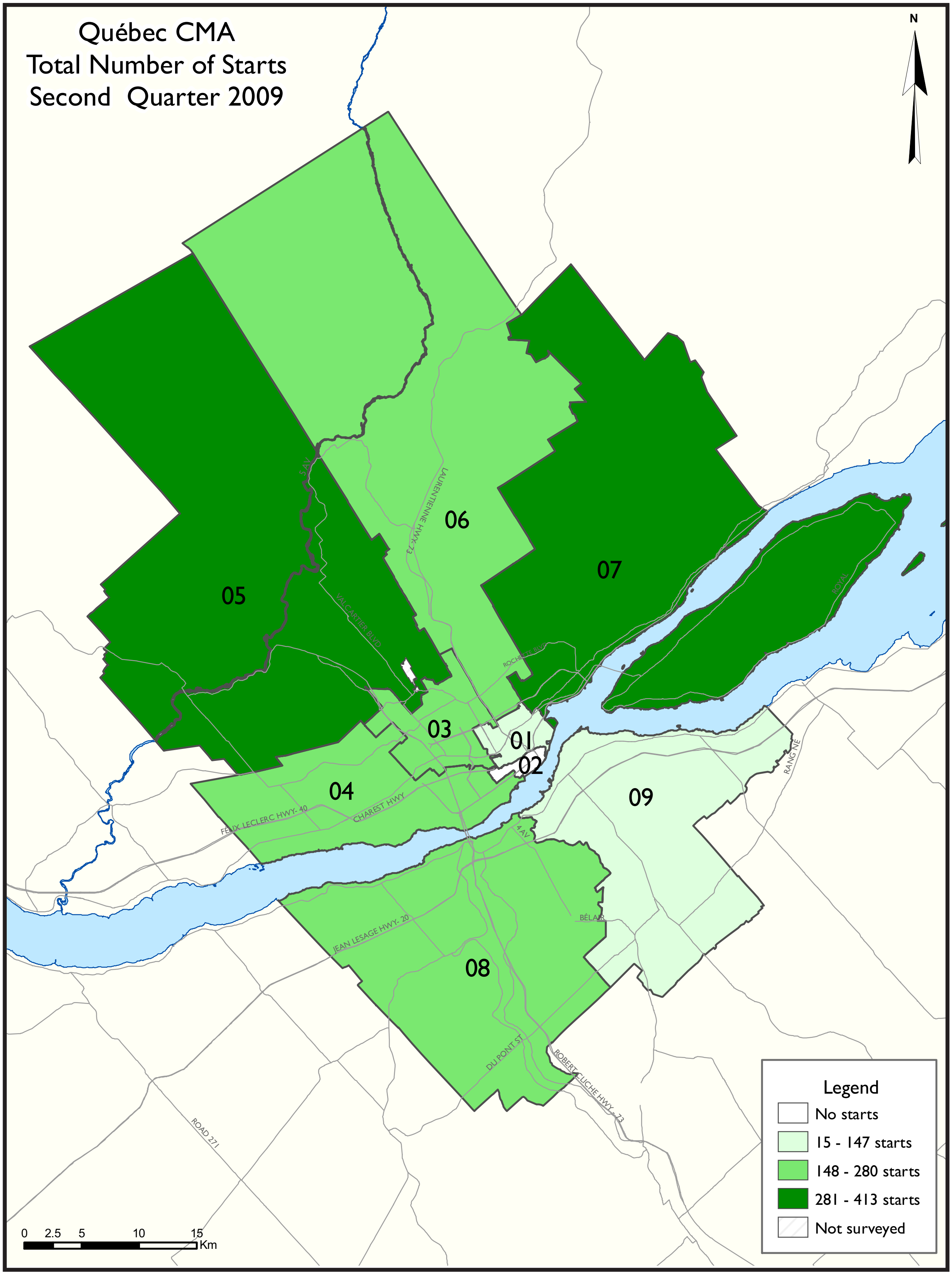
The results for the first six months of the year also show a decline in residential construction in the CMA. In all, 2,153 starts were enumerated, compared to 3,023 during the same period in 2008 and decreases were recorded in all segments. Conditions on the freehold home market are in line with expectations. However, the declines registered for condominium and rental housing should be less significant for 2009 overall, as several projects should get under way over the next six months, and it is expected that the tightening of the rental market will stimulate construction in this segment. As well, the job market remains solid in the Québec area, which is helping to support housing demand.

In all urban centres with 10,000 or more inhabitants across Quebec, 15,837 starts were enumerated during the first half of 2009, for a decrease of 22 per cent from the same period in 2008. Among the CMAs in the province, four recorded declines in residential construction: Trois-Rivières (-25 per cent), Québec (-29 per cent), Montréal (-26 per cent) and Saguenay (-25 per cent). The other two, Gatineau and Sherbrooke, registered increases of 18 per cent and 5 per cent, respectively.

## Resale Market Continues to Slow Down

Sales of properties continued to fall slightly in the Québec census metropolitan area (CMA) in the second quarter of 2009. In fact, according to the latest data from the Canadian Real Estate Association (CREA), 2,382 homes were sold from April to June 2009, compared to 2,470 during the same period in 2008 (-3.6 per cent). It should be mentioned that despite this decrease, the resale market remained active in the Québec CMA, stimulated by the vigorous regional economy and the low mortgage rates.

Prices, for their part, rose by 5 per cent. Homes were therefore selling for an average price of $210,185 in the second quarter of 2009, compared to $200,100 one year earlier.


Québec CMA
Total Number of Starts
Second Quarter 2009
N
01
02
03
04
05
06
07
08
09
5 AV
LAURENTIENNE HWY-73
VALCARTIER BLVD
ROCHETTE BLVD
ROYAL
RANG NE
FELIX LECLERC HWY- 40
CHAREST HWY
4 AV
BÉLAIR
JEAN LESAGE HWY- 20
DU PONT ST
ROBERT-CLICHE HWY - 73
ROAD 271
Legend
No starts
15 - 147 starts
148 - 280 starts
281 - 413 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-Rornuald, 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
## Second Quarter 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| Q2 2009 | 614 | 218 | 133 | 0 | 8 | 228 | 0 | 419 | 1,662 |
| Q2 2008 | 759 | 186 | 130 | 0 | 32 | 447 | 0 | 530 | 2,154 |
| % Change | -19.1 | 17.2 | 2.3 | n/a | -75.0 | -49.0 | n/a | -20.9 | -22.8 |
| Year-to-date 2009 | 845 | 310 | 157 | 0 | 8 | 310 | 0 | 481 | 2,153 |
| Year-to-date 2008 | 1,028 | 248 | 169 | 0 | 32 | 606 | 0 | 870 | 3,023 |
| % Change | -17.8 | 25.0 | -7.1 | n/a | -75.0 | -48.8 | n/a | -44.7 | -28.8 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| Q2 2009 | 701 | 214 | 148 | 0 | 24 | 581 | 0 | 964 | 2,674 |
| Q2 2008 | 806 | 182 | 149 | 0 | 32 | 822 | 0 | 1,579 | 3,728 |
| % Change | -13.0 | 17.6 | -0.7 | n/a | -25.0 | -29.3 | n/a | -38.9 | -28.3 |
| **COMPLETIONS** | | | | | | | | | |
| Q2 2009 | 355 | 168 | 45 | 0 | 4 | 270 | 0 | 388 | 1,230 |
| Q2 2008 | 428 | 114 | 99 | 0 | 0 | 193 | 0 | 462 | 1,296 |
| % Change | -17.1 | 47.4 | -54.5 | n/a | n/a | 39.9 | n/a | -16.0 | -5.1 |
| Year-to-date 2009 | 692 | 238 | 78 | 0 | 28 | 410 | 0 | 422 | 1,938 |
| Year-to-date 2008 | 722 | 168 | 137 | 0 | 3 | 242 | 4 | 507 | 1,783 |
| % Change | -4.2 | 41.7 | -43.1 | n/a | ** | 69.4 | -100.0 | -16.8 | 8.7 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| Q2 2009 | 85 | 74 | 21 | 0 | 11 | 257 | 0 | 381 | 829 |
| Q2 2008 | 47 | 32 | 47 | 0 | 2 | 164 | 0 | 185 | 477 |
| % Change | 80.9 | 131.3 | -55.3 | n/a | ** | 56.7 | n/a | 105.9 | 73.8 |
| **ABSORBED** | | | | | | | | | |
| Q2 2009 | 355 | 146 | 39 | 0 | 16 | 211 | 0 | 331 | 1,098 |
| Q2 2008 | 434 | 112 | 90 | 0 | 2 | 196 | 1 | 464 | 1,299 |
| % Change | -18.2 | 30.4 | -56.7 | n/a | ** | 7.7 | -100.0 | -28.7 | -15.5 |
| Year-to-date 2009 | 676 | 206 | 73 | 0 | 25 | 361 | 0 | 472 | 1,813 |
| Year-to-date 2008 | 718 | 157 | 131 | 0 | 2 | 267 | 6 | 579 | 1,860 |
| % Change | -5.8 | 31.2 | -44.3 | n/a | ** | 35.2 | -100.0 | -18.5 | -2.5 |

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

## Table 1.1: Housing Activity Summary by Submarket
## Second Quarter 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Centre nord** | | | | | | | | | |
| Q2 2009 | 122 | 40 | 19 | 0 | 0 | 91 | 0 | 187 | 477 |
| Q2 2008 | 87 | 32 | 0 | 0 | 32 | 142 | 0 | 20 | 313 |
| **Périphérie nord** | | | | | | | | | |
| Q2 2009 | 360 | 128 | 96 | 0 | 0 | 131 | 0 | 192 | 931 |
| Q2 2008 | 491 | 102 | 105 | 0 | 0 | 256 | 0 | 102 | 1,126 |
| **Rive sud** | | | | | | | | | |
| Q2 2009 | 131 | 50 | 16 | 0 | 8 | 6 | 0 | 40 | 251 |
| Q2 2008 | 178 | 52 | 23 | 0 | 0 | 49 | 0 | 408 | 710 |
| **Québec CMA** | | | | | | | | | |
| Q2 2009 | 614 | 218 | 133 | 0 | 8 | 228 | 0 | 419 | 1,662 |
| Q2 2008 | 759 | 186 | 130 | 0 | 32 | 447 | 0 | 530 | 2,154 |
| **New City of Québec** | | | | | | | | | |
| Q2 2009 | 246 | 122 | 103 | 0 | 0 | 210 | 0 | 244 | 943 |
| Q2 2008 | 289 | 80 | 87 | 0 | 32 | 388 | 0 | 114 | 1,060 |
| **New City of Lévis** | | | | | | | | | |
| Q2 2009 | 93 | 46 | 18 | 0 | 8 | 6 | 0 | 40 | 211 |
| Q2 2008 | 115 | 38 | 25 | 0 | 0 | 49 | 0 | 408 | 635 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Centre nord** | | | | | | | | | |
| Q2 2009 | 128 | 40 | 23 | 0 | 16 | 215 | 0 | 403 | 843 |
| Q2 2008 | 107 | 36 | 5 | 0 | 32 | 386 | 0 | 806 | 1,412 |
| **Périphérie nord** | | | | | | | | | |
| Q2 2009 | 421 | 120 | 107 | 0 | 0 | 294 | 0 | 342 | 1,308 |
| Q2 2008 | 503 | 96 | 109 | 0 | 0 | 333 | 0 | 351 | 1,462 |
| **Rive sud** | | | | | | | | | |
| Q2 2009 | 149 | 54 | 16 | 0 | 8 | 72 | 0 | 219 | 518 |
| Q2 2008 | 193 | 50 | 33 | 0 | 0 | 103 | 0 | 422 | 849 |
| **Québec CMA** | | | | | | | | | |
| Q2 2009 | 701 | 214 | 148 | 0 | 24 | 581 | 0 | 964 | 2,674 |
| Q2 2008 | 806 | 182 | 149 | 0 | 32 | 822 | 0 | 1,579 | 3,728 |
| **New City of Québec** | | | | | | | | | |
| Q2 2009 | 244 | 110 | 112 | 0 | 16 | 485 | 0 | 610 | 1,595 |
| Q2 2008 | 278 | 78 | 94 | 0 | 32 | 699 | 0 | 1,117 | 2,408 |
| **New City of Lévis** | | | | | | | | | |
| Q2 2009 | 110 | 48 | 18 | 0 | 8 | 60 | 0 | 214 | 458 |
| Q2 2008 | 133 | 34 | 35 | 0 | 0 | 103 | 0 | 417 | 770 |

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

## Table 1.1: Housing Activity Summary by Submarket
## Second Quarter 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Centre nord** | | | | | | | | | |
| Q2 2009 | 43 | 14 | 10 | 0 | 0 | 19 | 0 | 90 | 176 |
| Q2 2008 | 74 | 52 | 15 | 0 | 0 | 119 | 0 | 67 | 327 |
| **Périphérie nord** | | | | | | | | | |
| Q2 2009 | 221 | 112 | 25 | 0 | 0 | 242 | 0 | 34 | 634 |
| Q2 2008 | 247 | 26 | 41 | 0 | 0 | 42 | 0 | 374 | 730 |
| **Rive sud** | | | | | | | | | |
| Q2 2009 | 90 | 42 | 10 | 0 | 4 | 9 | 0 | 264 | 419 |
| Q2 2008 | 103 | 36 | 43 | 0 | 0 | 32 | 0 | 21 | 235 |
| **Québec CMA** | | | | | | | | | |
| Q2 2009 | 355 | 168 | 45 | 0 | 4 | 270 | 0 | 388 | 1,230 |
| Q2 2008 | 428 | 114 | 99 | 0 | 0 | 193 | 0 | 462 | 1,296 |
| **New City of Québec** | | | | | | | | | |
| Q2 2009 | 138 | 100 | 33 | 0 | 0 | 249 | 0 | 124 | 644 |
| Q2 2008 | 199 | 70 | 45 | 0 | 0 | 143 | 0 | 441 | 898 |
| **New City of Lévis** | | | | | | | | | |
| Q2 2009 | 64 | 36 | 10 | 0 | 4 | 9 | 0 | 260 | 383 |
| Q2 2008 | 86 | 32 | 43 | 0 | 0 | 32 | 0 | 21 | 214 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Centre nord** | | | | | | | | | |
| Q2 2009 | 6 | 9 | 10 | 0 | 6 | 61 | 0 | 194 | 286 |
| Q2 2008 | 11 | 8 | 7 | 0 | 2 | 93 | 0 | 73 | 194 |
| **Périphérie nord** | | | | | | | | | |
| Q2 2009 | 52 | 37 | 5 | 0 | 2 | 172 | 0 | 81 | 349 |
| Q2 2008 | 22 | 8 | 12 | 0 | 0 | 43 | 0 | 101 | 186 |
| **Rive sud** | | | | | | | | | |
| Q2 2009 | 27 | 28 | 6 | 0 | 3 | 24 | 0 | 106 | 194 |
| Q2 2008 | 14 | 16 | 28 | 0 | 0 | 28 | 0 | 11 | 97 |
| **Québec CMA** | | | | | | | | | |
| Q2 2009 | 85 | 74 | 21 | 0 | 11 | 257 | 0 | 381 | 829 |
| Q2 2008 | 47 | 32 | 47 | 0 | 2 | 164 | 0 | 185 | 477 |
| **New City of Québec** | | | | | | | | | |
| Q2 2009 | 45 | 39 | 14 | 0 | 8 | 222 | 0 | 255 | 583 |
| Q2 2008 | 25 | 14 | 16 | 0 | 2 | 118 | 0 | 133 | 308 |
| **New City of Lévis** | | | | | | | | | |
| Q2 2009 | 22 | 26 | 6 | 0 | 3 | 24 | 0 | 106 | 187 |
| Q2 2008 | 10 | 15 | 28 | 0 | 0 | 28 | 0 | 11 | 92 |

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

## Table 1.1: Housing Activity Summary by Submarket
## Second Quarter 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Centre nord** | | | | | | | | | |
| Q2 2009 | 45 | 9 | 6 | 0 | 4 | 39 | 0 | 105 | 208 |
| Q2 2008 | 75 | 49 | 13 | 0 | 2 | 99 | 0 | 91 | 329 |
| **Périphérie nord** | | | | | | | | | |
| Q2 2009 | 221 | 102 | 27 | 0 | 1 | 140 | 0 | 56 | 547 |
| Q2 2008 | 250 | 28 | 42 | 0 | 0 | 56 | 1 | 339 | 716 |
| **Rive sud** | | | | | | | | | |
| Q2 2009 | 88 | 35 | 6 | 0 | 11 | 32 | 0 | 170 | 342 |
| Q2 2008 | 105 | 35 | 35 | 0 | 0 | 41 | 0 | 34 | 250 |
| **Québec CMA** | | | | | | | | | |
| Q2 2009 | 355 | 146 | 39 | 0 | 16 | 211 | 0 | 331 | 1,098 |
| Q2 2008 | 434 | 112 | 90 | 0 | 2 | 196 | 1 | 464 | 1,299 |
| **New City of Québec** | | | | | | | | | |
| Q2 2009 | 139 | 85 | 29 | 0 | 5 | 166 | 0 | 151 | 575 |
| Q2 2008 | 196 | 64 | 43 | 0 | 2 | 148 | 1 | 416 | 870 |
| **New City of Québec** | | | | | | | | | |
| Q2 2009 | 60 | 28 | 6 | 0 | 11 | 32 | 0 | 166 | 303 |
| Q2 2008 | 90 | 30 | 35 | 0 | 0 | 41 | 0 | 34 | 230 |

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
## Second Quarter 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | % Change |
| Québec - Basse-ville, Vanier | 0 | 0 | 2 | 0 | 0 | 0 | 13 | 24 | 15 | 24 | -37.5 |
| Québec - Haute-ville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49 | 0 | 49 | -100.0 |
| Québec - Des Rivières, L'Ancienne-Lorette | 60 | 44 | 34 | 20 | 3 | 32 | 146 | 91 | 243 | 187 | 29.9 |
| Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin | 63 | 46 | 4 | 12 | 0 | 0 | 153 | 0 | 220 | 58 | ** |
| Val-Bélair, Saint Émile, Loretteville, etc | 152 | 210 | 38 | 2 | 36 | 5 | 187 | 113 | 413 | 330 | 25.2 |
| Charlesbourg, Stoneham, etc | 66 | 162 | 50 | 60 | 11 | 14 | 57 | 293 | 184 | 529 | -65.2 |
| Beauport, Boischâtel, Île-d'Orléans, etc | 142 | 119 | 40 | 40 | 9 | 4 | 145 | 104 | 336 | 267 | 25.8 |
| Charny, Saint-Romuald, Saint-Jean-Chr., etc | 86 | 118 | 38 | 34 | 16 | 10 | 32 | 41 | 172 | 203 | -15.3 |
| Lévis, Pintendre, etc | 45 | 60 | 12 | 18 | 8 | 13 | 14 | 416 | 79 | 507 | -84.4 |
| **Québec CMA** | 614 | 759 | 218 | 186 | 83 | 78 | 747 | 1,131 | 1,662 | 2,154 | -22.8 |

## Table 2.1: Starts by Submarket and by Dwelling Type
## January - June 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| Québec - Basse-ville, Vanier | 0 | 0 | 2 | 0 | 0 | 0 | 19 | 33 | 21 | 33 | -36.4 |
| Québec - Haute-ville | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 49 | 7 | 49 | -85.7 |
| Québec - Des Rivières, L'Ancienne-Lorette | 79 | 82 | 38 | 38 | 3 | 32 | 156 | 372 | 276 | 524 | -47.3 |
| Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin | 77 | 75 | 6 | 12 | 0 | 7 | 153 | 0 | 236 | 94 | 151.1 |
| Val-Bélair, Saint Émile, Loretteville, etc | 219 | 264 | 48 | 2 | 36 | 5 | 226 | 120 | 529 | 391 | 35.3 |
| Charlesbourg, Stoneham, etc | 101 | 189 | 72 | 70 | 19 | 17 | 91 | 305 | 283 | 581 | -51.3 |
| Beauport, Boischâtel, Île-d'Orléans, etc | 180 | 158 | 68 | 44 | 13 | 4 | 166 | 289 | 427 | 495 | -13.7 |
| Charny, Saint-Romuald, Saint-Jean-Chr., etc | 124 | 180 | 56 | 62 | 16 | 19 | 47 | 62 | 243 | 323 | -24.8 |
| Lévis, Pintendre, etc | 65 | 80 | 20 | 20 | 8 | 17 | 38 | 416 | 131 | 533 | -75.4 |
| **Québec CMA** | 845 | 1,028 | 310 | 248 | 95 | 101 | 903 | 1,646 | 2,153 | 3,023 | -28.8 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 |
| Québec - Basse-ville, Vanier | 0 | 0 | 0 | 0 | 0 | 12 | 13 | 12 |
| Québec - Haute-ville | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 4 |
| Québec - Des Rivières, L'Ancienne-Lorette | 3 | 32 | 0 | 0 | 107 | 87 | 39 | 4 |
| Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin | 0 | 0 | 0 | 0 | 0 | 0 | 135 | 0 |
| Val-Bélair, Saint Émile, Loretteville, etc | 36 | 5 | 0 | 0 | 66 | 52 | 121 | 25 |
| Charlesbourg, Stoneham, etc | 11 | 14 | 0 | 0 | 54 | 228 | 3 | 65 |
| Beauport, Boischâtel, Île-d'Orléans, etc | 9 | 4 | 0 | 0 | 53 | 58 | 68 | 12 |
| Charny, Saint-Romuald, Saint-Jean-Chr., etc | 16 | 10 | 0 | 0 | 6 | 27 | 26 | 14 |
| Lévis, Pintendre, etc | 8 | 13 | 0 | 0 | 0 | 22 | 14 | 394 |
| **Québec CMA** | 83 | 78 | 0 | 0 | 286 | 531 | 419 | 530 |

## Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
## January - June 2009

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Québec - Basse-ville, Vanier | 0 | 0 | 0 | 0 | 0 | 21 | 19 | 12 |
| Québec - Haute-ville | 0 | 0 | 0 | 0 | 7 | 45 | 0 | 4 |
| Québec - Des Rivières, L'Ancienne-Lorette | 3 | 32 | 0 | 0 | 113 | 201 | 43 | 171 |
| Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin | 0 | 7 | 0 | 0 | 0 | 0 | 135 | 0 |
| Val-Bélair, Saint Émile, Loretteville, etc | 36 | 5 | 0 | 0 | 76 | 56 | 150 | 28 |
| Charlesbourg, Stoneham, etc | 19 | 17 | 0 | 0 | 74 | 232 | 17 | 73 |
| Beauport, Boischâtel, Île-d'Orléans, etc | 13 | 4 | 0 | 0 | 74 | 84 | 68 | 171 |
| Charny, Saint-Romuald, Saint-Jean-Chr., etc | 16 | 19 | 0 | 0 | 12 | 45 | 35 | 17 |
| Lévis, Pintendre, etc | 8 | 17 | 0 | 0 | 24 | 22 | 14 | 394 |
| **Québec CMA** | 95 | 101 | 0 | 0 | 380 | 706 | 481 | 870 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 |
| Québec - Basse-ville, Vanier | 2 | 0 | 0 | 12 | 13 | 12 | 15 | 24 |
| Québec - Haute-ville | 0 | 0 | 0 | 45 | 0 | 4 | 0 | 49 |
| Québec - Des Rivières, L'Ancienne-Lorette | 113 | 66 | 91 | 117 | 39 | 4 | 243 | 187 |
| Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin | 67 | 58 | 0 | 0 | 135 | 0 | 220 | 58 |
| Val-Bélair, Saint Émile, Loretteville, etc | 250 | 237 | 42 | 32 | 121 | 25 | 413 | 330 |
| Charlesbourg, Stoneham, etc | 135 | 288 | 46 | 176 | 3 | 65 | 184 | 529 |
| Beauport, Boischâtel, Île-d'Orléans, etc | 201 | 173 | 43 | 48 | 68 | 12 | 336 | 267 |
| Charny, Saint-Romuald, Saint-Jean-Chr., etc | 140 | 162 | 6 | 27 | 26 | 14 | 172 | 203 |
| Lévis, Pintendre, etc | 57 | 91 | 8 | 22 | 14 | 394 | 79 | 507 |
| **Québec CMA** | 965 | 1,075 | 236 | 479 | 419 | 530 | 1,662 | 2,154 |

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

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Québec - Basse-ville, Vanier | 2 | 0 | 0 | 21 | 19 | 12 | 21 | 33 |
| Québec - Haute-ville | 0 | 0 | 7 | 45 | 0 | 4 | 7 | 49 |
| Québec - Des Rivières, L'Ancienne-Lorette | 136 | 122 | 97 | 231 | 43 | 171 | 276 | 524 |
| Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin | 83 | 94 | 0 | 0 | 135 | 0 | 236 | 94 |
| Val-Bélair, Saint Émile, Loretteville, etc | 331 | 295 | 48 | 32 | 150 | 28 | 529 | 391 |
| Charlesbourg, Stoneham, etc | 208 | 332 | 58 | 176 | 17 | 73 | 283 | 581 |
| Beauport, Boischâtel, Île-d'Orléans, etc | 271 | 224 | 64 | 66 | 68 | 171 | 427 | 495 |
| Charny, Saint-Romuald, Saint-Jean-Chr., etc | 196 | 261 | 12 | 45 | 35 | 17 | 243 | 323 |
| Lévis, Pintendre, etc | 85 | 117 | 32 | 22 | 14 | 394 | 131 | 533 |
| **Québec CMA** | 1,312 | 1,445 | 318 | 638 | 481 | 870 | 2,153 | 3,023 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
## Second Quarter 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | % Change |
| Québec - Basse-ville, Vanier | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 14 | 27 | 14 | 92.9 |
| Québec - Haute-ville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Québec - Des Rivières, L'Ancienne-Lorette | 19 | 43 | 10 | 42 | 0 | 0 | 88 | 178 | 117 | 263 | -55.5 |
| Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin | 25 | 35 | 4 | 10 | 4 | 7 | 0 | 2 | 33 | 54 | -38.9 |
| Val-Bélair, Saint Émile, Loretteville, etc | 116 | 103 | 16 | 6 | 0 | 0 | 6 | 38 | 138 | 147 | -6.1 |
| Charlesbourg, Stoneham, etc | 49 | 93 | 70 | 14 | 0 | 3 | 209 | 70 | 328 | 180 | 82.2 |
| Beauport, Boischâtel, Île-d'Orléans, etc | 56 | 51 | 26 | 6 | 3 | 0 | 83 | 346 | 168 | 403 | -58.3 |
| Charny, Saint-Romuald, Saint-Jean-Chr., etc | 54 | 78 | 32 | 30 | 8 | 11 | 34 | 52 | 128 | 171 | -25.1 |
| Lévis, Pintendre, etc | 36 | 25 | 10 | 6 | 4 | 30 | 241 | 3 | 291 | 64 | ** |
| **Québec CMA** | 355 | 428 | 168 | 114 | 19 | 51 | 688 | 703 | 1,230 | 1,296 | -5.1 |

## Table 3.1: Completions by Submarket and by Dwelling Type
## January - June 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| Québec - Basse-ville, Vanier | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 14 | 30 | 14 | 114.3 |
| Québec - Haute-ville | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 45 | 0 | n/a |
| Québec - Des Rivières, L'Ancienne-Lorette | 48 | 73 | 12 | 52 | 25 | 0 | 110 | 178 | 195 | 303 | -35.6 |
| Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin | 47 | 57 | 6 | 12 | 4 | 14 | 2 | 2 | 59 | 85 | -30.6 |
| Val-Bélair, Saint Émile, Loretteville, etc | 208 | 169 | 24 | 10 | 0 | 0 | 52 | 46 | 284 | 225 | 26.2 |
| Charlesbourg, Stoneham, etc | 121 | 133 | 90 | 16 | 0 | 3 | 222 | 104 | 433 | 256 | 69.1 |
| Beauport, Boischâtel, Île-d'Orléans, etc | 117 | 104 | 36 | 14 | 3 | 0 | 155 | 390 | 311 | 508 | -38.8 |
| Charny, Saint-Romuald, Saint-Jean-Chr., etc | 89 | 129 | 50 | 50 | 12 | 21 | 43 | 70 | 194 | 270 | -28.1 |
| Lévis, Pintendre, etc | 62 | 57 | 20 | 14 | 8 | 42 | 297 | 9 | 387 | 122 | ** |
| **Québec CMA** | 692 | 722 | 238 | 168 | 52 | 80 | 956 | 813 | 1,938 | 1,783 | 8.7 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 |
| Québec - Basse-ville, Vanier | 0 | 0 | 0 | 0 | 15 | 14 | 12 | 0 |
| Québec - Haute-ville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Québec - Des Rivières, L'Ancienne-Lorette | 0 | 0 | 0 | 0 | 10 | 111 | 78 | 67 |
| Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin | 4 | 7 | 0 | 0 | 0 | 2 | 0 | 0 |
| Val-Bélair, Saint Émile, Loretteville, etc | 0 | 0 | 0 | 0 | 6 | 8 | 0 | 30 |
| Charlesbourg, Stoneham, etc | 0 | 3 | 0 | 0 | 187 | 26 | 22 | 44 |
| Beauport, Boischâtel, Île-d'Orléans, etc | 3 | 0 | 0 | 0 | 71 | 46 | 12 | 300 |
| Charny, Saint-Romuald, Saint-Jean-Chr., etc | 8 | 11 | 0 | 0 | 5 | 34 | 29 | 18 |
| Lévis, Pintendre, etc | 4 | 30 | 0 | 0 | 6 | 0 | 235 | 3 |
| **Québec CMA** | 19 | 51 | 0 | 0 | 300 | 241 | 388 | 462 |

## Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
## January - June 2009

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Québec - Basse-ville, Vanier | 0 | 0 | 0 | 0 | 15 | 14 | 15 | 0 |
| Québec - Haute-ville | 0 | 0 | 0 | 0 | 45 | 0 | 0 | 0 |
| Québec - Des Rivières, L'Ancienne-Lorette | 25 | 0 | 0 | 0 | 28 | 111 | 82 | 67 |
| Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin | 4 | 14 | 0 | 0 | 2 | 2 | 0 | 0 |
| Val-Bélair, Saint Émile, Loretteville, etc | 0 | 0 | 0 | 0 | 12 | 12 | 4 | 34 |
| Charlesbourg, Stoneham, etc | 0 | 3 | 0 | 0 | 200 | 44 | 22 | 60 |
| Beauport, Boischâtel, Île-d'Orléans, etc | 3 | 0 | 0 | 0 | 103 | 77 | 18 | 313 |
| Charny, Saint-Romuald, Saint-Jean-Chr., etc | 12 | 17 | 0 | 4 | 11 | 46 | 32 | 24 |
| Lévis, Pintendre, etc | 8 | 42 | 0 | 0 | 48 | 0 | 249 | 9 |
| **Québec CMA** | 52 | 76 | 0 | 4 | 464 | 306 | 422 | 507 |

Source: CMHC (Starts and Completions Survey)

## Table 3.4: Completions by Submarket and by Intended Market
## Second Quarter 2009

| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 |
| Québec - Basse-ville, Vanier | 0 | 0 | 15 | 14 | 12 | 0 | 27 | 14 |
| Québec - Haute-ville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Québec - Des Rivières, L'Ancienne-Lorette | 35 | 91 | 4 | 105 | 78 | 67 | 117 | 263 |
| Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin | 33 | 54 | 0 | 0 | 0 | 0 | 33 | 54 |
| Val-Bélair, Saint Émile, Loretteville, etc | 138 | 117 | 0 | 0 | 0 | 30 | 138 | 147 |
| Charlesbourg, Stoneham, etc | 127 | 132 | 179 | 4 | 22 | 44 | 328 | 180 |
| Beauport, Boischâtel, Île-d'Orléans, etc | 93 | 65 | 63 | 38 | 12 | 300 | 168 | 403 |
| Charny, Saint-Romuald, Saint-Jean-Chr., etc | 96 | 121 | 3 | 32 | 29 | 18 | 128 | 171 |
| Lévis, Pintendre, etc | 46 | 61 | 10 | 0 | 235 | 3 | 291 | 64 |
| **Québec CMA** | 568 | 641 | 274 | 193 | 388 | 462 | 1,230 | 1,296 |

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

| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Québec - Basse-ville, Vanier | 0 | 0 | 15 | 14 | 15 | 0 | 30 | 14 |
| Québec - Haute-ville | 0 | 0 | 45 | 0 | 0 | 0 | 45 | 0 |
| Québec - Des Rivières, L'Ancienne-Lorette | 79 | 131 | 34 | 105 | 82 | 67 | 195 | 303 |
| Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin | 59 | 82 | 0 | 3 | 0 | 0 | 59 | 85 |
| Val-Bélair, Saint Émile, Loretteville, etc | 244 | 191 | 0 | 0 | 4 | 34 | 284 | 225 |
| Charlesbourg, Stoneham, etc | 223 | 180 | 188 | 16 | 22 | 60 | 433 | 256 |
| Beauport, Boischâtel, Île-d'Orléans, etc | 170 | 130 | 89 | 65 | 18 | 313 | 311 | 508 |
| Charny, Saint-Romuald, Saint-Jean-Chr., etc | 149 | 200 | 13 | 42 | 32 | 28 | 194 | 270 |
| Lévis, Pintendre, etc | 84 | 113 | 54 | 0 | 249 | 9 | 387 | 122 |
| **Québec CMA** | 1,008 | 1,027 | 438 | 245 | 422 | 511 | 1,938 | 1,783 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $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** | | | | | | | | | | | | | |
| Q2 2009 | 0 | 0.0 | 0 | 0.0 | 4 | 8.9 | 13 | 28.9 | 28 | 62.2 | 45 | 390,000 | 434,556 |
| Q2 2008 | 3 | 4.0 | 2 | 2.7 | 11 | 14.7 | 17 | 22.7 | 42 | 56.0 | 75 | 300,000 | 338,667 |
| Year-to-date 2009 | 1 | 1.1 | 0 | 0.0 | 11 | 11.6 | 20 | 21.1 | 63 | 66.3 | 95 | 390,000 | 422,474 |
| Year-to-date 2008 | 4 | 3.2 | 3 | 2.4 | 22 | 17.5 | 31 | 24.6 | 66 | 52.4 | 126 | 300,000 | 328,214 |
| **Périphérie nord** | | | | | | | | | | | | | |
| Q2 2009 | 24 | 10.9 | 34 | 15.4 | 63 | 28.5 | 45 | 20.4 | 55 | 24.9 | 221 | 230,000 | 265,240 |
| Q2 2008 | 76 | 30.4 | 53 | 21.2 | 52 | 20.8 | 30 | 12.0 | 39 | 15.6 | 250 | 190,000 | 227,132 |
| Year-to-date 2009 | 66 | 15.2 | 64 | 14.7 | 117 | 27.0 | 73 | 16.8 | 114 | 26.3 | 434 | 220,000 | 262,551 |
| Year-to-date 2008 | 113 | 28.3 | 70 | 17.5 | 77 | 19.3 | 62 | 15.5 | 78 | 19.5 | 400 | 200,000 | 240,383 |
| **Rive sud** | | | | | | | | | | | | | |
| Q2 2009 | 2 | 2.3 | 9 | 10.2 | 23 | 26.1 | 25 | 28.4 | 29 | 33.0 | 88 | 250,000 | 295,602 |
| Q2 2008 | 20 | 19.0 | 11 | 10.5 | 32 | 30.5 | 21 | 20.0 | 21 | 20.0 | 105 | 220,000 | 239,524 |
| Year-to-date 2009 | 8 | 5.6 | 15 | 10.4 | 35 | 24.3 | 39 | 27.1 | 47 | 32.6 | 144 | 250,000 | 291,583 |
| Year-to-date 2008 | 25 | 13.4 | 21 | 11.2 | 62 | 33.2 | 38 | 20.3 | 41 | 21.9 | 187 | 220,000 | 248,864 |
| **Québec CMA** | | | | | | | | | | | | | |
| Q2 2009 | 26 | 7.3 | 43 | 12.1 | 90 | 25.4 | 83 | 23.4 | 113 | 31.8 | 355 | 250,000 | 295,031 |
| Q2 2008 | 99 | 22.8 | 66 | 15.2 | 95 | 21.9 | 70 | 16.1 | 104 | 24.0 | 434 | 220,000 | 249,961 |
| Year-to-date 2009 | 75 | 11.1 | 79 | 11.7 | 163 | 24.1 | 132 | 19.5 | 227 | 33.6 | 676 | 250,000 | 292,152 |
| Year-to-date 2008 | 142 | 19.8 | 94 | 13.1 | 161 | 22.4 | 133 | 18.5 | 188 | 26.2 | 718 | 220,000 | 258,448 |
| **New City of Québec** | | | | | | | | | | | | | |
| Q2 2009 | 8 | 5.8 | 24 | 17.3 | 43 | 30.9 | 25 | 18.0 | 39 | 28.1 | 139 | 230,000 | 281,007 |
| Q2 2008 | 40 | 20.4 | 43 | 21.9 | 37 | 18.9 | 24 | 12.2 | 52 | 26.5 | 196 | 215,000 | 250,954 |
| Year-to-date 2009 | 37 | 13.4 | 47 | 17.0 | 70 | 25.3 | 41 | 14.8 | 82 | 29.6 | 277 | 220,000 | 280,105 |
| Year-to-date 2008 | 54 | 18.6 | 52 | 17.9 | 56 | 19.2 | 49 | 16.8 | 80 | 27.5 | 291 | 220,000 | 256,296 |
| **New City of Lévis** | | | | | | | | | | | | | |
| Q2 2009 | 1 | 1.7 | 4 | 6.7 | 13 | 21.7 | 15 | 25.0 | 27 | 45.0 | 60 | 260,000 | 326,633 |
| Q2 2008 | 13 | 14.4 | 9 | 10.0 | 23 | 25.6 | 22 | 24.4 | 23 | 25.6 | 90 | 245,000 | 253,167 |
| Year-to-date 2009 | 4 | 3.8 | 8 | 7.6 | 20 | 19.0 | 27 | 25.7 | 46 | 43.8 | 105 | 260,000 | 321,648 |
| Year-to-date 2008 | 16 | 9.6 | 18 | 10.8 | 51 | 30.7 | 38 | 22.9 | 43 | 25.9 | 166 | 240,000 | 258,735 |

Source: CMHC (Market Absorption Survey)

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

| Submarket | Q2 2009 | Q2 2008 | % Change | YTD 2009 | YTD 2008 | % Change |
|---|---|---|---|---|---|---|
| Québec - Basse-ville, Vanier | -- | -- | n/a | -- | -- | n/a |
| Québec - Haute-ville | -- | -- | n/a | -- | -- | n/a |
| Québec - Des Rivières, L'Ancienne-Lorette | 448,810 | 332,826 | 34.8 | 440,196 | 316,447 | 39.1 |
| Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin | 427,200 | 340,606 | 25.4 | 406,596 | 342,273 | 18.8 |
| Val-Bélair, Saint Émile, Loretteville, etc | 236,552 | 206,991 | 14.3 | 235,025 | 209,692 | 12.1 |
| Charlesbourg, Stoneham, etc | 329,700 | 262,011 | 25.8 | 301,271 | 289,692 | 4.0 |
| Beauport, Boischâtel, Île-d'Orléans, etc | 267,145 | 206,471 | 29.4 | 271,246 | 228,267 | 18.8 |
| Charny, Saint-Romuald, Saint-Jean-Chr., etc | 327,617 | 227,625 | 43.9 | 318,163 | 236,336 | 34.6 |
| Lévis, Pintendre, etc | 258,902 | 277,600 | -6.7 | 258,359 | 278,170 | -7.1 |
| **Québec CMA** | 295,031 | 249,961 | 18.0 | 292,152 | 258,448 | 13.0 |

Source: CMHC (Market Absorption Survey)

## Table 6: Economic Indicators
## Second Quarter 2009

| | | Interest Rates | | | NHPI, Total, Québec CMA 1997=100 | CPI, 2002 =100 | Québec 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 | 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 | 164.8 | 112.4 | 401.6 | 4.0 | 68.1 | 741 |
| | April | 596 | 3.90 | 5.25 | 164.8 | 112.5 | 401.3 | 4.4 | 68.2 | 732 |
| | May | 596 | 3.90 | 5.25 | 165.6 | 113.6 | 396.8 | 4.4 | 67.4 | 731 |
| | June | 631 | 3.75 | 5.85 | | 114.2 | 394.5 | 4.6 | 67.1 | 730 |
| | 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.

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Canada's Economic Action Plan 2009 announced a number of housing-related measures which are being delivered through Canada Mortgage and Housing Corporation. Find out more.