HOUSING MARKET INFORMATION

HOUSING NOW

Trois-Rivières CMA

Canada Mortgage and Housing Corporation

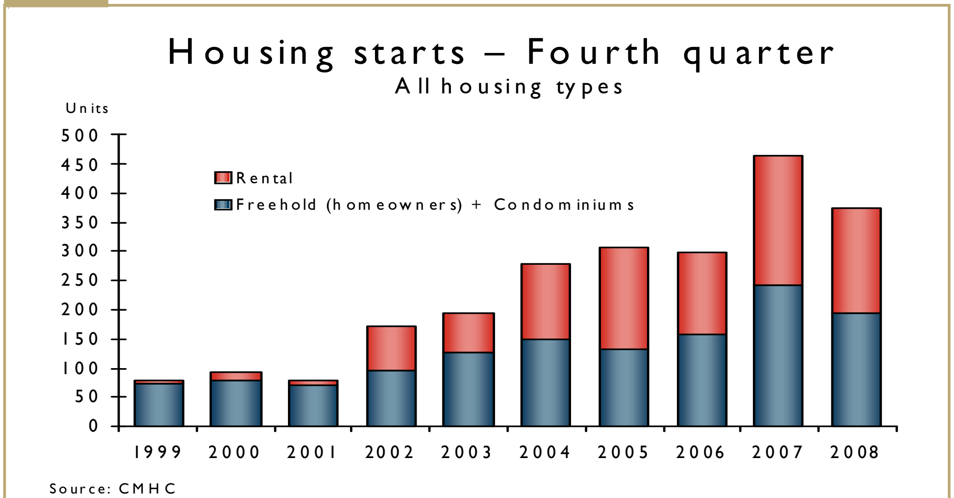
Date Released: First quarter 2009

Trois-Rivières housing starts fall in the last quarter of 2008

Residential construction slowed down in the Trois-Rivières census metropolitan area (CMA) during the last three months of 2008. In fact, according to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts fell by 20 per cent in the last quarter of 2008, compared to the corresponding period in 2007. In all, construction got under way on 374 dwellings from October to December 2008, versus 466 a year earlier.

All market segments registered decreases, except for the condominium segment, where 74 starts were enumerated in the last three months of 2008, in comparison with 40 during the fourth quarter of 2007. Rental housing starts, for their

Figure 1



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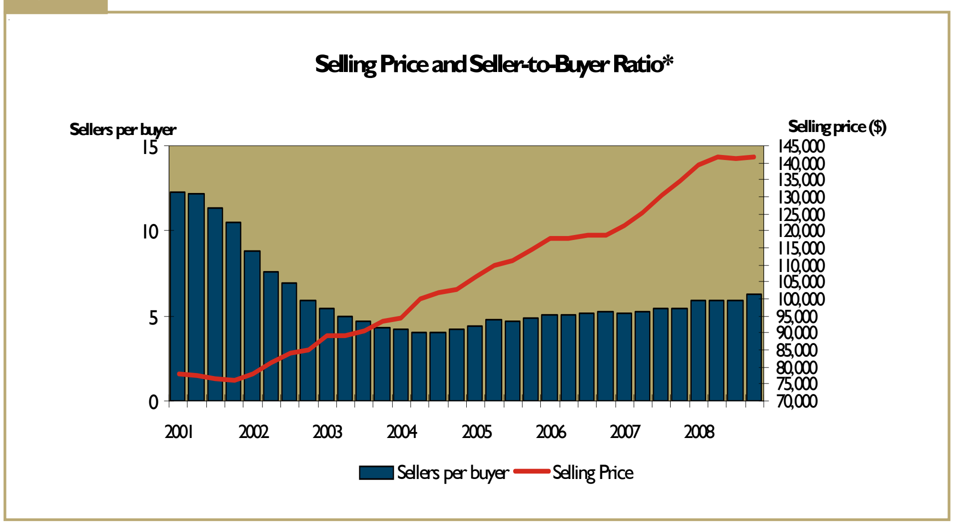
part, declined by 20 per cent from the same period in 2007, while the construction of freehold homes[1] dropped by 40 per cent.

The annual results reflected the level of activity registered in the last quarter. Housing starts fell, albeit slightly, for the first time since 2001. The figures for the last quarter brought total starts in Trois-Rivières CMA to 1,148 units in 2008, for a small decrease of 4 per cent from the 2007 results. Despite this drop, it is important to specify that the volume of starts remained very high in 2008, staying well above the average for the last ten years (around 750 starts annually). Following the peak recorded in 2007, it can therefore be noted that activity was easing, but just barely. Freehold homes were solely responsible for this slowdown, as the total starts reached 523 units (-23 per cent) for houses of this type, 551 units (+14 per cent) for rental housing and 74 units (+85 per cent) for condominiums.

Elsewhere in the Mauricie area, starts rose in the agglomeration of Shawinigan (+8 per cent). In all, foundations were laid for 190 homes from January to December 2008, compared to 176 in 2007. In La Tuque, an increase was also noted, as construction got under way on 23 houses, or 18 more than in 2007.

In all urban centres with 10,000 or more inhabitants across Quebec, 41,554 starts were enumerated in 2008, for an increase of 2 per cent over 2007. Among the CMAs in the province, two ended 2008 with decreases compared to the 2007 results, namely, Montréal (-6 per cent) and Trois-Rivières (-4 per cent). The others registered increases, with the greatest hikes having been recorded in Saguenay (+27 per cent), Sherbrooke (+23 per cent) and Gatineau (+19 per cent). In Québec, starts rose by 3 per cent.

Figure 2



Source: The Quebec Federation of Real Estate Boards by Centris™

Sales down slightly in 2008

The resale market lost some strength in 2008 the Trois-Rivières census metropolitan area (CMA). According to the Quebec Federation of Real Estate Boards (QFREB), sales of single-family homes[2] fell by 3 per cent in 2008. In all, 799 transactions took place from January to December 2008, compared to 825 a year earlier. The job market, slightly less dynamic in the area, was partly responsible for this decline. Despite this decrease, though, it should be noted that the volume of transactions registered in 2008 remained relatively high and that the resale market was still quite active in the Trois-Rivières area. In fact, a combination of several factors helped support the market, including still favourable financing conditions, strong migration and a wider choice of properties for sale on the market. In the last quarter of 2008, sales also fell, as 140 transactions were recorded, compared to 170 during the same period in 2007.

On the supply side, the number of properties for sale on the market continued to rise. At the end of the last quarter of 2008, 404 homes had "For Sale" signs, compared to 360 at

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

[2] *Country homes, mobile homes, small farms and cottages are not included in the sales figures. Single-family homes include single-detached, semi-detached and row houses.*

the same time in 2007. Supply has been increasing since the low point reached in 2003, when there were significantly fewer properties for sale on the market (250). Combined with the small decrease in transactions, this gradual rise in the number of homes for sale helped the market ease. In the fourth quarter of 2008, the seller-to-buyer ratio therefore reached 6.3 to 1, in comparison with 5.4 to 1 a year earlier. Even though conditions eased, this ratio remained below the balanced range[3], reflecting a market where sellers still had the edge.

Given the market forces at play, the price hikes were again significant in 2008. At the end of the last quarter of 2008, single-family homes were selling for an average of $141,610, compared to $134,885 at the same time in 2007 (+5 per cent).

In the agglomeration of Shawinigan, a decrease in transactions was also registered in 2008. In all, 364 sales were recorded from January to December 2008, versus 401 a year earlier (-9 per cent). At the end of the fourth quarter of 2008, the average price of single-family homes in Shawinigan reached $110,350, down by 2 per cent from 2007 ($112,450).

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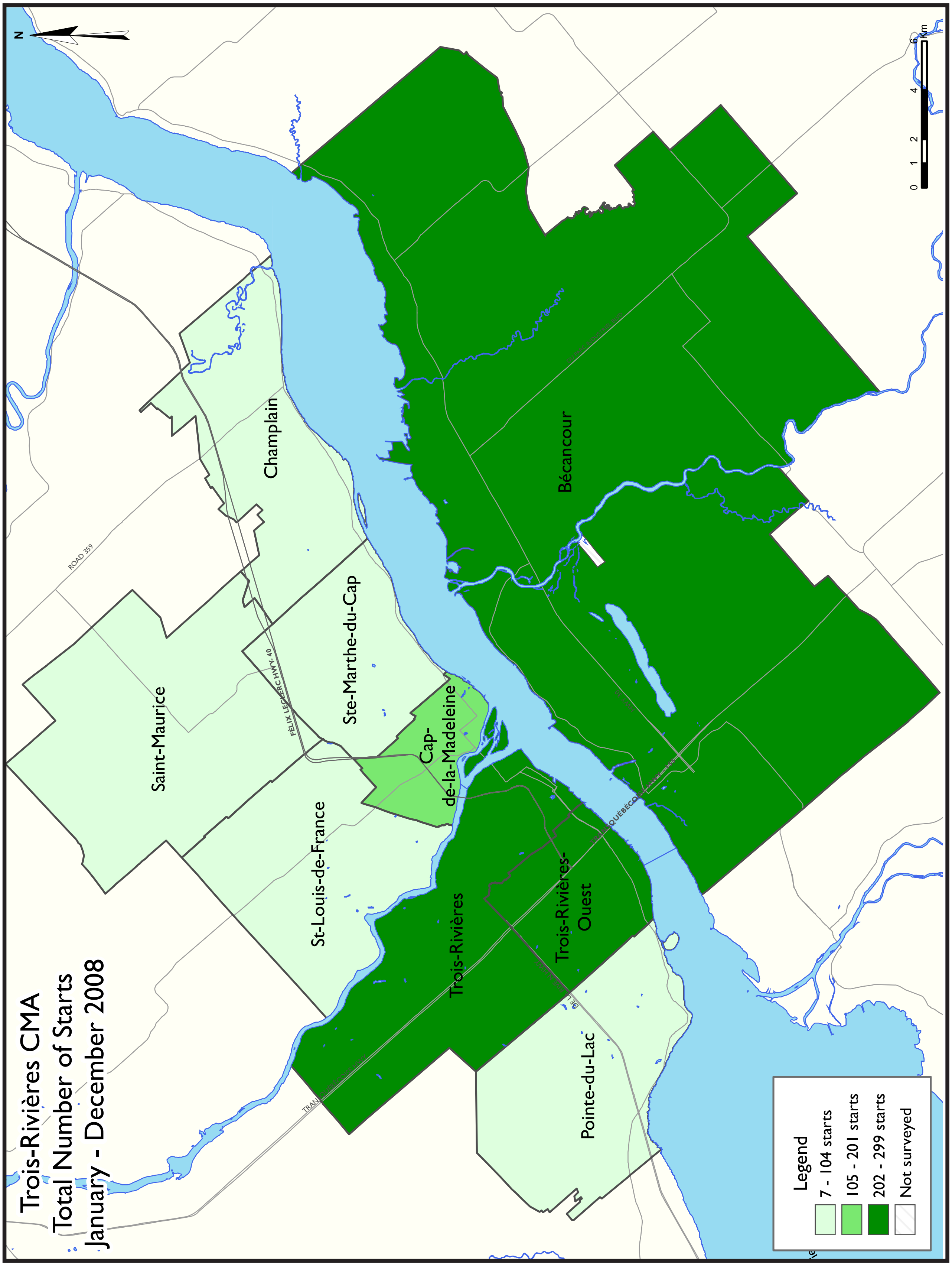
[3] *The balanced range for the seller-to-buyer ratio is between 8 and 10 to 1, indicating a market where neither buyers nor sellers are favoured.*


Trois-Rivières CMA
Total Number of Starts
January - December 2008
N
0 1 2 4 6 Km
Champlain
Saint-Maurice
Ste-Marthe-du-Cap
Cap-
de-la-Madeleine
St-Louis-de-France
Trois-Rivières
Trois-Rivières-
Ouest
Pointe-du-Lac
Bécancour
ROAD 359
FÉLIX LECLERC HWY. 40
Legend
7 - 104 starts
105 - 201 starts
202 - 299 starts
Not surveyed

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1: Housing Activity Summary of Trois-Rivières CMA Fourth Quarter 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2008	87	24	10	0	0	74	0	179	374
Q4 2007	139	18	45	0	0	40	0	224	466
% Change	-37.4	33.3	-77.8	n/a	n/a	85.0	n/a	-20.1	-19.7
Year-to-date 2008	373	128	22	0	0	74	20	531	1,148
Year-to-date 2007	430	140	105	0	0	40	0	482	1,197
% Change	-13.3	-8.6	-79.0	n/a	n/a	85.0	n/a	10.2	-4.1
UNDER CONSTRUCTION									
Q4 2008	31	30	10	0	0	74	0	226	371
Q4 2007	48	18	47	0	0	24	0	217	354
% Change	-35.4	66.7	-78.7	n/a	n/a	**	n/a	4.1	4.8
COMPLETIONS									
Q4 2008	87	14	2	0	8	24	0	83	218
Q4 2007	126	26	2	0	0	16	0	216	386
% Change	-31.0	-46.2	0.0	n/a	n/a	50.0	n/a	-61.6	-43.5
Year-to-date 2008	390	116	36	0	16	24	20	523	1,125
Year-to-date 2007	417	126	74	0	0	32	0	393	1,042
% Change	-6.5	-7.9	-51.4	n/a	n/a	-25.0	n/a	33.1	8.0
COMPLETED & NOT ABSORBED									
Q4 2008	26	16	0	0	4	27	6	135	214
Q4 2007	22	14	1	0	1	15	0	77	130
% Change	18.2	14.3	-100.0	n/a	**	80.0	n/a	75.3	64.6
ABSORBED									
Q4 2008	78	17	2	0	5	5	1	120	228
Q4 2007	116	22	11	0	1	7	0	140	297
% Change	-32.8	-22.7	-81.8	n/a	**	-28.6	n/a	-14.3	-23.2
Year-to-date 2008	386	114	31	0	16	12	17	465	1,041
Year-to-date 2007	417	127	74	0	1	30	0	351	1,000
% Change	-7.4	-10.2	-58.1	n/a	**	-60.0	n/a	32.5	4.1

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

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre									
Q4 2008	44	22	2	0	0	0	0	143	211
Q4 2007	70	16	14	0	0	40	0	224	364
Remainder of the CMA									
Q4 2008	43	2	8	0	0	74	0	36	163
Q4 2007	69	2	31	0	0	0	0	0	102
Trois-Rivières CMA									
Q4 2008	87	24	10	0	0	74	0	179	374
Q4 2007	139	18	45	0	0	40	0	224	466
UNDER CONSTRUCTION									
Centre									
Q4 2008	15	28	2	0	0	0	0	191	236
Q4 2007	23	16	14	0	0	24	0	209	286
Remainder of the CMA									
Q4 2008	16	2	8	0	0	74	0	35	135
Q4 2007	25	2	33	0	0	0	0	8	68
Trois-Rivières CMA									
Q4 2008	31	30	10	0	0	74	0	226	371
Q4 2007	48	18	47	0	0	24	0	217	354
COMPLETIONS									
Centre									
Q4 2008	48	12	0	0	0	24	0	58	142
Q4 2007	65	24	0	0	0	16	0	210	315
Remainder of the CMA									
Q4 2008	39	2	2	0	8	0	0	25	76
Q4 2007	61	2	2	0	0	0	0	6	71
Trois-Rivières CMA									
Q4 2008	87	14	2	0	8	24	0	83	218
Q4 2007	126	26	2	0	0	16	0	216	386

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Centre									
Q4 2008	17	16	0	0	0	27	6	128	194
Q4 2007	15	12	0	0	0	15	0	71	113
Remainder of the CMA									
Q4 2008	9	0	0	0	4	0	0	7	20
Q4 2007	7	2	1	0	1	0	0	6	17
Trois-Rivières CMA									
Q4 2008	26	16	0	0	4	27	6	135	214
Q4 2007	22	14	1	0	1	15	0	77	130
ABSORBED									
Centre									
Q4 2008	41	15	0	0	0	5	0	96	157
Q4 2007	60	20	9	0	0	5	0	140	234
Remainder of the CMA									
Q4 2008	37	2	2	0	5	0	1	24	71
Q4 2007	56	2	2	0	1	2	0	0	63
Trois-Rivières CMA									
Q4 2008	78	17	2	0	5	5	1	120	228
Q4 2007	116	22	11	0	1	7	0	140	297

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

Table 1.2: History of Housing Starts of Trois-Rivières 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	373	128	22	0	0	74	20	531	1,148
% Change	-13.3	-8.6	-79.0	n/a	n/a	85.0	n/a	10.2	-4.1
2007	430	140	105	0	0	40	0	482	1,197
% Change	15.6	66.7	150.0	n/a	n/a	-21.6	n/a	3.0	17.7
2006	372	84	42	0	0	51	0	468	1,017
% Change	1.4	-19.2	**	n/a	n/a	n/a	n/a	6.6	10.7
2005	367	104	9	0	0	0	0	439	919
% Change	-4.4	-20.0	50.0	n/a	n/a	n/a	n/a	24.0	5.1
2004	384	130	6	0	0	0	0	354	874
% Change	11.0	38.3	-33.3	n/a	n/a	-100.0	n/a	96.7	37.6
2003	346	94	9	0	0	6	0	180	635
% Change	38.4	46.9	-10.0	n/a	n/a	0.0	n/a	-37.7	2.6
2002	250	64	10	0	0	6	0	289	619
% Change	11.6	10.3	25.0	n/a	n/a	n/a	n/a	**	91.0
2001	224	58	8	0	0	0	0	34	324
% Change	-0.4	-9.4	166.7	n/a	-100.0	n/a	n/a	-19.0	-3.9
2000	225	64	3	0	3	0	0	42	337
% Change	9.8	-25.6	-25.0	n/a	50.0	n/a	n/a	-49.4	-11.3
1999	205	86	4	0	2	0	0	83	380

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	% Change
Centre	44	70	22	16	0	12	145	266	211	364	-42.0
Trois-Rivières	19	23	20	4	0	0	36	168	75	195	-61.5
Trois-Rivières-Ouest	13	15	0	10	0	0	91	76	104	101	3.0
Cap-de-la-Madeleine	12	32	2	2	0	12	18	22	32	68	-52.9
Remainder of the CMA	43	69	2	2	0	29	118	2	163	102	59.8
Bécancour	19	20	2	0	0	16	75	0	96	36	166.7
Champlain	1	2	0	0	0	0	4	0	5	2	150.0
Pointe-du-Lac	13	23	0	0	0	8	24	2	37	33	12.1
St-Louis-de-France	2	1	0	0	0	5	15	0	17	6	183.3
Sainte-Marthe-du-Cap	5	9	0	0	0	0	0	0	5	9	-44.4
Saint-Maurice	3	14	0	2	0	0	0	0	3	16	-81.3
Trois-Rivières CMA	87	139	24	18	0	41	263	268	374	466	-19.7

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centre	181	211	124	134	12	44	400	506	717	895	-19.9
Trois-Rivières	61	80	80	74	0	4	101	277	242	435	-44.4
Trois-Rivières-Ouest	40	45	26	48	8	4	225	104	299	201	48.8
Cap-de-la-Madeleine	80	86	18	12	4	36	74	125	176	259	-32.0
Remainder of the CMA	192	219	4	6	16	51	219	26	431	302	42.7
Bécancour	65	73	4	2	12	24	133	8	214	107	100.0
Champlain	3	2	0	0	0	0	4	0	7	2	**
Pointe-du-Lac	53	69	0	2	0	22	40	10	93	103	-9.7
St-Louis-de-France	19	17	0	0	0	5	40	0	59	22	168.2
Sainte-Marthe-du-Cap	20	25	0	0	0	0	0	2	20	27	-25.9
Saint-Maurice	32	33	0	2	4	0	2	6	38	41	-7.3
Trois-Rivières CMA	373	430	128	140	28	95	619	532	1,148	1,197	-4.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2008

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centre	0	12	0	0	2	42	143	224
Trois-Rivières	0	0	0	0	2	2	34	166
Trois-Rivières-Ouest	0	0	0	0	0	40	91	36
Cap-de-la-Madeleine	0	12	0	0	0	0	18	22
Remainder of the CMA	0	29	0	0	82	2	36	0
Bécancour	0	16	0	0	60	0	15	0
Champlain	0	0	0	0	0	0	4	0
Pointe-du-Lac	0	8	0	0	18	2	6	0
St-Louis-de-France	0	5	0	0	4	0	11	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	41	0	0	84	44	179	224

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - December 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centre	4	44	8	0	2	42	398	464
Trois-Rivières	0	4	0	0	2	2	99	275
Trois-Rivières-Ouest	0	4	8	0	0	40	225	64
Cap-de-la-Madeleine	4	36	0	0	0	0	74	125
Remainder of the CMA	4	51	12	0	86	8	133	18
Bécancour	0	24	12	0	62	0	71	8
Champlain	0	0	0	0	0	0	4	0
Pointe-du-Lac	0	22	0	0	18	4	22	6
St-Louis-de-France	0	5	0	0	4	0	36	0
Sainte-Marthe-du-Cap	0	0	0	0	0	2	0	0
Saint-Maurice	4	0	0	0	2	2	0	4
Trois-Rivières CMA	8	95	20	0	88	50	531	482

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centre	68	100	0	40	143	224	211	364
Trois-Rivières	41	29	0	0	34	166	75	195
Trois-Rivières-Ouest	13	25	0	40	91	36	104	101
Cap-de-la-Madeleine	14	46	0	0	18	22	32	68
Remainder of the CMA	53	102	74	0	36	0	163	102
Bécancour	21	36	60	0	15	0	96	36
Champlain	1	2	0	0	4	0	5	2
Pointe-du-Lac	17	33	14	0	6	0	37	33
St-Louis-de-France	6	6	0	0	11	0	17	6
Sainte-Marthe-du-Cap	5	9	0	0	0	0	5	9
Saint-Maurice	3	16	0	0	0	0	3	16
Trois-Rivières CMA	121	202	74	40	179	224	374	466

Table 2.5: Starts by Submarket and by Intended Market January - December 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centre	311	391	0	40	406	464	717	895
Trois-Rivières	143	160	0	0	99	275	242	435
Trois-Rivières-Ouest	66	97	0	40	233	64	299	201
Cap-de-la-Madeleine	102	134	0	0	74	125	176	259
Remainder of the CMA	212	284	74	0	145	18	431	302
Bécancour	71	99	60	0	83	8	214	107
Champlain	3	2	0	0	4	0	7	2
Pointe-du-Lac	57	97	14	0	22	6	93	103
St-Louis-de-France	23	22	0	0	36	0	59	22
Sainte-Marthe-du-Cap	20	27	0	0	0	0	20	27
Saint-Maurice	38	37	0	0	0	4	38	41
Trois-Rivières CMA	523	675	74	40	551	482	1,148	1,197

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Fourth Quarter 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	% Change
Centre	48	65	12	24	0	0	82	226	142	315	-54.9
Trois-Rivières	24	14	6	10	0	0	20	81	50	105	-52.4
Trois-Rivières-Ouest	10	13	4	10	0	0	52	44	66	67	-1.5
Cap-de-la-Madeleine	14	38	2	4	0	0	10	101	26	143	-81.8
Remainder of the CMA	39	61	2	2	8	0	27	8	76	71	7.0
Bécancour	16	22	2	2	8	0	19	0	45	24	87.5
Champlain	1	2	0	0	0	0	0	0	1	2	-50.0
Pointe-du-Lac	12	18	0	0	0	0	6	6	18	24	-25.0
St-Louis-de-France	2	1	0	0	0	0	0	0	2	1	100.0
Sainte-Marthe-du-Cap	5	7	0	0	0	0	0	0	5	7	-28.6
Saint-Maurice	3	11	0	0	0	0	2	2	5	13	-61.5
Trois-Rivières CMA	87	126	14	26	8	0	109	234	218	386	-43.5

Table 3.1: Completions by Submarket and by Dwelling Type January - December 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centre	189	208	112	118	24	28	442	387	767	741	3.5
Trois-Rivières	69	74	66	64	0	0	223	177	358	315	13.7
Trois-Rivières-Ouest	38	48	30	44	8	4	155	94	231	190	21.6
Cap-de-la-Madeleine	82	86	16	10	16	24	64	116	178	236	-24.6
Remainder of the CMA	201	209	4	8	40	36	113	48	358	301	18.9
Bécancour	67	72	2	4	28	22	59	8	156	106	47.2
Champlain	3	2	0	0	0	0	0	0	3	2	50.0
Pointe-du-Lac	57	65	0	2	8	14	26	6	91	87	4.6
St-Louis-de-France	18	17	0	2	0	0	26	2	44	21	109.5
Sainte-Marthe-du-Cap	21	22	0	0	0	0	0	24	21	46	-54.3
Saint-Maurice	35	31	2	0	4	0	2	8	43	39	10.3
Trois-Rivières CMA	390	417	116	126	64	64	555	435	1,125	1,042	8.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centre	0	0	0	0	24	16	58	210
Trois-Rivières	0	0	0	0	0	0	20	81
Trois-Rivières-Ouest	0	0	0	0	24	16	28	28
Cap-de-la-Madeleine	0	0	0	0	0	0	10	101
Remainder of the CMA	8	0	0	0	2	2	25	6
Bécancour	8	0	0	0	0	0	19	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	6	6
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	2	2	0	0
Trois-Rivières CMA	8	0	0	0	26	18	83	216

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centre	16	28	8	0	26	28	416	359
Trois-Rivières	0	0	0	0	2	0	221	177
Trois-Rivières-Ouest	0	4	8	0	24	26	131	68
Cap-de-la-Madeleine	16	24	0	0	0	2	64	114
Remainder of the CMA	28	36	12	0	6	14	107	34
Bécancour	16	22	12	0	0	8	59	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	8	14	0	0	4	0	22	6
St-Louis-de-France	0	0	0	0	0	2	26	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	24
Saint-Maurice	4	0	0	0	2	4	0	4
Trois-Rivières CMA	44	64	20	0	32	42	523	393

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market Fourth Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centre	60	89	24	16	58	210	142	315
Trois-Rivières	30	24	0	0	20	81	50	105
Trois-Rivières-Ouest	14	23	24	16	28	28	66	67
Cap-de-la-Madeleine	16	42	0	0	10	101	26	143
Remainder of the CMA	43	65	8	0	25	6	76	71
Bécancour	18	24	8	0	19	0	45	24
Champlain	1	2	0	0	0	0	1	2
Pointe-du-Lac	12	18	0	0	6	6	18	24
St-Louis-de-France	2	1	0	0	0	0	2	1
Sainte-Marthe-du-Cap	5	7	0	0	0	0	5	7
Saint-Maurice	5	13	0	0	0	0	5	13
Trois-Rivières CMA	103	154	32	16	83	216	218	386

Table 3.5: Completions by Submarket and by Intended Market January - December 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centre	319	358	24	24	424	359	767	741
Trois-Rivières	137	138	0	0	221	177	358	315
Trois-Rivières-Ouest	68	98	24	24	139	68	231	190
Cap-de-la-Madeleine	114	122	0	0	64	114	178	236
Remainder of the CMA	223	259	16	8	119	34	358	301
Bécancour	77	98	8	8	71	0	156	106
Champlain	3	2	0	0	0	0	3	2
Pointe-du-Lac	61	81	8	0	22	6	91	87
St-Louis-de-France	18	21	0	0	26	0	44	21
Sainte-Marthe-du-Cap	21	22	0	0	0	24	21	46
Saint-Maurice	43	35	0	0	0	4	43	39
Trois-Rivières CMA	542	617	40	32	543	393	1,125	1,042

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q4 2008	4	9.8	1	2.4	10	24.4	15	36.6	11	26.8	41	215,000	219,512
Q4 2007	2	3.3	4	6.7	17	28.3	20	33.3	17	28.3	60	200,000	231,133
Year-to-date 2008	8	4.3	8	4.3	66	35.3	69	36.9	36	19.3	187	200,000	209,332
Year-to-date 2007	17	8.1	19	9.0	67	31.8	67	31.8	41	19.4	211	200,000	206,308
Remainder of the CMA													
Q4 2008	4	10.8	12	32.4	12	32.4	9	24.3	0	0.0	37	160,000	163,108
Q4 2007	15	26.8	8	14.3	17	30.4	11	19.6	5	8.9	56	160,000	170,982
Year-to-date 2008	24	12.1	47	23.6	63	31.7	40	20.1	25	12.6	199	165,000	181,633
Year-to-date 2007	43	20.9	41	19.9	81	39.3	31	15.0	10	4.9	206	155,000	163,107
Trois-Rivières CMA													
Q4 2008	8	10.3	13	16.7	22	28.2	24	30.8	11	14.1	78	180,000	192,756
Q4 2007	17	14.7	12	10.3	34	29.3	31	26.7	22	19.0	116	190,000	202,095
Year-to-date 2008	32	8.3	55	14.2	129	33.4	109	28.2	61	15.8	386	180,000	195,052
Year-to-date 2007	60	14.4	60	14.4	148	35.5	98	23.5	51	12.2	417	170,000	184,966

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2008						
Submarket	Q4 2008	Q4 2007	% Change	YTD 2008	YTD 2007	% Change
Centre	219,512	231,133	-5.0	209,332	206,308	1.5
Trois-Rivières	208,182	228,125	-8.7	205,606	207,179	-0.8
Trois-Rivières-Ouest	--	283,750	n/a	250,714	224,667	11.6
Cap-de-la-Madeleine	207,083	212,906	-2.7	195,349	194,061	0.7
Remainder of the CMA	163,108	170,982	-4.6	181,633	163,107	11.4
Bécancour	159,667	174,737	-8.6	172,388	163,803	5.2
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	177,727	178,125	-0.2	210,526	165,635	27.1
St-Louis-de-France	--	--	n/a	204,118	167,059	22.2
Sainte-Marthe-du-Cap	--	--	n/a	170,250	165,227	3.0
Saint-Maurice	--	142,727	n/a	152,286	148,387	2.6
Trois-Rivières CMA	192,756	202,095	-4.6	195,052	184,966	5.5

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Trois-Rivières

	Number of Sales[1]	Yr/Yr[2] (%)	Number of Active Listings[1]	Yr/Yr[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Sellers per Buyer[1]
Centre							
Q4 2008	91	-18.0	230	-1.3	142,871	3.9	5
Q4 2007	111	3.7	233	7.4	137,676	12.3	5
Trois-Rivières							
Q4 2008	29	-37.0	69	-27.4	145,749	1.8	5
Q4 2007	46	39.4	95	20.3	143,180	17.0	5
Trois-Rivières-Ouest							
Q4 2008	29	3.6	75	11.9	152,722	10.2	6
Q4 2007	28	-20.0	67	1.5	138,597	9.3	5
Cap-de-la-Madeleine							
Q4 2008	33	-10.8	86	19.0	130,338	0.1	6
Q4 2007	37	-5.1	72	0.0	130,270	11.2	5
Remainder of the CMA							
Q4 2008	49	-17.0	174	37.0	138,090	7.7	9
Q4 2007	59	34.1	127	17.6	128,216	16.2	7
Sainte-Marthe-du-Cap							
Q4 2008	12	-7.7	32	60.0	136,592	-7.0	9
Q4 2007	13	***	20	17.7	146,833	24.7	6
Saint-Louis-de-France							
Q4 2008	12	9.0	24	33.3	124,974	2.6	7
Q4 2007	11	22.2	18	-28.0	121,832	3.6	5
Pointe-du-Lac							
Q4 2008	14	-6.7	97	51.6	130,964	19.1	8
Q4 2007	15	7.1	36	10.7	135,205	10.1	5
Bécancour et Nicolet							
Q4 2008	8	-33.3	52	20.9	126,975	29.2	13
Q4 2007	12	9.1	43	87.0	98,268	9.1	13
Saint-Maurice et Champlain							
Q4 2008	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Q4 2007	12	33.3	15	7.1	132,299	31.9	7
Trois-Rivières CMA							
Q4 2008	140	-17.7	404	12.2	141,610	5.0	6
Q4 2007	170	12.6	360	10.4	134,886	13.6	5

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All figures contained in this publication are smoothed data, except for sales and active listings
Raw data: data observed for the current quarter
Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend
* Single-family homes: detached, semi-detached and row homes
** At the end of the quarter
*** Observed change greater than 100%
N/A: data not available when fewer than 8 sales are recorded during the quarter

[1]Source: The Quebec Federation of Real Estate Boards by Centris™
[2]Source: CMHC, adapted from MLS® data supplied by Centris™

Table 5b: MLS® Residential Activity for Shawinigan							
	Number of Sales*	Yr/Yr %	Number of Active Listings**	Yr/Yr %	Average Price ($) SA	Yr/Yr %	Sellers per Buyer
Shawinigan-Sud							
Q4 2008	31	0.0	70	14.8	102,686	-8.5	8
Q4 2007	31	-20.5	61	3.4	112,164	12.7	6
Shawinigan							
Q4 2008	29	16.0	95	10.5	119,588	-3.7	9
Q4 2007	25	47.1	86	36.5	124,204	22.5	7
Grand-Mère							
Q4 2008	19	-27.0	90	1.1	108,405	8.6	9
Q4 2007	26	44.4	88	33.3	99,837	0.3	8
Shawinigan CA							
Q4 2008	79	-3.7	255	8.5	110,350	-1.9	9
Q4 2007	82	10.8	235	25.0	112,448	12.2	7

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* Single-family homes: detached, semi-detached and row homes
** At the end of the quarter
*** Observed change greater than 100%
N/A: data not available when fewer than 8 sales are recorded during the quarter

[1]Source: The Quebec Federation of Real Estate Boards by Centris™
[2]Source: CMHC, adapted from MLS® data supplied by Centris™

Table 6: Economic Indicators Fourth Quarter 2008										
		Interest Rates			NHPI, Total, Trois-Rivières CMA 1997=100	CPI, 2002 =100	Trois-Rivières 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						
2007	January	679	6.50	6.65	149.9	108.8	68.7	7.2	61.7	674
	February	679	6.50	6.65	151.7	109.6	69.1	8.1	62.6	666
	March	669	6.40	6.49	151.9	110.4	70.2	8.5	63.8	663
	April	678	6.60	6.64	151.9	110.6	70.2	8.7	64.0	663
	May	709	6.85	7.14	152.5	111.1	70.4	8.2	63.8	664
	June	715	7.05	7.24	152.7	110.7	70.1	7.6	63.0	658
	July	715	7.05	7.24	152.7	110.6	70.2	7.4	62.9	660
	August	715	7.05	7.24	154.3	110.1	70.5	8.0	63.5	658
	September	712	7.05	7.19	154.6	110.5	71.0	8.2	64.0	661
	October	728	7.25	7.44	154.7	110.5	72.3	7.3	64.6	660
	November	725	7.20	7.39	155.9	110.8	72.3	6.7	64.2	664
	December	734	7.35	7.54	155.9	111.1	72.0	7.0	64.0	663
2008	January	725	7.35	7.39	157.1	111.0	71.3	8.1	64.2	666
	February	718	7.25	7.29	158.6	111.4	71.7	8.6	64.7	664
	March	712	7.15	7.19	158.5	111.7	71.3	9.3	64.8	659
	April	700	6.95	6.99	158.6	112.4	71.1	9.3	64.7	654
	May	679	6.15	6.65	161.0	113.6	70.6	9.5	64.3	655
	June	710	6.95	7.15	161.2	114.1	70.9	8.6	63.8	663
	July	710	6.95	7.15	161.3	114.1	70.3	8.0	62.9	666
	August	691	6.65	6.85	162.6	113.5	69.6	7.8	62.1	673
	September	691	6.65	6.85	162.4	114.0	69.0	7.5	61.3	678
	October	713	6.35	7.20	162.5	113.0	69.1	7.5	61.3	683
	November	713	6.35	7.20	163.2	112.4	69.0	6.6	60.6	679
	December	685	5.60	6.75		111.7	68.8	6.5	60.4	677

"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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