HOUSING MARKET INFORMATION

HOUSING NOW

Trois-Rivières CMA

Canada Mortgage and Housing Corporation

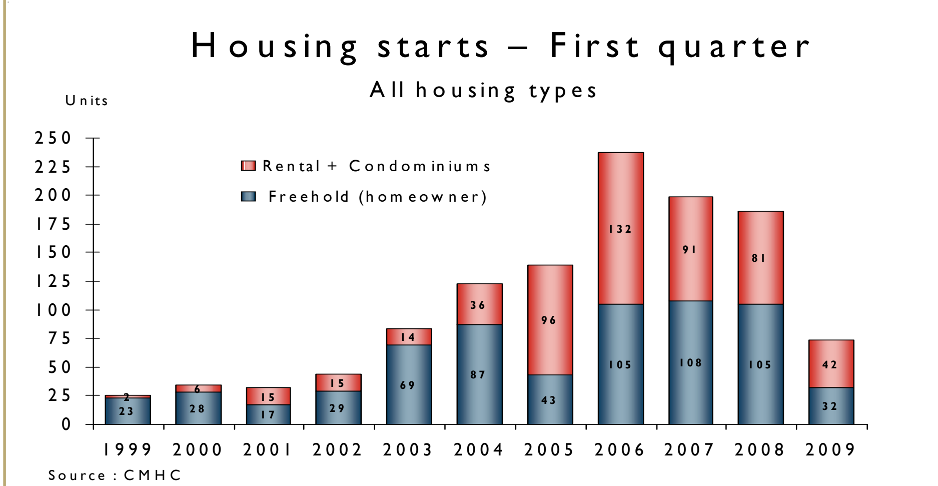
Date Released: Second Quarter 2009

Trois-Rivières residential construction slows in the first quarter

In the Trois-Rivières census metropolitan area, the pace of residential construction slowed down over the first quarter of the year. According to the latest statistics released by Canada Mortgage and Housing Corporation (CMHC), 74 dwellings were started from January to March 2009, compared to 186 during the corresponding period a year earlier.

The decrease in activity extended to all market segments. The greatest drop was noted for freehold homes[1] (-70 per cent), as there were 73 fewer starts of this type in the first quarter of 2009 than in the same quarter the year before (32 in 2009, versus 105 in 2008). Rental housing starts, for their part, registered a decrease of 48 per cent. In all, foundations were laid for 42 rental

Figure 1



[1] *Freehold homes refer to dwellings where the owner also holds the title of ownership to the land (single-detached, semi-detached and row houses, as well as duplexes).*

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dwellings from January to March 2009, compared to 81 during the corresponding period in 2008. Just like in the first quarter of 2008, no condominiums got under way during the first three months of 2009 in Trois-Rivières.

The slowdown observed in the residential construction sector, which began in 2008, has now intensified. The pace of activity that had prevailed until just recently in the Trois-Rivières area was not sustainable. The effect of the weaker job market, which has been less active since the second half of 2008, is starting to be felt. In addition, the anticipated decrease in rental housing starts will further push down the level of housing activity in the Trois-Rivières CMA in 2009. Having accounted for the exceptional starts volumes recorded in Trois-Rivières since 2004, rental housing starts should be much less numerous in 2009.

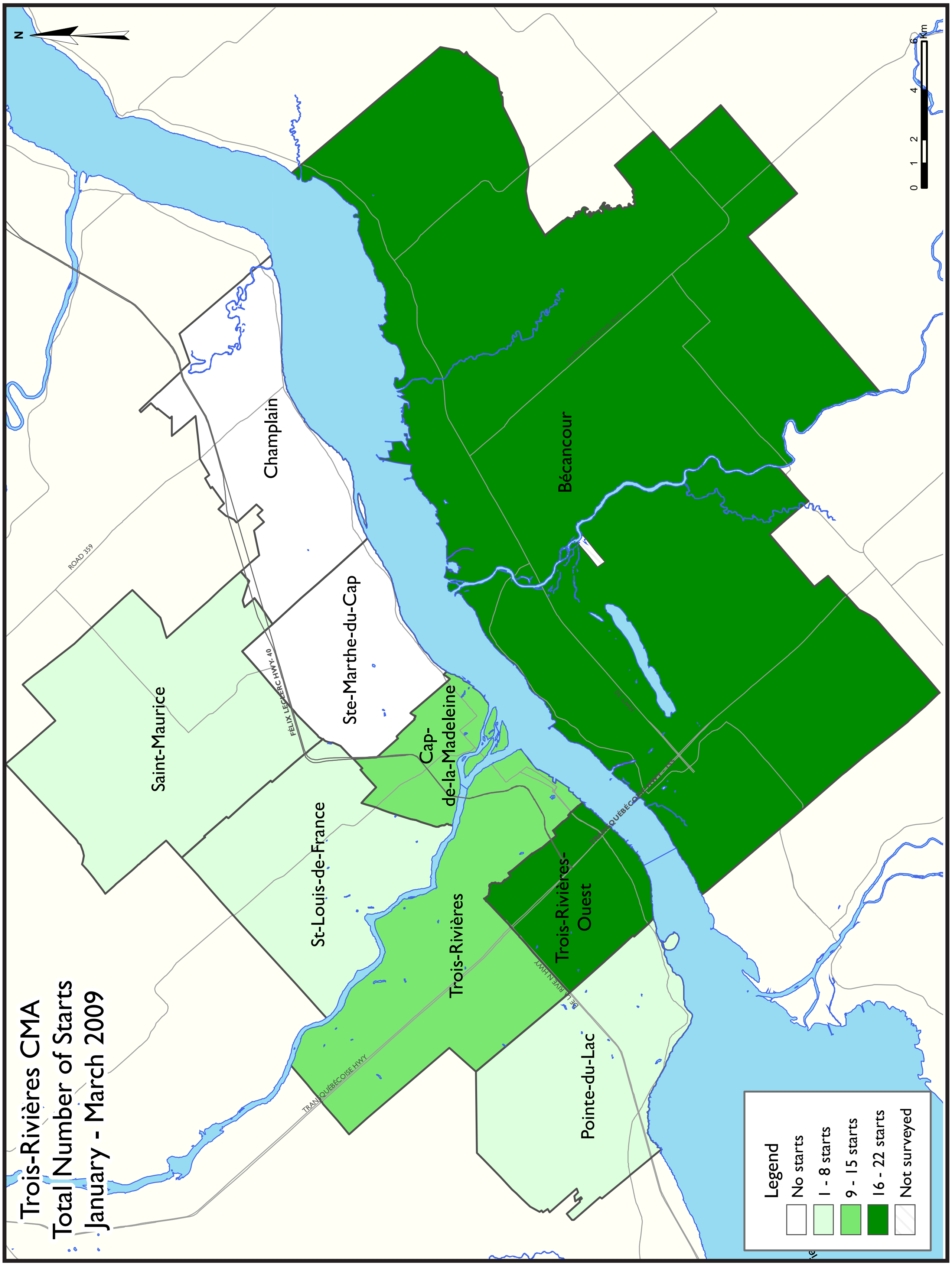
Elsewhere in the Mauricie area, the agglomeration of Shawinigan registered a small increase in activity. In all, 9 starts (3 single-detached houses and 6 rental dwellings) were enumerated during the first three months of 2009, compared to 5 a year earlier. In La Tuque, foundations were laid for 2 single-detached houses from January to March 2009, versus none in the same period last year.

In all urban centres with 10,000 or more inhabitants across Quebec, 5,968 starts were enumerated during the first quarter of 2009, for a decrease of 26 per cent from the same period in 2008. Housing activity declined in the CMAs of Trois-Rivières (-60 per cent), Québec (-43 per cent), Montréal (-31 per cent) and Saguenay (-9 per cent), while gains were posted in Gatineau (+4 per cent) and Sherbrooke (+32 per cent).

Strong first quarter on the resale market

Property sales jumped up in the first quarter of 2009 in the Trois-Rivières census metropolitan area (CMA). According to data from the Canadian Real Estate Association (CREA), 306 properties changed hands during the first three months of this year, for an increase of 7.4 per cent over the corresponding period last year. This level contrasts with the result for the last quarter of 2008, when a decrease in sales had been recorded. Still favourable financing conditions were able to energize the resale market during the first quarter of 2009 in the CMA. However, the slowdown of the job market in the Trois-Rivières area, which has been felt for several months now, will dampen activity on the resale market over the coming quarters.

As for prices, the increase was much smaller than the hikes registered in previous quarters. In fact, from January to March 2009, the rise in the average price of properties in the Trois-Rivières CMA reached 1.6 per cent. The market is gradually easing and, over the next few quarters, the increase in the average price of properties should move closer to the rate of inflation.


Trois-Rivières CMA
Total Number of Starts
January - March 2009
N
Km
0 1 2 4 6
Champlain
Bécancour
Ste-Marthe-du-Cap
Saint-Maurice
Cap-de-la-Madeleine
St-Louis-de-France
Trois-Rivières
Trois-Rivières-Ouest
Pointe-du-Lac
ROAD 359
FÉLIX LECLERC HWY- 40
TRANSQUÉBÉCOISE HWY
Legend
No starts
1 - 8 starts
9 - 15 starts
16 - 22 starts
Not surveyed

HOUSING NOW REPORT TABLES

Available in ALL reports:

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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 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	24	6	2	0	0	0	0	42	74
Q1 2008	59	42	4	0	0	0	12	69	186
% Change	-59.3	-85.7	-50.0	n/a	n/a	n/a	-100.0	-39.1	-60.2
Year-to-date 2009	24	6	2	0	0	0	0	42	74
Year-to-date 2008	59	42	4	0	0	0	12	69	186
% Change	-59.3	-85.7	-50.0	n/a	n/a	n/a	-100.0	-39.1	-60.2
UNDER CONSTRUCTION									
Q1 2009	16	24	10	0	0	66	0	169	285
Q1 2008	55	28	30	0	0	24	12	266	415
% Change	-70.9	-14.3	-66.7	n/a	n/a	175.0	-100.0	-36.5	-31.3
COMPLETIONS									
Q1 2009	39	12	2	0	0	8	0	99	160
Q1 2008	52	32	16	0	0	0	0	25	125
% Change	-25.0	-62.5	-87.5	n/a	n/a	n/a	n/a	**	28.0
Year-to-date 2009	39	12	2	0	0	8	0	99	160
Year-to-date 2008	52	32	16	0	0	0	0	25	125
% Change	-25.0	-62.5	-87.5	n/a	n/a	n/a	n/a	**	28.0
COMPLETED & NOT ABSORBED									
Q1 2009	27	18	1	0	3	29	2	103	183
Q1 2008	20	30	11	0	1	11	0	60	133
% Change	35.0	-40.0	-90.9	n/a	200.0	163.6	n/a	71.7	37.6
ABSORBED									
Q1 2009	38	10	1	0	1	6	4	131	191
Q1 2008	54	16	6	0	0	4	0	42	122
% Change	-29.6	-37.5	-83.3	n/a	n/a	50.0	n/a	**	56.6
Year-to-date 2009	38	10	1	0	1	6	4	131	191
Year-to-date 2008	54	16	6	0	0	4	0	42	122
% Change	-29.6	-37.5	-83.3	n/a	n/a	50.0	n/a	**	56.6

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									
Q1 2009	13	6	0	0	0	0	0	24	43
Q1 2008	30	42	0	0	0	0	0	50	122
Remainder of the CMA									
Q1 2009	11	0	2	0	0	0	0	18	31
Q1 2008	29	0	4	0	0	0	12	19	64
Trois-Rivières CMA									
Q1 2009	24	6	2	0	0	0	0	42	74
Q1 2008	59	42	4	0	0	0	12	69	186
UNDER CONSTRUCTION									
Centre									
Q1 2009	10	24	0	0	0	0	0	137	171
Q1 2008	26	28	2	0	0	24	0	239	319
Remainder of the CMA									
Q1 2009	6	0	10	0	0	66	0	32	114
Q1 2008	29	0	28	0	0	0	12	27	96
Trois-Rivières CMA									
Q1 2009	16	24	10	0	0	66	0	169	285
Q1 2008	55	28	30	0	0	24	12	266	415
COMPLETIONS									
Centre									
Q1 2009	18	10	2	0	0	0	0	78	108
Q1 2008	27	30	12	0	0	0	0	20	89
Remainder of the CMA									
Q1 2009	21	2	0	0	0	8	0	21	52
Q1 2008	25	2	4	0	0	0	0	5	36
Trois-Rivières CMA									
Q1 2009	39	12	2	0	0	8	0	99	160
Q1 2008	52	32	16	0	0	0	0	25	125

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	
COMPLETED & NOT ABSORBED									
Centre									
Q1 2009	16	16	1	0	0	26	2	89	150
Q1 2008	14	27	8	0	0	11	0	55	115
Remainder of the CMA									
Q1 2009	11	2	0	0	3	3	0	14	33
Q1 2008	6	3	3	0	1	0	0	5	18
Trois-Rivières CMA									
Q1 2009	27	18	1	0	3	29	2	103	183
Q1 2008	20	30	11	0	1	11	0	60	133
ABSORBED									
Centre									
Q1 2009	19	10	1	0	0	1	4	117	152
Q1 2008	28	15	4	0	0	4	0	36	87
Remainder of the CMA									
Q1 2009	19	0	0	0	1	5	0	14	39
Q1 2008	26	1	2	0	0	0	0	6	35
Trois-Rivières CMA									
Q1 2009	38	10	1	0	1	6	4	131	191
Q1 2008	54	16	6	0	0	4	0	42	122

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)

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
Centre	13	30	6	42	0	0	24	50	43	122	-64.8
Trois-Rivières	10	6	0	26	0	0	0	0	10	32	-68.8
Trois-Rivières-Ouest	1	5	2	10	0	0	16	26	19	41	-53.7
Cap-de-la-Madeleine	2	19	4	6	0	0	8	24	14	49	-71.4
Remainder of the CMA	11	29	0	0	0	16	20	19	31	64	-51.6
Bécancour	4	8	0	0	0	12	18	0	22	20	10.0
Champlain	0	0	0	0	0	0	0	0	0	0	n/a
Pointe-du-Lac	3	12	0	0	0	0	2	8	5	20	-75.0
St-Louis-de-France	1	8	0	0	0	0	0	11	1	19	-94.7
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0	0	0	n/a
Saint-Maurice	3	1	0	0	0	4	0	0	3	5	-40.0
Trois-Rivières CMA	24	59	6	42	0	16	44	69	74	186	-60.2

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
Centre	13	30	6	42	0	0	24	50	43	122	-64.8
Trois-Rivières	10	6	0	26	0	0	0	0	10	32	-68.8
Trois-Rivières-Ouest	1	5	2	10	0	0	16	26	19	41	-53.7
Cap-de-la-Madeleine	2	19	4	6	0	0	8	24	14	49	-71.4
Remainder of the CMA	11	29	0	0	0	16	20	19	31	64	-51.6
Bécancour	4	8	0	0	0	12	18	0	22	20	10.0
Champlain	0	0	0	0	0	0	0	0	0	0	n/a
Pointe-du-Lac	3	12	0	0	0	0	2	8	5	20	-75.0
St-Louis-de-France	1	8	0	0	0	0	0	11	1	19	-94.7
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0	0	0	n/a
Saint-Maurice	3	1	0	0	0	4	0	0	3	5	-40.0
Trois-Rivières CMA	24	59	6	42	0	16	44	69	74	186	-60.2

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
Centre	0	0	0	0	0	0	24	50
Trois-Rivières	0	0	0	0	0	0	0	0
Trois-Rivières-Ouest	0	0	0	0	0	0	16	26
Cap-de-la-Madeleine	0	0	0	0	0	0	8	24
Remainder of the CMA	0	4	0	12	2	0	18	19
Bécancour	0	0	0	12	0	0	18	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	2	0	0	8
St-Louis-de-France	0	0	0	0	0	0	0	11
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	4	0	0	0	0	0	0
Trois-Rivières CMA	0	4	0	12	2	0	42	69

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
Centre	0	0	0	0	0	0	24	50
Trois-Rivières	0	0	0	0	0	0	0	0
Trois-Rivières-Ouest	0	0	0	0	0	0	16	26
Cap-de-la-Madeleine	0	0	0	0	0	0	8	24
Remainder of the CMA	0	4	0	12	2	0	18	19
Bécancour	0	0	0	12	0	0	18	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	2	0	0	8
St-Louis-de-France	0	0	0	0	0	0	0	11
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	4	0	0	0	0	0	0
Trois-Rivières CMA	0	4	0	12	2	0	42	69

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
Centre	19	72	0	0	24	50	43	122
Trois-Rivières	10	32	0	0	0	0	10	32
Trois-Rivières-Ouest	3	15	0	0	16	26	19	41
Cap-de-la-Madeleine	6	25	0	0	8	24	14	49
Remainder of the CMA	13	33	0	0	18	31	31	64
Bécancour	4	8	0	0	18	12	22	20
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	5	12	0	0	0	8	5	20
St-Louis-de-France	1	8	0	0	0	11	1	19
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	3	5	0	0	0	0	3	5
Trois-Rivières CMA	32	105	0	0	42	81	74	186

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
Centre	19	72	0	0	24	50	43	122
Trois-Rivières	10	32	0	0	0	0	10	32
Trois-Rivières-Ouest	3	15	0	0	16	26	19	41
Cap-de-la-Madeleine	6	25	0	0	8	24	14	49
Remainder of the CMA	13	33	0	0	18	31	31	64
Bécancour	4	8	0	0	18	12	22	20
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	5	12	0	0	0	8	5	20
St-Louis-de-France	1	8	0	0	0	11	1	19
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	3	5	0	0	0	0	3	5
Trois-Rivières CMA	32	105	0	0	42	81	74	186

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
Centre	18	27	10	30	0	12	80	20	108	89	21.3
Trois-Rivières	11	7	4	16	0	0	2	4	17	27	-37.0
Trois-Rivières-Ouest	4	6	0	8	0	0	70	0	74	14	**
Cap-de-la-Madeleine	3	14	6	6	0	12	8	16	17	48	-64.6
Remainder of the CMA	21	25	2	2	0	0	29	9	52	36	44.4
Bécancour	10	8	2	0	0	0	22	0	34	8	**
Champlain	0	0	0	0	0	0	0	0	0	0	n/a
Pointe-du-Lac	6	10	0	0	0	0	0	4	6	14	-57.1
St-Louis-de-France	2	5	0	0	0	0	7	5	9	10	-10.0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0	0	0	n/a
Saint-Maurice	3	2	0	2	0	0	0	0	3	4	-25.0
Trois-Rivières CMA	39	52	12	32	0	12	109	29	160	125	28.0

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
Centre	18	27	10	30	0	12	80	20	108	89	21.3
Trois-Rivières	11	7	4	16	0	0	2	4	17	27	-37.0
Trois-Rivières-Ouest	4	6	0	8	0	0	70	0	74	14	**
Cap-de-la-Madeleine	3	14	6	6	0	12	8	16	17	48	-64.6
Remainder of the CMA	21	25	2	2	0	0	29	9	52	36	44.4
Bécancour	10	8	2	0	0	0	22	0	34	8	**
Champlain	0	0	0	0	0	0	0	0	0	0	n/a
Pointe-du-Lac	6	10	0	0	0	0	0	4	6	14	-57.1
St-Louis-de-France	2	5	0	0	0	0	7	5	9	10	-10.0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0	0	0	n/a
Saint-Maurice	3	2	0	2	0	0	0	0	3	4	-25.0
Trois-Rivières CMA	39	52	12	32	0	12	109	29	160	125	28.0

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
Centre	0	12	0	0	2	0	78	20
Trois-Rivières	0	0	0	0	2	0	0	4
Trois-Rivières-Ouest	0	0	0	0	0	0	70	0
Cap-de-la-Madeleine	0	12	0	0	0	0	8	16
Remainder of the CMA	0	0	0	0	8	4	21	5
Bécancour	0	0	0	0	8	0	14	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	4	0	0
St-Louis-de-France	0	0	0	0	0	0	7	5
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	12	0	0	10	4	99	25

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
Centre	0	12	0	0	2	0	78	20
Trois-Rivières	0	0	0	0	2	0	0	4
Trois-Rivières-Ouest	0	0	0	0	0	0	70	0
Cap-de-la-Madeleine	0	12	0	0	0	0	8	16
Remainder of the CMA	0	0	0	0	8	4	21	5
Bécancour	0	0	0	0	8	0	14	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	4	0	0
St-Louis-de-France	0	0	0	0	0	0	7	5
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	12	0	0	10	4	99	25

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions 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
Centre	30	69	0	0	78	20	108	89
Trois-Rivières	17	23	0	0	0	4	17	27
Trois-Rivières-Ouest	4	14	0	0	70	0	74	14
Cap-de-la-Madeleine	9	32	0	0	8	16	17	48
Remainder of the CMA	23	31	8	0	21	5	52	36
Bécancour	12	8	8	0	14	0	34	8
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	6	14	0	0	0	0	6	14
St-Louis-de-France	2	5	0	0	7	5	9	10
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	3	4	0	0	0	0	3	4
Trois-Rivières CMA	53	100	8	0	99	25	160	125

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
Centre	30	69	0	0	78	20	108	89
Trois-Rivières	17	23	0	0	0	4	17	27
Trois-Rivières-Ouest	4	14	0	0	70	0	74	14
Cap-de-la-Madeleine	9	32	0	0	8	16	17	48
Remainder of the CMA	23	31	8	0	21	5	52	36
Bécancour	12	8	8	0	14	0	34	8
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	6	14	0	0	0	0	6	14
St-Louis-de-France	2	5	0	0	7	5	9	10
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	3	4	0	0	0	0	3	4
Trois-Rivières CMA	53	100	8	0	99	25	160	125

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $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													
Q1 2009	0	0.0	0	0.0	6	31.6	10	52.6	3	15.8	19	210,000	210,263
Q1 2008	0	0.0	2	7.1	8	28.6	14	50.0	4	14.3	28	225,000	213,214
Year-to-date 2009	0	0.0	0	0.0	6	31.6	10	52.6	3	15.8	19	210,000	210,263
Year-to-date 2008	0	0.0	2	7.1	8	28.6	14	50.0	4	14.3	28	225,000	213,214
Remainder of the CMA													
Q1 2009	1	5.3	2	10.5	12	63.2	2	10.5	2	10.5	19	165,000	179,737
Q1 2008	0	0.0	8	30.8	9	34.6	5	19.2	4	15.4	26	165,000	182,885
Year-to-date 2009	1	5.3	2	10.5	12	63.2	2	10.5	2	10.5	19	165,000	179,737
Year-to-date 2008	0	0.0	8	30.8	9	34.6	5	19.2	4	15.4	26	165,000	182,885
Trois-Rivières CMA													
Q1 2009	1	2.6	2	5.3	18	47.4	12	31.6	5	13.2	38	190,000	195,000
Q1 2008	0	0.0	10	18.5	17	31.5	19	35.2	8	14.8	54	197,500	198,611
Year-to-date 2009	1	2.6	2	5.3	18	47.4	12	31.6	5	13.2	38	190,000	195,000
Year-to-date 2008	0	0.0	10	18.5	17	31.5	19	35.2	8	14.8	54	197,500	198,611

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
Centre	210,263	213,214	-1.4	210,263	213,214	-1.4
Trois-Rivières	201,364	--	n/a	201,364	--	n/a
Trois-Rivières-Ouest	--	--	n/a	--	--	n/a
Cap-de-la-Madeleine	--	203,000	n/a	--	203,000	n/a
Remainder of the CMA	179,737	182,885	-1.7	179,737	182,885	-1.7
Bécancour	--	--	n/a	--	--	n/a
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	--	206,667	n/a	--	206,667	n/a
St-Louis-de-France	--	--	n/a	--	--	n/a
Sainte-Marthe-du-Cap	--	--	n/a	--	--	n/a
Saint-Maurice	--	--	n/a	--	--	n/a
Trois-Rivières CMA	195,000	198,611	-1.8	195,000	198,611	-1.8

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators First Quarter 2009											
		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						
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	163.2	111.7	68.8	6.5	60.4	677
2009	January	627	5.00	5.79	163.6	111.5	67.1	7.1	59.3	682
	February	627	5.00	5.79	164.8	112.3	66.4	8.0	59.1	689
	March	613	4.50	5.55		112.6	65.9	9.0	59.2	695
	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.

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