HOUSING NOW
Saguenay CMA

CANADA MORTGAGE AND HOUSING CORPORATION

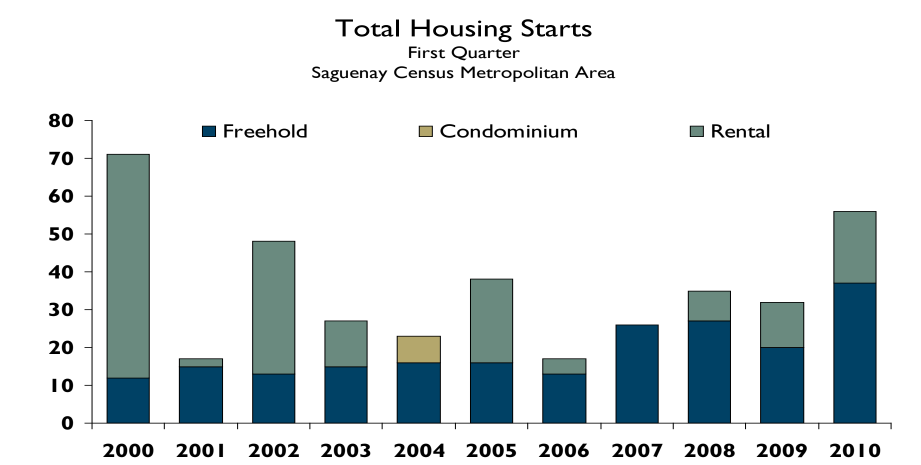
Date Released: Second Quarter 2010

Housing starts rise in the first quarter of 2010

According to the latest results released by Canada Mortgage and Housing Corporation (CMHC), 56 housing units were started in the Saguenay census metropolitan area (CMA) during the first quarter of 2010. During the same period last year, construction had got under way on 32 dwellings. It should be mentioned, however, that the economic uncertainty had then contributed to a slowdown in activity in the residential construction sector.

This increase in activity was in line with the residential construction recovery that began during the second half of 2009. First quarter starts were higher in 2010 than in the last ten

Figure 1



Source: CMHC

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years in the area. The low mortgage rates and solid labour market in the area contributed to this rebound in residential construction.

All market segments posted gains, with the exception of condominiums. In fact, 37 new freehold homes[1] were started this past quarter, compared to 20 a year earlier. Also, the rental housing segment saw the addition of 19 units, up from 12 during the first quarter of 2009. Market conditions are currently favourable and should stay that way over the coming months. However, the rise in mortgage rates, in line with the Bank of Canada's monetary policy, should progressively cool the enthusiasm of buyers.

In the Lac-Saint-Jean area, residential construction is rather stable in the Roberval, Saint-Félicien and Dolbeau-Mistassini urban centres. However, Alma stood out with the start of construction on a rental housing project for seniors, which inflated the results for the first quarter of 2010. In all, 128 housing starts were enumerated in this urban centre.

In all urban centres with 10,000 or more inhabitants across Quebec, 8,364 starts were enumerated during the first three months of 2010, for an increase of 40 per cent over the same period in 2009. Among the CMAs in Quebec, five posted gains in residential construction: Québec (+129 per cent), Saguenay (+75 per cent), Montréal (+31 per cent), Sherbrooke (+29 per cent) and Trois-Rivières, where 463 starts were recorded, compared to 74 during the same period in 2009. In Gatineau, however, a decrease in activity was registered (-40 per cent).

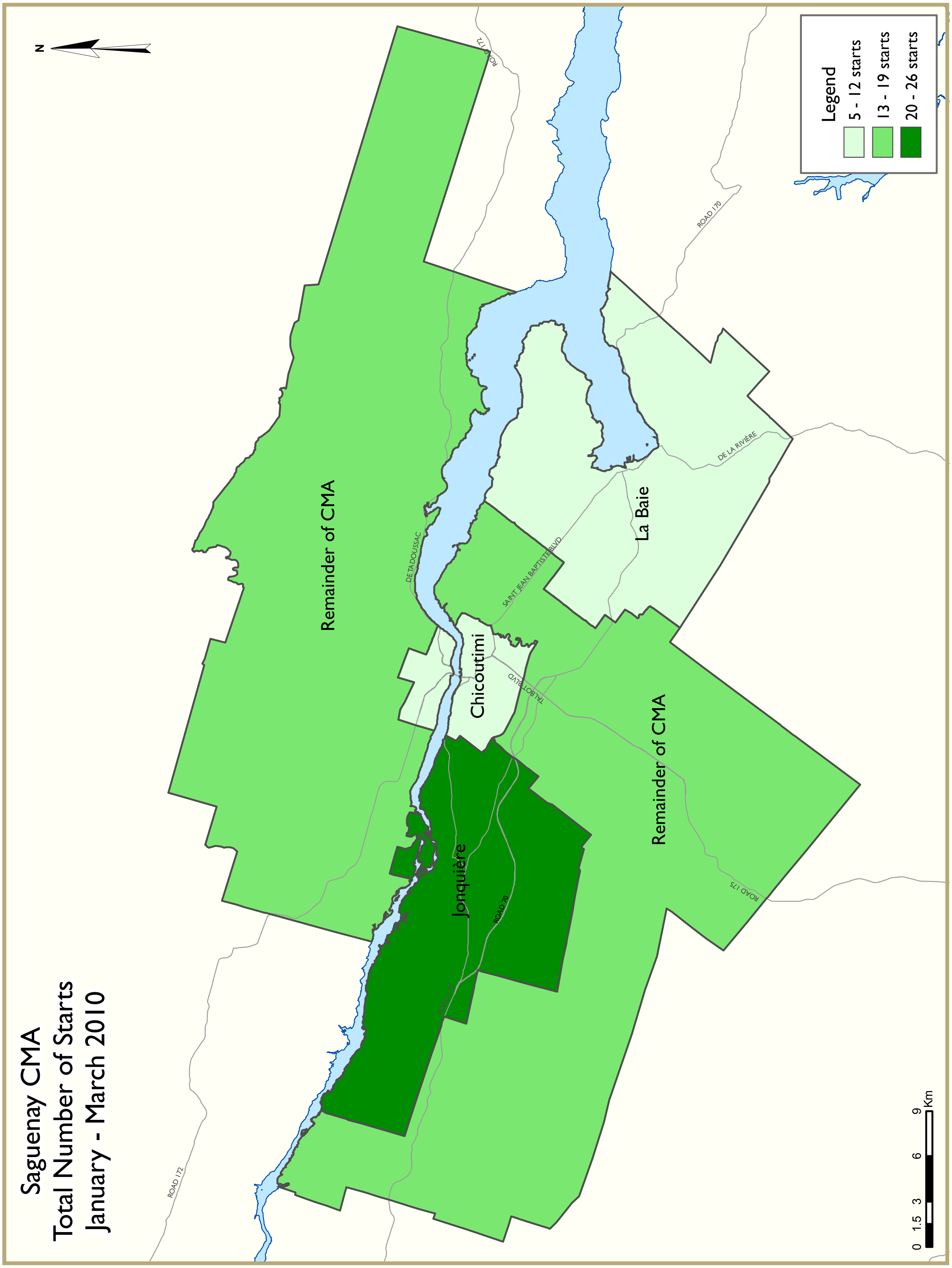
Resale market

According to the latest data released by the Quebec Federation of Real Estate Boards (QFREB), MLS® sales continued to rise in the first quarter of 2010, reaching 450 transactions, compared to 335 during the same period in 2009. It should be noted, however, that the level of activity at the beginning of 2009 had been exceptionally low on account of the economic uncertainty prevailing at the time. Increases have now been registered for four consecutive quarters. This renewed activity has been due, in part, to the fact that households have been moving up their home purchases because of the low mortgage interest rates and the anticipated rise in these rates.

The average price of homes[2] also posted a significant jump of 14.4 per cent between the first quarters of 2009 and 2010. Market conditions remain favourable to sellers, and the faster pace of sales is pushing the market further into seller's territory. In brief, resale market activity promises to be quite vigorous in 2010, although it will be moderated by the progressive rise in interest rates and the slowdown in demand resulting from earlier-than-planned purchases.

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

[2] Volume ($) / sales.


Saguenay CMA
Total Number of Starts
January - March 2010
Legend
5 - 12 starts
13 - 19 starts
20 - 26 starts
N
Remainder of CMA
Chicoutimi
La Baie
Jonquière
Remainder of CMA
ROAD 172
ROAD 170
ROAD 175
ROAD 70
DE TADOUSSAC
SAINT JEAN BAPTISTE BLVD
TALBOT BLVD
DE LA RIVIÈRE
0 1.5 3 6 9 Km

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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 Saguenay CMA First Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2010	23	12	2	0	0	0	0	19	56
Q1 2009	14	0	6	0	0	0	0	12	32
% Change	64.3	n/a	-66.7	n/a	n/a	n/a	n/a	58.3	75.0
Year-to-date 2010	23	12	2	0	0	0	0	19	56
Year-to-date 2009	14	0	6	0	0	0	0	12	32
% Change	64.3	n/a	-66.7	n/a	n/a	n/a	n/a	58.3	75.0
UNDER CONSTRUCTION									
Q1 2010	84	14	36	0	0	0	0	74	208
Q1 2009	71	0	12	0	0	7	0	326	416
% Change	18.3	n/a	200.0	n/a	n/a	-100.0	n/a	-77.3	-50.0
COMPLETIONS									
Q1 2010	61	0	18	0	0	16	0	256	351
Q1 2009	67	4	6	0	0	0	0	32	109
% Change	-9.0	-100.0	200.0	n/a	n/a	n/a	n/a	**	**
Year-to-date 2010	61	0	18	0	0	16	0	256	351
Year-to-date 2009	67	4	6	0	0	0	0	32	109
% Change	-9.0	-100.0	200.0	n/a	n/a	n/a	n/a	**	**
COMPLETED & NOT ABSORBED									
Q1 2010	7	0	1	0	0	11	0	185	204
Q1 2009	7	0	5	0	0	0	0	20	32
% Change	0.0	n/a	-80.0	n/a	n/a	n/a	n/a	**	**
ABSORBED									
Q1 2010	63	0	19	0	0	7	0	86	175
Q1 2009	63	4	9	0	0	0	0	7	83
% Change	0.0	-100.0	111.1	n/a	n/a	n/a	n/a	**	110.8
Year-to-date 2010	63	0	19	0	0	7	0	86	175
Year-to-date 2009	63	4	9	0	0	0	0	7	83
% Change	0.0	-100.0	111.1	n/a	n/a	n/a	n/a	**	110.8

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Chicoutimi									
Q1 2010	1	0	0	0	0	0	0	8	9
Q1 2009	6	0	6	0	0	0	0	12	24
Jonquière									
Q1 2010	10	8	0	0	0	0	0	8	26
Q1 2009	5	0	0	0	0	0	0	0	5
La Baie									
Q1 2010	0	0	2	0	0	0	0	3	5
Q1 2009	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
Q1 2010	12	4	0	0	0	0	0	0	16
Q1 2009	1	0	0	0	0	0	0	0	1
Saguenay CMA									
Q1 2010	23	12	2	0	0	0	0	19	56
Q1 2009	14	0	6	0	0	0	0	12	32
UNDER CONSTRUCTION									
Chicoutimi									
Q1 2010	8	2	16	0	0	0	0	44	70
Q1 2009	13	0	6	0	0	7	0	269	295
Jonquière									
Q1 2010	29	8	10	0	0	0	0	27	74
Q1 2009	23	0	2	0	0	0	0	25	50
La Baie									
Q1 2010	4	0	2	0	0	0	0	3	9
Q1 2009	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
Q1 2010	43	4	8	0	0	0	0	0	55
Q1 2009	28	0	4	0	0	0	0	32	64
Saguenay CMA									
Q1 2010	84	14	36	0	0	0	0	74	208
Q1 2009	71	0	12	0	0	7	0	326	416

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

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Chicoutimi									
Q1 2010	8	0	6	0	0	4	0	244	262
Q1 2009	14	2	2	0	0	0	0	4	22
Jonquière									
Q1 2010	15	0	8	0	0	4	0	12	39
Q1 2009	15	2	4	0	0	0	0	0	21
La Baie									
Q1 2010	4	0	2	0	0	8	0	0	14
Q1 2009	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
Q1 2010	34	0	2	0	0	0	0	0	36
Q1 2009	35	0	0	0	0	0	0	28	63
Saguenay CMA									
Q1 2010	61	0	18	0	0	16	0	256	351
Q1 2009	67	4	6	0	0	0	0	32	109
COMPLETED & NOT ABSORBED									
Chicoutimi									
Q1 2010	2	0	0	0	0	3	0	179	184
Q1 2009	2	0	3	0	0	0	0	20	25
Jonquière									
Q1 2010	1	0	1	0	0	2	0	6	10
Q1 2009	3	0	0	0	0	0	0	0	3
La Baie									
Q1 2010	2	0	0	0	0	6	0	0	8
Q1 2009	1	0	0	0	0	0	0	0	1
Remainder of the CMA									
Q1 2010	2	0	0	0	0	0	0	0	2
Q1 2009	1	0	2	0	0	0	0	0	3
Saguenay CMA									
Q1 2010	7	0	1	0	0	11	0	185	204
Q1 2009	7	0	5	0	0	0	0	20	32

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Chicoutimi									
Q1 2010	9	0	8	0	0	1	0	80	98
Q1 2009	14	2	2	0	0	0	0	7	25
Jonquière									
Q1 2010	16	0	7	0	0	4	0	6	33
Q1 2009	13	2	6	0	0	0	0	0	21
La Baie									
Q1 2010	5	0	2	0	0	2	0	0	9
Q1 2009	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
Q1 2010	33	0	2	0	0	0	0	0	35
Q1 2009	34	0	1	0	0	0	0	0	35
Saguenay CMA									
Q1 2010	63	0	19	0	0	7	0	86	175
Q1 2009	63	4	9	0	0	0	0	7	83

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

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Chicoutimi	1	6	0	0	0	0	8	18	9	24	-62.5
Jonquière	10	5	8	0	0	0	8	0	26	5	**
La Baie	0	2	0	0	0	0	5	0	5	2	150.0
Remainder of the CMA	12	1	4	0	0	0	0	0	16	1	**
Saguenay CMA	23	14	12	0	0	0	21	18	56	32	75.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Chicoutimi	1	6	0	0	0	0	8	18	9	24	-62.5
Jonquière	10	5	8	0	0	0	8	0	26	5	**
La Baie	0	2	0	0	0	0	5	0	5	2	150.0
Remainder of the CMA	12	1	4	0	0	0	0	0	16	1	**
Saguenay CMA	23	14	12	0	0	0	21	18	56	32	75.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market First Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Chicoutimi	0	0	0	0	0	6	8	12
Jonquière	0	0	0	0	0	0	8	0
La Baie	0	0	0	0	2	0	3	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Saguenay CMA	0	0	0	0	2	6	19	12

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Chicoutimi	0	0	0	0	0	6	8	12
Jonquière	0	0	0	0	0	0	8	0
La Baie	0	0	0	0	2	0	3	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Saguenay CMA	0	0	0	0	2	6	19	12

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Chicoutimi	1	12	0	0	8	12	9	24
Jonquière	18	5	0	0	8	0	26	5
La Baie	2	2	0	0	3	0	5	2
Remainder of the CMA	16	1	0	0	0	0	16	1
Saguenay CMA	37	20	0	0	19	12	56	32

Table 2.5: Starts by Submarket and by Intended Market January - March 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Chicoutimi	1	12	0	0	8	12	9	24
Jonquière	18	5	0	0	8	0	26	5
La Baie	2	2	0	0	3	0	5	2
Remainder of the CMA	16	1	0	0	0	0	16	1
Saguenay CMA	37	20	0	0	19	12	56	32

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Chicoutimi	8	14	0	2	0	0	254	6	262	22	**
Jonquière	15	15	0	2	0	0	24	4	39	21	85.7
La Baie	4	3	0	0	0	0	10	0	14	3	**
Remainder of the CMA	34	35	0	0	0	0	2	28	36	63	-42.9
Saguenay CMA	61	67	0	4	0	0	290	38	351	109	**

Table 3.1: Completions by Submarket and by Dwelling Type January - March 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Chicoutimi	8	14	0	2	0	0	254	6	262	22	**
Jonquière	15	15	0	2	0	0	24	4	39	21	85.7
La Baie	4	3	0	0	0	0	10	0	14	3	**
Remainder of the CMA	34	35	0	0	0	0	2	28	36	63	-42.9
Saguenay CMA	61	67	0	4	0	0	290	38	351	109	**

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Chicoutimi	0	0	0	0	10	2	244	4
Jonquière	0	0	0	0	12	4	12	0
La Baie	0	0	0	0	10	0	0	0
Remainder of the CMA	0	0	0	0	2	0	0	28
Saguenay CMA	0	0	0	0	34	6	256	32

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Chicoutimi	0	0	0	0	10	2	244	4
Jonquière	0	0	0	0	12	4	12	0
La Baie	0	0	0	0	10	0	0	0
Remainder of the CMA	0	0	0	0	2	0	0	28
Saguenay CMA	0	0	0	0	34	6	256	32

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Chicoutimi	14	18	4	0	244	4	262	22
Jonquière	23	21	4	0	12	0	39	21
La Baie	6	3	8	0	0	0	14	3
Remainder of the CMA	36	35	0	0	0	28	36	63
Saguenay CMA	79	77	16	0	256	32	351	109

Table 3.5: Completions by Submarket and by Intended Market January - March 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Chicoutimi	14	18	4	0	244	4	262	22
Jonquière	23	21	4	0	12	0	39	21
La Baie	6	3	8	0	0	0	14	3
Remainder of the CMA	36	35	0	0	0	28	36	63
Saguenay CMA	79	77	16	0	256	32	351	109

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range First Quarter 2010													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Chicoutimi													
Q1 2010	6	75.0	1	12.5	1	12.5	0	0.0	0	0.0	8	--	--
Q1 2009	10	71.4	3	21.4	0	0.0	1	7.1	0	0.0	14	180,000	178,929
Year-to-date 2010	6	75.0	1	12.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2009	10	71.4	3	21.4	0	0.0	1	7.1	0	0.0	14	180,000	178,929
Jonquière													
Q1 2010	6	54.5	3	27.3	0	0.0	1	9.1	1	9.1	11	190,000	205,818
Q1 2009	10	76.9	2	15.4	0	0.0	1	7.7	0	0.0	13	159,000	170,692
Year-to-date 2010	6	54.5	3	27.3	0	0.0	1	9.1	1	9.1	11	190,000	205,818
Year-to-date 2009	10	76.9	2	15.4	0	0.0	1	7.7	0	0.0	13	159,000	170,692
La Baie													
Q1 2010	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Q1 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Remainder of the CMA													
Q1 2010	13	65.0	6	30.0	1	5.0	0	0.0	0	0.0	20	177,500	173,800
Q1 2009	26	76.5	7	20.6	1	2.9	0	0.0	0	0.0	34	165,000	164,118
Year-to-date 2010	13	65.0	6	30.0	1	5.0	0	0.0	0	0.0	20	177,500	173,800
Year-to-date 2009	26	76.5	7	20.6	1	2.9	0	0.0	0	0.0	34	165,000	164,118
Saguenay CMA													
Q1 2010	29	67.4	10	23.3	2	4.7	1	2.3	1	2.3	43	180,000	181,936
Q1 2009	46	73.0	13	20.6	2	3.2	2	3.2	0	0.0	63	170,000	171,175
Year-to-date 2010	29	67.4	10	23.3	2	4.7	1	2.3	1	2.3	43	180,000	181,936
Year-to-date 2009	46	73.0	13	20.6	2	3.2	2	3.2	0	0.0	63	170,000	171,175

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2010						
Submarket	Q1 2010	Q1 2009	% Change	YTD 2010	YTD 2009	% Change
Chicoutimi	--	178,929	n/a	--	178,929	n/a
Jonquière	205,818	170,692	20.6	205,818	170,692	20.6
La Baie	--	--	n/a	--	--	n/a
Remainder of the CMA	173,800	164,118	5.9	173,800	164,118	5.9
Saguenay CMA	181,936	171,175	6.3	181,936	171,175	6.3

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators
First Quarter 2010

		Interest Rates			NHPI, Total, (Quebec) 1997=100	CPI (Quebec) 2002 =100	Saguenay 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						
2009	January	627	5.00	5.79	163.6	111.5	69.7	8.9	61.2	725
	February	627	5.00	5.79	164.8	112.3	69.0	9.1	60.8	726
	March	613	4.50	5.55	165.2	112.6	68.7	9.1	60.6	727
	April	596	3.90	5.25	165.3	112.7	68.3	8.8	60.0	717
	May	596	3.90	5.25	165.6	113.7	68.2	9.4	60.3	717
	June	631	3.75	5.85	165.7	114.3	68.6	9.4	60.7	722
	July	631	3.75	5.85	165.7	113.8	68.9	9.7	61.2	722
	August	631	3.75	5.85	166.0	113.9	69.5	9.0	61.2	726
	September	610	3.70	5.49	166.2	113.7	70.2	8.6	61.6	726
	October	630	3.80	5.84	167.1	113.6	70.8	7.6	61.4	724
	November	616	3.60	5.59	167.8	114.3	71.2	7.5	61.7	719
	December	610	3.60	5.49	168.0	114.0	70.8	7.3	61.3	720
2010	January	610	3.60	5.49	168.1	114.0	70.3	8.0	61.3	719
	February	604	3.60	5.39	168.5	114.2	69.6	7.9	60.6	720
	March	631	3.60	5.85		114.5	69.8	7.8	60.7	710
	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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