HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2010

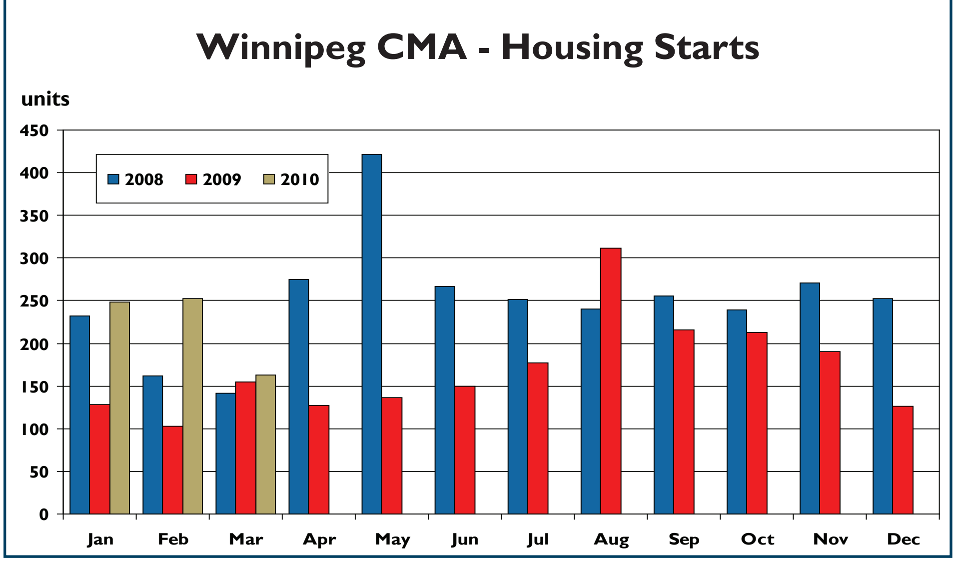
New Home Market

First-quarter housing starts up strongly in the Winnipeg CMA

For the third month in succession, new home construction in the Winnipeg Census Metropolitan Area (CMA) outperformed the previous year. In March, work began on 163 housing units of all types, representing a five per cent gain from March 2009. Through the first three months of 2010, total housing starts in the Winnipeg CMA stand at 663 units, up 72 per cent from the first quarter of last year.

Following an impressive 31 per cent gain in February, local builders started work on 147 single-detached units in March, up 65 per cent from

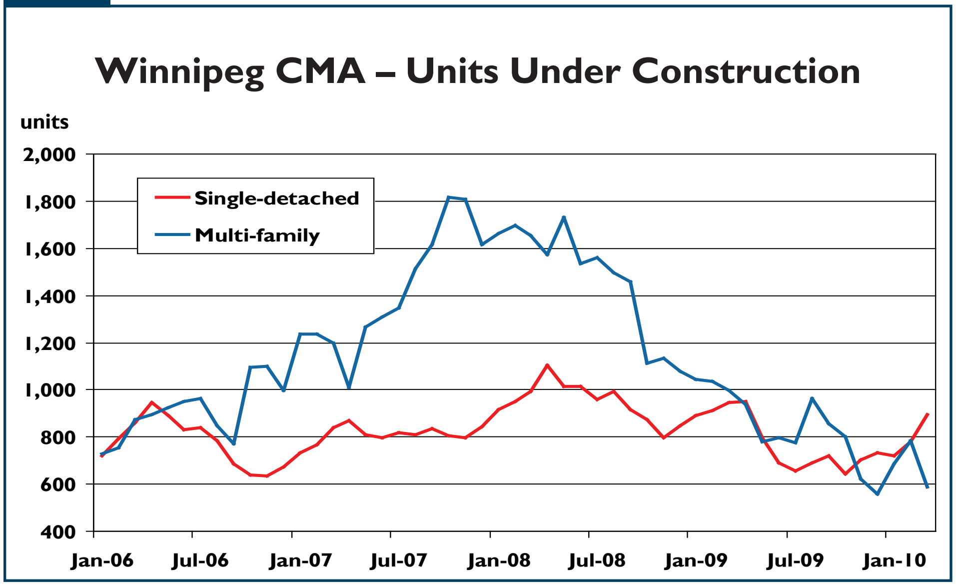
Figure 1



Source: CMHC

Table of Contents

Figure 2



Source: CMHC

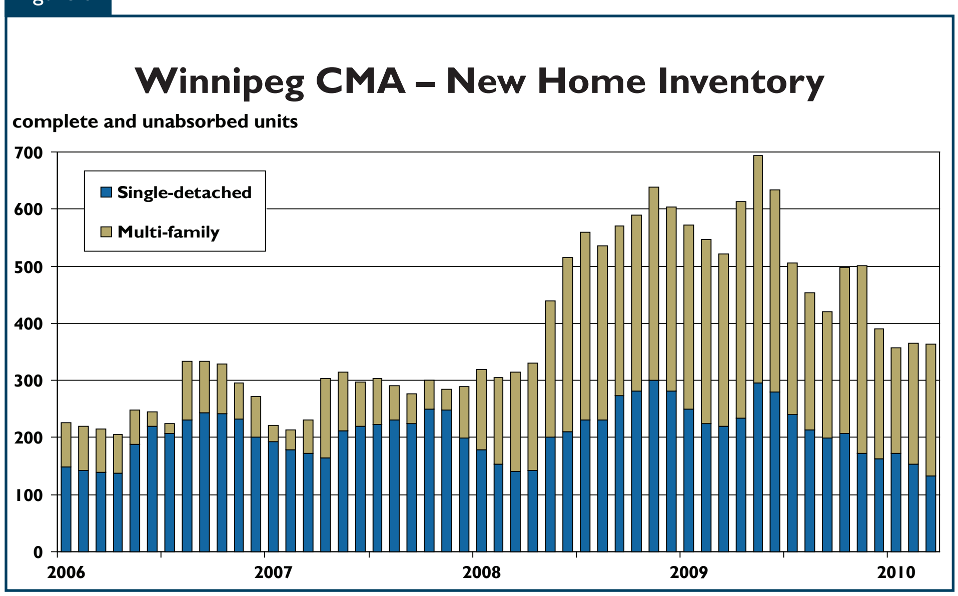
production one year earlier. This represents the strongest March performance for single-detached builders in the Winnipeg CMA since 1990. March's activity brings the year-to-date total to 364 single-detached units, 26 per cent beyond the pace set in 2009. Builders have been reporting heightened sales in recent months and are competing with a relatively low number of active listings in Winnipeg's resale market. A decline in complete and unabsorbed units has also signalled builders to boost production. It is likely single-detached starts will remain ahead of 2009's pace in the coming months, a proposition supported by recent gains in building permits.

At only 33 units, March recorded an 11-year low for single-detached completions. After three months, however, year-to-date completions are exceeding the pace set in 2009 by six per cent. Single-detached absorptions surpassed completions for the second consecutive month in March. Consequently, the inventory of complete and unabsorbed singles declined to 133 units at month's end, the lowest monthly total since August 2004 and 40 per cent lower than March 2009. The average price of single-detached units absorbed in the first quarter was $386,492, seven per cent higher than the corresponding period in 2009. With units under construction climbing to 895 units, the highest total since April of last year, price pressures will persist in the coming months.

Following the impressive 132 and 151 multi-family starts in January and February, respectively, March's construction paled in comparison. Multi-family starts, which include semi-detached units, rows, and apartments, totalled 16 units in March, down from 66 in the corresponding month in 2009. Despite the decline, multi-family construction in Winnipeg is on pace for a significant gain over 2009. March's starts bring the year-to-date total to 299 units, 205 per cent higher than the first quarter of 2009. The gain can be attributed to apartment rental construction, as semi-detached and row starts are relatively unchanged from the previous year. Rental apartment starts to the end of March have totalled 155 units, representing more than half of all multi-family construction to-date.

Few rental vacancies, relatively low inventories, and a sharp decline in the number of units under construction are helping boost multi-family starts. Projects targeting low income groups have also played a role. At the end of March, 589 multi-family units were under construction in the Winnipeg

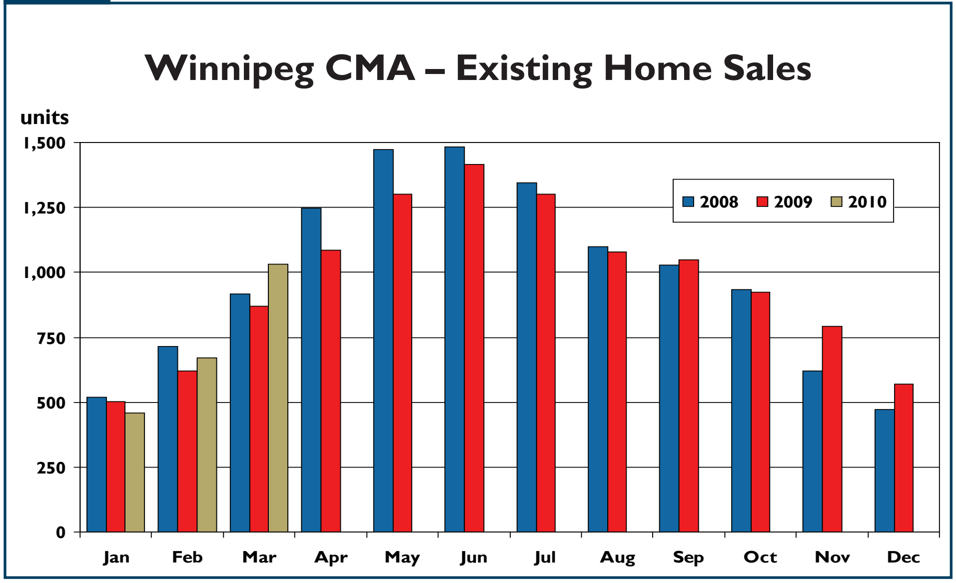
Figure 3



Source: CMHC

CMA, 41 per cent lower than the previous year and about one-third the volume reported two years earlier. Given the decline in units under construction, fewer units are awaiting completion, which in turn will contribute to a lower volume of absorptions. Multi-family completions have surpassed absorptions in both February and March, resulting in a modest rise in complete and unabsorbed units. At 230 units in March, the number of multiples in inventory was 45 units higher than in January but 24 per cent lower than March 2009.

Figure 4



Source: CREA

Resale Market

Sales on pace for stronger year

Three months into 2010, residential sales through the Winnipeg Real Estate Board are on pace for a stronger performance than 2009. In the first quarter, residential transactions totalled 2,158 units, eight per cent above the pace set last year. Despite weakness in labour conditions, the strength of the resale market has been fuelled by persistently low mortgage rates and record levels of net migration to the province. Anecdotal evidence indicates anxious buyers are also fuelling demand, as they act to get into the market before mortgage rates rise.

In the first three months of the year, new listings averaged 1,152 per month, slightly higher than the same period a year ago. Despite the gain, active listings in March remained lower on a year-over-year basis. There were 1,200 active listings in March, a 25 per cent reduction from the previous year when 1,596 active listings were available.

Given the lower level of listings relative to demand, sellers in Winnipeg are in a stronger position than they were one year ago. As a result, homes are selling more quickly than the previous year and many are selling in excess of list price. At $220,484 to the end of March, the average price in Winnipeg's resale market was 11 per cent higher than the previous year. The extent of the gain should dissipate moving forward, as the first quarter is comparing to the lowest prices of 2009 and listings are expected to rise.

Economy

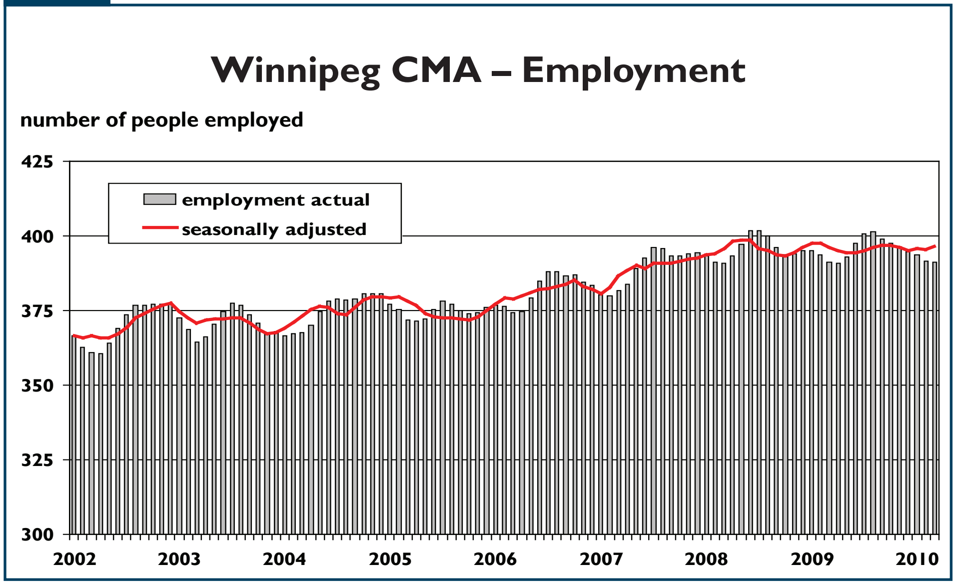
Job creation off to slow start in 2010

In 2009, Statistics Canada reported payrolls declined by 300 positions in the Winnipeg CMA. While this represents a considerable departure from 2008 when 5,400 new jobs were created, it was an impressive performance given the economic challenges employers faced last year. The anticipated rebound in employment growth has yet to occur in 2010. According to data released by Statistics Canada, the Winnipeg CMA had only a few hundred more people employed in the first quarter of 2010 than it did the year previous.

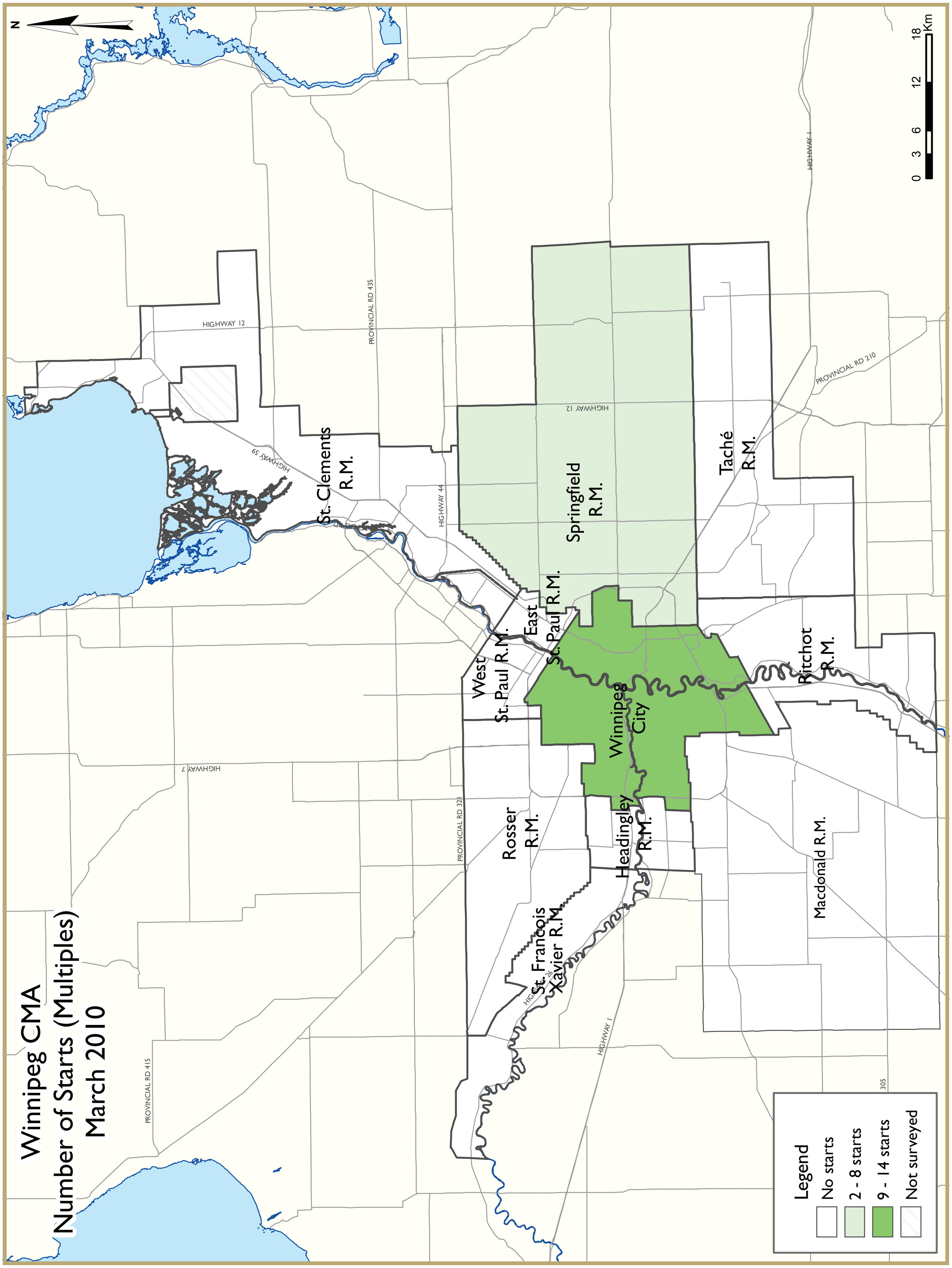
A closer examination of the data suggests that Winnipeg's employment picture may be slower to improve than the overall figures indicate. Critical for housing demand is the rate of full-time job growth, as it is an important prerequisite for buying a home. In the first quarter of 2010, full-time employment totalled 306,800 positions in the Winnipeg CMA, 10,400 fewer than the previous year. A number of major capital projects should contribute to a rebound in full-time employment in the coming months. Part-time positions, meanwhile, have expanded by 10,800 positions in the first three months of 2010, helping maintain a relatively low unemployment rate. In the first quarter of 2010, Winnipeg's unemployment rate averaged 5.7 per cent, 0.6 percentage points higher than the previous year but considerably lower than the national average of 8.7 per cent.

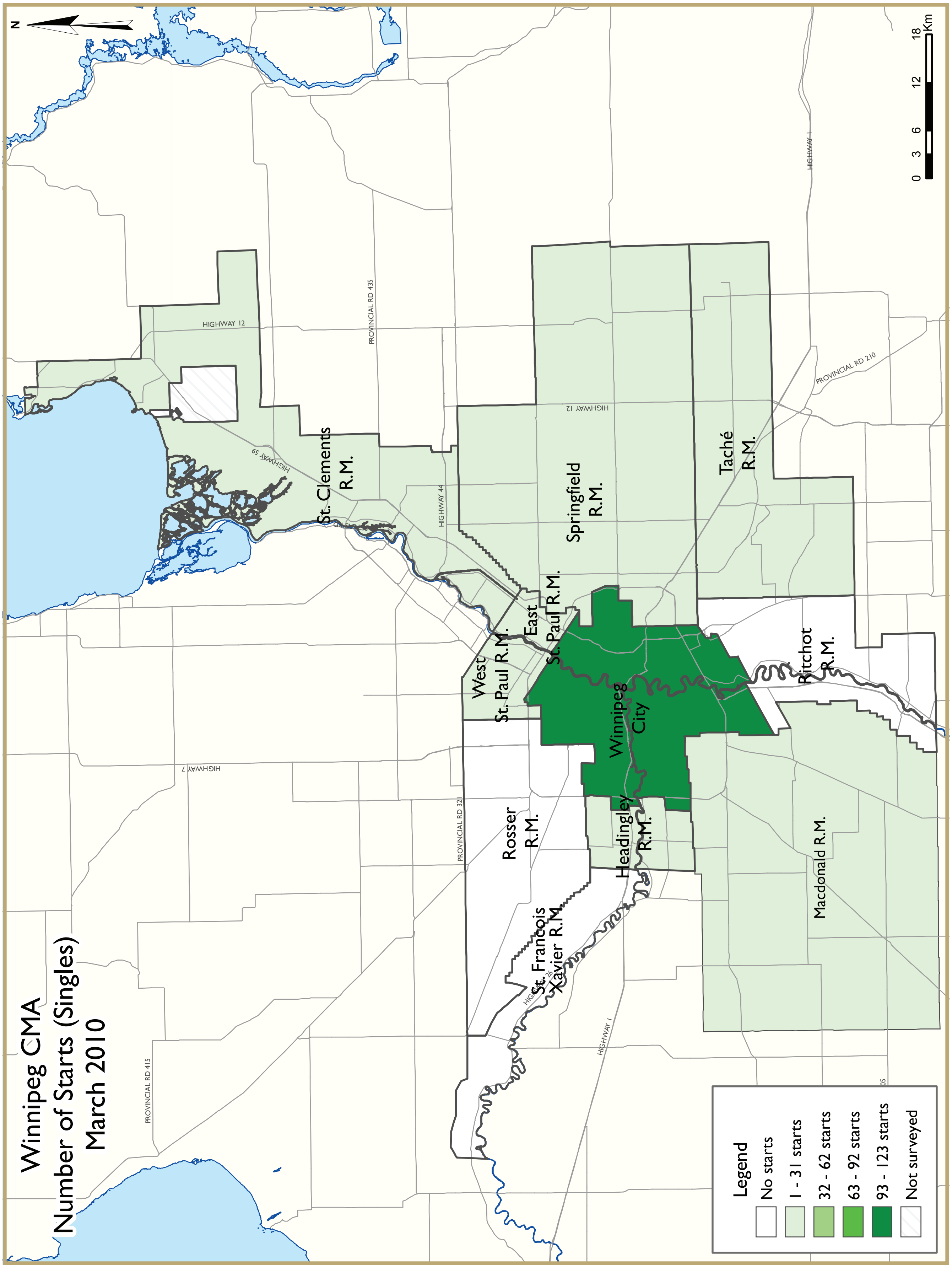
The weaker employment picture through the last few months of 2009 attracted fewer migrants to Manitoba from October to December. There were continued strong gains from international migration, but losses to other provinces resulted in fewer overall additions than the previous year. In the fourth quarter, net migration totalled 1,757 people, 28 per cent fewer than the last three months of 2009. Despite the weaker fourth-quarter performance, gains from January to September helped push annual migration in Manitoba to a record 11,029 in 2009, 48 per cent more than the previous year. Undoubtedly, this is a dominant factor contributing to the current pace of home ownership demand.

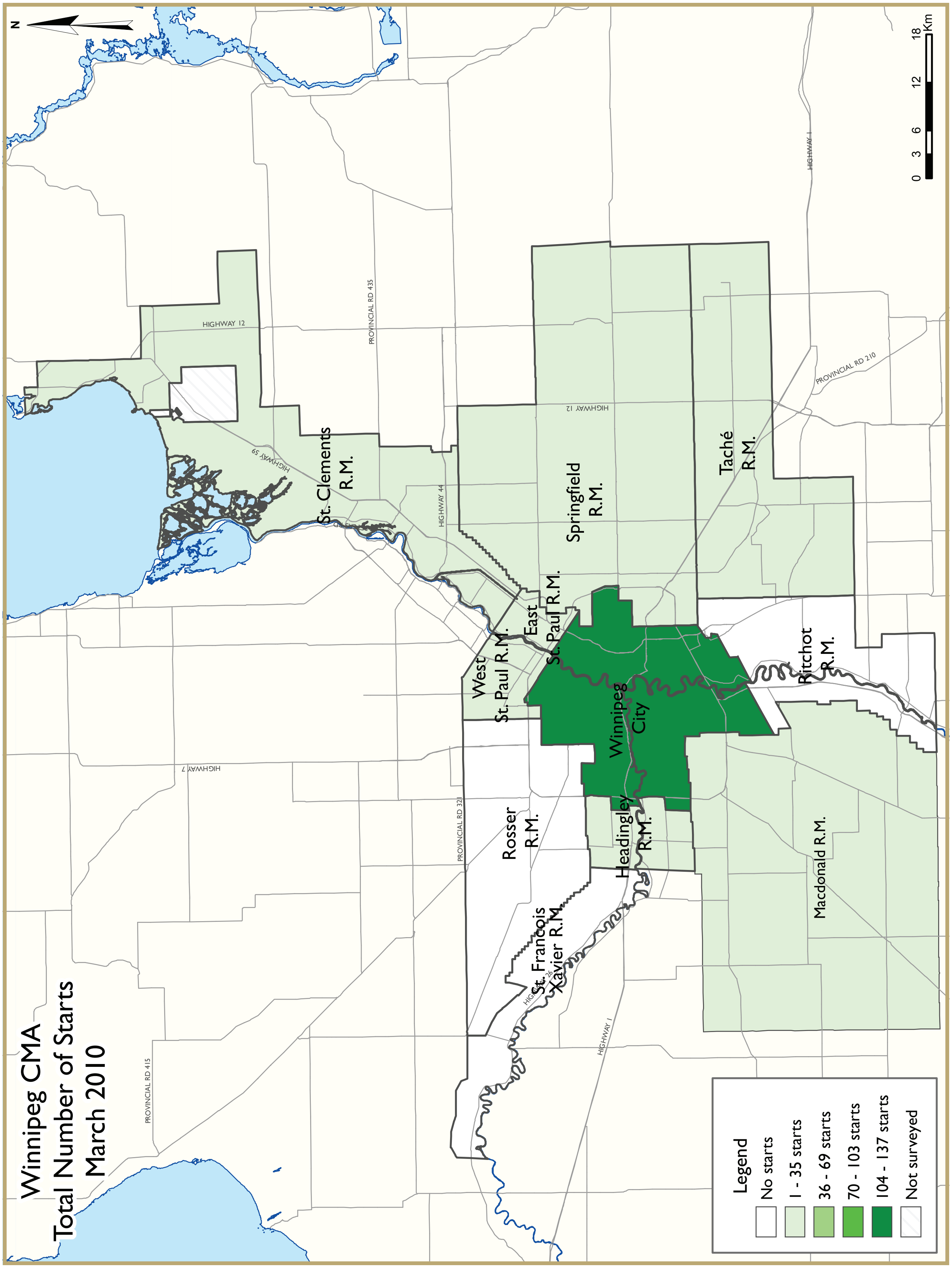
Figure 5

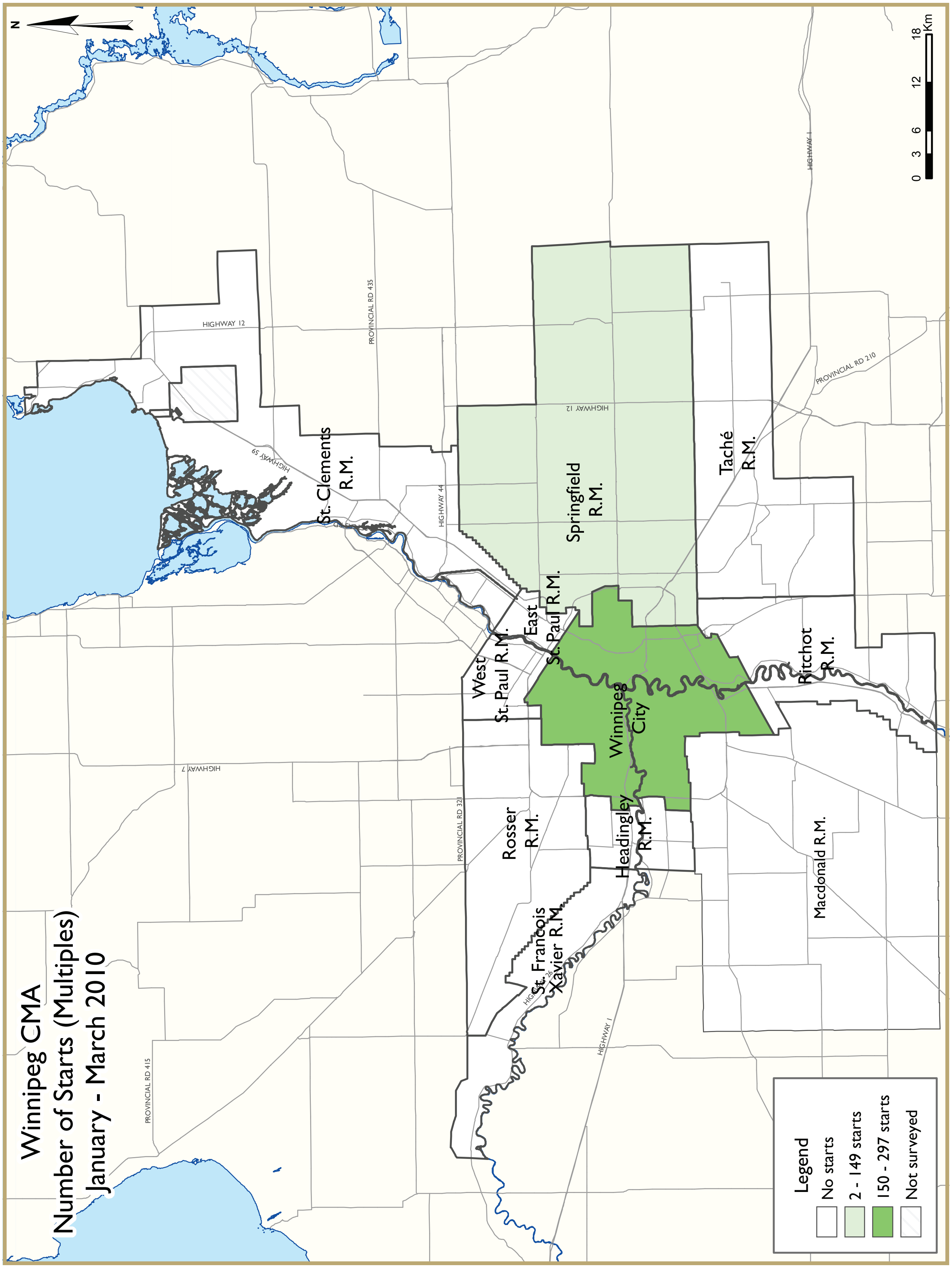


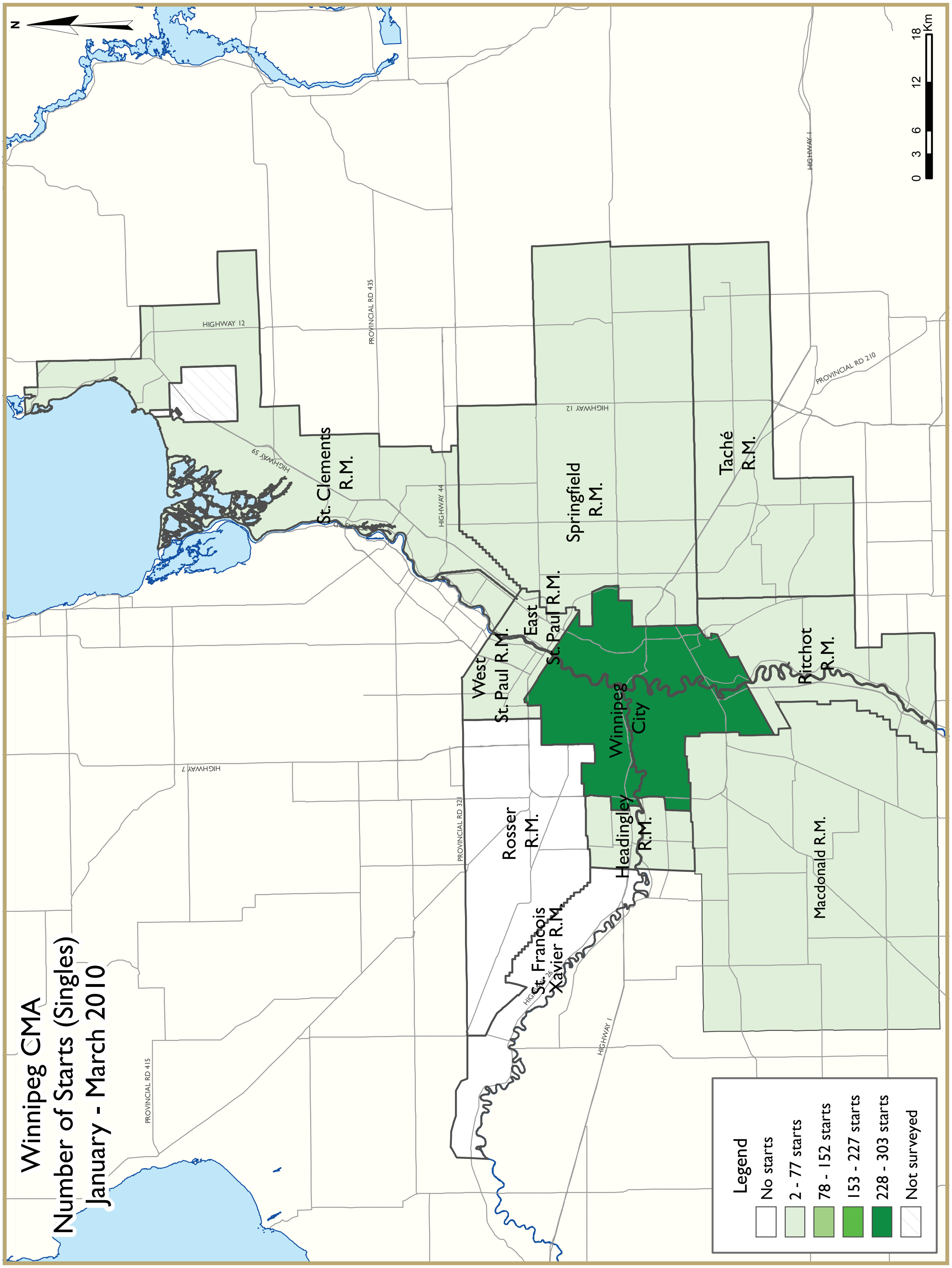
Source: Statistics Canada

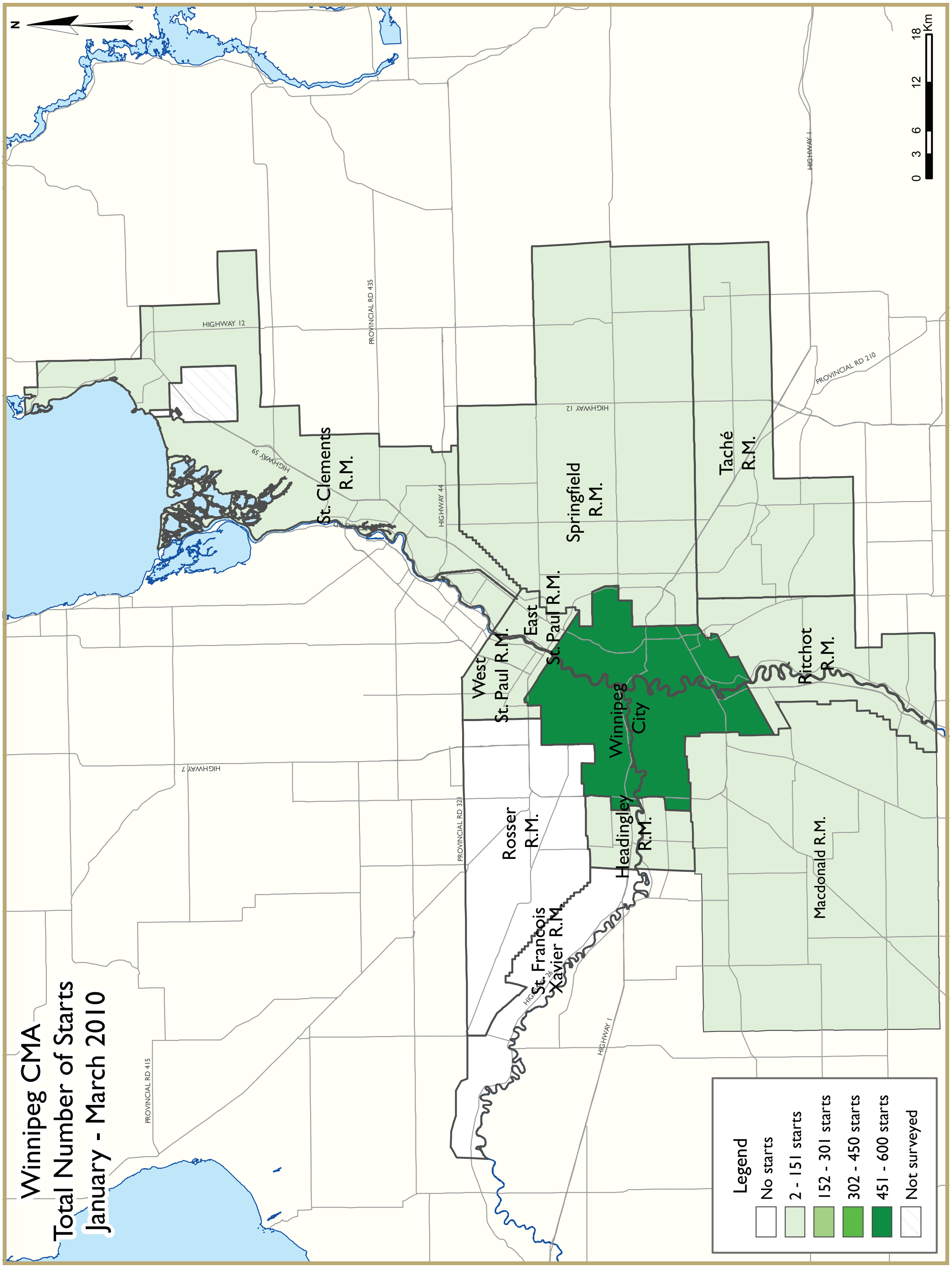

Winnipeg CMA
Number of Starts (Multiples)
March 2010
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
PROVINCIAL RD 435
HIGHWAY 59
HIGHWAY 44
PROVINCIAL RD 210
HIGHWAY 1
HIGHWAY 7
PROVINCIAL RD 323
PROVINCIAL RD 415
305
Legend
No starts
2 - 8 starts
9 - 14 starts
Not surveyed


Winnipeg CMA
Number of Starts (Singles)
March 2010
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
Legend
No starts
1 - 31 starts
32 - 62 starts
63 - 92 starts
93 - 123 starts
Not surveyed


Winnipeg CMA
Total Number of Starts
March 2010
Legend
No starts
1 - 35 starts
36 - 69 starts
70 - 103 starts
104 - 137 starts
Not surveyed
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
N
0 3 6 12 18 Km


Winnipeg CMA
Number of Starts (Multiples)
January - March 2010
N
0 3 6 12 18
Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
PROVINCIAL RD 435
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
PROVINCIAL RD 323
PROVINCIAL RD 415
PROVINCIAL RD 210
HIGHWAY 1
Legend
No starts
2 - 149 starts
150 - 297 starts
Not surveyed


Winnipeg CMA
Number of Starts (Singles)
January - March 2010
N
0 3 6 12 18 Km
Legend
No starts
2 - 77 starts
78 - 152 starts
153 - 227 starts
228 - 303 starts
Not surveyed
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415


Winnipeg CMA
Total Number of Starts
January - March 2010
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
Legend
No starts
2 - 151 starts
152 - 301 starts
302 - 450 starts
451 - 600 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 Winnipeg CMA March 2010	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2010	147	2	0	0	6	8	0	0	163
March 2009	89	0	0	0	0	18	0	48	155
% Change	65.2	n/a	n/a	n/a	n/a	-55.6	n/a	-100.0	5.2
Year-to-date 2010	362	4	0	2	30	110	0	155	663
Year-to-date 2009	287	6	0	1	22	18	4	48	386
% Change	26.1	-33.3	n/a	100.0	36.4	**	-100.0	**	71.8
UNDER CONSTRUCTION									
March 2010	888	12	0	7	85	175	3	314	1,484
March 2009	942	14	0	5	71	684	4	201	1,945
% Change	-5.7	-14.3	n/a	40.0	19.7	-74.4	-25.0	56.2	-23.7
COMPLETIONS									
March 2010	33	2	0	0	6	109	0	95	245
March 2009	52	4	0	0	0	0	0	101	157
% Change	-36.5	-50.0	n/a	n/a	n/a	n/a	n/a	-5.9	56.1
Year-to-date 2010	200	2	0	1	10	159	0	95	467
Year-to-date 2009	185	6	0	4	38	30	0	104	367
% Change	8.1	-66.7	n/a	-75.0	-73.7	**	n/a	-8.7	27.2
COMPLETED & NOT ABSORBED									
March 2010	124	5	0	9	7	119	0	99	363
March 2009	210	5	0	10	17	131	0	240	613
% Change	-41.0	0.0	n/a	-10.0	-58.8	-9.2	n/a	-58.8	-40.8
ABSORBED									
March 2010	53	1	0	1	6	91	0	95	247
March 2009	56	0	0	0	4	3	0	23	86
% Change	-5.4	n/a	n/a	n/a	50.0	**	n/a	**	187.2
Year-to-date 2010	226	1	4	3	19	128	0	113	494
Year-to-date 2009	246	3	0	4	33	29	0	38	353
% Change	-8.1	-66.7	n/a	-25.0	-42.4	**	n/a	197.4	39.9

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

Table 1.1: Housing Activity Summary by Submarket March 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
March 2010	123	0	0	0	6	8	0	0	137
March 2009	81	0	0	0	0	18	0	48	147
East St. Paul R.M.									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	3	0	0	0	0	0	0	0	3
Headingley R.M.									
March 2010	2	0	0	0	0	0	0	0	2
March 2009	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
March 2010	4	0	0	0	0	0	0	0	4
March 2009	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	0	0	0	0	0	0	0	0
Rosser R.M.									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
March 2010	4	0	0	0	0	0	0	0	4
March 2009	0	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
March 2010	9	2	0	0	0	0	0	0	11
March 2009	0	0	0	0	0	0	0	0	0
Tache R.M.									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
March 2010	3	0	0	0	0	0	0	0	3
March 2009	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
March 2010	147	2	0	0	6	8	0	0	163
March 2009	89	0	0	0	0	18	0	48	155

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

Table 1.1: Housing Activity Summary by Submarket March 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
March 2010	700	8	0	2	85	175	0	314	1,284
March 2009	715	12	0	0	71	684	0	201	1,707
East St. Paul R.M.									
March 2010	13	0	0	2	0	0	0	0	15
March 2009	19	0	0	0	0	0	0	0	19
Headingley R.M.									
March 2010	11	0	0	2	0	0	0	0	13
March 2009	26	0	0	2	0	0	0	0	28
MacDonald R.M.									
March 2010	29	0	0	0	0	0	0	0	29
March 2009	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
March 2010	7	2	0	0	0	0	0	0	9
March 2009	12	0	0	0	0	0	0	0	12
Rosser R.M.									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
March 2010	35	0	0	0	0	0	0	0	35
March 2009	32	0	0	0	0	0	0	0	32
St. Francois Xavier R.M.									
March 2010	4	0	0	0	0	0	0	0	4
March 2009	6	0	0	0	0	0	0	0	6
Springfield R.M.									
March 2010	49	2	0	1	0	0	0	0	52
March 2009	63	0	0	3	0	0	0	0	66
Tache R.M.									
March 2010	24	0	0	0	0	0	3	0	27
March 2009	42	2	0	0	0	0	4	0	48
West St. Paul R.M.									
March 2010	16	0	0	0	0	0	0	0	16
March 2009	19	0	0	0	0	0	0	0	19
Winnipeg CMA									
March 2010	888	12	0	7	85	175	3	314	1,484
March 2009	942	14	0	5	71	684	4	201	1,945

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

Table 1.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
March 2010	23	0	0	0	6	109	0	95	233
March 2009	31	4	0	0	0	0	0	101	136
East St. Paul R.M.									
March 2010	2	0	0	0	0	0	0	0	2
March 2009	0	0	0	0	0	0	0	0	0
Headingley R.M.									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	1	0	0	0	0	0	0	0	1
Macdonald R.M.									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	2	0	0	0	0	0	0	0	2
Rosser R.M.									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	7	0	0	0	0	0	0	0	7
St. Francois Xavier R.M.									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
March 2010	3	2	0	0	0	0	0	0	5
March 2009	2	0	0	0	0	0	0	0	2
Tache R.M.									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
March 2010	33	2	0	0	6	109	0	95	245
March 2009	52	4	0	0	0	0	0	101	157

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

Table 1.1: Housing Activity Summary by Submarket
March 2010

	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									
Winnipeg City									
March 2010	113	3	0	1	6	114	0	99	336
March 2009	158	4	0	0	16	122	0	240	540
East St. Paul R.M.									
March 2010	2	0	0	3	0	0	0	0	5
March 2009	10	0	0	8	0	0	0	0	18
Headingley R.M.									
March 2010	0	0	0	1	0	0	0	0	1
March 2009	4	0	0	1	0	0	0	0	5
MacDonald R.M.									
March 2010	4	0	0	0	0	0	0	0	4
March 2009	11	0	0	0	0	0	0	0	11
Ritchot R.M.									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	8	1	0	0	0	0	0	0	9
Rosser R.M.									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
March 2010	0	0	0	0	0	5	0	0	5
March 2009	3	0	0	0	0	9	0	0	12
St. Francois Xavier R.M.									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
March 2010	1	2	0	4	0	0	0	0	7
March 2009	6	0	0	1	0	0	0	0	7
Tache R.M.									
March 2010	2	0	0	0	1	0	0	0	3
March 2009	6	0	0	0	1	0	0	0	7
West St. Paul R.M.									
March 2010	2	0	0	0	0	0	0	0	2
March 2009	4	0	0	0	0	0	0	0	4
Winnipeg CMA									
March 2010	124	5	0	9	7	119	0	99	363
March 2009	210	5	0	10	17	131	0	240	613

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

Table 1.1: Housing Activity Summary by Submarket March 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
March 2010	39	1	0	0	6	91	0	95	232
March 2009	33	0	0	0	4	3	0	23	63
East St. Paul R.M.									
March 2010	2	0	0	0	0	0	0	0	2
March 2009	1	0	0	0	0	0	0	0	1
Headingley R.M.									
March 2010	2	0	0	0	0	0	0	0	2
March 2009	2	0	0	0	0	0	0	0	2
MacDonald R.M.									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	0	0	0	0	0	0	0	0	0
Rosser R.M.									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
March 2010	2	0	0	0	0	0	0	0	2
March 2009	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
March 2010	3	0	0	1	0	0	0	0	4
March 2009	4	0	0	0	0	0	0	0	4
Tache R.M.									
March 2010	1	0	0	0	0	0	0	0	1
March 2009	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
March 2010	2	0	0	0	0	0	0	0	2
March 2009	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
March 2010	53	1	0	1	6	91	0	95	247
March 2009	56	0	0	0	4	3	0	23	86

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

Table 1.2: History of Housing Starts of Winnipeg CMA 2000 - 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821
% Change	25.3	-50.0	n/a	-28.6	-44.2	**	-100.0	155.7	23.6
2001	1,196	8	0	42	52	15	6	70	1,473
% Change	3.1	**	-100.0	-16.0	67.7	n/a	n/a	6.1	11.8
2000	1,160	2	8	50	31	0	0	66	1,317

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Winnipeg City	123	81	2	0	4	0	8	66	137	147	-6.8
East St. Paul R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
Headingley R.M.	2	1	0	0	0	0	0	0	2	1	100.0
MacDonald R.M.	4	0	0	0	0	0	0	0	4	0	n/a
Ritchot R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	4	0	0	0	0	0	0	0	4	0	n/a
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	9	0	2	0	0	0	0	0	11	0	n/a
Tache R.M.	1	4	0	0	0	0	0	0	1	4	-75.0
West St. Paul R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Winnipeg CMA	147	89	4	0	4	0	8	66	163	155	5.2

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
Winnipeg City	303	247	8	6	24	22	265	66	600	341	76.0
East St. Paul R.M.	6	4	0	0	0	0	0	0	6	4	50.0
Headingley R.M.	4	6	0	0	0	0	0	0	4	6	-33.3
MacDonald R.M.	13	3	0	0	0	0	0	0	13	3	**
Ritchot R.M.	3	2	0	0	0	0	0	0	3	2	50.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	9	4	0	0	0	0	0	0	9	4	125.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	17	7	2	0	0	0	0	0	19	7	171.4
Tache R.M.	2	12	0	0	0	4	0	0	2	16	-87.5
West St. Paul R.M.	7	2	0	0	0	0	0	0	7	2	**
Winnipeg CMA	364	288	10	6	24	26	265	66	663	386	71.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market March 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Winnipeg City	4	0	0	0	8	18	0	48
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	4	0	0	0	8	18	0	48

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
Winnipeg City	24	22	0	0	110	18	155	48
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	24	22	0	4	110	18	155	48

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Winnipeg City	123	81	14	18	0	48	137	147
East St. Paul R.M.	1	3	0	0	0	0	1	3
Headingley R.M.	2	1	0	0	0	0	2	1
MacDonald R.M.	4	0	0	0	0	0	4	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	4	0	0	0	0	0	4	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	11	0	0	0	0	0	11	0
Tache R.M.	1	4	0	0	0	0	1	4
West St. Paul R.M.	3	0	0	0	0	0	3	0
Winnipeg CMA	149	89	14	18	0	48	163	155

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
Winnipeg City	304	253	141	40	155	48	600	341
East St. Paul R.M.	5	4	1	0	0	0	6	4
Headingley R.M.	4	6	0	0	0	0	4	6
MacDonald R.M.	13	3	0	0	0	0	13	3
Ritchot R.M.	3	2	0	0	0	0	3	2
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	9	4	0	0	0	0	9	4
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	19	6	0	1	0	0	19	7
Tache R.M.	2	12	0	0	0	4	2	16
West St. Paul R.M.	7	2	0	0	0	0	7	2
Winnipeg CMA	366	293	142	41	155	52	663	386

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Winnipeg City	23	31	0	4	6	0	204	101	233	136	71.3
East St. Paul R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Headingley R.M.	1	1	0	0	0	0	0	0	1	1	0.0
MacDonald R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Ritchot R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	1	7	0	0	0	0	0	0	1	7	-85.7
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	3	2	2	0	0	0	0	0	5	2	150.0
Tache R.M.	1	4	0	0	0	0	0	0	1	4	-75.0
West St. Paul R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
Winnipeg CMA	33	52	2	4	6	0	204	101	245	157	56.1

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
Winnipeg City	151	113	4	8	6	36	254	104	415	261	59.0
East St. Paul R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Headingley R.M.	2	6	0	0	0	0	0	0	2	6	-66.7
MacDonald R.M.	3	11	0	0	0	0	0	0	3	11	-72.7
Ritchot R.M.	2	12	0	0	0	0	0	0	2	12	-83.3
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	8	17	0	0	0	0	0	30	8	47	-83.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	14	7	2	0	0	0	0	0	16	7	128.6
Tache R.M.	10	14	0	0	0	0	0	0	10	14	-28.6
West St. Paul R.M.	8	6	0	0	0	0	0	0	8	6	33.3
Winnipeg CMA	201	189	6	8	6	36	254	134	467	367	27.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market March 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Winnipeg City	6	0	0	0	109	0	95	101
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	6	0	0	0	109	0	95	101

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
Winnipeg City	6	36	0	0	159	0	95	104
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	30	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	6	36	0	0	159	30	95	104

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Winnipeg City	23	35	115	0	95	101	233	136
East St. Paul R.M.	2	0	0	0	0	0	2	0
Headingley R.M.	1	1	0	0	0	0	1	1
MacDonald R.M.	0	3	0	0	0	0	0	3
Ritchot R.M.	1	2	0	0	0	0	1	2
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	1	7	0	0	0	0	1	7
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	5	2	0	0	0	0	5	2
Tache R.M.	1	4	0	0	0	0	1	4
West St. Paul R.M.	1	2	0	0	0	0	1	2
Winnipeg CMA	35	56	115	0	95	101	245	157

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
Winnipeg City	151	118	169	39	95	104	415	261
East St. Paul R.M.	3	3	0	0	0	0	3	3
Headingley R.M.	2	3	0	3	0	0	2	6
MacDonald R.M.	3	11	0	0	0	0	3	11
Ritchot R.M.	2	12	0	0	0	0	2	12
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	8	17	0	30	0	0	8	47
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	15	7	1	0	0	0	16	7
Tache R.M.	10	14	0	0	0	0	10	14
West St. Paul R.M.	8	6	0	0	0	0	8	6
Winnipeg CMA	202	191	170	72	95	104	467	367

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 2010													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
March 2010	6	16.2	3	8.1	12	32.4	5	13.5	11	29.7	37	350,170	397,739
March 2009	6	18.2	6	18.2	10	30.3	7	21.2	4	12.1	33	344,469	369,519
Year-to-date 2010	27	17.4	30	19.4	44	28.4	15	9.7	39	25.2	155	345,000	379,518
Year-to-date 2009	34	21.4	37	23.3	38	23.9	20	12.6	30	18.9	159	337,688	353,777
East St. Paul R.M.													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	1	10.0	2	20.0	2	20.0	5	50.0	10	436,433	556,418
Headingley R.M.													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	0	0.0	4	44.4	0	0.0	5	55.6	9	--	--
MacDonald R.M.													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2009	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	--	--
Year-to-date 2010	0	0.0	2	50.0	0	0.0	1	25.0	1	25.0	4	--	--
Year-to-date 2009	3	27.3	3	27.3	3	27.3	1	9.1	1	9.1	11	300,200	342,836
Ritchot R.M.													
March 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	3	30.0	3	30.0	1	10.0	2	20.0	1	10.0	10	299,450	318,375
Rosser R.M.													
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
March 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
March 2009	2	33.3	2	33.3	0	0.0	1	16.7	1	16.7	6	--	--
Year-to-date 2010	1	20.0	0	0.0	1	20.0	3	60.0	0	0.0	5	--	--
Year-to-date 2009	5	27.8	5	27.8	3	16.7	2	11.1	3	16.7	18	299,500	324,361
St. Francois Xavier R.M.													
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--

Source: CMHC (Market Absorption Survey)

Submarket	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
March 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
March 2009	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2010	0	0.0	4	50.0	0	0.0	3	37.5	1	12.5	8	--	--
Year-to-date 2009	3	30.0	3	30.0	0	0.0	1	10.0	3	30.0	10	290,310	356,082
Tache R.M.													
March 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
March 2009	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2010	1	20.0	0	0.0	3	60.0	1	20.0	0	0.0	5	--	--
Year-to-date 2009	5	38.5	5	38.5	2	15.4	0	0.0	1	7.7	13	293,040	298,344
West St. Paul R.M.													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2009	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2009	2	20.0	2	20.0	3	30.0	1	10.0	2	20.0	10	325,000	352,290
Winnipeg CMA													
March 2010	8	17.8	4	8.9	12	26.7	6	13.3	15	33.3	45	356,000	400,803
March 2009	13	23.2	11	19.6	14	25.0	9	16.1	9	16.1	56	333,740	371,711
Year-to-date 2010	30	15.7	36	18.8	49	25.7	25	13.1	51	26.7	191	350,000	385,996
Year-to-date 2009	55	22.0	59	23.6	56	22.4	29	11.6	51	20.4	250	332,691	361,353

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
March 2010

Submarket	March 2010	March 2009	% Change	YTD 2010	YTD 2009	% Change
Winnipeg City	397,739	369,519	7.6	379,518	353,777	7.3
East St. Paul R.M.	--	--	n/a	--	556,418	n/a
Headingley R.M.	--	--	n/a	--	--	n/a
MacDonald R.M.	--	--	n/a	--	342,836	n/a
Ritchot R.M.	--	--	n/a	--	318,375	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	324,361	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	--	356,082	n/a
Tache R.M.	--	--	n/a	--	298,344	n/a
West St. Paul R.M.	--	--	n/a	--	352,290	n/a
Winnipeg CMA	400,803	371,711	7.8	385,996	361,353	6.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg March 2010										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	501	-3.7	1,013	956	1,427	71.0	183,873	5.1	197,947
	February	621	-13.0	896	1,048	1,408	63.6	194,588	5.9	199,371
	March	869	-5.3	874	1,393	1,312	66.6	211,409	3.9	209,977
	April	1,087	-12.8	914	1,567	1,260	72.5	212,541	1.3	199,931
	May	1,301	-11.7	947	1,851	1,298	73.0	208,806	-1.0	199,093
	June	1,416	-4.6	926	1,893	1,270	72.9	212,542	3.0	203,157
	July	1,300	-3.3	968	1,497	1,230	78.7	206,135	5.2	209,927
	August	1,080	-1.8	965	1,391	1,243	77.6	207,389	8.6	210,928
	September	1,049	2.0	962	1,388	1,224	78.6	209,593	9.6	216,602
	October	924	-1.0	956	1,104	1,190	80.3	210,618	10.6	214,893
	November	793	27.9	1,036	925	1,309	79.1	202,129	10.9	212,286
	December	568	20.3	1,052	465	1,308	80.4	209,963	14.9	212,667
2010	January	457	-8.8	975	848	1,305	74.7	213,134	15.9	227,005
	February	671	8.1	981	1,051	1,371	71.6	215,230	10.6	222,060
	March	1,030	18.5	980	1,558	1,380	71.0	227,167	7.5	225,500
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,991	-7.5		3,397			199,233	4.9	
	Q1 2010	2,158	8.4		3,457			220,484	10.7	
	YTD 2009	1,991	-7.5		3,397			199,233	4.9	
	YTD 2010	2,158	8.4		3,457			220,483	10.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators March 2010											
		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg 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	181.4	112.3	398	4.5	70.8	719
	February	627	5.00	5.79	181.4	113.0	398	4.7	70.9	724
	March	613	4.50	5.55	181.4	112.9	396	4.9	70.7	735
	April	596	3.90	5.25	181.4	113.5	395	5.0	70.5	738
	May	596	3.90	5.25	182.0	114.2	394	4.9	70.2	745
	June	631	3.75	5.85	182.7	114.9	395	5.1	70.2	744
	July	631	3.75	5.85	182.9	114.8	395	5.3	70.3	741
	August	631	3.75	5.85	183.1	114.3	396	6.0	70.9	734
	September	610	3.70	5.49	183.3	114.3	397	5.9	70.9	732
	October	630	3.80	5.84	183.3	114.2	397	6.0	70.9	736
	November	616	3.60	5.59	183.5	114.5	396	5.4	70.3	737
	December	610	3.60	5.49	184.1	114.0	395	5.6	70.2	737
2010	January	610	3.60	5.49	185.3	114.1	396	5.5	70.1	732
	February	604	3.60	5.39	188.8	114.4	396	5.6	70.1	733
	March	631	3.60	5.85		114.5	397	5.5	70.1	731
	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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