H O U S I N G   M A R K E T   I N F O R M A T I O N

HOUSING NOW
Winnipeg CMA

C A N A D A   M O R T G A G E   A N D   H O U S I N G   C O R P O R A T I O N

Date Released: July 2010

New Home Market

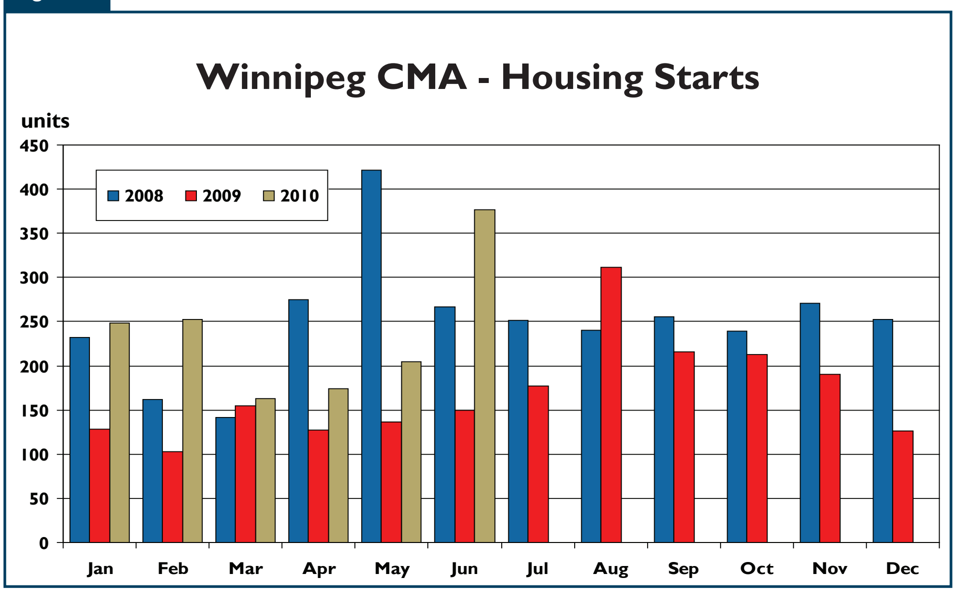
Second Quarter Housing Starts Remain Strong

For the sixth month in succession, new home construction in the Winnipeg Census Metropolitan Area (CMA) outperformed the previous year. Work began on 377 housing units of all types in June, representing a 151 per cent gain from June 2009.

Through the first six months of 2010, total housing starts in the Winnipeg CMA stand at 1,419 units, up 78 per cent from the first half of last year.

Following an impressive 37 per cent gain in May, local builders started work on 184 single-detached units in June, up 70 per cent from production one year earlier. June's activity brought the year-to-date total to 889 single-detached units, 37 per cent beyond the pace set in 2009.

Figure 1



Source: CMHC

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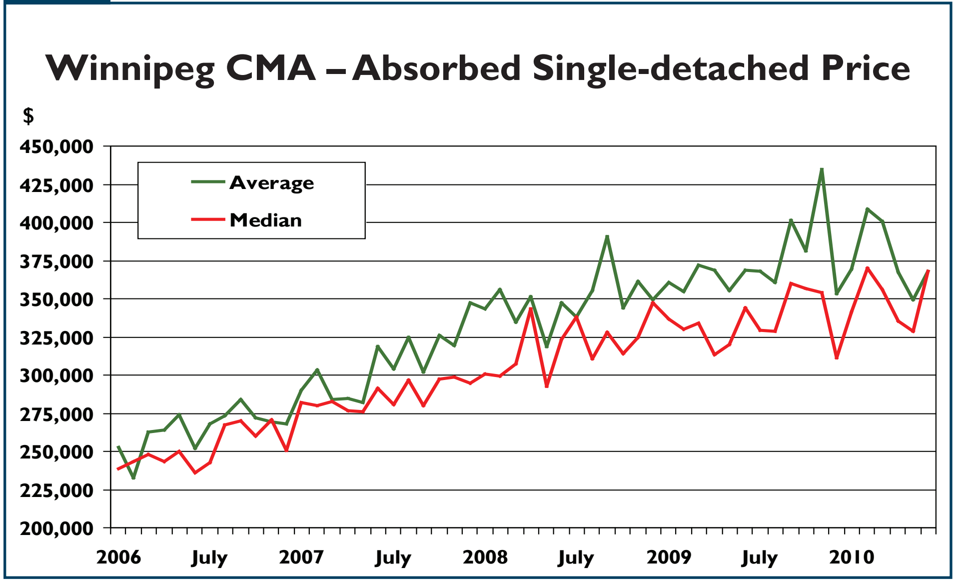
Figure 2



Source: CMHC

A total of 211 units were recorded in June for single-detached completions. After six months, year-to-date completions are slower than the pace set in 2009 by 15 per cent. Single-detached absorptions were on par with completions for June at 210, representing an eight per cent decrease from 2009. The inventory of complete and unabsorbed singles declined to 170 units at month's end which, was 39 per cent lower than June 2009. The average price of single-detached units absorbed in June was $367,990, representing a year-over-year decrease of 0.2 per cent. Units under construction totalled 937 units, up 36 per cent from June of last year.

Second quarter multi-family starts slowed slightly in comparison with the impressive first quarter, due largely to slower activity in April in May. However, multi-family starts, which include semi-detached units, rows, and apartments, totalled 193 units in June, the strongest monthly performance in over two years. This also represented an increase of 151 units over the corresponding month in 2009.

Multi-family construction in Winnipeg is on pace for a significant gain over 2009 and has already surpassed last years annual production by two units. June's starts bring the year-to-date total to 530 units, 251 per cent higher than the first half of 2009. The gain can be largely attributed to rental apartment construction, as semi-detached and row starts have slightly decreased from the previous year. Rental apartment starts in June totalled 184 units, pushing rental construction in the first six months to 339 units, the strongest year-to-date performance in three years.

At the end of June, 793 multi-family units were under construction in the Winnipeg CMA, on par with June 2009. There were a total of 166 complete and unabsorbed multi-family units, a decline of 53 percent from June 2009. At 152 complete and unabsorbed units in June, apartments continue to constitute the majority of multiples in inventory.

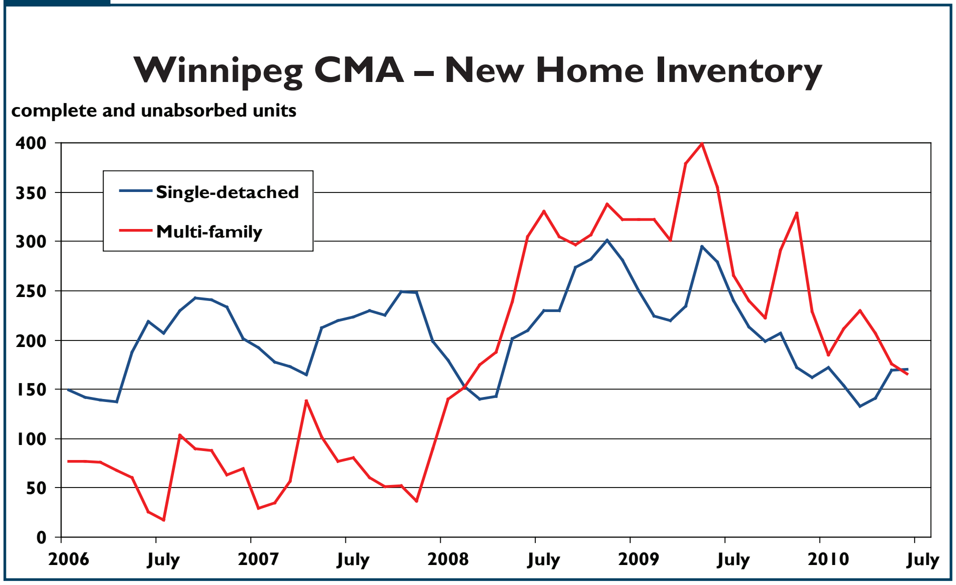
Resale Market

Sales on Pace for Stronger Year

Six months into 2010, residential sales through the Winnipeg Real Estate Board were on pace for a stronger performance than 2009. In the second quarter, residential transactions totalled 3,953 units, 3.9 per cent above the pace set last year. 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 have also fuelled demand, as they acted to get into the market before mortgage rates rise.

In the second quarter of the year, new listings averaged 1,866 per month, 5.4 per cent higher than the same period a year ago. With new listings increasing slightly faster than sales in the second quarter, active listings recorded a modest increase. There were 1,506 active listings in June, a six per cent increase from the previous year when 1,423 active listings were available. With heightened sales relative to supply, price growth has been relatively robust in the first half of the year. At $233,568 in June, the average price in Winnipeg's resale market was 9.9 per cent higher than June 2009. After six months, resale prices have averaged $230,465, more than 11 per cent higher than the first half of 2009.

Figure 3



Source: CMHC

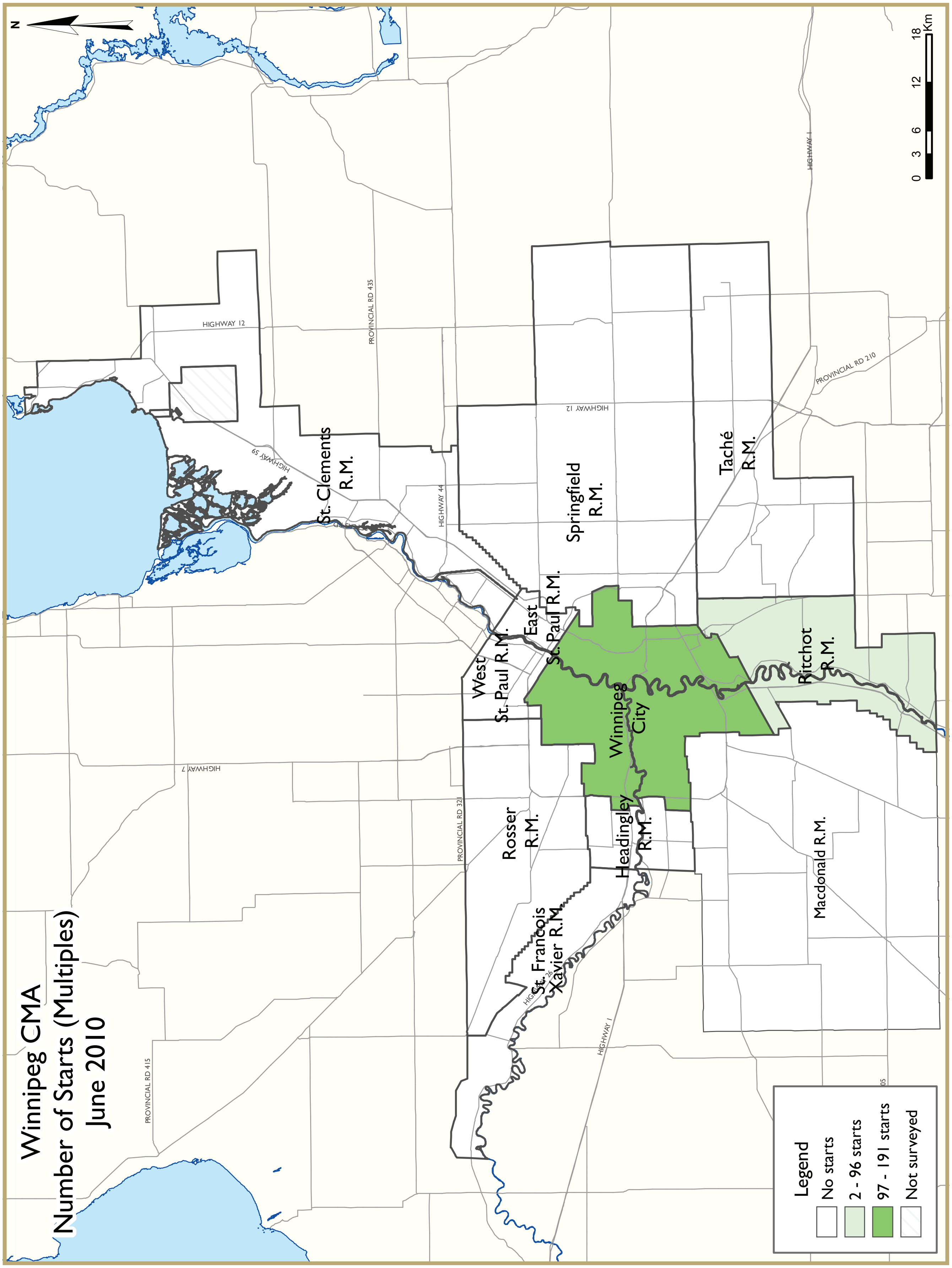
Economy

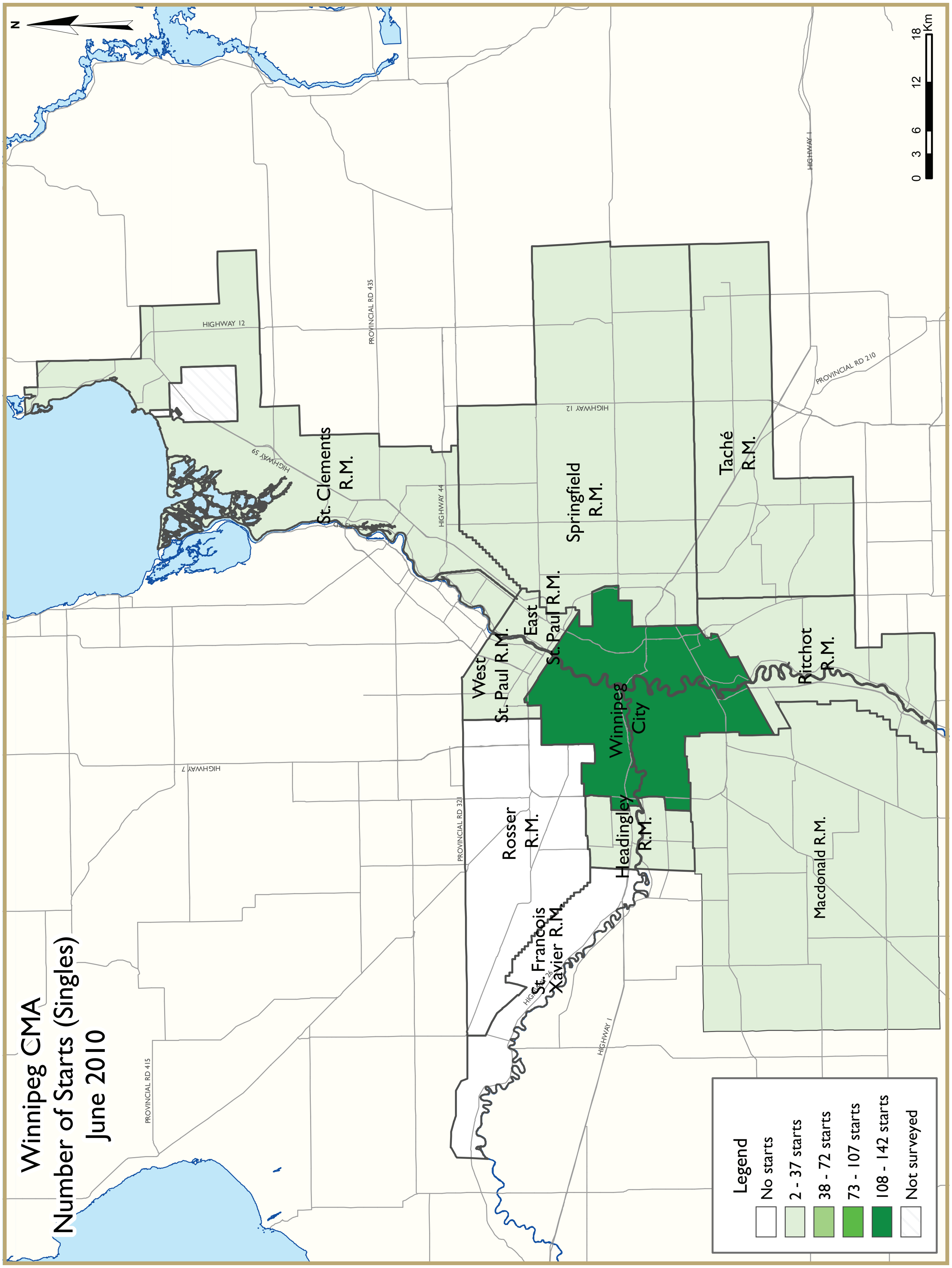
Job Creation Improvement Attributed to Part-time Gains

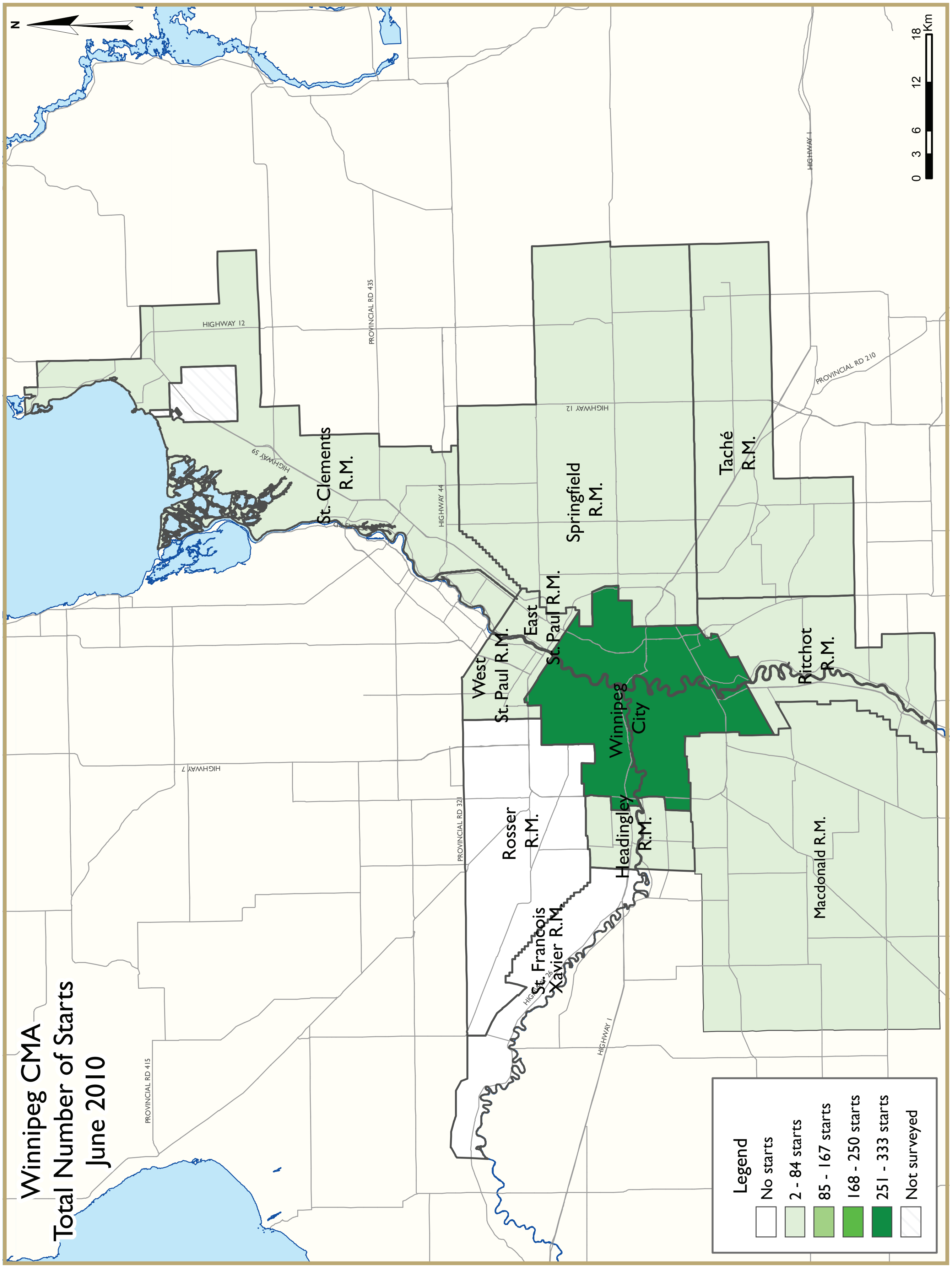
Following a slow recovery in the first quarter of the year, job creation in the Winnipeg CMA has shown some welcome improvement from April to June. After the first quarter, employment in Winnipeg averaged only 200 more jobs than the previous year, a negligible year-over-year gain of 0.05 per cent. With strong job gains in April, May, and June, however, average employment during the second quarter was two percentage points higher than corresponding levels in 2009.

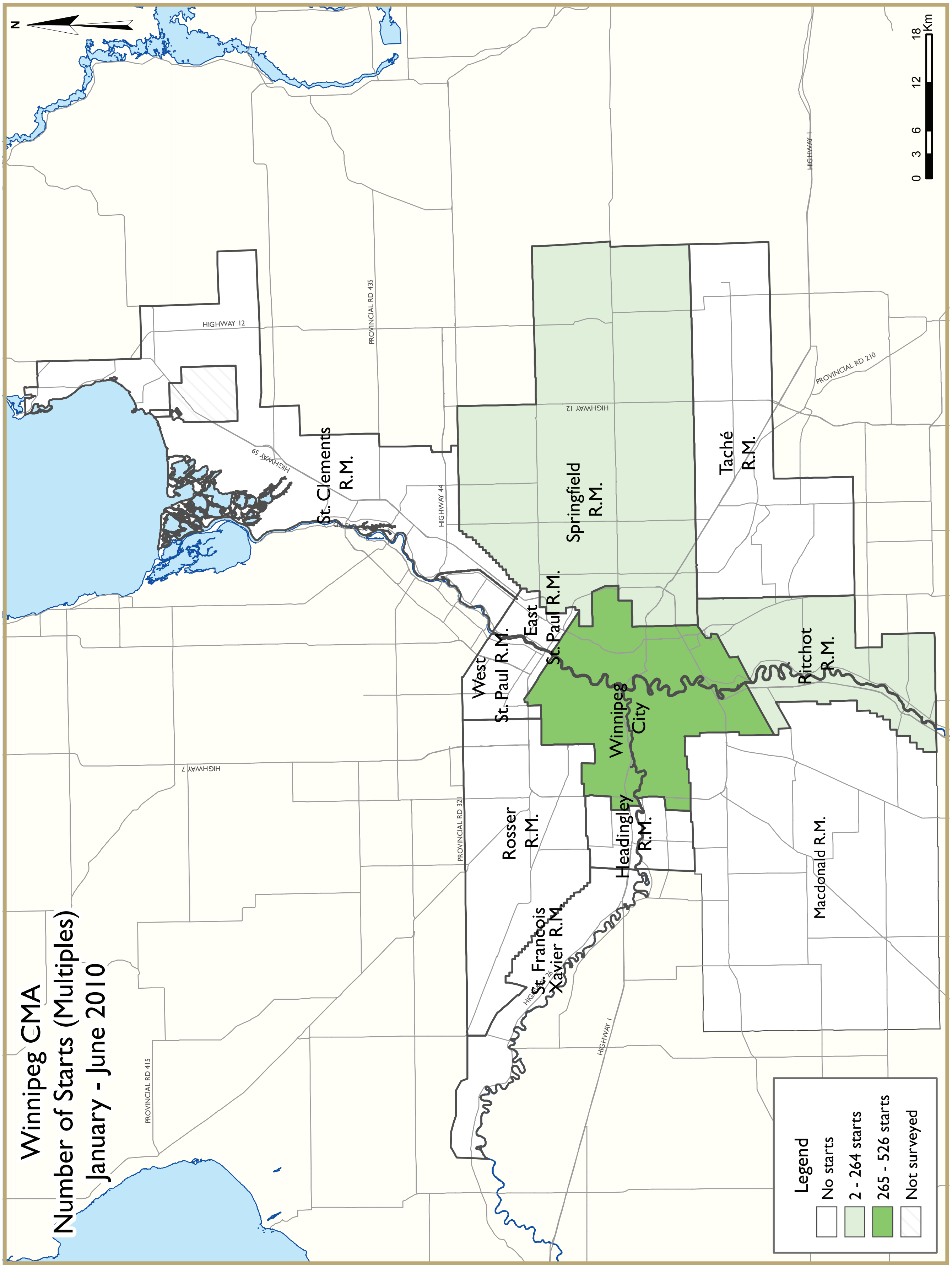
While year-over-year job gains are showing signs of improvement, the quality of the jobs created are less supportive of housing demand. Critical for housing demand is the rate of full-time job growth, as it is an important prerequisite for buying a home. In the second quarter of 2010, full-time employment averaged 326,700 positions in the Winnipeg CMA, a 1.1 per cent decrease from the previous year. This was countered by an impressive 18 per cent gain in part-time employment during the same time. In the second quarter of 2010, Winnipeg's unemployment rate averaged 5.6 per cent, 0.8 percentage points higher than the previous year but considerably lower than the national average of eight per cent.

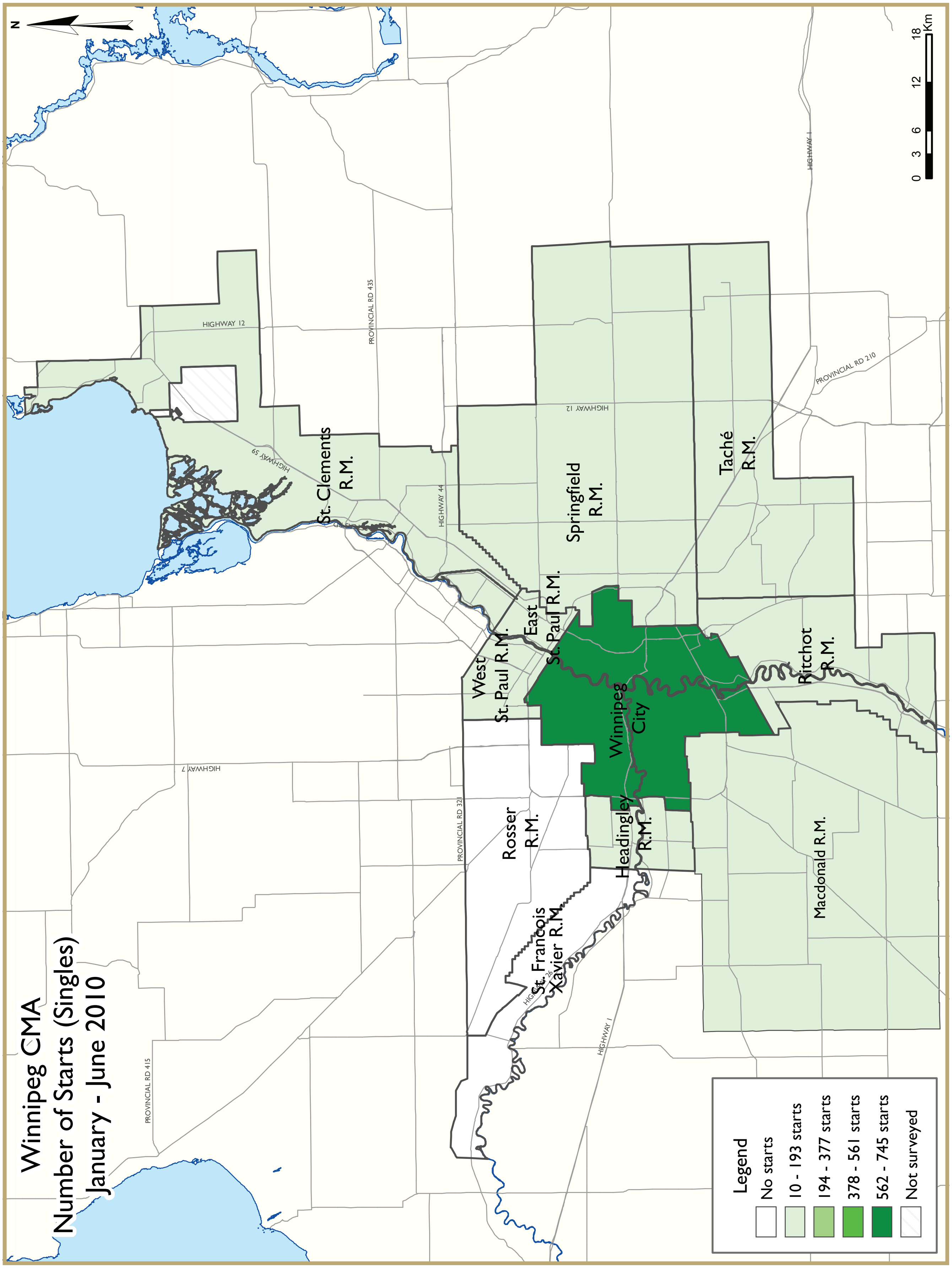
Manitoba's population continued to expand during the first quarter, thanks to persistently high levels of net migration. According to Statistics Canada estimates, net migration to Manitoba in the first three months of 2010 totalled 2,595 people, up from 2,544 one year earlier and a record for the first quarter. The province attracted a net inflow of 2,636 international migrants during January to March of this year, down slightly from 2,725 one year earlier. While slightly lower, net losses to other provinces were also reduced, thus resulting in the overall gain in total net migration. From January to March, only 41 people left Manitoba for other provinces on a net basis, down from 181 at the same time last year.

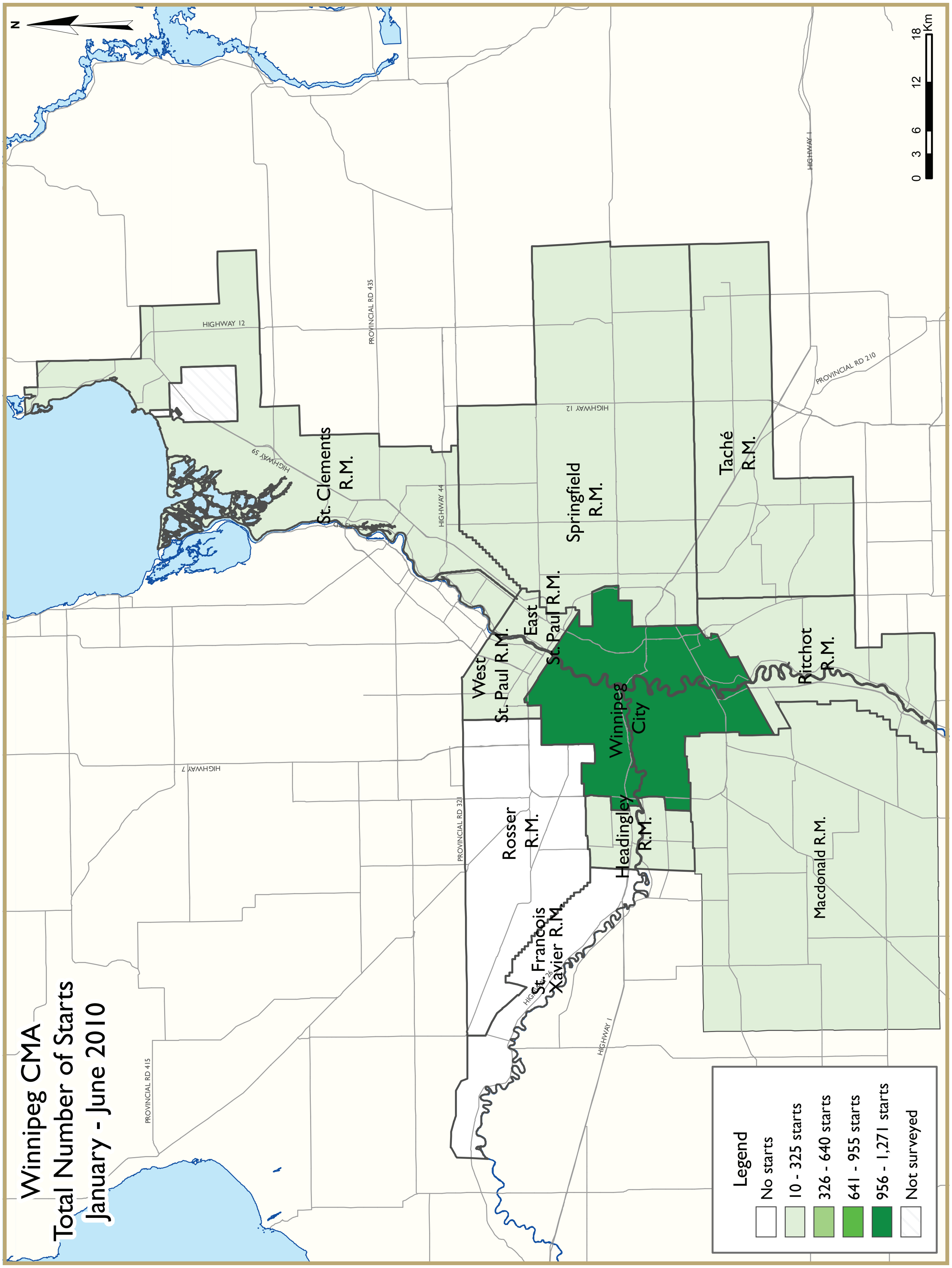

Winnipeg CMA
Number of Starts (Multiples)
June 2010
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
0 3 6 12 18 Km
Legend
No starts
2 - 96 starts
97 - 191 starts
Not surveyed


Winnipeg CMA
Number of Starts (Singles)
June 2010
N
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
0 3 6 12 18 Km
Legend
No starts
2 - 37 starts
38 - 72 starts
73 - 107 starts
108 - 142 starts
Not surveyed


Winnipeg CMA
Total Number of Starts
June 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 321
PROVINCIAL RD 415
Legend
No starts
2 - 84 starts
85 - 167 starts
168 - 250 starts
251 - 333 starts
Not surveyed


Winnipeg CMA
Number of Starts (Multiples)
January - June 2010
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
Legend
No starts
2 - 264 starts
265 - 526 starts
Not surveyed


Winnipeg CMA
Number of Starts (Singles)
January - June 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 321
PROVINCIAL RD 415
Legend
No starts
10 - 193 starts
194 - 377 starts
378 - 561 starts
562 - 745 starts
Not surveyed


Winnipeg CMA
Total Number of Starts
January - June 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
10 - 325 starts
326 - 640 starts
641 - 955 starts
956 - 1,271 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 June 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2010	181	2	0	3	7	0	0	184	377
June 2009	105	4	0	3	26	0	0	12	150
% Change	72.4	-50.0	n/a	0.0	-73.1	n/a	n/a	**	151.3
Year-to-date 2010	882	8	0	7	73	110	0	339	1,419
Year-to-date 2009	640	10	0	8	59	18	4	60	799
% Change	37.8	-20.0	n/a	-12.5	23.7	**	-100.0	**	77.6
UNDER CONSTRUCTION									
June 2010	930	12	0	7	105	175	3	498	1,730
June 2009	681	10	0	10	69	538	0	154	1,486
% Change	36.6	20.0	n/a	-30.0	52.2	-67.5	n/a	**	16.4
COMPLETIONS									
June 2010	209	2	0	2	5	0	0	0	218
June 2009	213	2	0	0	6	18	0	0	239
% Change	-1.9	0.0	n/a	n/a	-16.7	-100.0	n/a	n/a	-8.8
Year-to-date 2010	678	6	0	6	30	159	3	95	977
Year-to-date 2009	799	14	0	6	77	172	4	167	1,239
% Change	-15.1	-57.1	n/a	0.0	-61.0	-7.6	-25.0	-43.1	-21.1
COMPLETED & NOT ABSORBED									
June 2010	162	4	0	8	7	90	3	62	336
June 2009	272	6	0	7	18	126	4	201	634
% Change	-40.4	-33.3	n/a	14.3	-61.1	-28.6	-25.0	-69.2	-47.0
ABSORBED									
June 2010	207	1	0	3	5	6	0	1	223
June 2009	227	3	0	1	28	40	0	28	327
% Change	-8.8	-66.7	n/a	200.0	-82.1	-85.0	n/a	-96.4	-31.8
Year-to-date 2010	665	6	4	9	39	157	0	150	1,030
Year-to-date 2009	796	8	0	9	71	176	0	140	1,200
% Change	-16.5	-25.0	n/a	0.0	-45.1	-10.8	n/a	7.1	-14.2

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

Table 1.1: Housing Activity Summary by Submarket June 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									
June 2010	142	0	0	0	7	0	0	184	333
June 2009	80	4	0	2	26	0	0	12	124
East St. Paul R.M.									
June 2010	1	0	0	1	0	0	0	0	2
June 2009	0	0	0	0	0	0	0	0	0
Headingley R.M.									
June 2010	1	0	0	2	0	0	0	0	3
June 2009	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
June 2010	6	0	0	0	0	0	0	0	6
June 2009	2	0	0	1	0	0	0	0	3
Ritchot R.M.									
June 2010	4	2	0	0	0	0	0	0	6
June 2009	3	0	0	0	0	0	0	0	3
Rosser R.M.									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2010	8	0	0	0	0	0	0	0	8
June 2009	11	0	0	0	0	0	0	0	11
St. Francois Xavier R.M.									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2010	2	0	0	0	0	0	0	0	2
June 2009	4	0	0	0	0	0	0	0	4
Tache R.M.									
June 2010	11	0	0	0	0	0	0	0	11
June 2009	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
June 2010	6	0	0	0	0	0	0	0	6
June 2009	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
June 2010	181	2	0	3	7	0	0	184	377
June 2009	105	4	0	3	26	0	0	12	150

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

Table 1.1: Housing Activity Summary by Submarket June 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									
June 2010	734	10	0	2	105	175	3	498	1,527
June 2009	496	10	0	2	69	538	0	154	1,293
East St. Paul R.M.									
June 2010	12	0	0	3	0	0	0	0	15
June 2009	9	0	0	0	0	0	0	0	9
Headingley R.M.									
June 2010	9	0	0	2	0	0	0	0	11
June 2009	17	0	0	2	0	0	0	0	19
MacDonald R.M.									
June 2010	24	0	0	0	0	0	0	0	24
June 2009	11	0	0	1	0	0	0	0	12
Ritchot R.M.									
June 2010	13	2	0	0	0	0	0	0	15
June 2009	12	0	0	0	0	0	0	0	12
Rosser R.M.									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
June 2010	39	0	0	0	0	0	0	0	39
June 2009	43	0	0	0	0	0	0	0	43
St. Francois Xavier R.M.									
June 2010	3	0	0	0	0	0	0	0	3
June 2009	3	0	0	0	0	0	0	0	3
Springfield R.M.									
June 2010	43	0	0	0	0	0	0	0	43
June 2009	41	0	0	5	0	0	0	0	46
Tache R.M.									
June 2010	30	0	0	0	0	0	0	0	30
June 2009	34	0	0	0	0	0	0	0	34
West St. Paul R.M.									
June 2010	23	0	0	0	0	0	0	0	23
June 2009	14	0	0	0	0	0	0	0	14
Winnipeg CMA									
June 2010	930	12	0	7	105	175	3	498	1,730
June 2009	681	10	0	10	69	538	0	154	1,486

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

Table 1.1: Housing Activity Summary by Submarket
June 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									
June 2010	185	0	0	0	5	0	0	0	190
June 2009	183	0	0	0	6	18	0	0	207
East St. Paul R.M.									
June 2010	3	0	0	1	0	0	0	0	4
June 2009	4	0	0	0	0	0	0	0	4
Headingley R.M.									
June 2010	4	0	0	1	0	0	0	0	5
June 2009	4	0	0	0	0	0	0	0	4
Macdonald R.M.									
June 2010	6	0	0	0	0	0	0	0	6
June 2009	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
June 2010	1	0	0	0	0	0	0	0	1
June 2009	1	0	0	0	0	0	0	0	1
Rosser R.M.									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2010	2	0	0	0	0	0	0	0	2
June 2009	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2010	6	2	0	0	0	0	0	0	8
June 2009	9	0	0	0	0	0	0	0	9
Tache R.M.									
June 2010	1	0	0	0	0	0	0	0	1
June 2009	4	2	0	0	0	0	0	0	6
West St. Paul R.M.									
June 2010	1	0	0	0	0	0	0	0	1
June 2009	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
June 2010	209	2	0	2	5	0	0	0	218
June 2009	213	2	0	0	6	18	0	0	239

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

Table 1.1: Housing Activity Summary by Submarket June 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									
June 2010	148	2	0	1	6	85	0	62	304
June 2009	220	6	0	0	17	120	0	201	564
East St. Paul R.M.									
June 2010	1	0	0	4	0	0	0	0	5
June 2009	8	0	0	5	0	0	0	0	13
Headingley R.M.									
June 2010	1	0	0	2	0	0	0	0	3
June 2009	7	0	0	0	0	0	0	0	7
MacDonald R.M.									
June 2010	4	0	0	0	0	0	0	0	4
June 2009	9	0	0	0	0	0	0	0	9
Ritchot R.M.									
June 2010	2	0	0	0	0	0	0	0	2
June 2009	7	0	0	0	0	0	0	0	7
Rosser R.M.									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2010	0	0	0	0	0	5	0	0	5
June 2009	0	0	0	0	0	6	0	0	6
St. Francois Xavier R.M.									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2010	4	2	0	1	0	0	0	0	7
June 2009	13	0	0	2	0	0	0	0	15
Tache R.M.									
June 2010	1	0	0	0	1	0	3	0	5
June 2009	4	0	0	0	1	0	4	0	9
West St. Paul R.M.									
June 2010	1	0	0	0	0	0	0	0	1
June 2009	4	0	0	0	0	0	0	0	4
Winnipeg CMA									
June 2010	162	4	0	8	7	90	3	62	336
June 2009	272	6	0	7	18	126	4	201	634

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

Table 1.1: Housing Activity Summary by Submarket June 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									
June 2010	180	0	0	0	5	6	0	1	192
June 2009	190	0	0	0	28	40	0	28	286
East St. Paul R.M.									
June 2010	4	0	0	0	0	0	0	0	4
June 2009	7	0	0	0	0	0	0	0	7
Headingley R.M.									
June 2010	4	0	0	1	0	0	0	0	5
June 2009	6	0	0	1	0	0	0	0	7
MacDonald R.M.									
June 2010	6	0	0	0	0	0	0	0	6
June 2009	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
June 2010	1	1	0	0	0	0	0	0	2
June 2009	1	1	0	0	0	0	0	0	2
Rosser R.M.									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2010	2	0	0	0	0	0	0	0	2
June 2009	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2010	5	0	0	2	0	0	0	0	7
June 2009	10	0	0	0	0	0	0	0	10
Tache R.M.									
June 2010	4	0	0	0	0	0	0	0	4
June 2009	5	2	0	0	0	0	0	0	7
West St. Paul R.M.									
June 2010	1	0	0	0	0	0	0	0	1
June 2009	4	0	0	0	0	0	0	0	4
Winnipeg CMA									
June 2010	207	1	0	3	5	6	0	1	223
June 2009	227	3	0	1	28	40	0	28	327

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
June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	% Change
Winnipeg City	142	82	0	12	7	18	184	12	333	124	168.5
East St. Paul R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Headingley R.M.	3	0	0	0	0	0	0	0	3	0	n/a
MacDonald R.M.	6	3	0	0	0	0	0	0	6	3	100.0
Ritchot R.M.	4	3	2	0	0	0	0	0	6	3	100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	8	11	0	0	0	0	0	0	8	11	-27.3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
Tache R.M.	11	5	0	0	0	0	0	0	11	5	120.0
West St. Paul R.M.	6	0	0	0	0	0	0	0	6	0	n/a
Winnipeg CMA	184	108	2	12	7	18	184	12	377	150	151.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 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	745	524	10	18	67	51	449	78	1,271	671	89.4
East St. Paul R.M.	15	7	0	0	0	0	0	0	15	7	114.3
Headingley R.M.	10	12	0	0	0	0	0	0	10	12	-16.7
MacDonald R.M.	21	14	0	0	0	0	0	0	21	14	50.0
Ritchot R.M.	14	6	2	0	0	0	0	0	16	6	166.7
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	20	23	0	0	0	0	0	0	20	23	-13.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	29	26	2	0	0	0	0	0	31	26	19.2
Tache R.M.	20	30	0	0	0	4	0	0	20	34	-41.2
West St. Paul R.M.	15	5	0	0	0	0	0	0	15	5	200.0
Winnipeg CMA	889	648	14	18	67	55	449	78	1,419	799	77.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Winnipeg City	7	18	0	0	0	0	184	12
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	7	18	0	0	0	0	184	12

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 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	67	51	0	0	110	18	339	60
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	67	51	0	4	110	18	339	60

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Winnipeg City	142	84	7	28	184	12	333	124
East St. Paul R.M.	1	0	1	0	0	0	2	0
Headingley R.M.	1	0	2	0	0	0	3	0
MacDonald R.M.	6	2	0	1	0	0	6	3
Ritchot R.M.	6	3	0	0	0	0	6	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	8	11	0	0	0	0	8	11
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	2	4	0	0	0	0	2	4
Tache R.M.	11	5	0	0	0	0	11	5
West St. Paul R.M.	6	0	0	0	0	0	6	0
Winnipeg CMA	183	109	10	29	184	12	377	150

Table 2.5: Starts by Submarket and by Intended Market January - June 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	747	532	185	79	339	60	1,271	671
East St. Paul R.M.	12	7	3	0	0	0	15	7
Headingley R.M.	8	11	2	1	0	0	10	12
MacDonald R.M.	21	13	0	1	0	0	21	14
Ritchot R.M.	16	6	0	0	0	0	16	6
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	20	23	0	0	0	0	20	23
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	31	22	0	4	0	0	31	26
Tache R.M.	20	30	0	0	0	4	20	34
West St. Paul R.M.	15	5	0	0	0	0	15	5
Winnipeg CMA	890	650	190	85	339	64	1,419	799

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type June 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	% Change
Winnipeg City	185	183	0	0	5	6	0	18	190	207	-8.2
East St. Paul R.M.	4	4	0	0	0	0	0	0	4	4	0.0
Headingley R.M.	5	4	0	0	0	0	0	0	5	4	25.0
MacDonald R.M.	6	2	0	0	0	0	0	0	6	2	200.0
Ritchot R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	6	9	2	0	0	0	0	0	8	9	-11.1
Tache R.M.	1	4	0	2	0	0	0	0	1	6	-83.3
West St. Paul R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
Winnipeg CMA	211	213	2	2	5	6	0	18	218	239	-8.8

Table 3.1: Completions by Submarket and by Dwelling Type January - June 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	559	607	8	16	22	73	254	309	843	1,005	-16.1
East St. Paul R.M.	12	16	0	0	0	0	0	0	12	16	-25.0
Headingley R.M.	10	21	0	0	0	0	0	0	10	21	-52.4
MacDonald R.M.	16	16	0	0	0	0	0	0	16	16	0.0
Ritchot R.M.	7	16	2	0	0	0	0	0	9	16	-43.8
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	15	25	0	0	0	0	0	30	15	55	-72.7
St. Francois Xavier R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
Springfield R.M.	33	46	4	0	0	0	0	0	37	46	-19.6
Tache R.M.	22	40	0	2	3	4	0	0	25	46	-45.7
West St. Paul R.M.	9	14	0	0	0	0	0	0	9	14	-35.7
Winnipeg CMA	684	805	14	18	25	77	254	339	977	1,239	-21.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Winnipeg City	5	6	0	0	0	18	0	0
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	5	6	0	0	0	18	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 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	22	73	0	0	159	142	95	167
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	3	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	22	73	3	4	159	172	95	167

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Winnipeg City	185	183	5	24	0	0	190	207
East St. Paul R.M.	3	4	1	0	0	0	4	4
Headingley R.M.	4	4	1	0	0	0	5	4
MacDonald R.M.	6	2	0	0	0	0	6	2
Ritchot R.M.	1	1	0	0	0	0	1	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	4	0	0	0	0	2	4
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	8	9	0	0	0	0	8	9
Tache R.M.	1	6	0	0	0	0	1	6
West St. Paul R.M.	1	2	0	0	0	0	1	2
Winnipeg CMA	211	215	7	24	0	0	218	239

Table 3.5: Completions by Submarket and by Intended Market January - June 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	558	618	190	220	95	167	843	1,005
East St. Paul R.M.	11	16	1	0	0	0	12	16
Headingley R.M.	8	17	2	4	0	0	10	21
MacDonald R.M.	16	16	0	0	0	0	16	16
Ritchot R.M.	9	16	0	0	0	0	9	16
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	15	25	0	30	0	0	15	55
St. Francois Xavier R.M.	1	3	0	0	0	0	1	3
Springfield R.M.	35	45	2	1	0	0	37	46
Tache R.M.	22	42	0	0	3	4	25	46
West St. Paul R.M.	9	14	0	0	0	0	9	14
Winnipeg CMA	684	813	195	255	98	171	977	1,239

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2010

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 (%)			
Winnipeg City													
June 2010	26	14.8	65	36.9	41	23.3	16	9.1	28	15.9	176	321,287	356,126
June 2009	39	20.5	45	23.7	33	17.4	43	22.6	30	15.8	190	338,300	356,630
Year-to-date 2010	91	17.6	147	28.4	136	26.3	48	9.3	96	18.5	518	332,931	361,432
Year-to-date 2009	136	23.1	168	28.5	100	17.0	82	13.9	103	17.5	589	319,900	349,644
East St. Paul R.M.													
June 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
June 2009	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	511,028	543,421
Year-to-date 2009	0	0.0	1	3.6	2	7.1	5	17.9	20	71.4	28	543,131	598,098
Headingley R.M.													
June 2010	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
June 2009	0	0.0	1	14.3	2	28.6	2	28.6	2	28.6	7	--	--
Year-to-date 2010	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	--	--
Year-to-date 2009	0	0.0	1	4.5	11	50.0	2	9.1	8	36.4	22	358,450	489,900
MacDonald R.M.													
June 2010	1	16.7	1	16.7	1	16.7	1	16.7	2	33.3	6	--	--
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	2	11.8	6	35.3	1	5.9	3	17.6	5	29.4	17	325,000	381,246
Year-to-date 2009	4	22.2	4	22.2	7	38.9	1	5.6	2	11.1	18	359,950	370,779
Ritchot R.M.													
June 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
June 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	5	33.3	5	33.3	1	6.7	2	13.3	2	13.3	15	299,900	317,442
Rosser R.M.													
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
St. Clements R.M.													
June 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
June 2009	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	--	--
Year-to-date 2010	1	14.3	2	28.6	1	14.3	3	42.9	0	0.0	7	--	--
Year-to-date 2009	5	17.2	8	27.6	5	17.2	5	17.2	6	20.7	29	350,000	347,845
St. Francois Xavier R.M.													
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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 (%)			
Springfield R.M.													
June 2010	0	0.0	3	50.0	0	0.0	1	16.7	2	33.3	6	--	--
June 2009	1	10.0	2	20.0	2	20.0	2	20.0	3	30.0	10	364,070	408,798
Year-to-date 2010	0	0.0	11	47.8	1	4.3	6	26.1	5	21.7	23	345,184	382,167
Year-to-date 2009	5	12.2	9	22.0	10	24.4	8	19.5	9	22.0	41	349,800	376,697
Tache R.M.													
June 2010	2	50.0	0	0.0	0	0.0	0	0.0	2	50.0	4	--	--
June 2009	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
Year-to-date 2010	4	28.6	1	7.1	3	21.4	2	14.3	4	28.6	14	338,640	381,087
Year-to-date 2009	9	22.0	14	34.1	10	24.4	4	9.8	4	9.8	41	310,460	330,281
West St. Paul R.M.													
June 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
June 2009	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	1	12.5	3	37.5	4	50.0	8	--	--
Year-to-date 2009	2	11.1	3	16.7	6	33.3	3	16.7	4	22.2	18	327,000	373,617
Winnipeg CMA													
June 2010	30	14.8	70	34.5	44	21.7	19	9.4	40	19.7	203	325,000	367,990
June 2009	40	17.5	54	23.7	41	18.0	51	22.4	42	18.4	228	344,150	368,676
Year-to-date 2010	100	16.4	168	27.5	146	23.9	69	11.3	128	20.9	611	336,700	369,754
Year-to-date 2009	167	20.7	216	26.8	152	18.9	112	13.9	158	19.6	805	330,000	362,567

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2010						
Submarket	June 2010	June 2009	% Change	YTD 2010	YTD 2009	% Change
Winnipeg City	356,126	356,630	-0.1	361,432	349,644	3.4
East St. Paul R.M.	--	--	n/a	543,421	598,098	-9.1
Headingley R.M.	--	--	n/a	--	489,900	n/a
MacDonald R.M.	--	--	n/a	381,246	370,779	2.8
Ritchot R.M.	--	--	n/a	--	317,442	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	347,845	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	408,798	n/a	382,167	376,697	1.5
Tache R.M.	--	--	n/a	381,087	330,281	15.4
West St. Paul R.M.	--	--	n/a	--	373,617	n/a
Winnipeg CMA	367,990	368,676	-0.2	369,754	362,567	2.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
June 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	988	1,558	1,432	69.0	227,167	7.5	225,214
	April	1,242	14.3	1,033	1,958	1,524	67.8	236,574	11.3	223,582
	May	1,342	3.2	966	1,970	1,316	73.4	237,696	13.8	224,618
	June	1,369	-3.3	927	1,670	1,229	75.4	233,568	9.9	228,342
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2009	3,804	-9.5		5,311			211,264	1.1	
	Q2 2010	3,953	3.9		5,598			235,914	11.7	
	YTD 2009	5,795	-8.8		8,708			207,130	2.3	
	YTD 2010	6,111	5.5		9,055			230,465	11.3	

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
June 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	189.6	114.5	397	5.5	70.1	731
	April	655	3.80	6.25	190.3	114.6	398	5.4	70.2	731
	May	639	3.70	5.99	190.7	114.8	400	5.7	70.7	734
	June	633	3.60	5.89		114.6	402	5.8	71.0	744
	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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