

# HOUSING NOW

## Winnipeg CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2010

### New Home Market

#### Winnipeg housing starts strong in July

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 664 units in July, up from 177 in the corresponding period last year. That result, driven largely by gains in multi-family construction, represents the seventh consecutive month of year-over-year

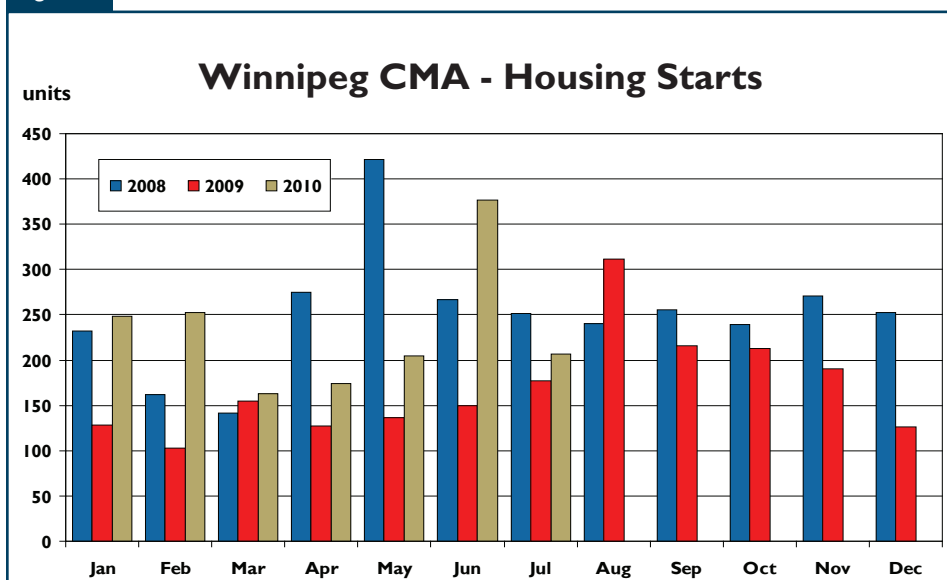
gains in new housing construction. To the end of July, total starts for the year reached 2,083 units, a considerable increase from the 976 units tallied over the first seven months of 2009.

The Winnipeg CMA recorded 207 single-detached starts last month compared to 165 in July 2009, a 25 per cent increase over the previous year. In addition, the 207 singles initiated in July represents the highest number of singles starts for the month of July since 1989 and the strongest for any

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Figure 1

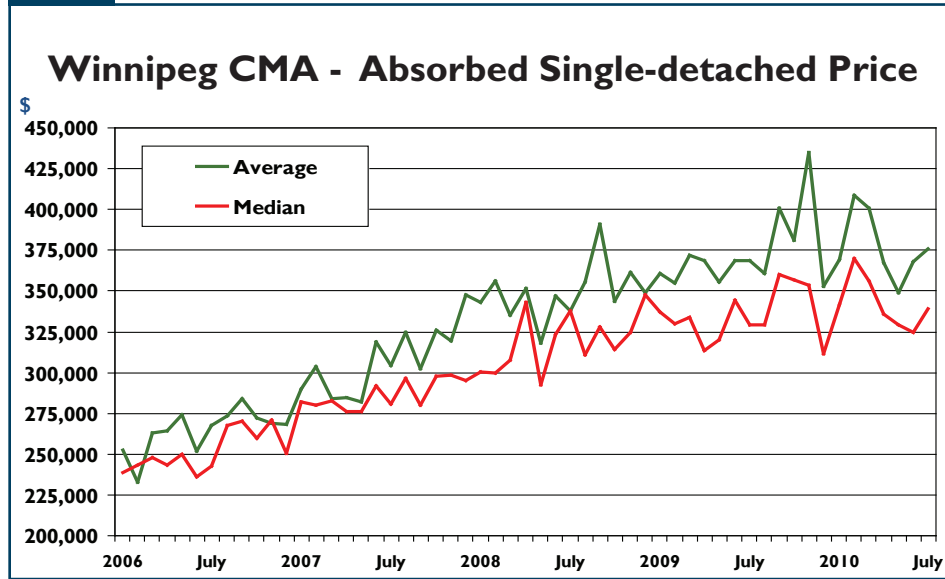


Source: CMHC

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Figure 2



Source: CMHC

month since January 1990. After seven months, local builders poured foundations for 1,096 single-detached units, 35 per cent more than were tallied over the same period one year prior.

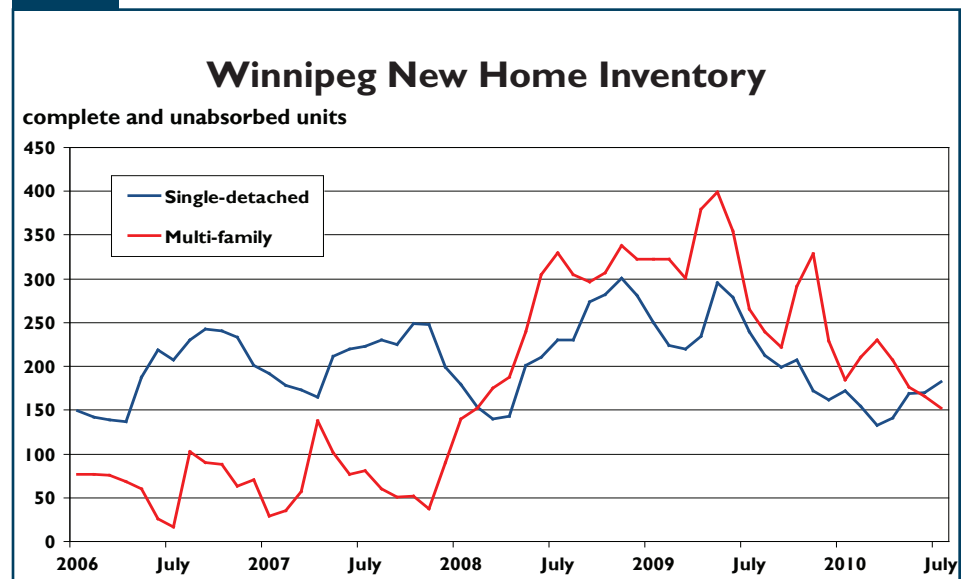
The average price of a new single-detached home absorbed in July was \$375,861 up two per cent from the average value reported in July 2009. Across the CMA, single-detached home absorptions were down by 71 units from July 2009. The total supply of single-detached homes, which includes under construction, complete and unoccupied, stands at 1,146 representing a 28 per cent increase from July 2009.

The multi-family sector, which includes semi-detached units, rows, and apartments, continued with increased levels of activity in July. A total of 457 multi-family starts were recorded last month, up from 12 a year earlier. Of those, 391 apartments began construction, the strongest monthly performance since October 2006 when 398 apartment starts were recorded. With Winnipeg experiencing

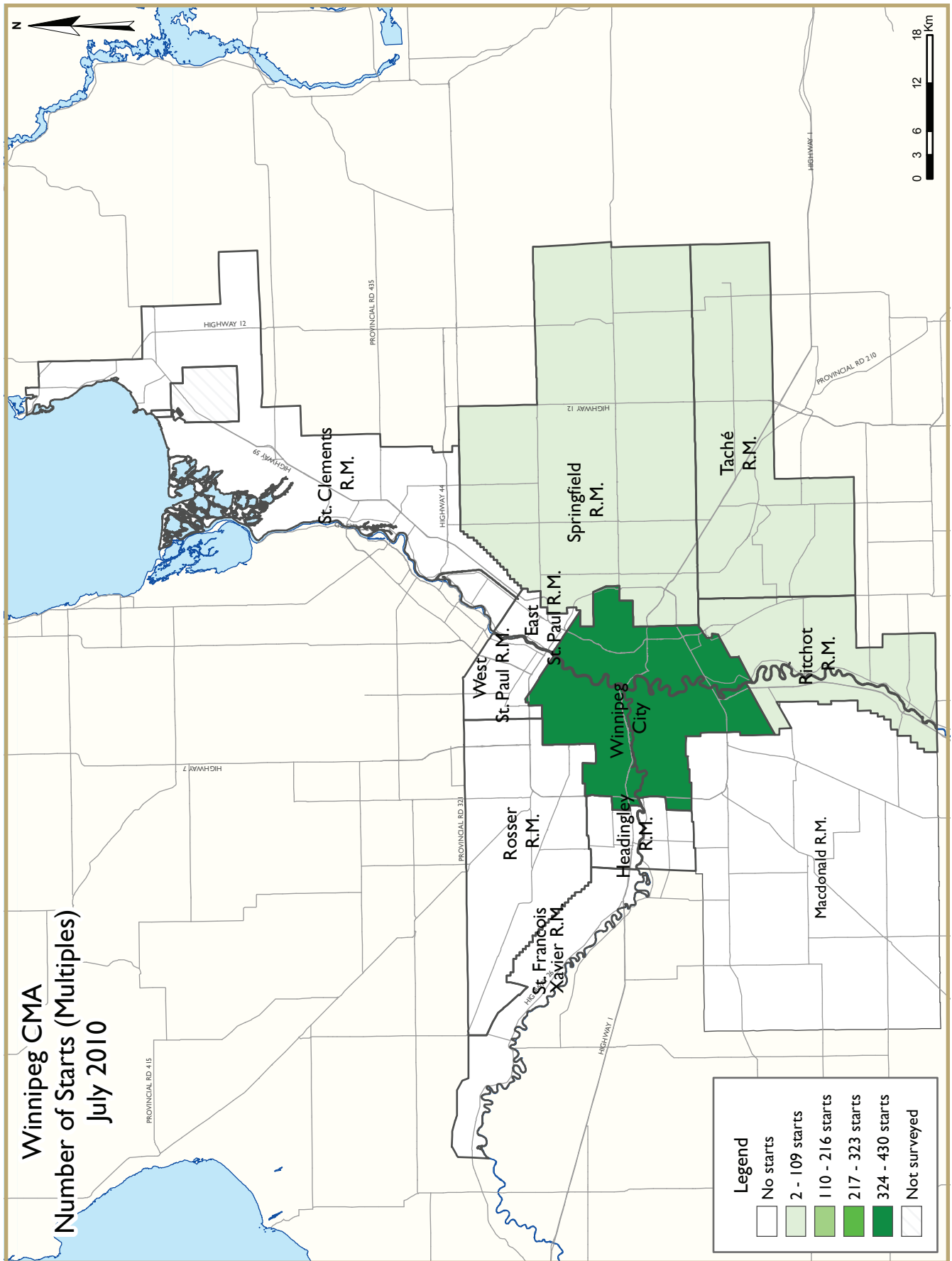
one of the lowest rental vacancy rates in the country, home builders have responded by boosting construction with 656 rental apartment starts in the first seven months of the year. This constitutes the bulk of the 840 apartment units that have been initiated so far this year, and represents a significant improvement over the 89 units initiated a year earlier.

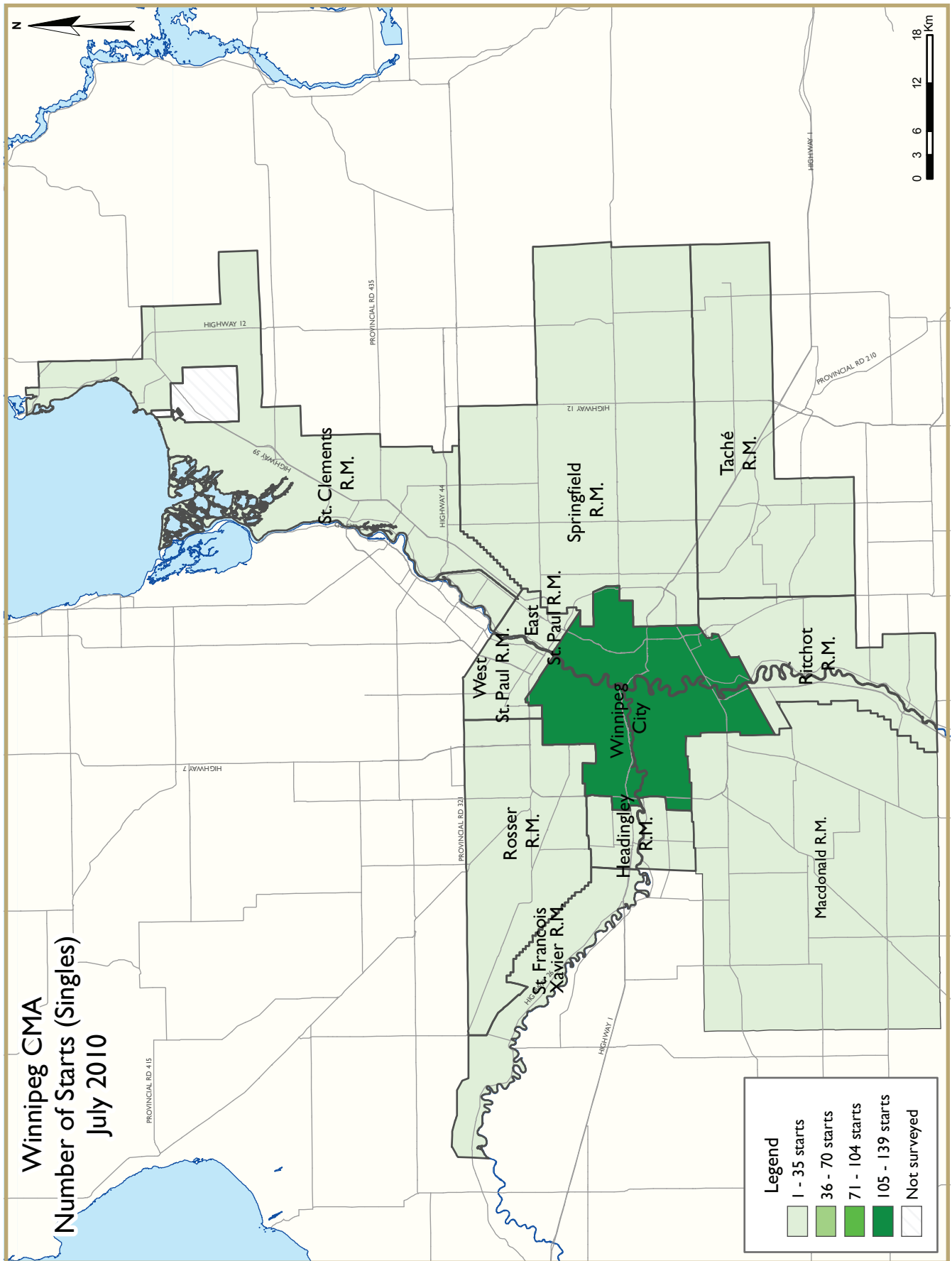
The total supply of multi-family units, including those under construction or completed but not occupied advanced 34 per cent from the previous year, climbing to 1,400 units in July. At 1,248 units in July, the volume of multiples under construction was 61 per cent higher than the previous year. Complete and unabsorbed multiples, meanwhile, totalled 152 units in July, 43 per cent lower than July 2009.

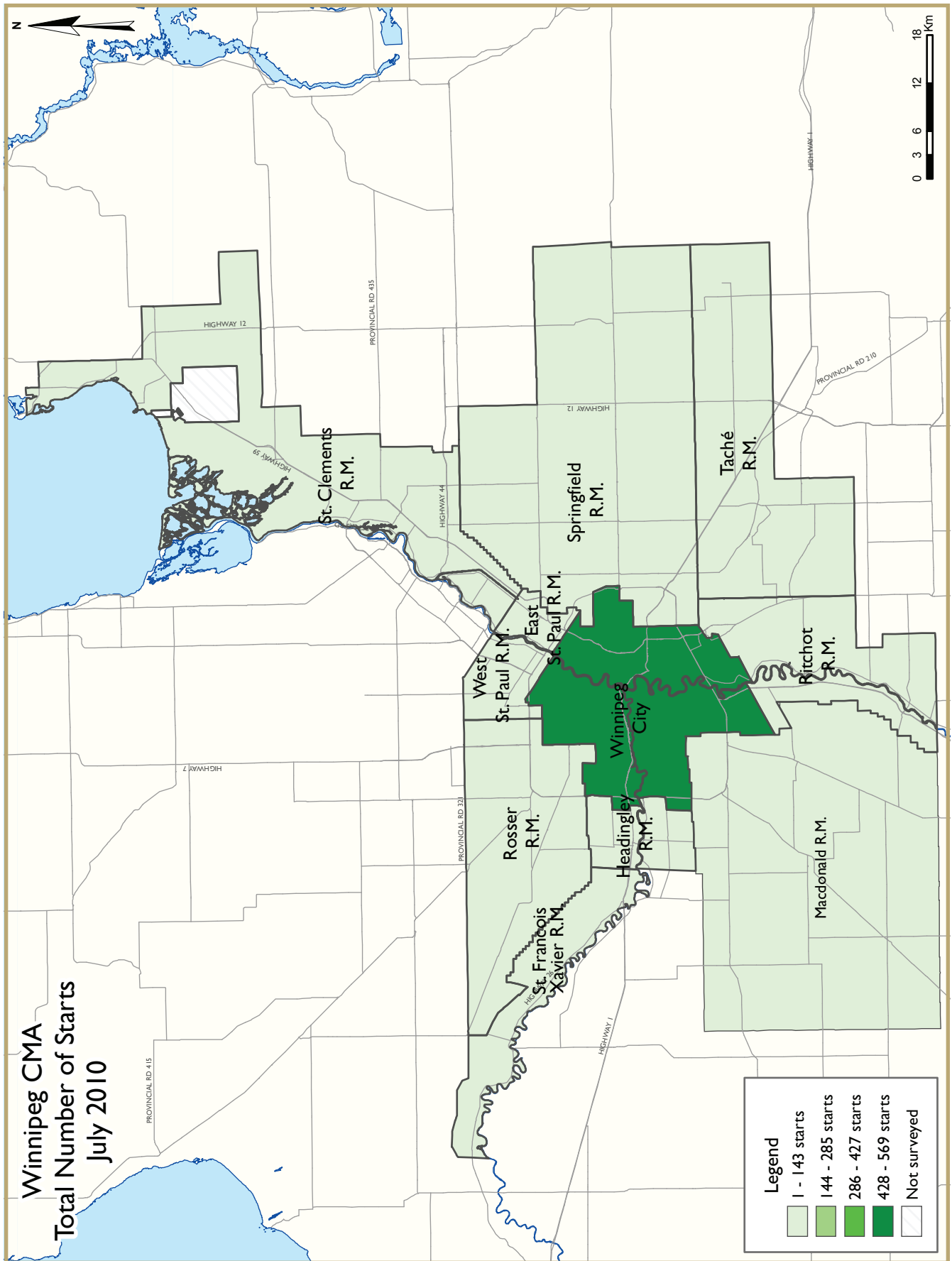
Figure 3

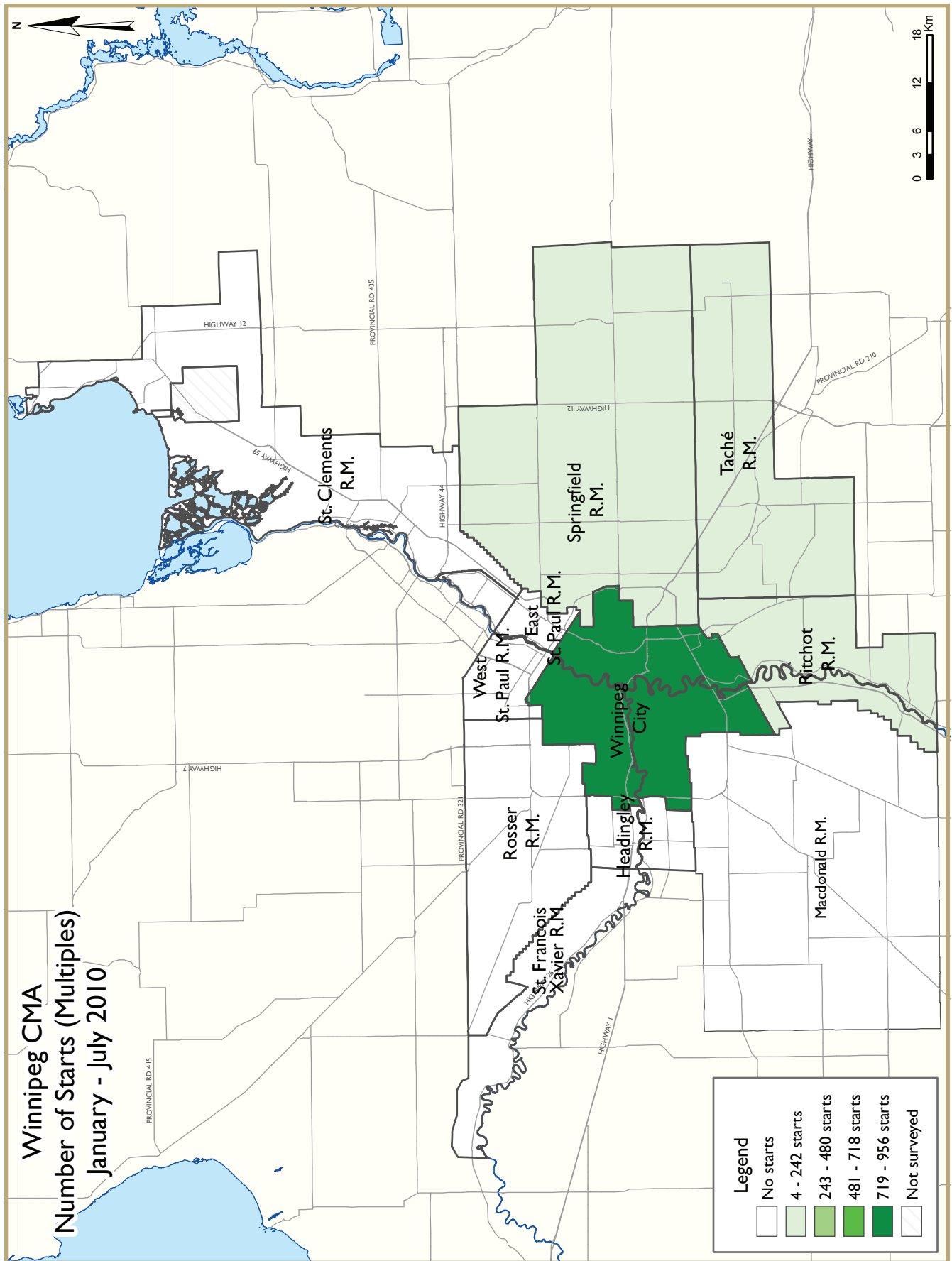


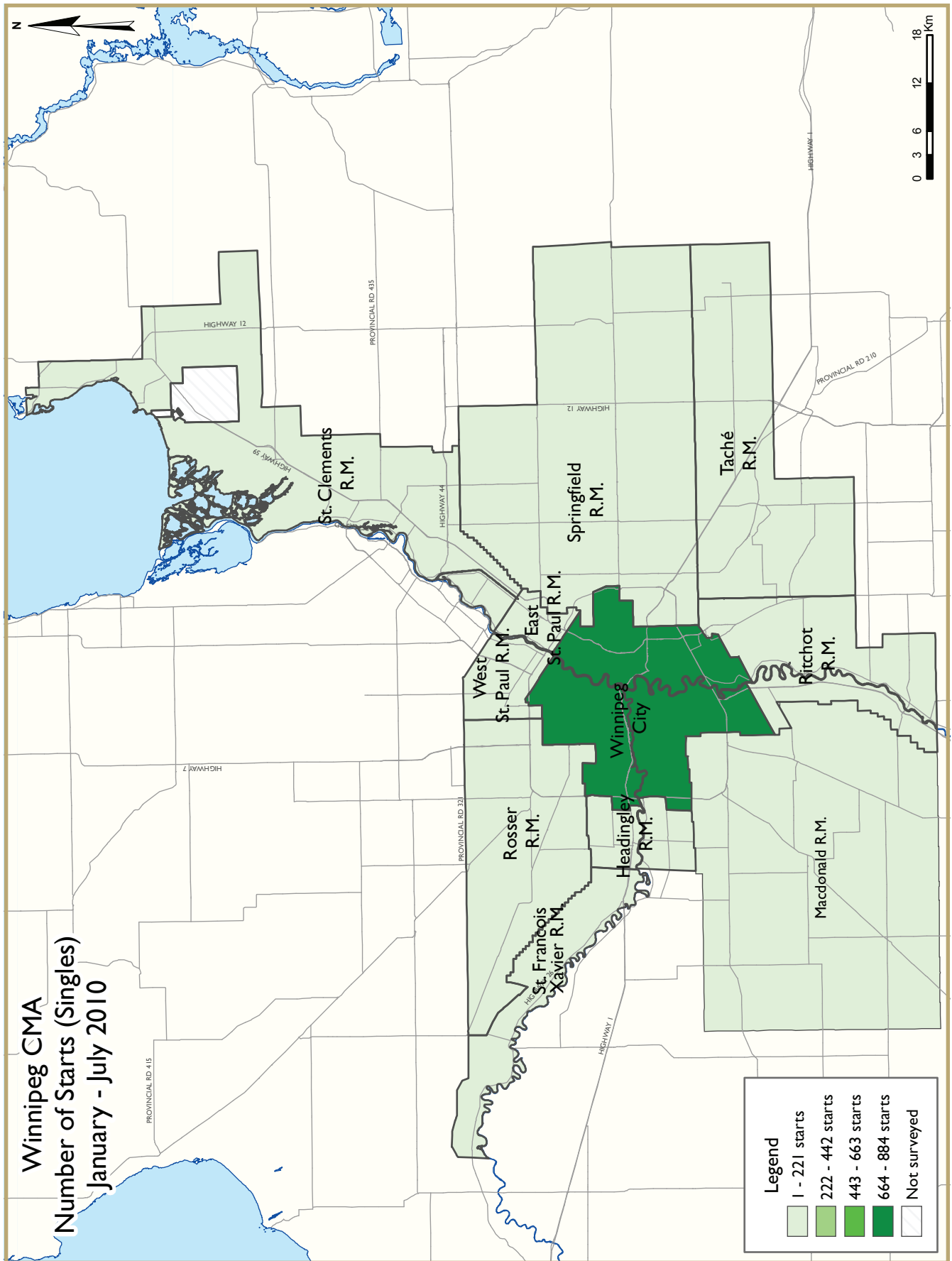
Source: CMHC



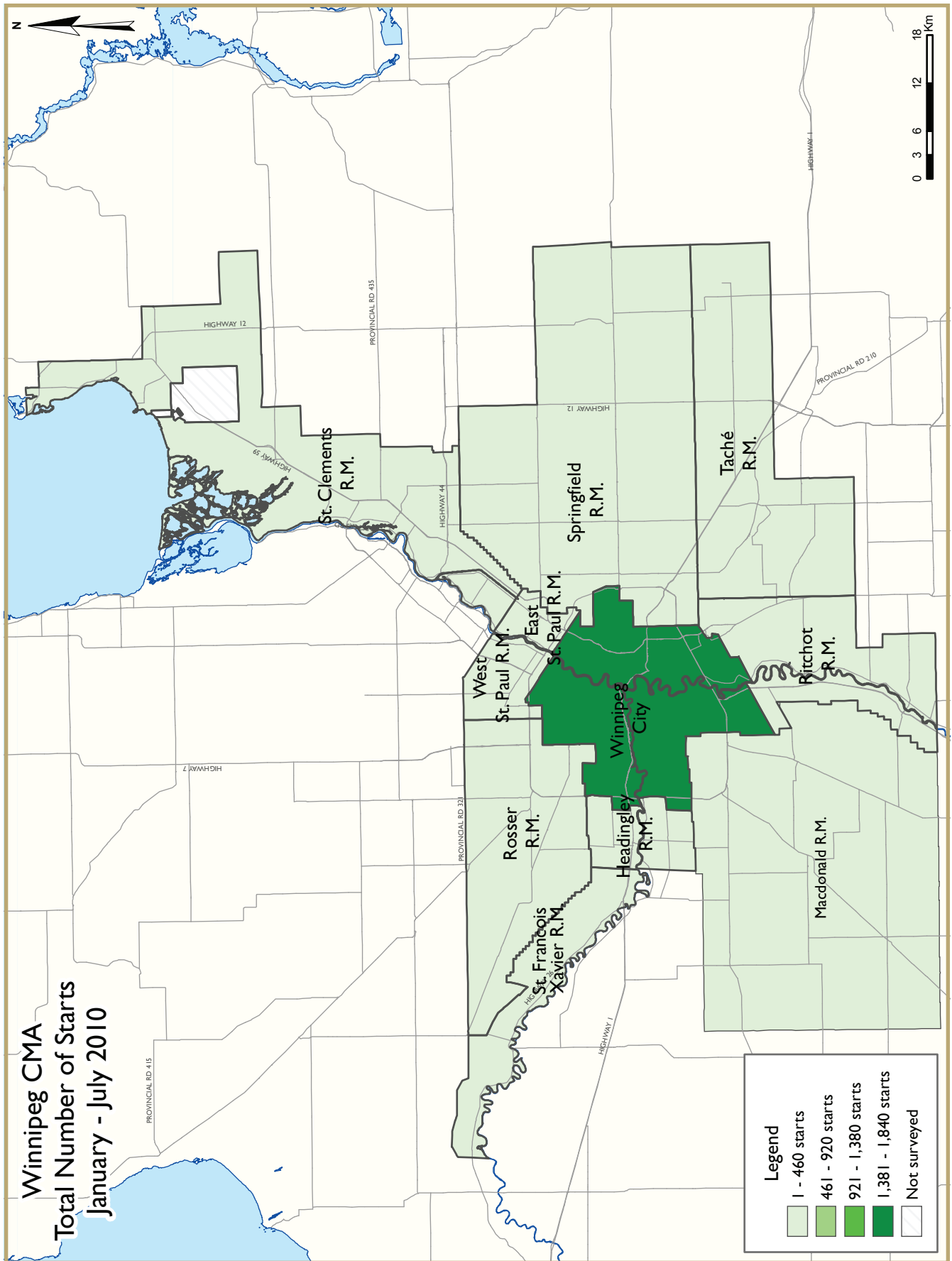














## HOUSING NOW REPORT TABLES

### 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 I: Housing Activity Summary of Winnipeg CMA**  
**July 2010**

|                                     | Ownership |       |                   |             |              |              | Rental                |              | Total* |
|-------------------------------------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
|                                     | Freehold  |       |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |        |
|                                     | Single    | Semi  | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |        |
| <b>STARTS</b>                       |           |       |                   |             |              |              |                       |              |        |
| July 2010                           | 207       | 12    | 0                 | 0           | 51           | 74           | 3                     | 317          | 664    |
| July 2009                           | 160       | 2     | 0                 | 5           | 10           | 0            | 0                     | 0            | 177    |
| % Change                            | 29.4      | **    | n/a               | -100.0      | **           | n/a          | n/a                   | n/a          | **     |
| Year-to-date 2010                   | 1,089     | 20    | 0                 | 7           | 124          | 184          | 3                     | 656          | 2,083  |
| Year-to-date 2009                   | 800       | 12    | 0                 | 13          | 69           | 18           | 4                     | 60           | 976    |
| % Change                            | 36.1      | 66.7  | n/a               | -46.2       | 79.7         | **           | -25.0                 | **           | 113.4  |
| <b>UNDER CONSTRUCTION</b>           |           |       |                   |             |              |              |                       |              |        |
| July 2010                           | 959       | 20    | 0                 | 4           | 156          | 249          | 8                     | 815          | 2,211  |
| July 2009                           | 647       | 12    | 0                 | 9           | 72           | 538          | 0                     | 154          | 1,432  |
| % Change                            | 48.2      | 66.7  | n/a               | -55.6       | 116.7        | -53.7        | n/a                   | **           | 54.4   |
| <b>COMPLETIONS</b>                  |           |       |                   |             |              |              |                       |              |        |
| July 2010                           | 178       | 4     | 0                 | 3           | 0            | 0            | 0                     | 0            | 185    |
| July 2009                           | 194       | 0     | 0                 | 6           | 7            | 0            | 0                     | 0            | 231    |
| % Change                            | -8.2      | n/a   | n/a               | -50.0       | -100.0       | n/a          | n/a                   | n/a          | -19.9  |
| Year-to-date 2010                   | 856       | 10    | 0                 | 9           | 30           | 159          | 3                     | 95           | 1,162  |
| Year-to-date 2009                   | 993       | 14    | 0                 | 12          | 84           | 172          | 4                     | 167          | 1,470  |
| % Change                            | -13.8     | -28.6 | n/a               | -25.0       | -64.3        | -7.6         | -25.0                 | -43.1        | -21.0  |
| <b>COMPLETED &amp; NOT ABSORBED</b> |           |       |                   |             |              |              |                       |              |        |
| July 2010                           | 174       | 6     | 0                 | 9           | 7            | 133          | 3                     | 3            | 335    |
| July 2009                           | 230       | 6     | 0                 | 10          | 19           | 94           | 4                     | 142          | 505    |
| % Change                            | -24.3     | 0.0   | n/a               | -10.0       | -63.2        | 41.5         | -25.0                 | -97.9        | -33.7  |
| <b>ABSORBED</b>                     |           |       |                   |             |              |              |                       |              |        |
| July 2010                           | 166       | 2     | 0                 | 2           | 0            | 15           | 0                     | 1            | 186    |
| July 2009                           | 236       | 0     | 0                 | 3           | 6            | 32           | 0                     | 59           | 360    |
| % Change                            | -29.7     | n/a   | n/a               | -33.3       | -100.0       | -53.1        | n/a                   | -98.3        | -48.3  |
| Year-to-date 2010                   | 831       | 8     | 4                 | 11          | 39           | 172          | 0                     | 151          | 1,216  |
| Year-to-date 2009                   | 1,032     | 8     | 0                 | 12          | 77           | 208          | 0                     | 199          | 1,560  |
| % Change                            | -19.5     | 0.0   | n/a               | -8.3        | -49.4        | -17.3        | n/a                   | -24.1        | -22.1  |

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

**Table I.1: Housing Activity Summary by Submarket**  
**July 2010**

|                                 | Ownership |      |                   |             |              |              | Rental                |              | Total* |
|---------------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
|                                 | Freehold  |      |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |        |
|                                 | Single    | Semi | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |        |
| <b>STARTS</b>                   |           |      |                   |             |              |              |                       |              |        |
| <b>Winnipeg City</b>            |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 139       | 6    | 0                 | 0           | 33           | 74           | 0                     | 317          | 569    |
| July 2009                       | 109       | 2    | 0                 | 0           | 10           | 0            | 0                     | 0            | 121    |
| <b>East St. Paul R.M.</b>       |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 4         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 4      |
| July 2009                       | 5         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 5      |
| <b>Headingley R.M.</b>          |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 2         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 2      |
| July 2009                       | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| <b>MacDonald R.M.</b>           |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 11        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 11     |
| July 2009                       | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| <b>Ritchot R.M.</b>             |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 6         | 2    | 0                 | 0           | 0            | 0            | 0                     | 0            | 8      |
| July 2009                       | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| <b>Rosser R.M.</b>              |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| July 2009                       | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| <b>St. Clements R.M.</b>        |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 11        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 11     |
| July 2009                       | 7         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 7      |
| <b>St. Francois Xavier R.M.</b> |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| July 2009                       | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| <b>Springfield R.M.</b>         |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 18        | 4    | 0                 | 0           | 0            | 0            | 0                     | 0            | 22     |
| July 2009                       | 14        | 0    | 0                 | 5           | 0            | 0            | 0                     | 0            | 19     |
| <b>Tache R.M.</b>               |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 7         | 0    | 0                 | 0           | 18           | 0            | 3                     | 0            | 28     |
| July 2009                       | 9         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 9      |
| <b>West St. Paul R.M.</b>       |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 5         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 5      |
| July 2009                       | 9         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 9      |
| <b>Winnipeg CMA</b>             |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 207       | 12   | 0                 | 0           | 51           | 74           | 3                     | 317          | 664    |
| July 2009                       | 160       | 2    | 0                 | 5           | 10           | 0            | 0                     | 0            | 177    |

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

**Table I.1: Housing Activity Summary by Submarket**  
**July 2010**

|                                 | Ownership |      |                   |             |              |              | Rental                |              | Total* |
|---------------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
|                                 | Freehold  |      |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |        |
|                                 | Single    | Semi | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |        |
| <b>UNDER CONSTRUCTION</b>       |           |      |                   |             |              |              |                       |              |        |
| <b>Winnipeg City</b>            |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 727       | 12   | 0                 | 1           | 138          | 249          | 5                     | 815          | 1,947  |
| July 2009                       | 459       | 12   | 0                 | 2           | 72           | 538          | 0                     | 154          | 1,237  |
| <b>East St. Paul R.M.</b>       |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 14        | 0    | 0                 | 2           | 0            | 0            | 0                     | 0            | 16     |
| July 2009                       | 10        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 10     |
| <b>Headingley R.M.</b>          |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 10        | 0    | 0                 | 1           | 0            | 0            | 0                     | 0            | 11     |
| July 2009                       | 13        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 13     |
| <b>MacDonald R.M.</b>           |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 29        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 29     |
| July 2009                       | 11        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 11     |
| <b>Ritchot R.M.</b>             |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 17        | 4    | 0                 | 0           | 0            | 0            | 0                     | 0            | 21     |
| July 2009                       | 9         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 9      |
| <b>Rosser R.M.</b>              |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| July 2009                       | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| <b>St. Clements R.M.</b>        |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 46        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 46     |
| July 2009                       | 41        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 41     |
| <b>St. Francois Xavier R.M.</b> |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| July 2009                       | 5         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 5      |
| <b>Springfield R.M.</b>         |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 52        | 4    | 0                 | 0           | 0            | 0            | 0                     | 0            | 56     |
| July 2009                       | 40        | 0    | 0                 | 7           | 0            | 0            | 0                     | 0            | 47     |
| <b>Tache R.M.</b>               |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 35        | 0    | 0                 | 0           | 18           | 0            | 3                     | 0            | 56     |
| July 2009                       | 36        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 36     |
| <b>West St. Paul R.M.</b>       |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 23        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 23     |
| July 2009                       | 23        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 23     |
| <b>Winnipeg CMA</b>             |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 959       | 20   | 0                 | 4           | 156          | 249          | 8                     | 815          | 2,211  |
| July 2009                       | 647       | 12   | 0                 | 9           | 72           | 538          | 0                     | 154          | 1,432  |

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

**Table I.1: Housing Activity Summary by Submarket**  
**July 2010**

|                                 | Ownership |      |                   |             |              |              | Rental                |              | Total* |
|---------------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
|                                 | Freehold  |      |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |        |
|                                 | Single    | Semi | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |        |
| <b>COMPLETIONS</b>              |           |      |                   |             |              |              |                       |              |        |
| <b>Winnipeg City</b>            |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 146       | 4    | 0                 | 1           | 0            | 0            | 0                     | 0            | 151    |
| July 2009                       | 146       | 0    | 0                 | 0           | 7            | 0            | 0                     | 0            | 177    |
| <b>East St. Paul R.M.</b>       |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 2         | 0    | 0                 | 1           | 0            | 0            | 0                     | 0            | 3      |
| July 2009                       | 4         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 4      |
| <b>Headingley R.M.</b>          |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 1         | 0    | 0                 | 1           | 0            | 0            | 0                     | 0            | 2      |
| July 2009                       | 4         | 0    | 0                 | 2           | 0            | 0            | 0                     | 0            | 6      |
| <b>Macdonald R.M.</b>           |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 6         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 6      |
| July 2009                       | 3         | 0    | 0                 | 1           | 0            | 0            | 0                     | 0            | 4      |
| <b>Ritchot R.M.</b>             |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 2         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 2      |
| July 2009                       | 4         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 4      |
| <b>Rosser R.M.</b>              |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| July 2009                       | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| <b>St. Clements R.M.</b>        |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 4         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 4      |
| July 2009                       | 9         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 9      |
| <b>St. Francois Xavier R.M.</b> |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| July 2009                       | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| <b>Springfield R.M.</b>         |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 9         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 9      |
| July 2009                       | 15        | 0    | 0                 | 3           | 0            | 0            | 0                     | 0            | 18     |
| <b>Tache R.M.</b>               |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 2         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 2      |
| July 2009                       | 7         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 7      |
| <b>West St. Paul R.M.</b>       |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 5         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 5      |
| July 2009                       | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| <b>Winnipeg CMA</b>             |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 178       | 4    | 0                 | 3           | 0            | 0            | 0                     | 0            | 185    |
| July 2009                       | 194       | 0    | 0                 | 6           | 7            | 0            | 0                     | 0            | 231    |

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

**Table I.1: Housing Activity Summary by Submarket**  
**July 2010**

|                                     | Ownership |      |                   |             |              |              | Rental                |              | Total* |
|-------------------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
|                                     | Freehold  |      |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |        |
|                                     | Single    | Semi | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |        |
| <b>COMPLETED &amp; NOT ABSORBED</b> |           |      |                   |             |              |              |                       |              |        |
| <b>Winnipeg City</b>                |           |      |                   |             |              |              |                       |              |        |
| July 2010                           | 154       | 4    | 0                 | 1           | 6            | 129          | 0                     | 3            | 297    |
| July 2009                           | 191       | 6    | 0                 | 0           | 18           | 88           | 0                     | 142          | 445    |
| <b>East St. Paul R.M.</b>           |           |      |                   |             |              |              |                       |              |        |
| July 2010                           | 1         | 0    | 0                 | 5           | 0            | 0            | 0                     | 0            | 6      |
| July 2009                           | 6         | 0    | 0                 | 5           | 0            | 0            | 0                     | 0            | 11     |
| <b>Headingley R.M.</b>              |           |      |                   |             |              |              |                       |              |        |
| July 2010                           | 2         | 0    | 0                 | 2           | 0            | 0            | 0                     | 0            | 4      |
| July 2009                           | 6         | 0    | 0                 | 1           | 0            | 0            | 0                     | 0            | 7      |
| <b>MacDonald R.M.</b>               |           |      |                   |             |              |              |                       |              |        |
| July 2010                           | 7         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 7      |
| July 2009                           | 5         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 5      |
| <b>Ritchot R.M.</b>                 |           |      |                   |             |              |              |                       |              |        |
| July 2010                           | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| July 2009                           | 5         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 5      |
| <b>Rosser R.M.</b>                  |           |      |                   |             |              |              |                       |              |        |
| July 2010                           | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| July 2009                           | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| <b>St. Clements R.M.</b>            |           |      |                   |             |              |              |                       |              |        |
| July 2010                           | 2         | 0    | 0                 | 0           | 0            | 4            | 0                     | 0            | 6      |
| July 2009                           | 1         | 0    | 0                 | 0           | 0            | 6            | 0                     | 0            | 7      |
| <b>St. Francois Xavier R.M.</b>     |           |      |                   |             |              |              |                       |              |        |
| July 2010                           | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| July 2009                           | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| <b>Springfield R.M.</b>             |           |      |                   |             |              |              |                       |              |        |
| July 2010                           | 3         | 2    | 0                 | 1           | 0            | 0            | 0                     | 0            | 6      |
| July 2009                           | 12        | 0    | 0                 | 4           | 0            | 0            | 0                     | 0            | 16     |
| <b>Tache R.M.</b>                   |           |      |                   |             |              |              |                       |              |        |
| July 2010                           | 0         | 0    | 0                 | 0           | 1            | 0            | 3                     | 0            | 4      |
| July 2009                           | 3         | 0    | 0                 | 0           | 1            | 0            | 4                     | 0            | 8      |
| <b>West St. Paul R.M.</b>           |           |      |                   |             |              |              |                       |              |        |
| July 2010                           | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| July 2009                           | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| <b>Winnipeg CMA</b>                 |           |      |                   |             |              |              |                       |              |        |
| July 2010                           | 174       | 6    | 0                 | 9           | 7            | 133          | 3                     | 3            | 335    |
| July 2009                           | 230       | 6    | 0                 | 10          | 19           | 94           | 4                     | 142          | 505    |

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

**Table I.1: Housing Activity Summary by Submarket**  
**July 2010**

|                                 | Ownership |      |                   |             |              |              | Rental                |              | Total* |
|---------------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
|                                 | Freehold  |      |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |        |
|                                 | Single    | Semi | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |        |
| <b>ABSORBED</b>                 |           |      |                   |             |              |              |                       |              |        |
| <b>Winnipeg City</b>            |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 140       | 2    | 0                 | 1           | 0            | 14           | 0                     | 1            | 158    |
| July 2009                       | 175       | 0    | 0                 | 0           | 6            | 32           | 0                     | 59           | 296    |
| <b>East St. Paul R.M.</b>       |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 2         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 2      |
| July 2009                       | 6         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 6      |
| <b>Headingley R.M.</b>          |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 0         | 0    | 0                 | 1           | 0            | 0            | 0                     | 0            | 1      |
| July 2009                       | 5         | 0    | 0                 | 1           | 0            | 0            | 0                     | 0            | 6      |
| <b>MacDonald R.M.</b>           |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| July 2009                       | 7         | 0    | 0                 | 1           | 0            | 0            | 0                     | 0            | 8      |
| <b>Ritchot R.M.</b>             |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| July 2009                       | 6         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 6      |
| <b>Rosser R.M.</b>              |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| July 2009                       | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| <b>St. Clements R.M.</b>        |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 2         | 0    | 0                 | 0           | 0            | 1            | 0                     | 0            | 3      |
| July 2009                       | 8         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 8      |
| <b>St. Francois Xavier R.M.</b> |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| July 2009                       | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| <b>Springfield R.M.</b>         |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 10        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 10     |
| July 2009                       | 16        | 0    | 0                 | 1           | 0            | 0            | 0                     | 0            | 17     |
| <b>Tache R.M.</b>               |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| July 2009                       | 8         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 8      |
| <b>West St. Paul R.M.</b>       |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| July 2009                       | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| <b>Winnipeg CMA</b>             |           |      |                   |             |              |              |                       |              |        |
| July 2010                       | 166       | 2    | 0                 | 2           | 0            | 15           | 0                     | 1            | 186    |
| July 2009                       | 236       | 0    | 0                 | 3           | 6            | 32           | 0                     | 59           | 360    |

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,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|          | Single    | Semi  | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>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  
July 2010**

| Submarket                | Single     |            | Semi      |           | Row       |           | Apt. & Other |           | Total      |            |           |
|--------------------------|------------|------------|-----------|-----------|-----------|-----------|--------------|-----------|------------|------------|-----------|
|                          | July 2010  | July 2009  | July 2010 | July 2009 | July 2010 | July 2009 | July 2010    | July 2009 | July 2010  | July 2009  | % Change  |
| Winnipeg City            | 139        | 109        | 6         | 4         | 33        | 8         | 391          | 0         | 569        | 121        | **        |
| East St. Paul R.M.       | 4          | 5          | 0         | 0         | 0         | 0         | 0            | 0         | 4          | 5          | -20.0     |
| Headingley R.M.          | 2          | 0          | 0         | 0         | 0         | 0         | 0            | 0         | 2          | 0          | n/a       |
| MacDonald R.M.           | 11         | 3          | 0         | 0         | 0         | 0         | 0            | 0         | 11         | 3          | **        |
| Ritchot R.M.             | 6          | 1          | 2         | 0         | 0         | 0         | 0            | 0         | 8          | 1          | **        |
| Rosser R.M.              | 3          | 0          | 0         | 0         | 0         | 0         | 0            | 0         | 3          | 0          | n/a       |
| St. Clements R.M.        | 11         | 7          | 0         | 0         | 0         | 0         | 0            | 0         | 11         | 7          | 57.1      |
| St. Francois Xavier R.M. | 1          | 3          | 0         | 0         | 0         | 0         | 0            | 0         | 1          | 3          | -66.7     |
| Springfield R.M.         | 18         | 19         | 4         | 0         | 0         | 0         | 0            | 0         | 22         | 19         | 15.8      |
| Tache R.M.               | 7          | 9          | 0         | 0         | 21        | 0         | 0            | 0         | 28         | 9          | **        |
| West St. Paul R.M.       | 5          | 9          | 0         | 0         | 0         | 0         | 0            | 0         | 5          | 9          | -44.4     |
| <b>Winnipeg CMA</b>      | <b>207</b> | <b>165</b> | <b>12</b> | <b>4</b>  | <b>54</b> | <b>8</b>  | <b>391</b>   | <b>0</b>  | <b>664</b> | <b>177</b> | <b>**</b> |

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - July 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            | 884          | 633        | 16        | 22        | 100        | 59        | 840          | 78        | 1,840        | 792        | 132.3        |
| East St. Paul R.M.       | 19           | 12         | 0         | 0         | 0          | 0         | 0            | 0         | 19           | 12         | 58.3         |
| Headingley R.M.          | 12           | 12         | 0         | 0         | 0          | 0         | 0            | 0         | 12           | 12         | 0.0          |
| MacDonald R.M.           | 32           | 17         | 0         | 0         | 0          | 0         | 0            | 0         | 32           | 17         | 88.2         |
| Ritchot R.M.             | 20           | 7          | 4         | 0         | 0          | 0         | 0            | 0         | 24           | 7          | **           |
| Rosser R.M.              | 3            | 0          | 0         | 0         | 0          | 0         | 0            | 0         | 3            | 0          | n/a          |
| St. Clements R.M.        | 31           | 30         | 0         | 0         | 0          | 0         | 0            | 0         | 31           | 30         | 3.3          |
| St. Francois Xavier R.M. | 1            | 4          | 0         | 0         | 0          | 0         | 0            | 0         | 1            | 4          | -75.0        |
| Springfield R.M.         | 47           | 45         | 6         | 0         | 0          | 0         | 0            | 0         | 53           | 45         | 17.8         |
| Tache R.M.               | 27           | 39         | 0         | 0         | 21         | 4         | 0            | 0         | 48           | 43         | 11.6         |
| West St. Paul R.M.       | 20           | 14         | 0         | 0         | 0          | 0         | 0            | 0         | 20           | 14         | 42.9         |
| <b>Winnipeg CMA</b>      | <b>1,096</b> | <b>813</b> | <b>26</b> | <b>22</b> | <b>121</b> | <b>63</b> | <b>840</b>   | <b>78</b> | <b>2,083</b> | <b>976</b> | <b>113.4</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
July 2010**

| Submarket                | Row                      |           |           |           | Apt. & Other             |           |            |           |
|--------------------------|--------------------------|-----------|-----------|-----------|--------------------------|-----------|------------|-----------|
|                          | Freehold and Condominium |           | Rental    |           | Freehold and Condominium |           | Rental     |           |
|                          | July 2010                | July 2009 | July 2010 | July 2009 | July 2010                | July 2009 | July 2010  | July 2009 |
| Winnipeg City            | 33                       | 8         | 0         | 0         | 74                       | 0         | 317        | 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.               | 18                       | 0         | 3         | 0         | 0                        | 0         | 0          | 0         |
| West St. Paul R.M.       | 0                        | 0         | 0         | 0         | 0                        | 0         | 0          | 0         |
| <b>Winnipeg CMA</b>      | <b>51</b>                | <b>8</b>  | <b>3</b>  | <b>0</b>  | <b>74</b>                | <b>0</b>  | <b>317</b> | <b>0</b>  |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - July 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            | 100                      | 59        | 0        | 0        | 184                      | 18        | 656        | 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.               | 18                       | 0         | 3        | 4        | 0                        | 0         | 0          | 0         |
| West St. Paul R.M.       | 0                        | 0         | 0        | 0        | 0                        | 0         | 0          | 0         |
| <b>Winnipeg CMA</b>      | <b>118</b>               | <b>59</b> | <b>3</b> | <b>4</b> | <b>184</b>               | <b>18</b> | <b>656</b> | <b>60</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
July 2010**

| Submarket                | Freehold   |            | Condominium |           | Rental     |           | Total*     |            |
|--------------------------|------------|------------|-------------|-----------|------------|-----------|------------|------------|
|                          | July 2010  | July 2009  | July 2010   | July 2009 | July 2010  | July 2009 | July 2010  | July 2009  |
| Winnipeg City            | 145        | 111        | 107         | 10        | 317        | 0         | 569        | 121        |
| East St. Paul R.M.       | 4          | 5          | 0           | 0         | 0          | 0         | 4          | 5          |
| Headingley R.M.          | 2          | 0          | 0           | 0         | 0          | 0         | 2          | 0          |
| MacDonald R.M.           | 11         | 3          | 0           | 0         | 0          | 0         | 11         | 3          |
| Ritchot R.M.             | 8          | 1          | 0           | 0         | 0          | 0         | 8          | 1          |
| Rosser R.M.              | 3          | 0          | 0           | 0         | 0          | 0         | 3          | 0          |
| St. Clements R.M.        | 11         | 7          | 0           | 0         | 0          | 0         | 11         | 7          |
| St. Francois Xavier R.M. | 1          | 3          | 0           | 0         | 0          | 0         | 1          | 3          |
| Springfield R.M.         | 22         | 14         | 0           | 5         | 0          | 0         | 22         | 19         |
| Tache R.M.               | 7          | 9          | 18          | 0         | 3          | 0         | 28         | 9          |
| West St. Paul R.M.       | 5          | 9          | 0           | 0         | 0          | 0         | 5          | 9          |
| <b>Winnipeg CMA</b>      | <b>219</b> | <b>162</b> | <b>125</b>  | <b>15</b> | <b>320</b> | <b>0</b>  | <b>664</b> | <b>177</b> |

**Table 2.5: Starts by Submarket and by Intended Market  
January - July 2010**

| Submarket                | Freehold     |            | Condominium |            | Rental     |           | Total*       |            |
|--------------------------|--------------|------------|-------------|------------|------------|-----------|--------------|------------|
|                          | YTD 2010     | YTD 2009   | YTD 2010    | YTD 2009   | YTD 2010   | YTD 2009  | YTD 2010     | YTD 2009   |
| Winnipeg City            | 892          | 643        | 292         | 89         | 656        | 60        | 1,840        | 792        |
| East St. Paul R.M.       | 16           | 12         | 3           | 0          | 0          | 0         | 19           | 12         |
| Headingley R.M.          | 10           | 11         | 2           | 1          | 0          | 0         | 12           | 12         |
| MacDonald R.M.           | 32           | 16         | 0           | 1          | 0          | 0         | 32           | 17         |
| Ritchot R.M.             | 24           | 7          | 0           | 0          | 0          | 0         | 24           | 7          |
| Rosser R.M.              | 3            | 0          | 0           | 0          | 0          | 0         | 3            | 0          |
| St. Clements R.M.        | 31           | 30         | 0           | 0          | 0          | 0         | 31           | 30         |
| St. Francois Xavier R.M. | 1            | 4          | 0           | 0          | 0          | 0         | 1            | 4          |
| Springfield R.M.         | 53           | 36         | 0           | 9          | 0          | 0         | 53           | 45         |
| Tache R.M.               | 27           | 39         | 18          | 0          | 3          | 4         | 48           | 43         |
| West St. Paul R.M.       | 20           | 14         | 0           | 0          | 0          | 0         | 20           | 14         |
| <b>Winnipeg CMA</b>      | <b>1,109</b> | <b>812</b> | <b>315</b>  | <b>100</b> | <b>659</b> | <b>64</b> | <b>2,083</b> | <b>976</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type  
July 2010**

| Submarket                | Single     |            | Semi      |           | Row       |           | Apt. & Other |           | Total      |            |              |
|--------------------------|------------|------------|-----------|-----------|-----------|-----------|--------------|-----------|------------|------------|--------------|
|                          | July 2010  | July 2009  | July 2010 | July 2009 | July 2010 | July 2009 | July 2010    | July 2009 | July 2010  | July 2009  | % Change     |
| Winnipeg City            | 147        | 146        | 4         | 0         | 0         | 7         | 0            | 24        | 151        | 177        | -14.7        |
| East St. Paul R.M.       | 3          | 4          | 0         | 0         | 0         | 0         | 0            | 0         | 3          | 4          | -25.0        |
| Headingley R.M.          | 2          | 6          | 0         | 0         | 0         | 0         | 0            | 0         | 2          | 6          | -66.7        |
| MacDonald R.M.           | 6          | 4          | 0         | 0         | 0         | 0         | 0            | 0         | 6          | 4          | 50.0         |
| Ritchot R.M.             | 2          | 4          | 0         | 0         | 0         | 0         | 0            | 0         | 2          | 4          | -50.0        |
| Rosser R.M.              | 0          | 1          | 0         | 0         | 0         | 0         | 0            | 0         | 0          | 1          | -100.0       |
| St. Clements R.M.        | 4          | 9          | 0         | 0         | 0         | 0         | 0            | 0         | 4          | 9          | -55.6        |
| St. Francois Xavier R.M. | 1          | 1          | 0         | 0         | 0         | 0         | 0            | 0         | 1          | 1          | 0.0          |
| Springfield R.M.         | 9          | 18         | 0         | 0         | 0         | 0         | 0            | 0         | 9          | 18         | -50.0        |
| Tache R.M.               | 2          | 7          | 0         | 0         | 0         | 0         | 0            | 0         | 2          | 7          | -71.4        |
| West St. Paul R.M.       | 5          | 0          | 0         | 0         | 0         | 0         | 0            | 0         | 5          | 0          | n/a          |
| <b>Winnipeg CMA</b>      | <b>181</b> | <b>200</b> | <b>4</b>  | <b>0</b>  | <b>0</b>  | <b>7</b>  | <b>0</b>     | <b>24</b> | <b>185</b> | <b>231</b> | <b>-19.9</b> |

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - July 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            | 706        | 753          | 12        | 16        | 22        | 80        | 254          | 333        | 994          | 1,182        | -15.9        |
| East St. Paul R.M.       | 15         | 20           | 0         | 0         | 0         | 0         | 0            | 0          | 15           | 20           | -25.0        |
| Headingley R.M.          | 12         | 27           | 0         | 0         | 0         | 0         | 0            | 0          | 12           | 27           | -55.6        |
| MacDonald R.M.           | 22         | 20           | 0         | 0         | 0         | 0         | 0            | 0          | 22           | 20           | 10.0         |
| Ritchot R.M.             | 9          | 20           | 2         | 0         | 0         | 0         | 0            | 0          | 11           | 20           | -45.0        |
| Rosser R.M.              | 0          | 2            | 0         | 0         | 0         | 0         | 0            | 0          | 0            | 2            | -100.0       |
| St. Clements R.M.        | 19         | 34           | 0         | 0         | 0         | 0         | 0            | 30         | 19           | 64           | -70.3        |
| St. Francois Xavier R.M. | 2          | 4            | 0         | 0         | 0         | 0         | 0            | 0          | 2            | 4            | -50.0        |
| Springfield R.M.         | 42         | 64           | 4         | 0         | 0         | 0         | 0            | 0          | 46           | 64           | -28.1        |
| Tache R.M.               | 24         | 47           | 0         | 2         | 3         | 4         | 0            | 0          | 27           | 53           | -49.1        |
| West St. Paul R.M.       | 14         | 14           | 0         | 0         | 0         | 0         | 0            | 0          | 14           | 14           | 0.0          |
| <b>Winnipeg CMA</b>      | <b>865</b> | <b>1,005</b> | <b>18</b> | <b>18</b> | <b>25</b> | <b>84</b> | <b>254</b>   | <b>363</b> | <b>1,162</b> | <b>1,470</b> | <b>-21.0</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
July 2010**

| Submarket                | Row                      |           |           |           | Apt. & Other             |           |           |           |
|--------------------------|--------------------------|-----------|-----------|-----------|--------------------------|-----------|-----------|-----------|
|                          | Freehold and Condominium |           | Rental    |           | Freehold and Condominium |           | Rental    |           |
|                          | July 2010                | July 2009 | July 2010 | July 2009 | July 2010                | July 2009 | July 2010 | July 2009 |
| Winnipeg City            | 0                        | 7         | 0         | 0         | 0                        | 0         | 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         |
| Ritchoy 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         |
| <b>Winnipeg CMA</b>      | <b>0</b>                 | <b>7</b>  | <b>0</b>  | <b>0</b>  | <b>0</b>                 | <b>0</b>  | <b>0</b>  | <b>0</b>  |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - July 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                       | 80        | 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          |
| Ritchoy 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          |
| <b>Winnipeg CMA</b>      | <b>22</b>                | <b>80</b> | <b>3</b> | <b>4</b> | <b>159</b>               | <b>172</b> | <b>95</b> | <b>167</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market  
July 2010**

| Submarket                | Freehold   |            | Condominium |           | Rental    |           | Total*     |            |
|--------------------------|------------|------------|-------------|-----------|-----------|-----------|------------|------------|
|                          | July 2010  | July 2009  | July 2010   | July 2009 | July 2010 | July 2009 | July 2010  | July 2009  |
| Winnipeg City            | 150        | 146        | 1           | 7         | 0         | 0         | 151        | 177        |
| East St. Paul R.M.       | 2          | 4          | 1           | 0         | 0         | 0         | 3          | 4          |
| Headingley R.M.          | 1          | 4          | 1           | 2         | 0         | 0         | 2          | 6          |
| MacDonald R.M.           | 6          | 3          | 0           | 1         | 0         | 0         | 6          | 4          |
| Ritchot R.M.             | 2          | 4          | 0           | 0         | 0         | 0         | 2          | 4          |
| Rosser R.M.              | 0          | 1          | 0           | 0         | 0         | 0         | 0          | 1          |
| St. Clements R.M.        | 4          | 9          | 0           | 0         | 0         | 0         | 4          | 9          |
| St. Francois Xavier R.M. | 1          | 1          | 0           | 0         | 0         | 0         | 1          | 1          |
| Springfield R.M.         | 9          | 15         | 0           | 3         | 0         | 0         | 9          | 18         |
| Tache R.M.               | 2          | 7          | 0           | 0         | 0         | 0         | 2          | 7          |
| West St. Paul R.M.       | 5          | 0          | 0           | 0         | 0         | 0         | 5          | 0          |
| <b>Winnipeg CMA</b>      | <b>182</b> | <b>194</b> | <b>3</b>    | <b>13</b> | <b>0</b>  | <b>0</b>  | <b>185</b> | <b>231</b> |

**Table 3.5: Completions by Submarket and by Intended Market  
January - July 2010**

| Submarket                | Freehold   |              | Condominium |            | Rental    |            | Total*       |              |
|--------------------------|------------|--------------|-------------|------------|-----------|------------|--------------|--------------|
|                          | YTD 2010   | YTD 2009     | YTD 2010    | YTD 2009   | YTD 2010  | YTD 2009   | YTD 2010     | YTD 2009     |
| Winnipeg City            | 708        | 764          | 191         | 227        | 95        | 167        | 994          | 1,182        |
| East St. Paul R.M.       | 13         | 20           | 2           | 0          | 0         | 0          | 15           | 20           |
| Headingley R.M.          | 9          | 21           | 3           | 6          | 0         | 0          | 12           | 27           |
| MacDonald R.M.           | 22         | 19           | 0           | 1          | 0         | 0          | 22           | 20           |
| Ritchot R.M.             | 11         | 20           | 0           | 0          | 0         | 0          | 11           | 20           |
| Rosser R.M.              | 0          | 2            | 0           | 0          | 0         | 0          | 0            | 2            |
| St. Clements R.M.        | 19         | 34           | 0           | 30         | 0         | 0          | 19           | 64           |
| St. Francois Xavier R.M. | 2          | 4            | 0           | 0          | 0         | 0          | 2            | 4            |
| Springfield R.M.         | 44         | 60           | 2           | 4          | 0         | 0          | 46           | 64           |
| Tache R.M.               | 24         | 49           | 0           | 0          | 3         | 4          | 27           | 53           |
| West St. Paul R.M.       | 14         | 14           | 0           | 0          | 0         | 0          | 14           | 14           |
| <b>Winnipeg CMA</b>      | <b>866</b> | <b>1,007</b> | <b>198</b>  | <b>268</b> | <b>98</b> | <b>171</b> | <b>1,162</b> | <b>1,470</b> |

Source: CMHC (Starts and Completions Survey)



**Table 4: Absorbed Single-Detached Units by Price Range  
July 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 (%) |       |                   |                    |
| <b>Winnipeg City</b>            |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| July 2010                       | 19           | 13.6      | 42                    | 30.0      | 42                    | 30.0      | 12                    | 8.6       | 25          | 17.9      | 140   | 335,257           | 372,055            |
| July 2009                       | 43           | 24.9      | 45                    | 26.0      | 24                    | 13.9      | 28                    | 16.2      | 33          | 19.1      | 173   | 323,207           | 362,846            |
| Year-to-date 2010               | 110          | 16.7      | 189                   | 28.7      | 178                   | 27.1      | 60                    | 9.1       | 121         | 18.4      | 658   | 333,789           | 363,692            |
| Year-to-date 2009               | 179          | 23.5      | 213                   | 28.0      | 124                   | 16.3      | 110                   | 14.4      | 136         | 17.8      | 762   | 320,500           | 352,641            |
| <b>East St. Paul R.M.</b>       |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| July 2010                       | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1                     | 50.0      | 1           | 50.0      | 2     | --                | --                 |
| July 2009                       | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 2                     | 33.3      | 4           | 66.7      | 6     | --                | --                 |
| Year-to-date 2010               | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 4                     | 30.8      | 9           | 69.2      | 13    | 511,028           | 555,319            |
| Year-to-date 2009               | 0            | 0.0       | 1                     | 2.9       | 2                     | 5.9       | 7                     | 20.6      | 24          | 70.6      | 34    | 543,131           | 591,447            |
| <b>Headingley R.M.</b>          |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| July 2010                       | 0            | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0                     | 0.0       | 0           | 0.0       | 1     | --                | --                 |
| July 2009                       | 0            | 0.0       | 0                     | 0.0       | 2                     | 50.0      | 0                     | 0.0       | 2           | 50.0      | 4     | --                | --                 |
| Year-to-date 2010               | 0            | 0.0       | 0                     | 0.0       | 2                     | 22.2      | 1                     | 11.1      | 6           | 66.7      | 9     | --                | --                 |
| Year-to-date 2009               | 0            | 0.0       | 1                     | 3.8       | 13                    | 50.0      | 2                     | 7.7       | 10          | 38.5      | 26    | 358,450           | 483,685            |
| <b>MacDonald R.M.</b>           |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| July 2010                       | 0            | 0.0       | 1                     | 50.0      | 0                     | 0.0       | 1                     | 50.0      | 0           | 0.0       | 2     | --                | --                 |
| July 2009                       | 2            | 25.0      | 3                     | 37.5      | 2                     | 25.0      | 0                     | 0.0       | 1           | 12.5      | 8     | --                | --                 |
| Year-to-date 2010               | 2            | 10.5      | 7                     | 36.8      | 1                     | 5.3       | 4                     | 21.1      | 5           | 26.3      | 19    | 325,000           | 377,904            |
| Year-to-date 2009               | 6            | 23.1      | 7                     | 26.9      | 9                     | 34.6      | 1                     | 3.8       | 3           | 11.5      | 26    | 330,087           | 360,292            |
| <b>Ritchot R.M.</b>             |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| July 2010                       | 1            | 50.0      | 0                     | 0.0       | 1                     | 50.0      | 0                     | 0.0       | 0           | 0.0       | 2     | --                | --                 |
| July 2009                       | 0            | 0.0       | 4                     | 66.7      | 0                     | 0.0       | 0                     | 0.0       | 2           | 33.3      | 6     | --                | --                 |
| Year-to-date 2010               | 3            | 50.0      | 1                     | 16.7      | 2                     | 33.3      | 0                     | 0.0       | 0           | 0.0       | 6     | --                | --                 |
| Year-to-date 2009               | 5            | 23.8      | 9                     | 42.9      | 1                     | 4.8       | 2                     | 9.5       | 4           | 19.0      | 21    | 299,900           | 329,002            |
| <b>Rosser R.M.</b>              |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| July 2010                       | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| July 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     | --                | --                 |
| <b>St. Clements R.M.</b>        |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| July 2010                       | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 2                     | 100.0     | 0           | 0.0       | 2     | --                | --                 |
| July 2009                       | 2            | 40.0      | 1                     | 20.0      | 1                     | 20.0      | 1                     | 20.0      | 0           | 0.0       | 5     | --                | --                 |
| Year-to-date 2010               | 1            | 11.1      | 2                     | 22.2      | 1                     | 11.1      | 5                     | 55.6      | 0           | 0.0       | 9     | --                | --                 |
| Year-to-date 2009               | 7            | 20.6      | 9                     | 26.5      | 6                     | 17.6      | 6                     | 17.6      | 6           | 17.6      | 34    | 340,000           | 338,426            |
| <b>St. Francois Xavier R.M.</b> |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| July 2010                       | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| July 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  
July 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 (%) |       |                   |                    |
| <b>Springfield R.M.</b>   |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| July 2010                 | 0            | 0.0       | 1                     | 14.3      | 2                     | 28.6      | 3                     | 42.9      | 1           | 14.3      | 7     | --                | --                 |
| July 2009                 | 2            | 12.5      | 2                     | 12.5      | 4                     | 25.0      | 4                     | 25.0      | 4           | 25.0      | 16    | 373,950           | 386,029            |
| Year-to-date 2010         | 0            | 0.0       | 12                    | 40.0      | 3                     | 10.0      | 9                     | 30.0      | 6           | 20.0      | 30    | 361,480           | 381,533            |
| Year-to-date 2009         | 7            | 12.3      | 11                    | 19.3      | 14                    | 24.6      | 12                    | 21.1      | 13          | 22.8      | 57    | 358,600           | 379,317            |
| <b>Tache R.M.</b>         |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| July 2010                 | 0            | 0.0       | 2                     | 66.7      | 1                     | 33.3      | 0                     | 0.0       | 0           | 0.0       | 3     | --                | --                 |
| July 2009                 | 1            | 14.3      | 3                     | 42.9      | 1                     | 14.3      | 2                     | 28.6      | 0           | 0.0       | 7     | --                | --                 |
| Year-to-date 2010         | 4            | 23.5      | 3                     | 17.6      | 4                     | 23.5      | 2                     | 11.8      | 4           | 23.5      | 17    | 329,900           | 370,440            |
| Year-to-date 2009         | 10           | 20.8      | 17                    | 35.4      | 11                    | 22.9      | 6                     | 12.5      | 4           | 8.3       | 48    | 307,730           | 329,904            |
| <b>West St. Paul R.M.</b> |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| July 2010                 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1           | 100.0     | 1     | --                | --                 |
| July 2009                 | 0            | 0.0       | 1                     | 33.3      | 0                     | 0.0       | 1                     | 33.3      | 1           | 33.3      | 3     | --                | --                 |
| Year-to-date 2010         | 0            | 0.0       | 0                     | 0.0       | 1                     | 11.1      | 3                     | 33.3      | 5           | 55.6      | 9     | --                | --                 |
| Year-to-date 2009         | 2            | 9.5       | 4                     | 19.0      | 6                     | 28.6      | 4                     | 19.0      | 5           | 23.8      | 21    | 329,000           | 382,862            |
| <b>Winnipeg CMA</b>       |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| July 2010                 | 20           | 12.5      | 46                    | 28.8      | 47                    | 29.4      | 19                    | 11.9      | 28          | 17.5      | 160   | 339,150           | 375,861            |
| July 2009                 | 50           | 21.9      | 59                    | 25.9      | 34                    | 14.9      | 38                    | 16.7      | 47          | 20.6      | 228   | 329,500           | 368,326            |
| Year-to-date 2010         | 120          | 15.6      | 214                   | 27.8      | 193                   | 25.0      | 88                    | 11.4      | 156         | 20.2      | 771   | 336,700           | 371,022            |
| Year-to-date 2009         | 217          | 21.0      | 275                   | 26.6      | 186                   | 18.0      | 150                   | 14.5      | 205         | 19.8      | 1,033 | 330,000           | 363,838            |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
July 2010**

| Submarket                | July 2010      | July 2009      | % Change   | YTD 2010       | YTD 2009       | % Change   |
|--------------------------|----------------|----------------|------------|----------------|----------------|------------|
| Winnipeg City            | 372,055        | 362,846        | 2.5        | 363,692        | 352,641        | 3.1        |
| East St. Paul R.M.       | --             | --             | n/a        | 555,319        | 591,447        | -6.1       |
| Headingley R.M.          | --             | --             | n/a        | --             | 483,685        | n/a        |
| MacDonald R.M.           | --             | --             | n/a        | 377,904        | 360,292        | 4.9        |
| Ritchot R.M.             | --             | --             | n/a        | --             | 329,002        | n/a        |
| Rosser R.M.              | --             | --             | n/a        | --             | --             | n/a        |
| St. Clements R.M.        | --             | --             | n/a        | --             | 338,426        | n/a        |
| St. Francois Xavier R.M. | --             | --             | n/a        | --             | --             | n/a        |
| Springfield R.M.         | --             | 386,029        | n/a        | 381,533        | 379,317        | 0.6        |
| Tache R.M.               | --             | --             | n/a        | 370,440        | 329,904        | 12.3       |
| West St. Paul R.M.       | --             | --             | n/a        | --             | 382,862        | n/a        |
| <b>Winnipeg CMA</b>      | <b>375,861</b> | <b>368,326</b> | <b>2.0</b> | <b>371,022</b> | <b>363,838</b> | <b>2.0</b> |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Winnipeg  
July 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    | 922      | 1,670                  | 1,205           | 76.5                     | 233,568            | 9.9     | 228,617               |
|      | July      | 1,127           | -13.3   | 913      | 1,438                  | 1,281           | 71.3                     | 225,191            | 9.2     | 226,870               |
|      | 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  | 7,095           | -7.9    |          | 10,205                 |                 |                          | 206,948            | 2.8     |                       |
|      | YTD 2010  | 7,238           | 2.0     |          | 10,493                 |                 |                          | 229,644            | 11.0    |                       |

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

**Table 6: Economic Indicators  
July 2010**

|      |           | Interest Rates            |                    |               | NHPI, Total,<br>Winnipeg<br>CMA<br>1997=100 | CPI,<br>2002<br>=100 | Winnipeg Labour Market  |                             |                              |                                    |
|------|-----------|---------------------------|--------------------|---------------|---|----------------------|-------------------------|-----------------------------|------------------------------|------------------------------------|
|      |           | P & I<br>Per<br>\$100,000 | Mortgage Rates (%) |               |   |                      | Employment<br>SA (,000) | Unemployment<br>Rate (%) SA | Participation<br>Rate (%) SA | Average<br>Weekly<br>Earnings (\$) |
|      |           |                           | 1 Yr.<br>Term      | 5 Yr.<br>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          | 191.6                                       | 114.6                | 402                     | 5.8                         | 71.0                         | 744                                |
|      | July      | 627                       | 3.50               | 5.79          |   | 114.5                | 403                     | 6.1                         | 71.3                         | 754                                |
|      | 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 of 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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