HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2010

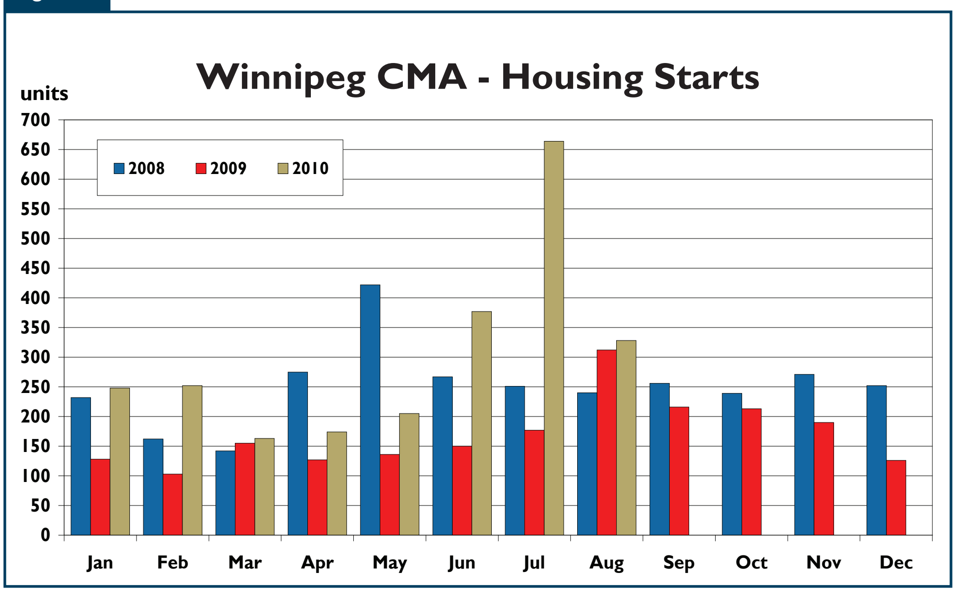
New Home Market

Winnipeg housing starts strong in August

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 328 units in August 2010, up from 312 in August 2009. That result, driven largely by gains in single-family construction, represents the eighth consecutive month of year-over-year gains in new housing construction. To the end of August 2010, total starts for the year reached 2,411 units, an 87 per cent increase from the 1,288 units tallied over the first eight months of 2009.

The Winnipeg CMA recorded 214 single-detached starts in August compared to 126 in August 2009, a 70 per cent increase over the previous year. While impressive, the 214 singles initiated in August also represents the highest number of single starts for the month of August since 1989 and the

Figure 1



Source: CMHC

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Canada

Housing market intelligence you can count on

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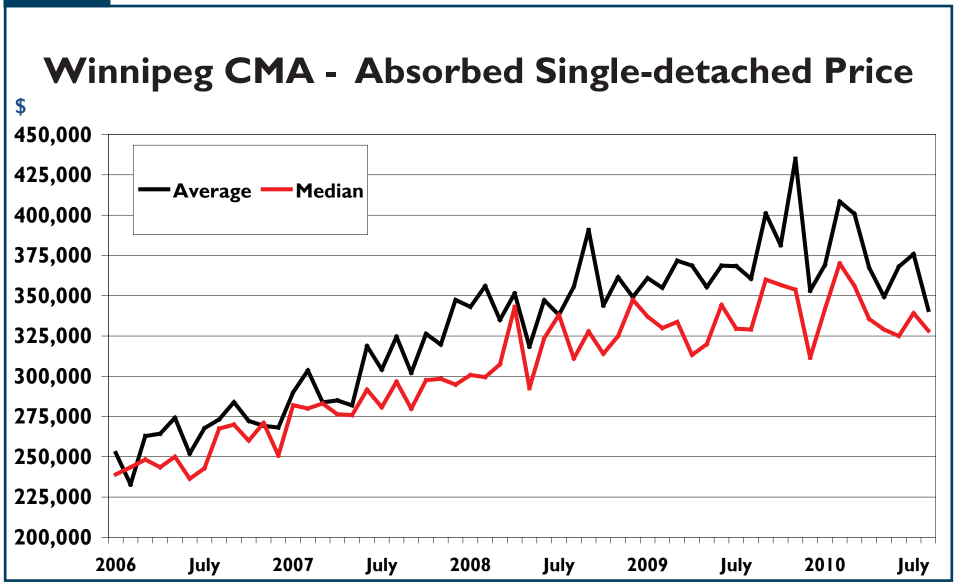
HOME TO CANADIANS

Figure 2



Source: CMHC

strongest for any month since January 1990. Through the first eight months of the year, single-detached starts reached 1,310 units in the CMA, 40 per cent more than were tallied over the same period one year prior. Of the municipalities comprising the CMA, the largest gains thus far have occurred in Ritchot and MacDonald, up 163 and 86 per cent respectively. Within Winnipeg city limits, where starts represent 80 per cent of CMA starts to-date, year-over-year singles were up 44 per cent.

The average price of a new single-detached home absorbed in August in the Winnipeg CMA was $341,117, down just over five per cent from the average value reported in August 2009. This also represents the lowest monthly average in over two years.

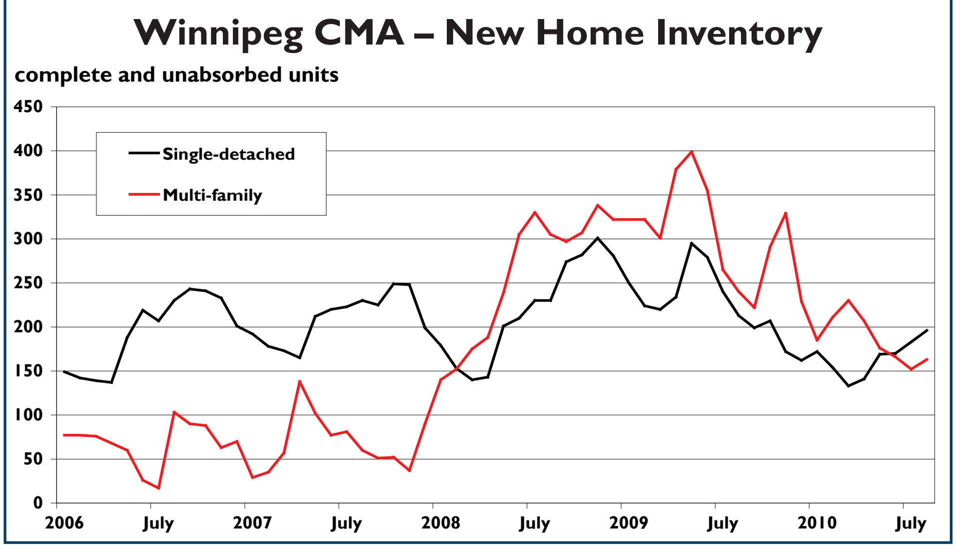
Considering contractor selling prices reported by Statistics Canada's New House Price Index (NHPI) for Winnipeg increased by 4.3 per cent on a year-over-year basis in July, the low average absorbed price in August was likely compositional in nature. Reviewing the distribution of absorptions by price range, we can determine that August recorded a disproportionately higher number of single-detached absorptions in the lower price ranges compared to the previous year.

Across the CMA, single-detached home absorptions were down only 10 units from August 2009. The total supply of single-detached homes, which includes units under construction and the completed and unoccupied inventory, stood at 1,226 units in August, representing a 36 per cent increase from August 2009.

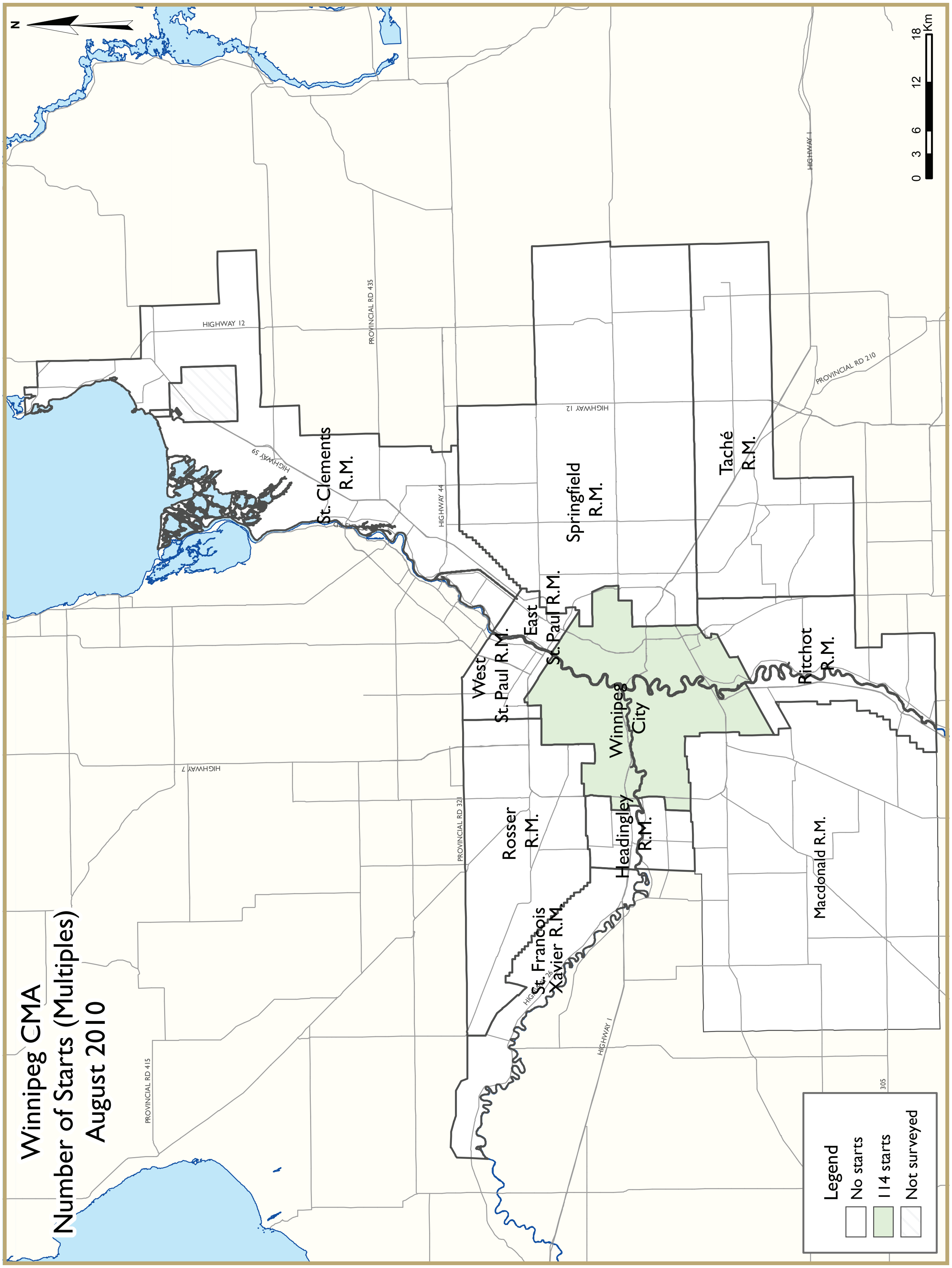
The multi-family sector, which includes semi-detached units, rows, and apartments, slowed after a flurry of activity in July. A total of 114 multi-family starts were recorded in August, down from 186 a year earlier. However, after strong activity earlier this year, a total of 1,101 multiple-family units have started construction in the first eight months of the year, more than triple the 349 a year earlier. With Winnipeg experiencing one of the lowest rental vacancy rates in the country, home builders have responded by boosting construction. As a result, the number of units constructed for the rental market so far this year is double the number started for the condominium market.

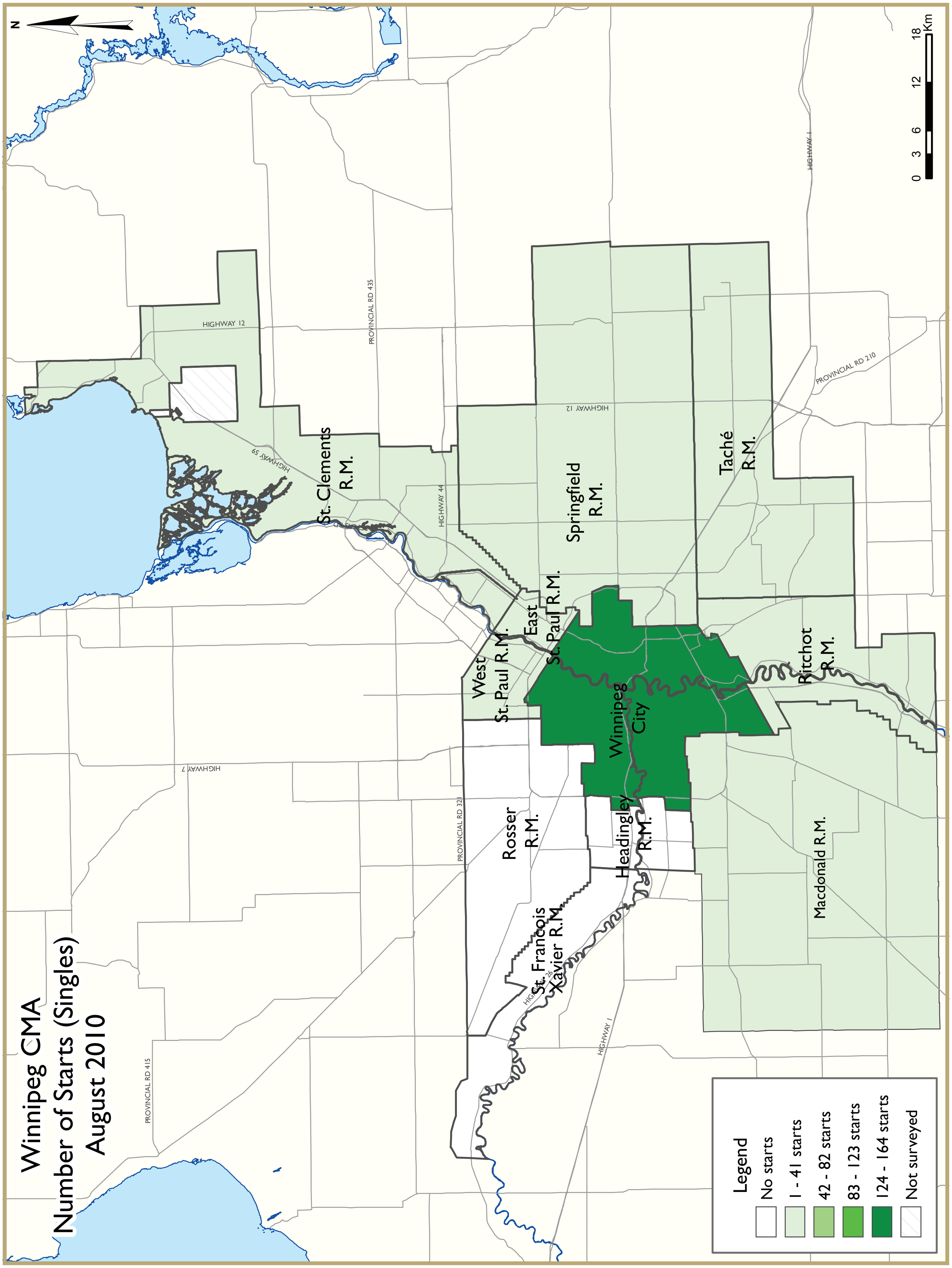
The total supply of multi-family units, including those under construction or completed but not occupied advanced 22 per cent from the previous year, climbing to 1,472 units in August. This represents the highest supply level in two years. The overall rise in supply can be attributed to a higher number of units under construction, as units in inventory were lower on a year-over-year basis. At 1,309 units in August, the volume of multiples under construction was 36 per cent higher than the previous year. Complete and unabsorbed multiples, meanwhile, totalled 163 units in August, 32 per cent lower than August 2009.

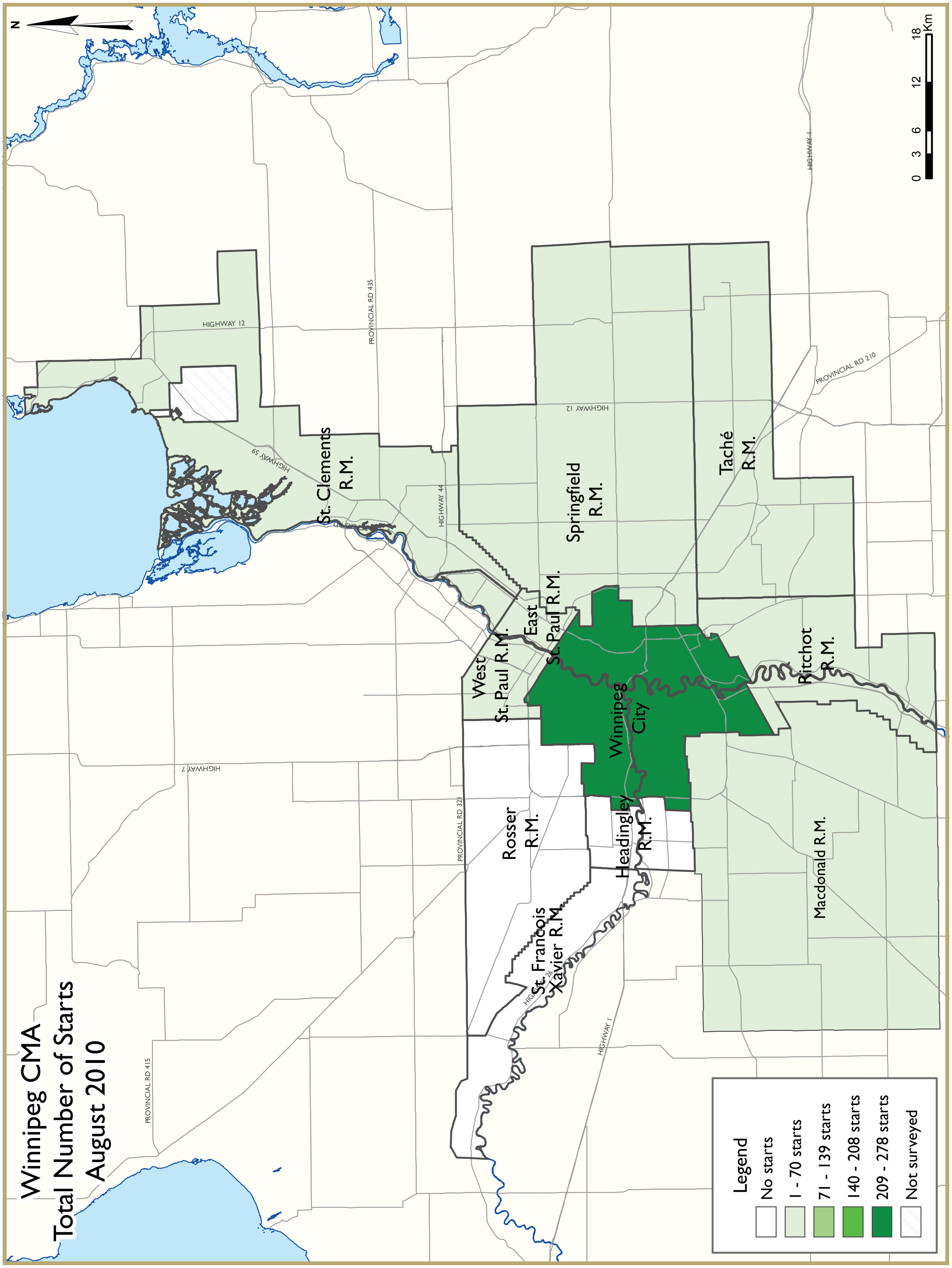
Figure 3

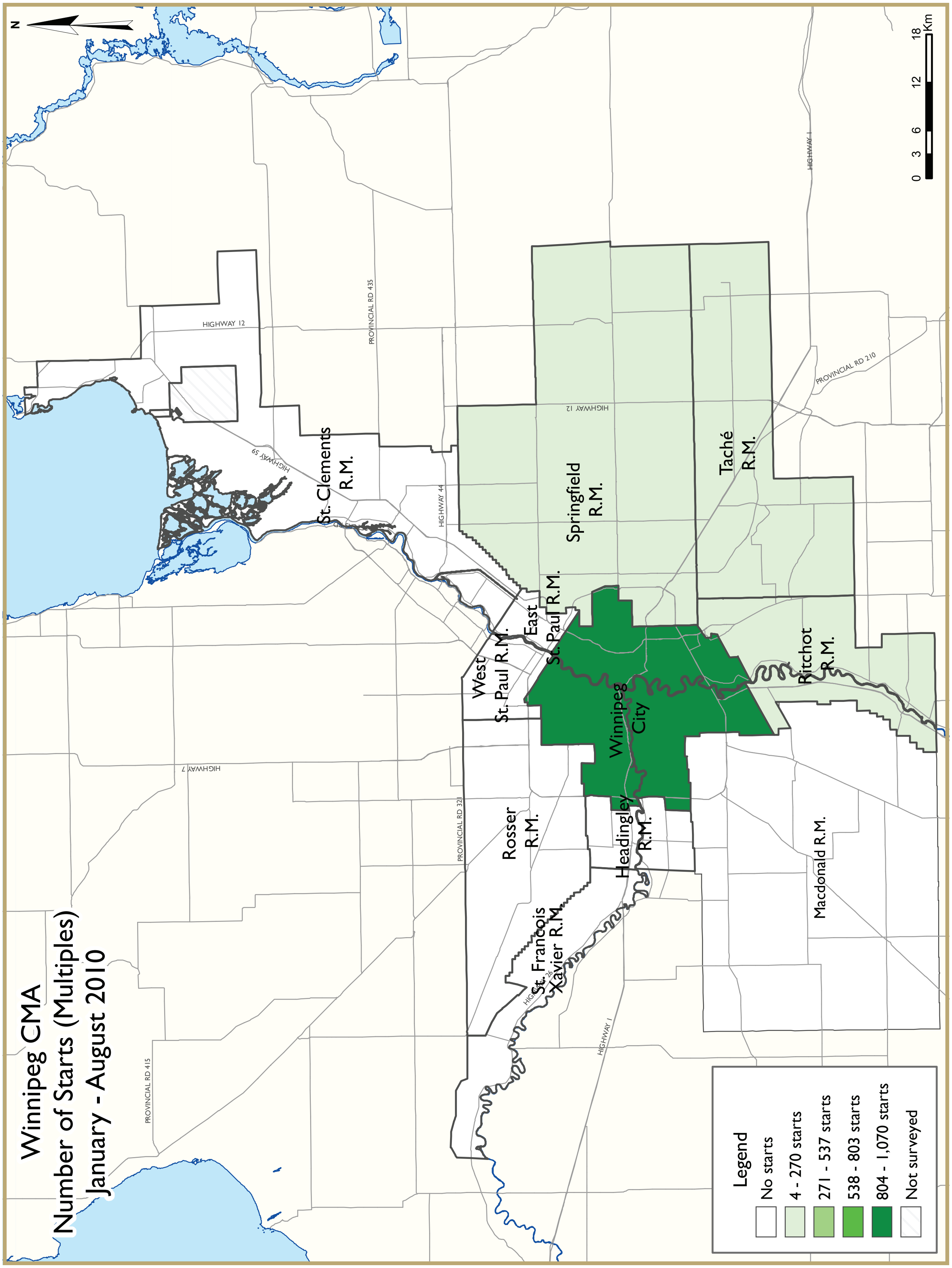


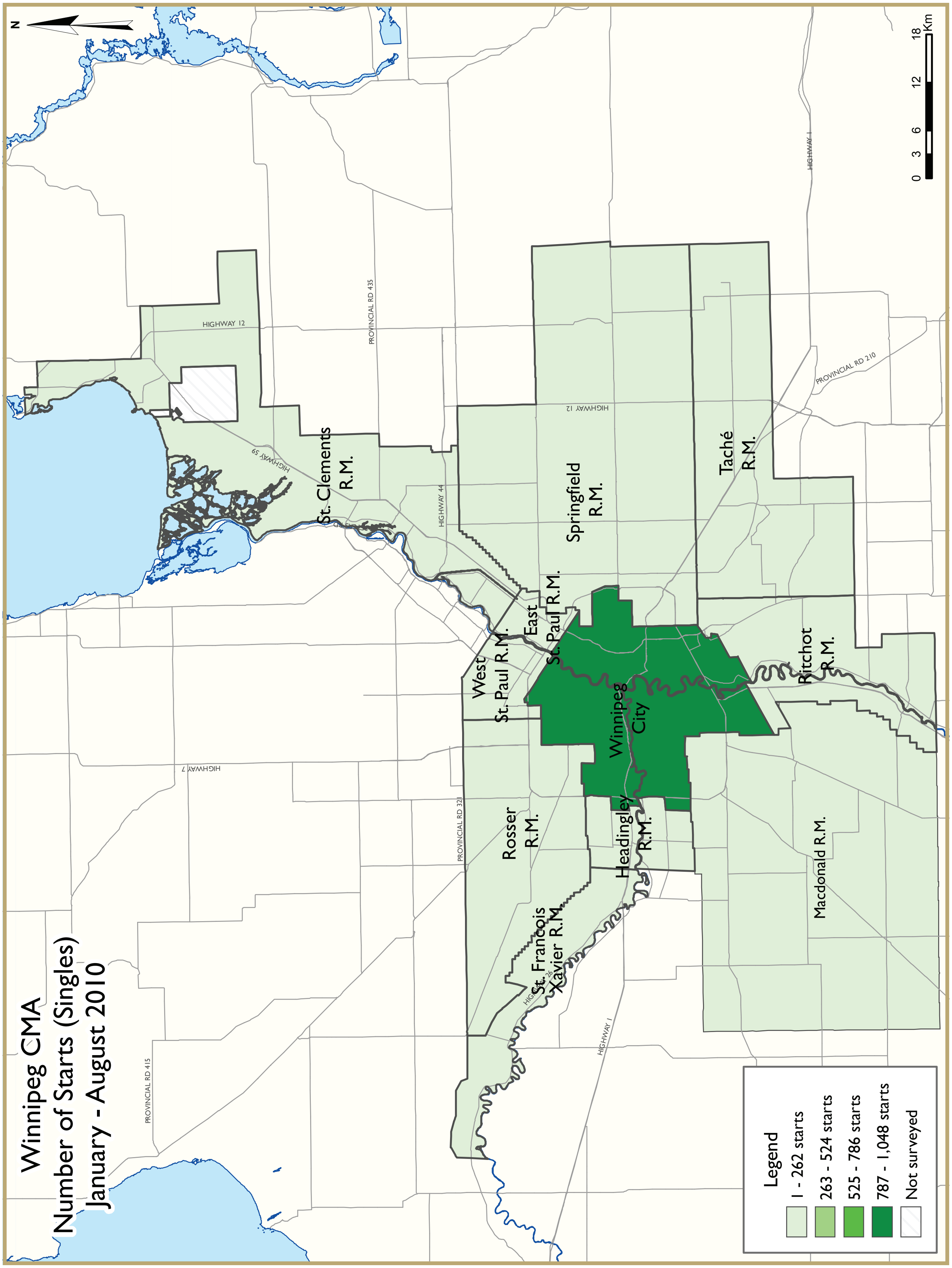
Source: CMHC

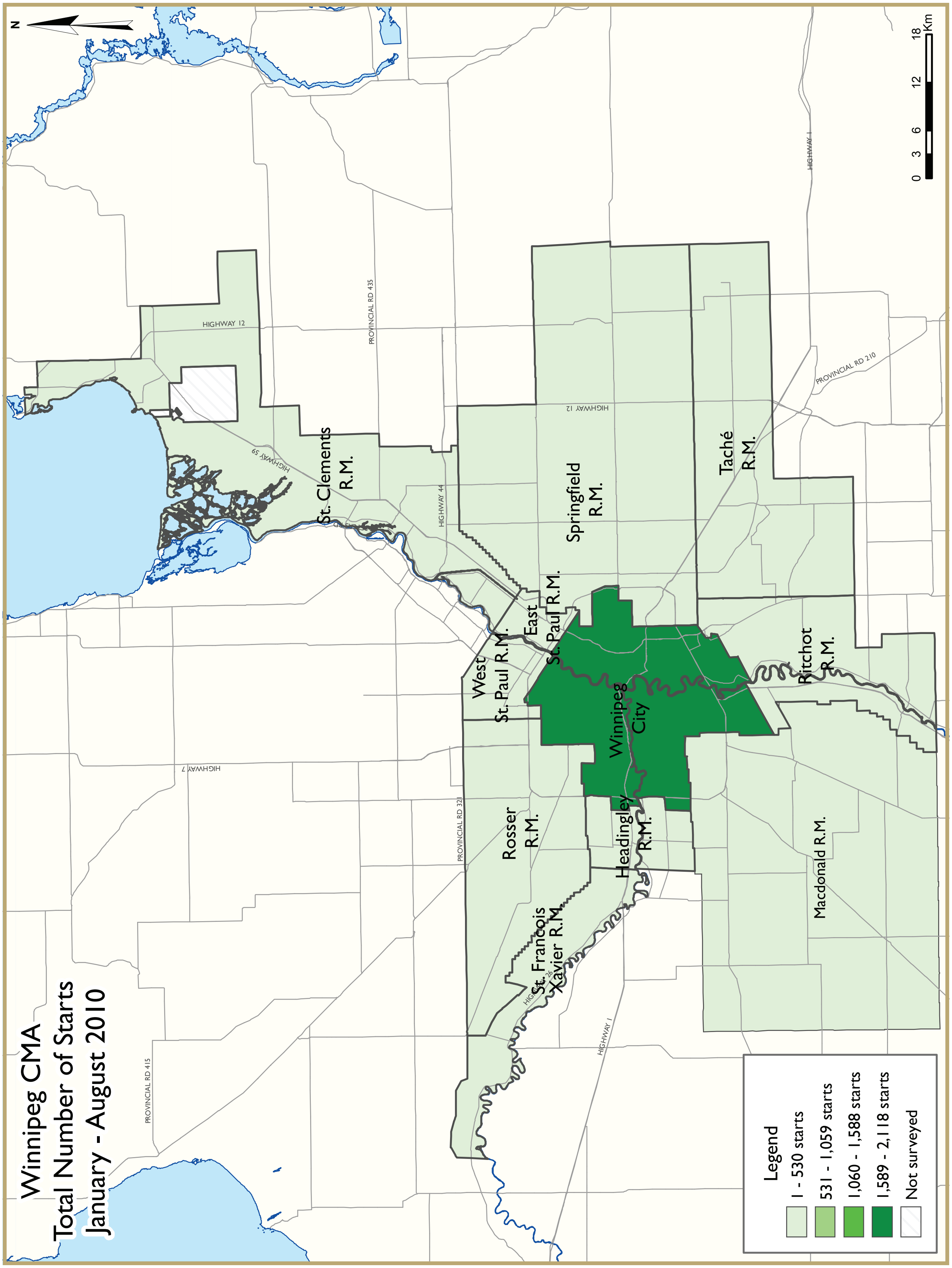

Winnipeg CMA
Number of Starts (Multiples)
August 2010
St. Clements R.M.
East St. Paul R.M.
West St. Paul R.M.
Springfield R.M.
Taché R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415
305
N
0 3 6 12 18 Km
Legend
No starts
1 14 starts
Not surveyed


Winnipeg CMA
Number of Starts (Singles)
August 2010
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
Legend
No starts
1 - 41 starts
42 - 82 starts
83 - 123 starts
124 - 164 starts
Not surveyed


Winnipeg CMA
Total Number of Starts
August 2010
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
0 3 6 12 18 Km
Legend
No starts
1 - 70 starts
71 - 139 starts
140 - 208 starts
209 - 278 starts
Not surveyed


Winnipeg CMA
Number of Starts (Multiples)
January - August 2010
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
Legend
No starts
4 - 270 starts
271 - 537 starts
538 - 803 starts
804 - 1,070 starts
Not surveyed


Winnipeg CMA
Number of Starts (Singles)
January - August 2010
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
HIGHWAY 26
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
Legend
1 - 262 starts
263 - 524 starts
525 - 786 starts
787 - 1,048 starts
Not surveyed


Winnipeg CMA
Total Number of Starts
January - August 2010
Legend
1 - 530 starts
531 - 1,059 starts
1,060 - 1,588 starts
1,589 - 2,118 starts
Not surveyed
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 323
PROVINCIAL RD 415
N
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA August 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2010	211	2	0	3	0	66	0	46	328
August 2009	126	4	0	0	0	9	0	173	312
% Change	67.5	-50.0	n/a	n/a	n/a	**	n/a	-73.4	5.1
Year-to-date 2010	1,300	22	0	10	124	250	3	702	2,411
Year-to-date 2009	926	16	0	13	69	27	4	233	1,288
% Change	40.4	37.5	n/a	-23.1	79.7	**	-25.0	**	87.2
UNDER CONSTRUCTION									
August 2010	1,023	22	0	7	137	315	15	820	2,339
August 2009	682	16	0	9	72	547	0	327	1,653
% Change	50.0	37.5	n/a	-22.2	90.3	-42.4	n/a	150.8	41.5
COMPLETIONS									
August 2010	147	0	0	0	9	0	3	29	188
August 2009	90	0	0	1	0	0	0	0	91
% Change	63.3	n/a	n/a	-100.0	n/a	n/a	n/a	n/a	106.6
Year-to-date 2010	1,003	10	0	9	39	159	6	124	1,350
Year-to-date 2009	1,083	14	0	13	84	172	4	167	1,561
% Change	-7.4	-28.6	n/a	-30.8	-53.6	-7.6	50.0	-25.7	-13.5
COMPLETED & NOT ABSORBED									
August 2010	212	4	0	9	9	115	6	29	384
August 2009	202	5	4	11	19	94	0	118	453
% Change	5.0	-20.0	-100.0	-18.2	-52.6	22.3	n/a	-75.4	-15.2
ABSORBED									
August 2010	108	2	0	0	7	18	0	3	138
August 2009	115	1	0	3	0	0	0	24	143
% Change	-6.1	100.0	n/a	-100.0	n/a	n/a	n/a	-87.5	-3.5
Year-to-date 2010	939	10	4	11	46	190	0	154	1,354
Year-to-date 2009	1,147	9	0	15	77	208	0	223	1,703
% Change	-18.1	11.1	n/a	-26.7	-40.3	-8.7	n/a	-30.9	-20.5

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

Table 1.1: Housing Activity Summary by Submarket August 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
August 2010	164	2	0	0	0	66	0	46	278
August 2009	94	4	0	0	0	9	0	173	280
East St. Paul R.M.									
August 2010	5	0	0	0	0	0	0	0	5
August 2009	2	0	0	0	0	0	0	0	2
Headingley R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
August 2010	7	0	0	0	0	0	0	0	7
August 2009	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
August 2010	1	0	0	0	0	0	0	0	1
August 2009	1	0	0	0	0	0	0	0	1
Rosser R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2010	5	0	0	0	0	0	0	0	5
August 2009	8	0	0	0	0	0	0	0	8
St. Francois Xavier R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	2	0	0	0	0	0	0	0	2
Springfield R.M.									
August 2010	8	0	0	3	0	0	0	0	11
August 2009	7	0	0	0	0	0	0	0	7
Tache R.M.									
August 2010	17	0	0	0	0	0	0	0	17
August 2009	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
August 2010	4	0	0	0	0	0	0	0	4
August 2009	5	0	0	0	0	0	0	0	5
Winnipeg CMA									
August 2010	211	2	0	3	0	66	0	46	328
August 2009	126	4	0	0	0	9	0	173	312

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

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
August 2010	752	14	0	1	129	315	5	820	2,036
August 2009	500	16	0	2	72	547	0	327	1,464
East St. Paul R.M.									
August 2010	19	0	0	2	0	0	0	0	21
August 2009	11	0	0	0	0	0	0	0	11
Headingley R.M.									
August 2010	10	0	0	1	0	0	0	0	11
August 2009	11	0	0	0	0	0	0	0	11
MacDonald R.M.									
August 2010	32	0	0	0	0	0	0	0	32
August 2009	11	0	0	0	0	0	0	0	11
Ritchot R.M.									
August 2010	18	4	0	0	0	0	0	0	22
August 2009	7	0	0	0	0	0	0	0	7
Rosser R.M.									
August 2010	3	0	0	0	0	0	0	0	3
August 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2010	51	0	0	0	0	0	0	0	51
August 2009	43	0	0	0	0	0	0	0	43
St. Francois Xavier R.M.									
August 2010	3	0	0	0	0	0	0	0	3
August 2009	7	0	0	0	0	0	0	0	7
Springfield R.M.									
August 2010	60	4	0	3	0	0	0	0	67
August 2009	41	0	0	7	0	0	0	0	48
Tache R.M.									
August 2010	52	0	0	0	8	0	10	0	70
August 2009	28	0	0	0	0	0	0	0	28
West St. Paul R.M.									
August 2010	23	0	0	0	0	0	0	0	23
August 2009	23	0	0	0	0	0	0	0	23
Winnipeg CMA									
August 2010	1,023	22	0	7	137	315	15	820	2,339
August 2009	682	16	0	9	72	547	0	327	1,653

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

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
August 2010	139	0	0	0	9	0	0	29	177
August 2009	52	0	0	1	0	0	0	0	53
East St. Paul R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	1	0	0	0	0	0	0	0	1
Headingley R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	2	0	0	0	0	0	0	0	2
Macdonald R.M.									
August 2010	4	0	0	0	0	0	0	0	4
August 2009	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	3	0	0	0	0	0	0	0	3
Rosser R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	6	0	0	0	0	0	0	0	6
Tache R.M.									
August 2010	0	0	0	0	0	0	3	0	3
August 2009	11	0	0	0	0	0	0	0	11
West St. Paul R.M.									
August 2010	4	0	0	0	0	0	0	0	4
August 2009	5	0	0	0	0	0	0	0	5
Winnipeg CMA									
August 2010	147	0	0	0	9	0	3	29	188
August 2009	90	0	0	1	0	0	0	0	91

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

Table 1.1: Housing Activity Summary by Submarket August 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
August 2010	195	2	0	1	8	111	0	29	346
August 2009	172	5	0	1	18	88	0	118	402
East St. Paul R.M.									
August 2010	1	0	0	5	0	0	0	0	6
August 2009	4	0	0	5	0	0	0	0	9
Headingley R.M.									
August 2010	1	0	0	2	0	0	0	0	3
August 2009	4	0	0	1	0	0	0	0	5
MacDonald R.M.									
August 2010	5	0	0	0	0	0	0	0	5
August 2009	7	0	0	0	0	0	0	0	7
Ritchot R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	3	0	0	0	0	0	0	0	3
Rosser R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2010	2	0	0	0	0	4	0	0	6
August 2009	1	0	0	0	0	6	0	0	7
St. Francois Xavier R.M.									
August 2010	1	0	0	0	0	0	0	0	1
August 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2010	2	2	0	1	0	0	0	0	5
August 2009	7	0	0	4	0	0	0	0	11
Tache R.M.									
August 2010	0	0	0	0	1	0	6	0	7
August 2009	4	0	4	0	1	0	0	0	9
West St. Paul R.M.									
August 2010	5	0	0	0	0	0	0	0	5
August 2009	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
August 2010	212	4	0	9	9	115	6	29	384
August 2009	202	5	4	11	19	94	0	118	453

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

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
August 2010	97	2	0	0	7	18	0	3	127
August 2009	71	1	0	0	0	0	0	24	96
East St. Paul R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	3	0	0	0	0	0	0	0	3
Headingley R.M.									
August 2010	1	0	0	0	0	0	0	0	1
August 2009	1	0	0	3	0	0	0	0	4
MacDonald R.M.									
August 2010	6	0	0	0	0	0	0	0	6
August 2009	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
August 2010	1	0	0	0	0	0	0	0	1
August 2009	5	0	0	0	0	0	0	0	5
Rosser R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2010	1	0	0	0	0	0	0	0	1
August 2009	11	0	0	0	0	0	0	0	11
Tache R.M.									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	10	0	0	0	0	0	0	0	10
West St. Paul R.M.									
August 2010	2	0	0	0	0	0	0	0	2
August 2009	6	0	0	0	0	0	0	0	6
Winnipeg CMA									
August 2010	108	2	0	0	7	18	0	3	138
August 2009	115	1	0	3	0	0	0	24	143

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

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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type August 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	% Change
Winnipeg City	164	94	2	4	0	0	112	182	278	280	-0.7
East St. Paul R.M.	5	2	0	0	0	0	0	0	5	2	150.0
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	7	4	0	0	0	0	0	0	7	4	75.0
Ritchot R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	8	0	0	0	0	0	0	5	8	-37.5
St. Francois Xavier R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Springfield R.M.	11	7	0	0	0	0	0	0	11	7	57.1
Tache R.M.	17	3	0	0	0	0	0	0	17	3	**
West St. Paul R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
Winnipeg CMA	214	126	2	4	0	0	112	182	328	312	5.1

Table 2.1: Starts by Submarket and by Dwelling Type January - August 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	1,048	727	18	26	100	59	952	260	2,118	1,072	97.6
East St. Paul R.M.	24	14	0	0	0	0	0	0	24	14	71.4
Headingley R.M.	12	12	0	0	0	0	0	0	12	12	0.0
MacDonald R.M.	39	21	0	0	0	0	0	0	39	21	85.7
Ritchot R.M.	21	8	4	0	0	0	0	0	25	8	**
Rosser R.M.	3	0	0	0	0	0	0	0	3	0	n/a
St. Clements R.M.	36	38	0	0	0	0	0	0	36	38	-5.3
St. Francois Xavier R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
Springfield R.M.	58	52	6	0	0	0	0	0	64	52	23.1
Tache R.M.	44	42	0	0	21	4	0	0	65	46	41.3
West St. Paul R.M.	24	19	0	0	0	0	0	0	24	19	26.3
Winnipeg CMA	1,310	939	28	26	121	63	952	260	2,411	1,288	87.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Winnipeg City	0	0	0	0	66	9	46	173
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	0	0	0	66	9	46	173

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 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	250	27	702	233
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
Winnipeg CMA	118	59	3	4	250	27	702	233

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market August 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Winnipeg City	166	98	66	9	46	173	278	280
East St. Paul R.M.	5	2	0	0	0	0	5	2
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	7	4	0	0	0	0	7	4
Ritchot R.M.	1	1	0	0	0	0	1	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	8	0	0	0	0	5	8
St. Francois Xavier R.M.	0	2	0	0	0	0	0	2
Springfield R.M.	8	7	3	0	0	0	11	7
Tache R.M.	17	3	0	0	0	0	17	3
West St. Paul R.M.	4	5	0	0	0	0	4	5
Winnipeg CMA	213	130	69	9	46	173	328	312

Table 2.5: Starts by Submarket and by Intended Market January - August 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	1,058	741	358	98	702	233	2,118	1,072
East St. Paul R.M.	21	14	3	0	0	0	24	14
Headingley R.M.	10	11	2	1	0	0	12	12
MacDonald R.M.	39	20	0	1	0	0	39	21
Ritchot R.M.	25	8	0	0	0	0	25	8
Rosser R.M.	3	0	0	0	0	0	3	0
St. Clements R.M.	36	38	0	0	0	0	36	38
St. Francois Xavier R.M.	1	6	0	0	0	0	1	6
Springfield R.M.	61	43	3	9	0	0	64	52
Tache R.M.	44	42	18	0	3	4	65	46
West St. Paul R.M.	24	19	0	0	0	0	24	19
Winnipeg CMA	1,322	942	384	109	705	237	2,411	1,288

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type August 2010												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	% Change
Winnipeg City	139	53	2	0	7	0	29	0	177	53	**
East St. Paul R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Headingley R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
MacDonald R.M.	4	4	0	0	0	0	0	0	4	4	0.0
Ritchot R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	0	6	0	0	0	0	0	0	0	6	-100.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	0	6	0	0	0	0	0	0	0	6	-100.0
Tache R.M.	0	11	0	0	3	0	0	0	3	11	-72.7
West St. Paul R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
Winnipeg CMA	147	91	2	0	10	0	29	0	188	91	106.6

Table 3.1: Completions by Submarket and by Dwelling Type January - August 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	845	806	14	16	29	80	283	333	1,171	1,235	-5.2
East St. Paul R.M.	15	21	0	0	0	0	0	0	15	21	-28.6
Headingley R.M.	12	29	0	0	0	0	0	0	12	29	-58.6
MacDonald R.M.	26	24	0	0	0	0	0	0	26	24	8.3
Ritchot R.M.	9	23	2	0	0	0	0	0	11	23	-52.2
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	19	40	0	0	0	0	0	30	19	70	-72.9
St. Francois Xavier R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
Springfield R.M.	42	70	4	0	0	0	0	0	46	70	-34.3
Tache R.M.	24	58	0	2	6	4	0	0	30	64	-53.1
West St. Paul R.M.	18	19	0	0	0	0	0	0	18	19	-5.3
Winnipeg CMA	1,012	1,096	20	18	35	84	283	363	1,350	1,561	-13.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market August 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Winnipeg City	7	0	0	0	0	0	29	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	3	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	7	0	3	0	0	0	29	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - August 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	29	80	0	0	159	142	124	167
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	30	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	6	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	29	80	6	4	159	172	124	167

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market August 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Winnipeg City	139	52	9	1	29	0	177	53
East St. Paul R.M.	0	1	0	0	0	0	0	1
Headingley R.M.	0	2	0	0	0	0	0	2
MacDonald R.M.	4	4	0	0	0	0	4	4
Ritchot R.M.	0	3	0	0	0	0	0	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	6	0	0	0	0	0	6
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	6	0	0	0	0	0	6
Tache R.M.	0	11	0	0	3	0	3	11
West St. Paul R.M.	4	5	0	0	0	0	4	5
Winnipeg CMA	147	90	9	1	32	0	188	91

Table 3.5: Completions by Submarket and by Intended Market January - August 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	847	816	200	228	124	167	1,171	1,235
East St. Paul R.M.	13	21	2	0	0	0	15	21
Headingley R.M.	9	23	3	6	0	0	12	29
MacDonald R.M.	26	23	0	1	0	0	26	24
Ritchot R.M.	11	23	0	0	0	0	11	23
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	19	40	0	30	0	0	19	70
St. Francois Xavier R.M.	2	4	0	0	0	0	2	4
Springfield R.M.	44	66	2	4	0	0	46	70
Tache R.M.	24	60	0	0	6	4	30	64
West St. Paul R.M.	18	19	0	0	0	0	18	19
Winnipeg CMA	1,013	1,097	207	269	130	171	1,350	1,561

Source: CMHC (Starts and Completions Survey)

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

Submarket	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
August 2010	17	17.7	25	26.0	34	35.4	9	9.4	11	11.5	96	329,313	336,356
August 2009	19	27.5	23	33.3	11	15.9	4	5.8	12	17.4	69	307,900	350,996
Year-to-date 2010	127	16.8	214	28.4	212	28.1	69	9.2	132	17.5	754	333,402	360,212
Year-to-date 2009	198	23.8	236	28.4	135	16.2	114	13.7	148	17.8	831	319,000	352,505
East St. Paul R.M.													
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2009	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
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	2.7	2	5.4	8	21.6	26	70.3	37	537,824	585,551
Headingley R.M.													
August 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2009	0	0.0	0	0.0	4	100.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	2	20.0	1	10.0	7	70.0	10	475,000	614,040
Year-to-date 2009	0	0.0	1	3.3	17	56.7	2	6.7	10	33.3	30	347,950	463,860
MacDonald R.M.													
August 2010	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--
August 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2010	2	8.3	12	50.0	1	4.2	4	16.7	5	20.8	24	316,000	361,577
Year-to-date 2009	6	21.4	7	25.0	9	32.1	3	10.7	3	10.7	28	359,950	363,021
Ritchot R.M.													
August 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2009	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2010	4	57.1	1	14.3	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2009	5	20.8	12	50.0	1	4.2	2	8.3	4	16.7	24	299,950	325,581
Rosser R.M.													
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
St. Clements R.M.													
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2009	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2010	1	11.1	2	22.2	1	11.1	5	55.6	0	0.0	9	--	--
Year-to-date 2009	9	24.3	9	24.3	6	16.2	6	16.2	7	18.9	37	330,000	343,551
St. Francois Xavier R.M.													
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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 August 2010													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
August 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
August 2009	0	0.0	1	10.0	3	30.0	4	40.0	2	20.0	10	390,129	385,675
Year-to-date 2010	0	0.0	12	38.7	3	9.7	10	32.3	6	19.4	31	377,775	382,792
Year-to-date 2009	7	10.4	12	17.9	17	25.4	16	23.9	15	22.4	67	367,650	380,266
Tache R.M.													
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2009	0	0.0	4	50.0	2	25.0	2	25.0	0	0.0	8	--	--
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	17.9	21	37.5	13	23.2	8	14.3	4	7.1	56	310,693	330,610
West St. Paul R.M.													
August 2010	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
August 2009	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	2	18.2	3	27.3	6	54.5	11	442,000	465,469
Year-to-date 2009	2	7.7	4	15.4	6	23.1	9	34.6	5	19.2	26	397,450	386,735
Winnipeg CMA													
August 2010	18	17.0	30	28.3	35	33.0	10	9.4	13	12.3	106	328,271	341,117
August 2009	21	19.6	31	29.0	20	18.7	18	16.8	17	15.9	107	329,000	360,488
Year-to-date 2010	138	15.7	244	27.8	228	26.0	98	11.2	169	19.3	877	335,143	367,407
Year-to-date 2009	238	20.9	306	26.8	206	18.1	168	14.7	222	19.5	1,140	329,950	363,523

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2010						
Submarket	Aug 2010	Aug 2009	% Change	YTD 2010	YTD 2009	% Change
Winnipeg City	336,356	350,996	-4.2	360,212	352,505	2.2
East St. Paul R.M.	--	--	n/a	555,319	585,551	-5.2
Headingley R.M.	--	--	n/a	614,040	463,860	32.4
MacDonald R.M.	--	--	n/a	361,577	363,021	-0.4
Ritchot R.M.	--	--	n/a	--	325,581	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	343,551	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	385,675	n/a	382,792	380,266	0.7
Tache R.M.	--	--	n/a	370,440	330,610	12.0
West St. Paul R.M.	--	--	n/a	465,469	386,735	20.4
Winnipeg CMA	341,117	360,488	-5.4	367,407	363,523	1.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
August 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	906	1,438	1,278	70.9	225,191	9.2	227,020
	August	955	-11.6	836	1,391	1,266	66.0	222,597	7.3	229,733
	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	8,175	-7.1		11,596			207,006	3.5	
	YTD 2010	8,193	0.2		11,884			228,822	10.5	

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

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

Table 6: Economic Indicators
August 2010

		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	181.4	112.3	398	4.5	70.8	719
	February	627	5.00	5.79	181.4	113.0	398	4.7	70.9	724
	March	613	4.50	5.55	181.4	112.9	396	4.9	70.7	735
	April	596	3.90	5.25	181.4	113.5	395	5.0	70.5	738
	May	596	3.90	5.25	182.0	114.2	394	4.9	70.2	745
	June	631	3.75	5.85	182.7	114.9	395	5.1	70.2	744
	July	631	3.75	5.85	182.9	114.8	395	5.3	70.3	741
	August	631	3.75	5.85	183.1	114.3	396	6.0	70.9	734
	September	610	3.70	5.49	183.3	114.3	397	5.9	70.9	732
	October	630	3.80	5.84	183.3	114.2	397	6.0	70.9	736
	November	616	3.60	5.59	183.5	114.5	396	5.4	70.3	737
	December	610	3.60	5.49	184.1	114.0	395	5.6	70.2	737
2010	January	610	3.60	5.49	185.3	114.1	396	5.5	70.1	732
	February	604	3.60	5.39	188.8	114.4	396	5.6	70.1	733
	March	631	3.60	5.85	189.6	114.5	397	5.5	70.1	731
	April	655	3.80	6.25	190.3	114.6	398	5.4	70.2	731
	May	639	3.70	5.99	190.7	114.8	400	5.7	70.7	734
	June	633	3.60	5.89	191.6	114.6	402	5.8	71.0	744
	July	627	3.50	5.79	192.1	114.5	403	6.1	71.3	754
	August	604	3.30	5.39		114.6	405	6.0	71.4	759
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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