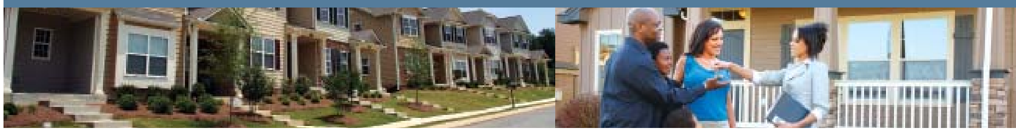
HOUSING MARKET INFORMATION

HOUSING NOW
Peterborough CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2010

New Home Market

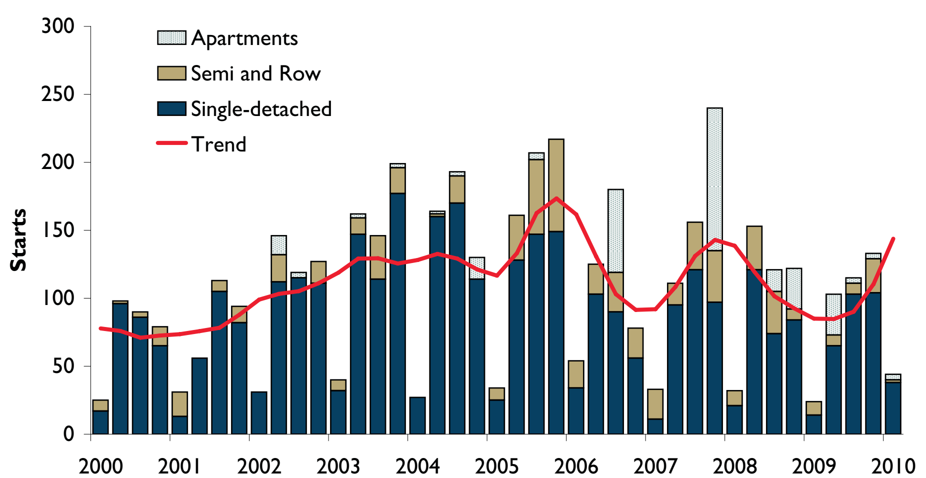
Strong New Home Construction in the First Quarter

New home starts in the Peterborough Census Metropolitan Area (CMA) during the first quarter of 2010 doubled from the same period of 2009. The trend rose because starts were unusually high for this time of year, a sign that recovery in the new home construction market was underway.

Looking at starts by housing type shows that single-detached homes led new construction with 44 starts. It is important to note that single-detached homes are preferred by buyers over other types of housing in Peterborough. The availability of land for single-detached home building and

Figure 1

First Quarter Housing Starts Increased



Source: CHMC

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lower prices compared to adjacent centres such as Durham Region and the Greater Toronto Area are reasons for the preference. There were just a handful of starts of other home types during the first quarter,

The majority of the new homes which were completed were sold. This suggests that builders focused on completing and selling off new homes during the quarter to meet the demand. Although completions are generally lower during the winter months, the first quarter's total matched the quarterly average of 2009.

Breaking down the new homes which were sold and occupied by price range, it was apparent that homes which were sold for less than $250,000 gained momentum, while the more expensive homes became less popular among buyers. Low mortgage rates combined with a smaller down payment required for lower-priced homes resulted in some spill-over of buyers from the resale market. Also, the movement towards intensification as part of the province's Growth Plan for the Greater Golden Horseshoe Area encourages the efficient use of land for residential and infrastructure building and thus the construction of smaller single-detached homes. Most of these homes were also located in the urban core of Peterborough city where access to services and amenities is more convenient. More homes priced at the lower end of the market therefore contributed to the decline in the average new home price by 12 per cent year over year in Peterborough to $304,000.

By submarket, the city of Peterborough had the widest selection of homes available at different price ranges, while the most expensive homes were built in Smith-Ennismore-Lakefield Township and Douro-Dummer.

Resale Market

Resale Market Stabilizing

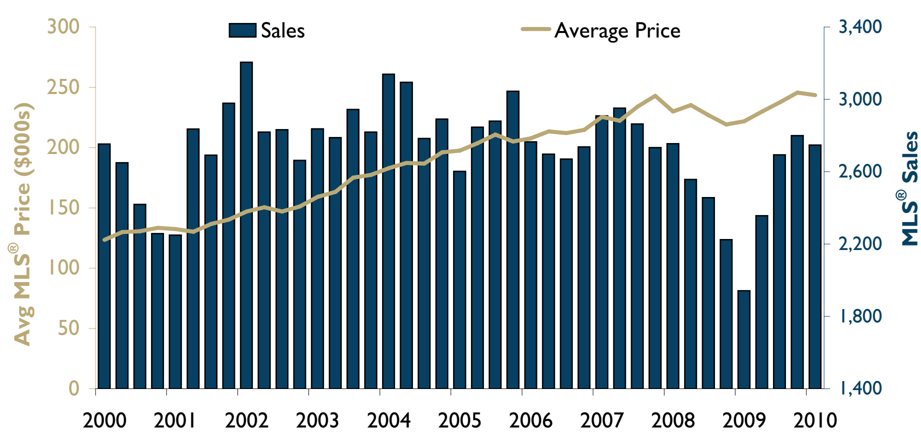
After several quarters of strong growth, sales of existing homes eased slightly on a seasonally adjusted basis in the first quarter of 2010. The very strong sales growth had caused the market to tighten significantly in mid-2009, leading to price increases. This drew out more listings, and growth in seasonally adjusted new listings accelerated to more than ten per cent on an annualized basis in the first quarter of 2010 from the previous quarter. With listings growing faster than sales, seasonally adjusted prices dipped a little from the previous quarter. The tightening and easing of the market over the past few quarters were not so substantial as to change the essential balance between demand and supply throughout the period.

Housing demand strengthened despite a simultaneous decrease in both employment and the labour force through most of 2009. The labour force shrinkage is explained by both retirements and labour force mobility. The former had little impact on housing demand while the latter affected the rental market more than the resale home market. The resale market also benefited from growing in-migration, as well as the fact some residents commute to work in neighbouring areas where the employment situation remained stronger. In the first quarter of 2010 employment continued to drop while the labour force stabilized, leading to an increase in the unemployment rate to nearly ten per cent. This likely contributed to some of the easing in sales and prices in the first quarter.

As in many other Ontario communities, the drop in mortgage

Figure 2

Resale Market Activity Sustained



Source: CREA (MLS®)
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally adjusted.

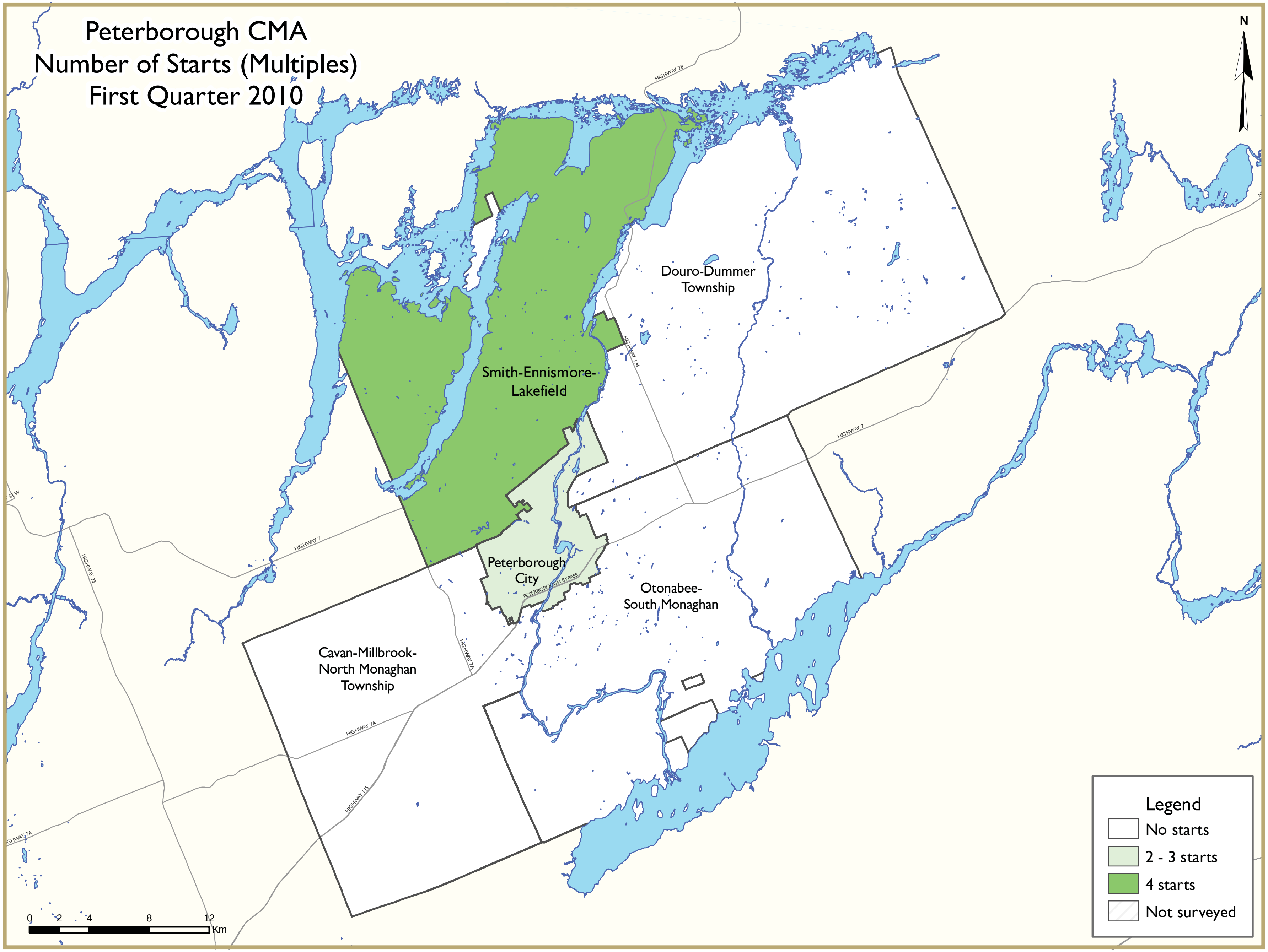
rates in 2009 brought many first-time buyers into the Peterborough resale home market. Analysis of the sales by price range indicates that homes valued at less than $260,000 dominated sales in Peterborough CMA. Because of the low required down payment and affordable monthly payment for these properties, many first homebuyers buy properties in this price range. Higher sales of properties with price tags less than $139,000 in the fourth quarter of 2009 and in the $139,000 to $260,000 price range during the first quarter are an indicator that first-time buyers played a significant role in the market in those periods.

Peterborough Among Top Ten Places to Live in Canada

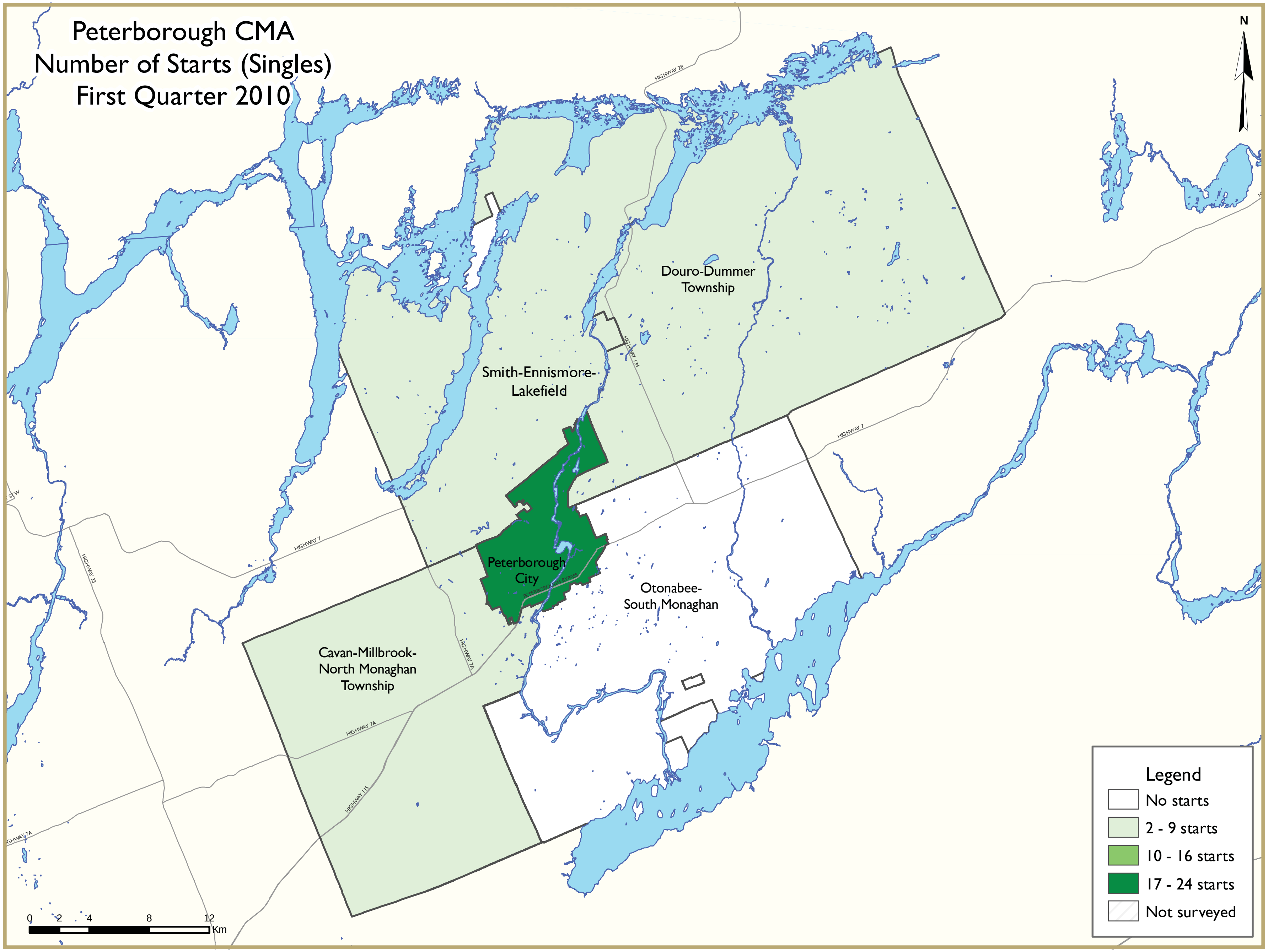
Peterborough was included for the first time in the ten top cities to live in out of 154 communities across Canada. *MoneySense* magazine ranks the communities based on different factors grouped into four categories: weather, affordable housing, prosperity and lifestyle.

By ranking in ninth position, there's more chance that in Peterborough, an individual can land a good job, afford a nice home and get quality medical care.

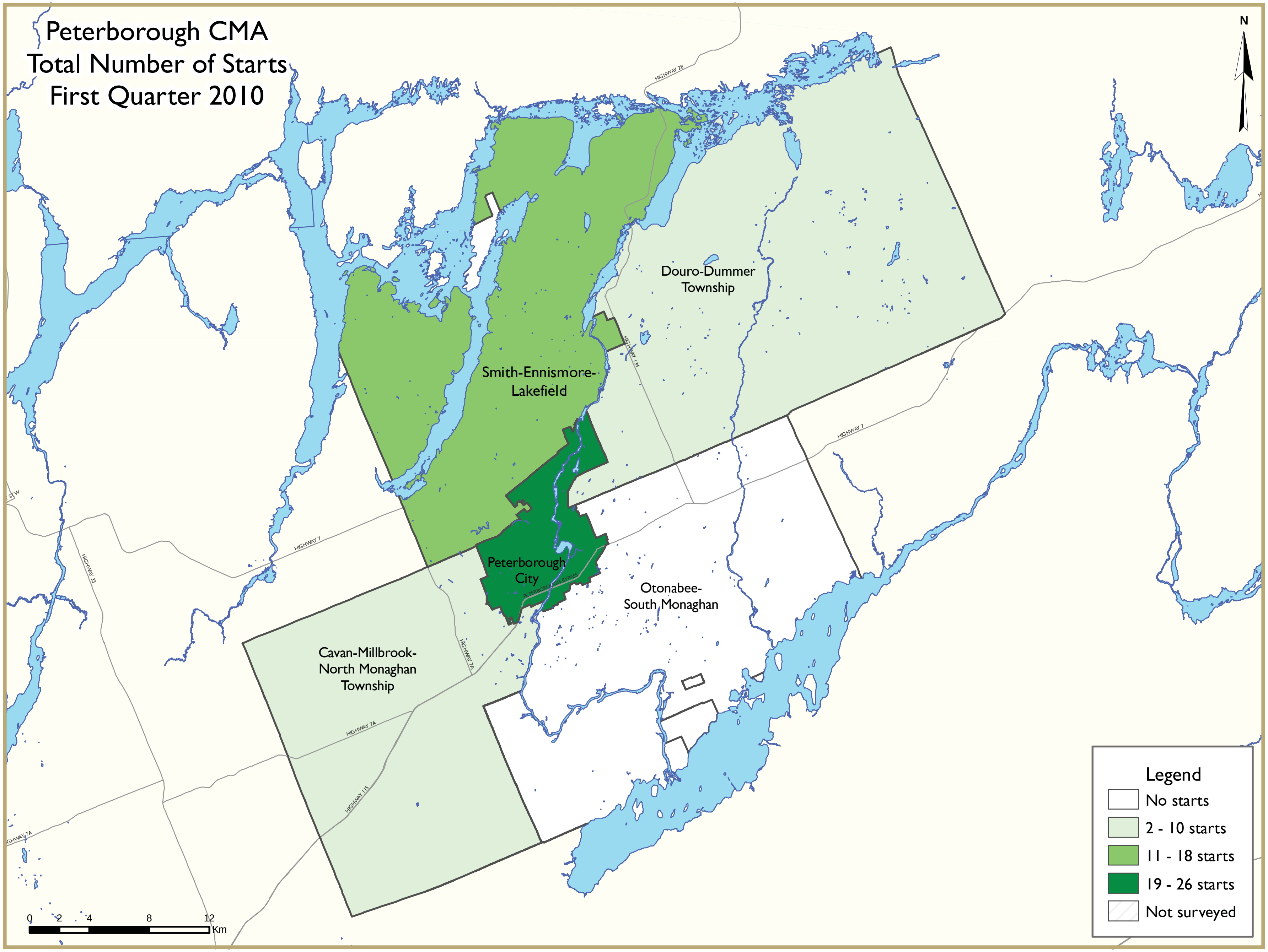
With all the optimism of Peterborough residents and their hard work in improving their city and building complete communities, this result is proof that their continuous efforts are on the right track. This news will help Peterborough attract more people to the area, especially seniors from Greater Toronto Area (GTA) and Durham region.



Peterborough CMA
Number of Starts (Multiples)
First Quarter 2010
N
Douro-Dummer
Township
Smith-Ennismore-
Lakefield
Peterborough
City
Otonabee-
South Monaghan
Cavan-Millbrook-
North Monaghan
Township
HIGHWAY 28
HIGHWAY 7
HIGHWAY 7A
HIGHWAY 115
HIGHWAY 134
HIGHWAY 35
PETERBOROUGH BYPASS
0 2 4 8 12
Km
Legend
No starts
2 - 3 starts
4 starts
Not surveyed



Peterborough CMA
Number of Starts (Singles)
First Quarter 2010
N
Douro-Dummer Township
Smith-Ennismore-Lakefield
Peterborough City
Otonabee-South Monaghan
Cavan-Millbrook-North Monaghan Township
Legend
No starts
2 - 9 starts
10 - 16 starts
17 - 24 starts
Not surveyed
0 2 4 8 12 Km


Peterborough CMA
Total Number of Starts
First Quarter 2010
N
Douro-Dummer
Township
Smith-Ennismore-
Lakefield
Peterborough
City
Otonabee-
South Monaghan
Cavan-Millbrook-
North Monaghan
Township
Legend
No starts
2 - 10 starts
11 - 18 starts
19 - 26 starts
Not surveyed
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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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 Peterborough CMA First Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2010	38	0	0	0	2	0	0	4	44
Q1 2009	14	0	0	0	0	0	10	0	24
% Change	171.4	n/a	n/a	n/a	n/a	n/a	-100.0	n/a	83.3
Year-to-date 2010	38	0	0	0	2	0	0	4	44
Year-to-date 2009	14	0	0	0	0	0	10	0	24
% Change	171.4	n/a	n/a	n/a	n/a	n/a	-100.0	n/a	83.3
UNDER CONSTRUCTION									
Q1 2010	150	0	46	0	44	105	0	4	349
Q1 2009	133	0	51	1	62	105	14	75	441
% Change	12.8	n/a	-9.8	-100.0	-29.0	0.0	-100.0	-94.7	-20.9
COMPLETIONS									
Q1 2010	77	0	0	0	0	0	0	30	107
Q1 2009	64	0	8	0	0	0	0	0	72
% Change	20.3	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	48.6
Year-to-date 2010	77	0	0	0	0	0	0	30	107
Year-to-date 2009	64	0	8	0	0	0	0	0	72
% Change	20.3	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	48.6
COMPLETED & NOT ABSORBED									
Q1 2010	4	0	0	0	7	0	7	11	29
Q1 2009	5	0	1	0	2	0	1	0	9
% Change	-20.0	n/a	-100.0	n/a	**	n/a	**	n/a	**
ABSORBED									
Q1 2010	77	0	0	0	0	0	0	9	86
Q1 2009	65	0	8	0	0	0	0	0	73
% Change	18.5	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	17.8
Year-to-date 2010	77	0	0	0	0	0	0	9	86
Year-to-date 2009	65	0	8	0	0	0	0	0	73
% Change	18.5	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	17.8

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

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Peterborough City									
Q1 2010	24	0	0	0	2	0	0	0	26
Q1 2009	7	0	0	0	0	0	10	0	17
Cavan Monaghan TP									
Q1 2010	3	0	0	0	0	0	0	0	3
Q1 2009	0	0	0	0	0	0	0	0	0
Douro-Dummer TP									
Q1 2010	2	0	0	0	0	0	0	0	2
Q1 2009	5	0	0	0	0	0	0	0	5
Otonabee-South Monaghan TP									
Q1 2010	0	0	0	0	0	0	0	0	0
Q1 2009	0	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP									
Q1 2010	9	0	0	0	0	0	0	4	13
Q1 2009	2	0	0	0	0	0	0	0	2
Peterborough CMA									
Q1 2010	38	0	0	0	2	0	0	4	44
Q1 2009	14	0	0	0	0	0	10	0	24
UNDER CONSTRUCTION									
Peterborough City									
Q1 2010	104	0	23	0	44	105	0	0	276
Q1 2009	65	0	22	1	62	105	14	75	344
Cavan Monaghan TP									
Q1 2010	10	0	23	0	0	0	0	0	33
Q1 2009	7	0	29	0	0	0	0	0	36
Douro-Dummer TP									
Q1 2010	18	0	0	0	0	0	0	0	18
Q1 2009	27	0	0	0	0	0	0	0	27
Otonabee-South Monaghan TP									
Q1 2010	5	0	0	0	0	0	0	0	5
Q1 2009	9	0	0	0	0	0	0	0	9
Smith-Ennismore-Lakefield TP									
Q1 2010	13	0	0	0	0	0	0	4	17
Q1 2009	25	0	0	0	0	0	0	0	25
Peterborough CMA									
Q1 2010	150	0	46	0	44	105	0	4	349
Q1 2009	133	0	51	1	62	105	14	75	441

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

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Peterborough City									
Q1 2010	61	0	0	0	0	0	0	30	91
Q1 2009	44	0	8	0	0	0	0	0	52
Cavan Monaghan TP									
Q1 2010	1	0	0	0	0	0	0	0	1
Q1 2009	4	0	0	0	0	0	0	0	4
Douro-Dummer TP									
Q1 2010	5	0	0	0	0	0	0	0	5
Q1 2009	9	0	0	0	0	0	0	0	9
Otonabee-South Monaghan TP									
Q1 2010	2	0	0	0	0	0	0	0	2
Q1 2009	5	0	0	0	0	0	0	0	5
Smith-Ennismore-Lakefield TP									
Q1 2010	8	0	0	0	0	0	0	0	8
Q1 2009	2	0	0	0	0	0	0	0	2
Peterborough CMA									
Q1 2010	77	0	0	0	0	0	0	30	107
Q1 2009	64	0	8	0	0	0	0	0	72
COMPLETED & NOT ABSORBED									
Peterborough City									
Q1 2010	1	0	0	0	7	0	7	11	26
Q1 2009	5	0	1	0	2	0	1	0	9
Cavan Monaghan TP									
Q1 2010	0	0	0	0	0	0	0	0	0
Q1 2009	0	0	0	0	0	0	0	0	0
Douro-Dummer TP									
Q1 2010	0	0	0	0	0	0	0	0	0
Q1 2009	0	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP									
Q1 2010	2	0	0	0	0	0	0	0	2
Q1 2009	0	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP									
Q1 2010	1	0	0	0	0	0	0	0	1
Q1 2009	0	0	0	0	0	0	0	0	0
Peterborough CMA									
Q1 2010	4	0	0	0	7	0	7	11	29
Q1 2009	5	0	1	0	2	0	1	0	9

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Peterborough City									
Q1 2010	62	0	0	0	0	0	0	9	71
Q1 2009	45	0	8	0	0	0	0	0	53
Cavan Monaghan TP									
Q1 2010	1	0	0	0	0	0	0	0	1
Q1 2009	4	0	0	0	0	0	0	0	4
Douro-Dummer TP									
Q1 2010	5	0	0	0	0	0	0	0	5
Q1 2009	9	0	0	0	0	0	0	0	9
Otonabee-South Monaghan TP									
Q1 2010	1	0	0	0	0	0	0	0	1
Q1 2009	5	0	0	0	0	0	0	0	5
Smith-Ennismore-Lakefield TP									
Q1 2010	8	0	0	0	0	0	0	0	8
Q1 2009	2	0	0	0	0	0	0	0	2
Peterborough CMA									
Q1 2010	77	0	0	0	0	0	0	9	86
Q1 2009	65	0	8	0	0	0	0	0	73

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

Table 1.2: History of Housing Starts Peterborough 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	286	0	27	0	18	0	10	30	371
% Change	-4.3	n/a	-15.6	-100.0	-60.9	n/a	150.0	-34.8	-13.3
2008	299	0	32	1	46	0	4	46	428
% Change	-7.7	-100.0	-31.9	n/a	-25.8	-100.0	n/a	n/a	-20.7
2007	324	2	47	0	62	105	0	0	540
% Change	14.5	n/a	-16.1	n/a	59.0	n/a	n/a	-100.0	23.6
2006	283	0	56	0	39	0	0	59	437
% Change	-37.0	n/a	51.4	n/a	25.8	n/a	-100.0	**	-29.4
2005	449	0	37	0	31	0	98	4	619
% Change	-4.7	n/a	n/a	n/a	55.0	n/a	**	-81.0	20.4
2004	471	0	0	0	20	0	2	21	514
% Change	0.6	n/a	-100.0	n/a	-16.7	n/a	-80.0	**	-6.0
2003	468	0	39	0	24	0	10	3	547
% Change	26.8	n/a	8.3	n/a	n/a	n/a	n/a	-83.3	29.3
2002	369	0	36	0	0	0	0	18	423
% Change	44.7	-100.0	n/a	n/a	-100.0	n/a	-100.0	n/a	43.9
2001	255	2	0	0	36	0	1	0	294
% Change	-3.4	-66.7	n/a	n/a	63.6	n/a	n/a	n/a	0.7
2000	264	6	0	0	22	0	0	0	292

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Peterborough City	24	7	2	0	0	10	0	0	26	17	52.9
Cavan Monaghan TP	3	0	0	0	0	0	0	0	3	0	n/a
Douro-Dummer TP	2	5	0	0	0	0	0	0	2	5	-60.0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0	0	0	n/a
Smith-Ennismore-Lakefield TP	9	2	0	0	0	0	4	0	13	2	**
Peterborough CMA	38	14	2	0	0	10	4	0	44	24	83.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market First Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Peterborough City	0	0	0	10	0	0	0	0
Cavan Monaghan TP	0	0	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	0	0	0	0	0	0	4	0
Peterborough CMA	0	0	0	10	0	0	4	0

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Peterborough City	24	7	2	0	0	10	26	17
Cavan Monaghan TP	3	0	0	0	0	0	3	0
Douro-Dummer TP	2	5	0	0	0	0	2	5
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	9	2	0	0	4	0	13	2
Peterborough CMA	38	14	2	0	4	10	44	24

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Peterborough City	61	44	0	0	0	8	30	0	91	52	75.0
Cavan Monaghan TP	1	4	0	0	0	0	0	0	1	4	-75.0
Douro-Dummer TP	5	9	0	0	0	0	0	0	5	9	-44.4
Otonabee-South Monaghan TP	2	5	0	0	0	0	0	0	2	5	-60.0
Smith-Ennismore-Lakefield TP	8	2	0	0	0	0	0	0	8	2	**
Peterborough CMA	77	64	0	0	0	8	30	0	107	72	48.6

Table 3: Completions by Submarket and by Dwelling Type, First Quarter 2010

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market First Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Peterborough City	0	8	0	0	0	0	30	0
Cavan Monaghan TP	0	0	0	0	0	0	0	0
Douro-Dummer TP	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP	0	0	0	0	0	0	0	0
Smith-Ennismore-Lakefield TP	0	0	0	0	0	0	0	0
Peterborough CMA	0	8	0	0	0	0	30	0

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Peterborough City	61	52	0	0	30	0	91	52
Cavan Monaghan TP	1	4	0	0	0	0	1	4
Douro-Dummer TP	5	9	0	0	0	0	5	9
Otonabee-South Monaghan TP	2	5	0	0	0	0	2	5
Smith-Ennismore-Lakefield TP	8	2	0	0	0	0	8	2
Peterborough CMA	77	72	0	0	30	0	107	72

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough City													
Q1 2010	0	0.0	28	45.2	22	35.5	12	19.4	0	0.0	62	259,900	272,524
Q1 2009	0	0.0	4	8.9	18	40.0	18	40.0	5	11.1	45	300,900	320,991
Year-to-date 2010	0	0.0	28	45.2	22	35.5	12	19.4	0	0.0	62	259,900	272,524
Year-to-date 2009	0	0.0	4	8.9	18	40.0	18	40.0	5	11.1	45	300,900	320,991
Cavan Monaghan TP													
Q1 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Q1 2009	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Douro-Dummer TP													
Q1 2010	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	--	--
Q1 2009	0	0.0	1	11.1	2	22.2	1	11.1	5	55.6	9	--	--
Year-to-date 2010	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	--	--
Year-to-date 2009	0	0.0	1	11.1	2	22.2	1	11.1	5	55.6	9	--	--
Otonabee-South Monaghan TP													
Q1 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Q1 2009	0	0.0	0	0.0	1	20.0	3	60.0	1	20.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	1	20.0	3	60.0	1	20.0	5	--	--
Smith-Ennismore-Lakefield TP													
Q1 2010	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	--	--
Q1 2009	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	--	--
Year-to-date 2009	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Peterborough CMA													
Q1 2010	0	0.0	29	37.7	23	29.9	16	20.8	9	11.7	77	269,900	304,603
Q1 2009	2	3.1	5	7.7	21	32.3	24	36.9	13	20.0	65	325,900	345,300
Year-to-date 2010	0	0.0	29	37.7	23	29.9	16	20.8	9	11.7	77	269,900	304,603
Year-to-date 2009	2	3.1	5	7.7	21	32.3	24	36.9	13	20.0	65	325,900	345,300

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2010						
Submarket	Q1 2010	Q1 2009	% Change	YTD 2010	YTD 2009	% Change
Peterborough City	272,524	320,991	-15.1	272,524	320,991	-15.1
Cavan Monaghan TP	--	--	n/a	--	--	n/a
Douro-Dummer TP	--	--	n/a	--	--	n/a
Otonabee-South Monaghan TP	--	--	n/a	--	--	n/a
Smith-Ennismore-Lakefield TP	--	--	n/a	--	--	n/a
Peterborough CMA	304,603	345,300	-11.8	304,603	345,300	-11.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Peterborough First Quarter 2010										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	81	-48.1	150	311	370	40.5	209,173	-5.8	208,785
	February	127	-27.0	167	320	366	45.6	203,520	-5.5	219,020
	March	169	-18.8	172	490	392	43.9	218,540	-1.5	230,714
	April	215	-19.5	189	461	380	49.7	231,821	-0.6	231,272
	May	276	-3.8	206	497	355	58.0	236,975	-4.8	230,103
	June	269	-0.7	215	479	375	57.3	238,157	-1.5	233,257
	July	304	16.9	235	425	360	65.3	242,353	4.3	237,942
	August	255	7.6	215	394	368	58.4	234,212	4.7	238,838
	September	257	5.8	232	451	395	58.7	258,793	5.1	249,004
	October	224	3.2	226	348	389	58.1	245,839	11.5	254,167
	November	169	43.2	218	259	405	53.8	252,052	15.4	248,157
	December	112	64.7	234	143	423	55.3	223,634	11.8	240,343
2010	January	120	48.1	222	335	400	55.5	223,283	6.7	229,537
	February	197	55.1	250	389	444	56.3	232,013	14.0	247,073
	March	215	27.2	231	641	498	46.4	235,705	7.9	243,999
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	377	-29.9		1,121			211,468	-3.8	
	Q1 2010	532	41.1		1,365			231,536	9.5	
	YTD 2009	377	-29.9		1,121			211,468	-3.8	
	YTD 2010	532	41.1		1,365			231,536	9.5	

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

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

		Interest Rates			NHPI, Total, (Ontario) 1997=100	CPI, 2002 =100 (Ontario)	Peterborough 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	146.6	112.4	54.8	5.6	62.9	772
	February	627	5.00	5.79	146.6	113.1	54.1	6.0	62.4	787
	March	613	4.50	5.55	146.2	113.7	53.9	6.9	62.7	803
	April	596	3.90	5.25	145.5	113.2	53.7	7.1	62.8	781
	May	596	3.90	5.25	145.1	114.0	54.1	8.2	63.3	787
	June	631	3.75	5.85	145.1	114.2	54.2	7.0	63.2	788
	July	631	3.75	5.85	145.3	113.7	53.8	6.7	62.7	757
	August	631	3.75	5.85	145.4	113.7	55.1	5.8	63.8	741
	September	610	3.70	5.49	146.1	113.8	52.6	8.0	61.8	727
	October	630	3.80	5.84	146.5	113.9	51.4	9.5	61.1	745
	November	616	3.60	5.59	147.2	114.6	49.6	10.9	59.7	736
	December	610	3.60	5.49	148.0	114.1	52.0	9.5	62.0	727
2010	January	610	3.60	5.49	148.7	114.5	52.2	9.1	61.9	737
	February	604	3.60	5.39	148.2	115.1	51.8	8.7	61.4	725
	March	631	3.60	5.85		115.3	51.5	9.1	61.6	731
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

Table 6: Economic Indicators
First Quarter 2010

"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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