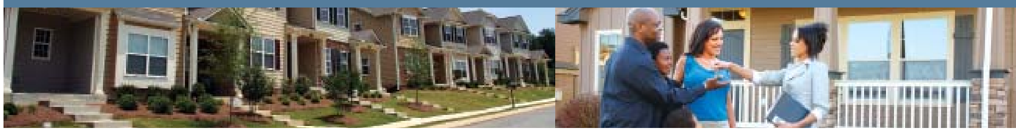
HOUSING MARKET INFORMATION

HOUSING NOW
Peterborough CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2010

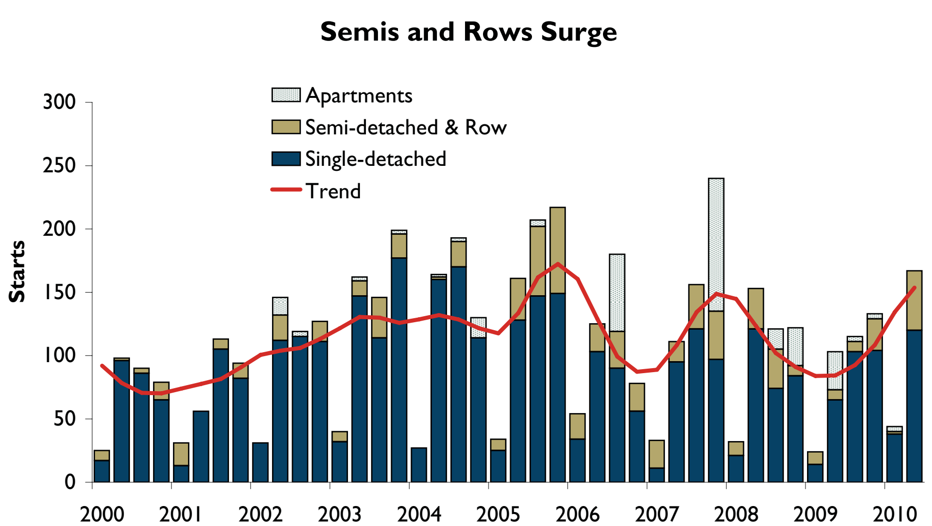
New Home Market

Starts Still Growing

Total new home starts were up again in the second quarter of 2010 in Peterborough but at a much slower pace than in the previous quarter. The slowing growth rate is an indication that the recovery phase that began in early 2009 is ending. In fact, starts were down in May and June from a high level in April.

Mortgage rates are a key factor explaining both the recovery in starts and the very recent easing. Mortgage rates dropped to unprecedented levels in early 2009 and then fluctuated around that level for nearly a year, triggering the recovery in demand. The increase in April 2010, though not large, was widely anticipated as the beginning of a series of increases, and when it occurred, the decline in housing demand was noticeable. Indeed, many people had

Figure 1



Source: CHMC

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purchased early in the year to avoid the expected mortgage rate increases. This built up first and second quarter sales and will reduce them later in the year. The other main determinant of housing demand – employment – has been only mildly supportive of demand in Peterborough. After an extended period of decline, employment was stable through the first half of 2010. While the improved job security meant some people were ready to take on major commitments, the pool of qualified buyers was not growing.

Single-detached homes continued to dominate new construction, representing nearly three-quarters of total starts in the quarter. However, there was a surge in semi-detached and row starts. The last time row starts were as high was in 2007, but for semis, it was more than 20 years ago. All were condominiums. For row homes, this is not unusual, but semi-detached condominiums are relatively rare and at 12 units, the latest development was the largest of its kind ever. There were no apartment starts in the second quarter. For both apartments and semi-detached homes, quarters without any starts occur more frequently than those in which new structures are begun.

Prices for new single-detached homes were unchanged from the previous quarter at a little over $300,000. Prices had averaged closer to $340,000 for the previous two years. The main reason for the decline was the drop in the number of higher-end homes. In 2009, about 17 per cent of new single-detached homes had price tags above $400,000 while in the first half of 2010 only seven per cent were in this price range. Although the proportion of homes affected by the HST is small in the Peterborough, its introduction clearly had an impact.

Resale Market

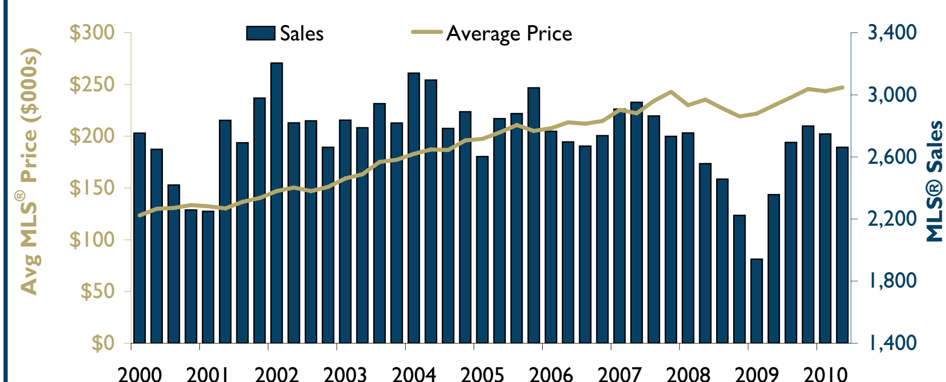
Resale Market Stabilizing

Trends in the resale market were similar to those in new construction. However, strong sales in April on a seasonally adjusted basis were not sufficient to avoid a small decline for the quarter as a whole. Sales for homes valued below $250,000 continued to represent the bulk of sales, indicating first-time buyers remained a force in the market. In addition, sales of homes valued between $260,000 and $350,000 picked up, implying that repeat buyers were becoming an increasing presence.

In April new listings, after seasonal adjustment, edged past the record that had held since April 1991. More repeat buyers supported the rise in new listings, but a recovery in prices over the last half of 2009 also encouraged people to list their homes. With prices no longer moving up consistently, new listings fell sharply in May and June. On average, new listings were unchanged from the previous quarter on a seasonally adjusted basis. Given the drop in sales, this meant the sales-to-new-listings continued its gradual quarterly decline. At just under 50 per cent in the second quarter, the ratio indicated the market was balanced with buyers and sellers in the Peterborough having relatively equal negotiating power. The average price was up modestly in the second quarter, surpassing the previous record set at the end of 2007, but month-to-month movements show that the price trend is basically flat.

Figure 2

Resale Market Stabilizing



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

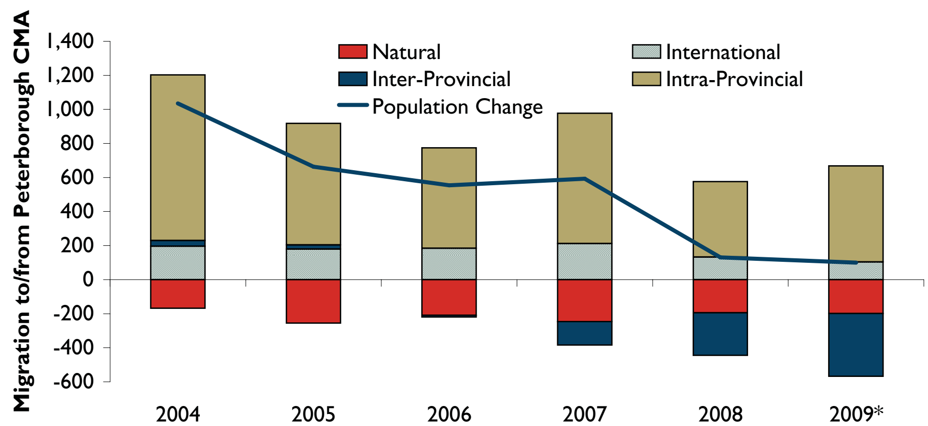
Intra-Provincial Migration Supports Population Growth

The most recent annual demographic estimates released for provincial areas provided an update on the population growth and sources of that growth for Peterborough for the year ending June 30, 2009. Population growth has slowed as the contribution from migration was lower than it had been earlier in the decade due to an outflow of people to other provinces, especially young adults looking for job opportunities. Moreover, along with St. Catharines-Niagara, Sudbury and Thunder Bay – areas in Ontario with relatively older populations – the natural increase of Peterborough's population was negative, implying the number of people passing away exceeded births in the region.

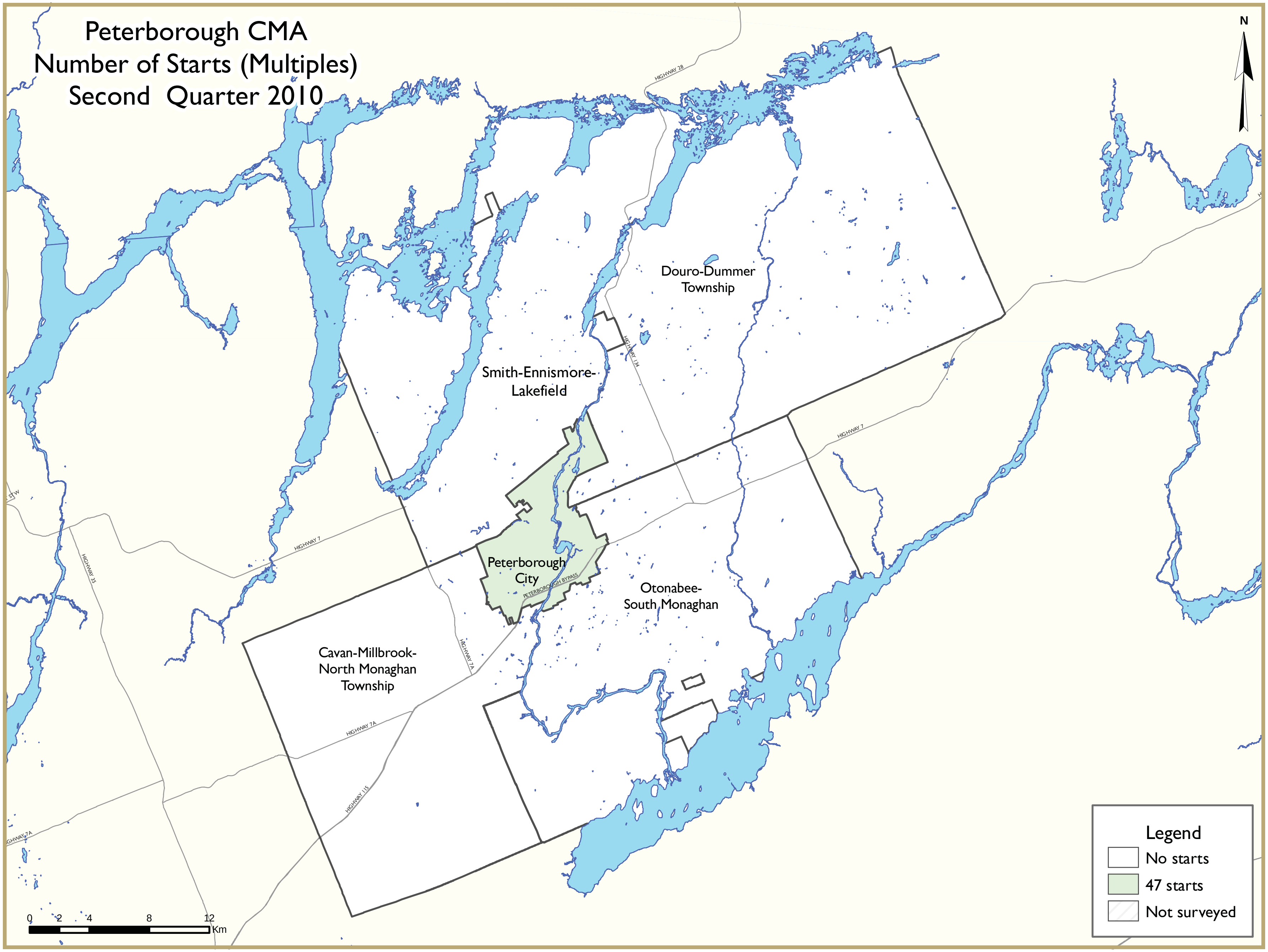
The main source of the modest increase in Peterborough's population can be attributed to mature migrants relocating to the area from Toronto and Durham Region. These migrants have been attracted by the relative affordability of ownership housing in the area. Broader recognition of the quality of life in Peterborough (see *Peterborough Housing Now Q2 2010*) may enhance these inflows.

Figure 3

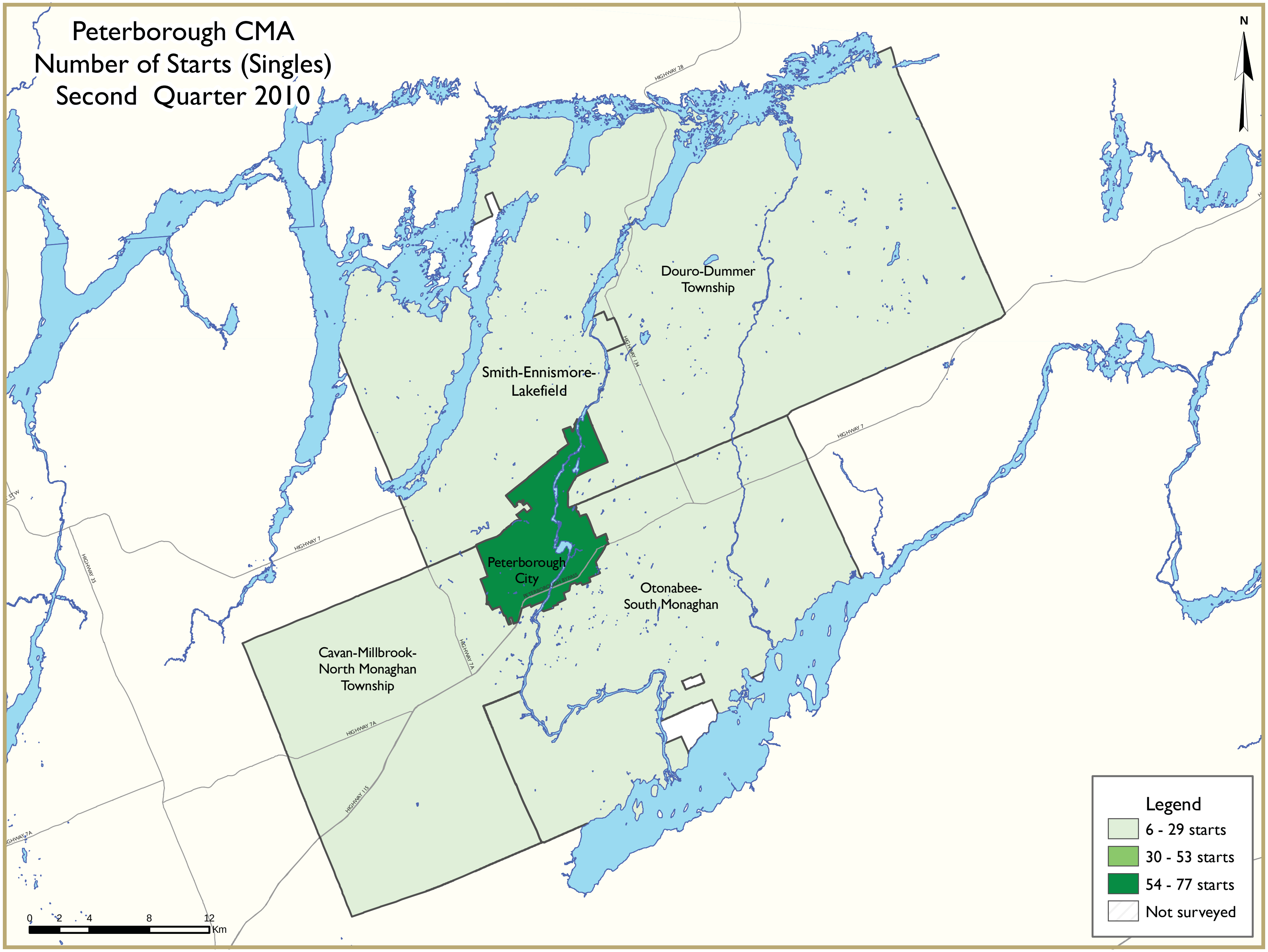
Intra-Provincial Migration Raises Population

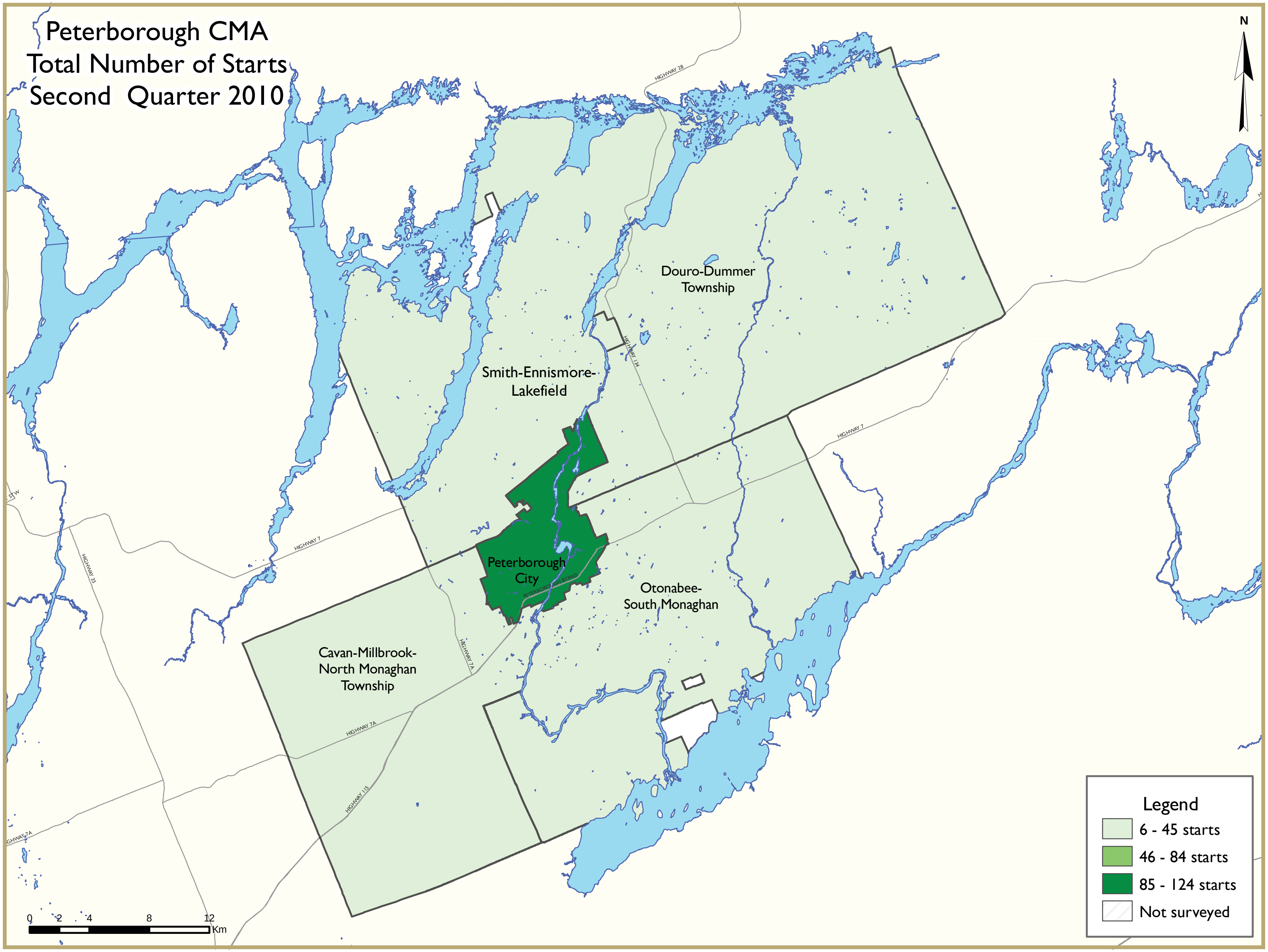


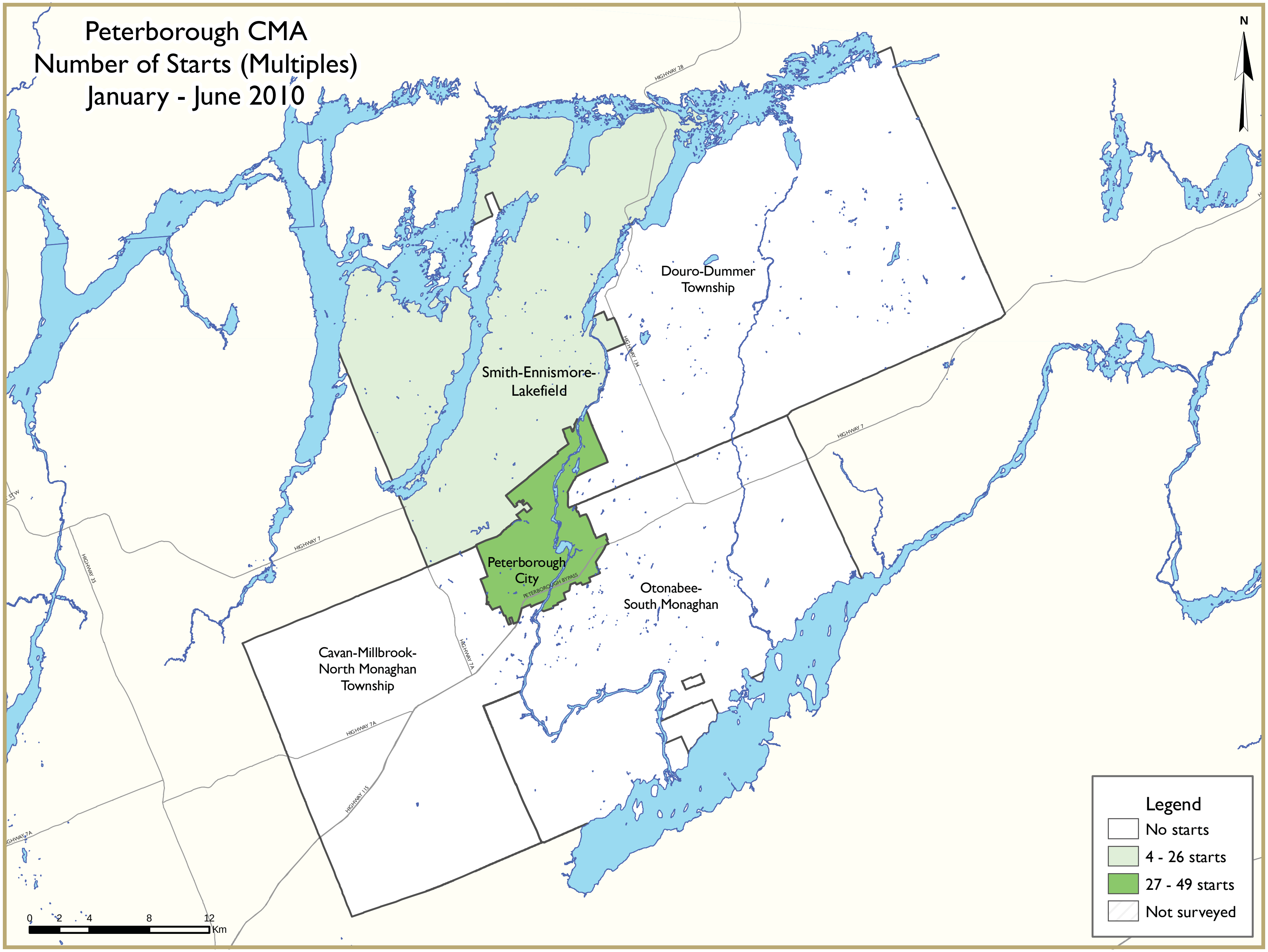
* 2009 covers the period from July 1, 2008 to June 30, 2009
Source: Statistics Canada, Peterborough CMA

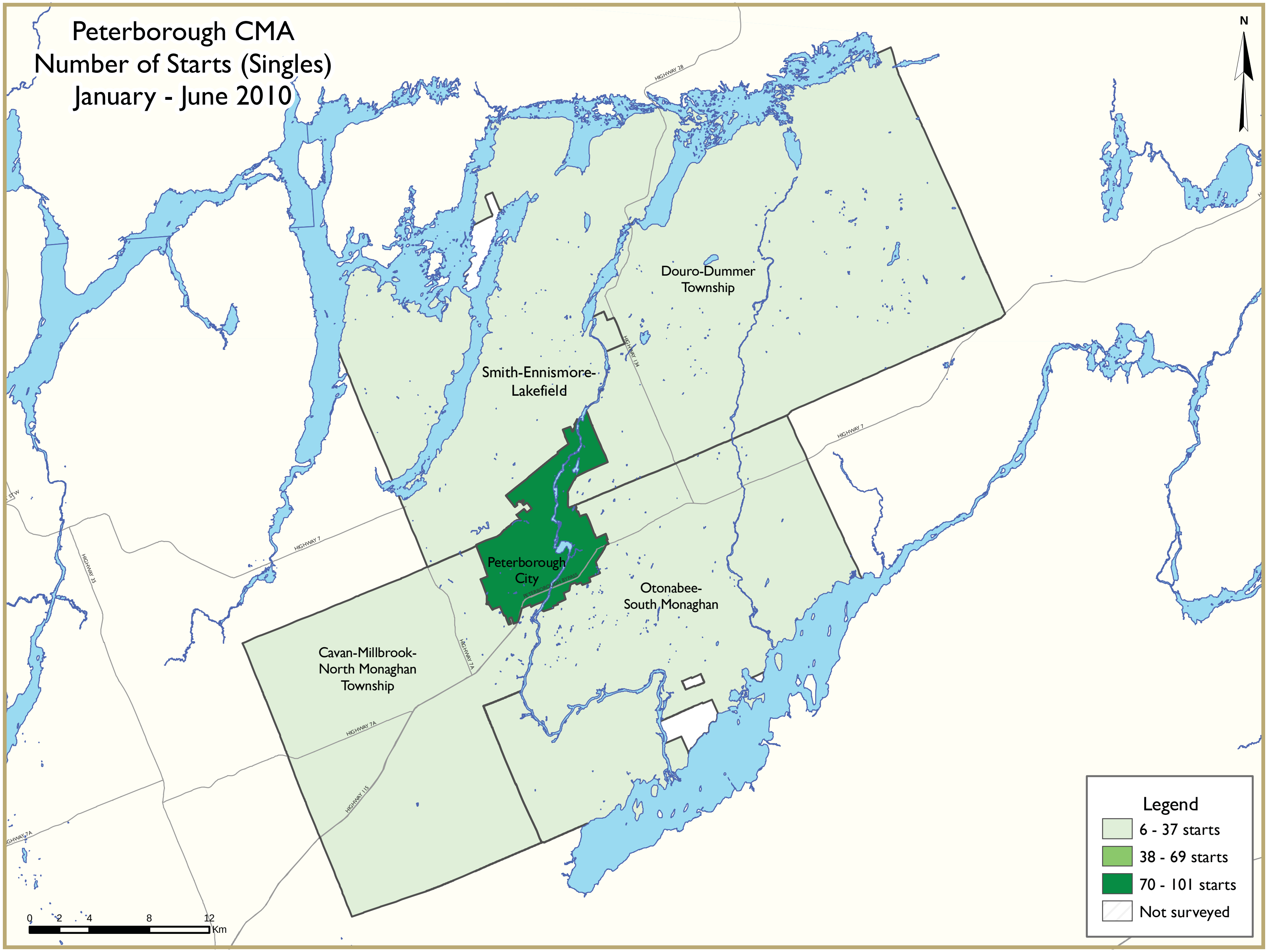


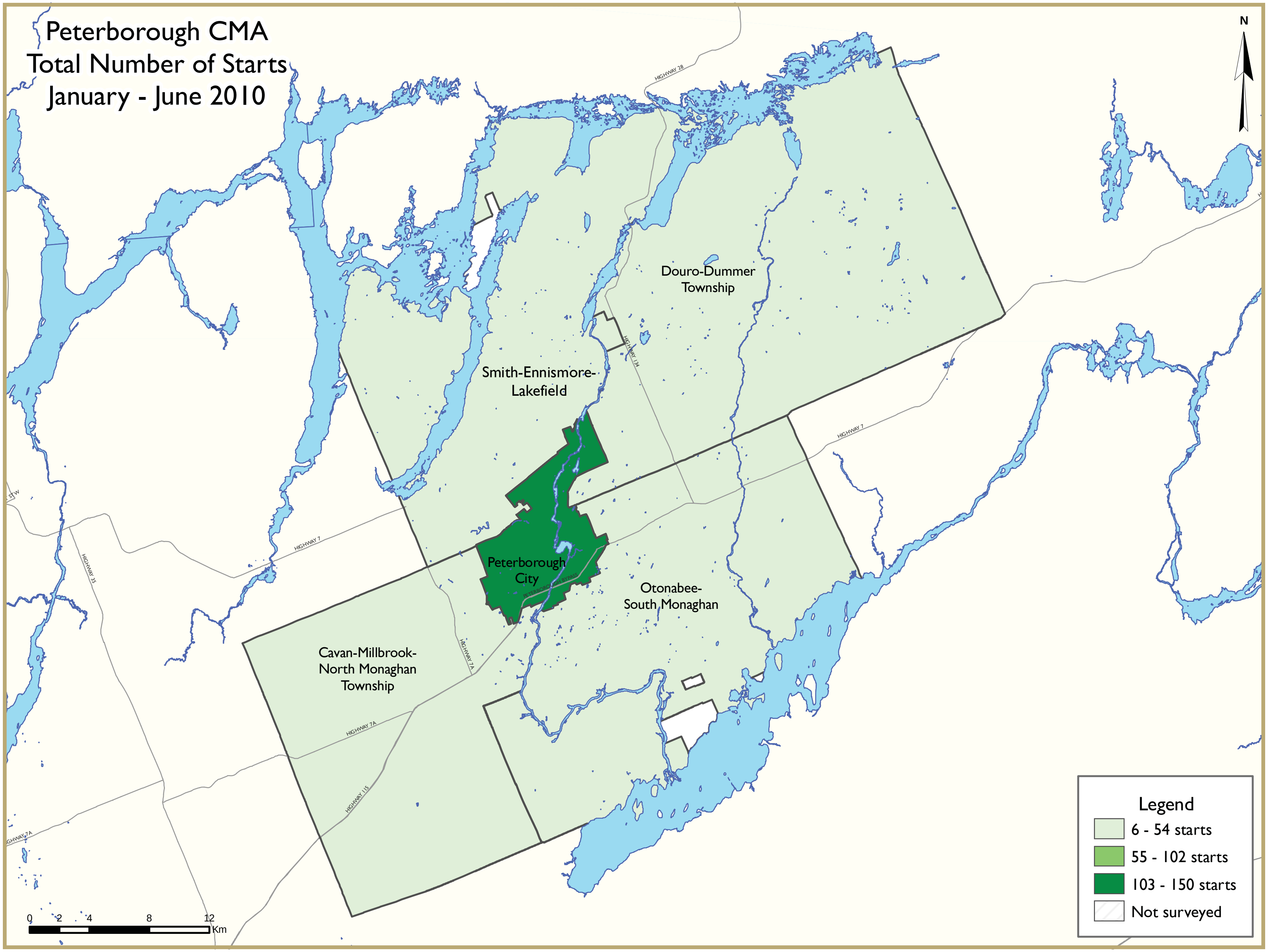
Peterborough CMA
Number of Starts (Multiples)
Second Quarter 2010
N
Douro-Dummer
Township
Smith-Ennismore-
Lakefield
Peterborough
City
Otonabee-
South Monaghan
Cavan-Millbrook-
North Monaghan
Township
Legend
No starts
47 starts
Not surveyed
0 2 4 8 12
Km


Peterborough CMA
Number of Starts (Singles)
Second Quarter 2010
Douro-Dummer
Township
Smith-Ennismore-
Lakefield
Peterborough
City
Otonabee-
South Monaghan
Cavan-Millbrook-
North Monaghan
Township
Legend
6 - 29 starts
30 - 53 starts
54 - 77 starts
Not surveyed
N
0 2 4 8 12
Km


Peterborough CMA
Total Number of Starts
Second Quarter 2010
N
Douro-Dummer
Township
Smith-Ennismore-
Lakefield
Peterborough
City
Otonabee-
South Monaghan
Cavan-Millbrook-
North Monaghan
Township
Legend
6 - 45 starts
46 - 84 starts
85 - 124 starts
Not surveyed
0
2
4
8
12
Km


Peterborough CMA
Number of Starts (Multiples)
January - June 2010
N
Douro-Dummer
Township
Smith-Ennismore-
Lakefield
Peterborough
City
Otonabee-
South Monaghan
Cavan-Millbrook-
North Monaghan
Township
Legend
No starts
4 - 26 starts
27 - 49 starts
Not surveyed
0 2 4 8 12
Km


Peterborough CMA
Number of Starts (Singles)
January - June 2010
N
Douro-Dummer
Township
Smith-Ennismore-
Lakefield
Peterborough
City
Otonabee-
South Monaghan
Cavan-Millbrook-
North Monaghan
Township
Legend
6 - 37 starts
38 - 69 starts
70 - 101 starts
Not surveyed
0 2 4 8 12
Km


Peterborough CMA
Total Number of Starts
January - June 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 35
Legend
6 - 54 starts
55 - 102 starts
103 - 150 starts
Not surveyed
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

Available in SELECTED Reports:

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 Second 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									
Q2 2010	120	0	8	0	39	0	0	0	167
Q2 2009	65	0	4	0	4	0	0	30	103
% Change	84.6	n/a	100.0	n/a	**	n/a	n/a	-100.0	62.1
Year-to-date 2010	158	0	8	0	41	0	0	4	211
Year-to-date 2009	79	0	4	0	4	0	10	30	127
% Change	100.0	n/a	100.0	n/a	**	n/a	-100.0	-86.7	66.1
UNDER CONSTRUCTION									
Q2 2010	187	0	54	0	73	0	0	4	318
Q2 2009	133	0	45	1	54	105	10	30	378
% Change	40.6	n/a	20.0	-100.0	35.2	-100.0	-100.0	-86.7	-15.9
COMPLETIONS									
Q2 2010	83	0	0	0	10	105	0	0	198
Q2 2009	63	0	10	0	3	0	13	75	164
% Change	31.7	n/a	-100.0	n/a	**	n/a	-100.0	-100.0	20.7
Year-to-date 2010	160	0	0	0	10	105	0	30	305
Year-to-date 2009	127	0	18	0	3	0	13	75	236
% Change	26.0	n/a	-100.0	n/a	**	n/a	-100.0	-60.0	29.2
COMPLETED & NOT ABSORBED									
Q2 2010	4	0	0	0	4	6	7	9	30
Q2 2009	5	0	0	0	2	0	3	20	30
% Change	-20.0	n/a	n/a	n/a	100.0	n/a	133.3	-55.0	0.0
ABSORBED									
Q2 2010	84	0	0	0	13	99	0	2	198
Q2 2009	63	0	11	0	3	0	7	39	123
% Change	33.3	n/a	-100.0	n/a	**	n/a	-100.0	-94.9	61.0
Year-to-date 2010	161	0	0	0	13	99	0	11	284
Year-to-date 2009	128	0	19	0	3	0	7	39	196
% Change	25.8	n/a	-100.0	n/a	**	n/a	-100.0	-71.8	44.9

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

Table 1.1: Housing Activity Summary by Submarket Second 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									
Q2 2010	77	0	8	0	39	0	0	0	124
Q2 2009	50	0	4	0	4	0	0	30	88
Cavan Monaghan TP									
Q2 2010	10	0	0	0	0	0	0	0	10
Q2 2009	4	0	0	0	0	0	0	0	4
Douro-Dummer TP									
Q2 2010	10	0	0	0	0	0	0	0	10
Q2 2009	2	0	0	0	0	0	0	0	2
Otonabee-South Monaghan TP									
Q2 2010	6	0	0	0	0	0	0	0	6
Q2 2009	1	0	0	0	0	0	0	0	1
Smith-Ennismore-Lakefield TP									
Q2 2010	17	0	0	0	0	0	0	0	17
Q2 2009	8	0	0	0	0	0	0	0	8
Peterborough CMA									
Q2 2010	120	0	8	0	39	0	0	0	167
Q2 2009	65	0	4	0	4	0	0	30	103
UNDER CONSTRUCTION									
Peterborough City									
Q2 2010	125	0	31	0	73	0	0	0	229
Q2 2009	88	0	16	1	54	105	10	30	304
Cavan Monaghan TP									
Q2 2010	15	0	23	0	0	0	0	0	38
Q2 2009	7	0	29	0	0	0	0	0	36
Douro-Dummer TP									
Q2 2010	26	0	0	0	0	0	0	0	26
Q2 2009	15	0	0	0	0	0	0	0	15
Otonabee-South Monaghan TP									
Q2 2010	6	0	0	0	0	0	0	0	6
Q2 2009	4	0	0	0	0	0	0	0	4
Smith-Ennismore-Lakefield TP									
Q2 2010	15	0	0	0	0	0	0	4	19
Q2 2009	19	0	0	0	0	0	0	0	19
Peterborough CMA									
Q2 2010	187	0	54	0	73	0	0	4	318
Q2 2009	133	0	45	1	54	105	10	30	378

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

Table 1.1: Housing Activity Summary by Submarket Second 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									
Q2 2010	56	0	0	0	10	105	0	0	171
Q2 2009	27	0	10	0	3	0	13	75	128
Cavan Monaghan TP									
Q2 2010	5	0	0	0	0	0	0	0	5
Q2 2009	4	0	0	0	0	0	0	0	4
Douro-Dummer TP									
Q2 2010	2	0	0	0	0	0	0	0	2
Q2 2009	12	0	0	0	0	0	0	0	12
Otonabee-South Monaghan TP									
Q2 2010	5	0	0	0	0	0	0	0	5
Q2 2009	6	0	0	0	0	0	0	0	6
Smith-Ennismore-Lakefield TP									
Q2 2010	15	0	0	0	0	0	0	0	15
Q2 2009	14	0	0	0	0	0	0	0	14
Peterborough CMA									
Q2 2010	83	0	0	0	10	105	0	0	198
Q2 2009	63	0	10	0	3	0	13	75	164
COMPLETED & NOT ABSORBED									
Peterborough City									
Q2 2010	3	0	0	0	4	6	7	9	29
Q2 2009	3	0	0	0	2	0	3	20	28
Cavan Monaghan TP									
Q2 2010	0	0	0	0	0	0	0	0	0
Q2 2009	0	0	0	0	0	0	0	0	0
Douro-Dummer TP									
Q2 2010	0	0	0	0	0	0	0	0	0
Q2 2009	0	0	0	0	0	0	0	0	0
Otonabee-South Monaghan TP									
Q2 2010	1	0	0	0	0	0	0	0	1
Q2 2009	1	0	0	0	0	0	0	0	1
Smith-Ennismore-Lakefield TP									
Q2 2010	0	0	0	0	0	0	0	0	0
Q2 2009	1	0	0	0	0	0	0	0	1
Peterborough CMA									
Q2 2010	4	0	0	0	4	6	7	9	30
Q2 2009	5	0	0	0	2	0	3	20	30

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

Table 1.1: Housing Activity Summary by Submarket Second 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									
Q2 2010	55	0	0	0	13	99	0	2	169
Q2 2009	29	0	11	0	3	0	7	39	89
Cavan Monaghan TP									
Q2 2010	5	0	0	0	0	0	0	0	5
Q2 2009	4	0	0	0	0	0	0	0	4
Douro-Dummer TP									
Q2 2010	2	0	0	0	0	0	0	0	2
Q2 2009	12	0	0	0	0	0	0	0	12
Otonabee-South Monaghan TP									
Q2 2010	6	0	0	0	0	0	0	0	6
Q2 2009	5	0	0	0	0	0	0	0	5
Smith-Ennismore-Lakefield TP									
Q2 2010	16	0	0	0	0	0	0	0	16
Q2 2009	13	0	0	0	0	0	0	0	13
Peterborough CMA									
Q2 2010	84	0	0	0	13	99	0	2	198
Q2 2009	63	0	11	0	3	0	7	39	123

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 Second Quarter 2010														
Submarket	Single		Semi		Row		Apt. & Other		Total					
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	% Change			
Peterborough City	77	50	12	0	35	8	0	30	124	88	40.9			
Cavan Monaghan TP	10	4	0	0	0	0	0	0	10	4	150.0			
Douro-Dummer TP	10	2	0	0	0	0	0	0	10	2	**			
Otonabee-South Monaghan TP	6	1	0	0	0	0	0	0	6	1	**			
Smith-Ennismore-Lakefield TP	17	8	0	0	0	0	0	0	17	8	112.5			
Peterborough CMA	120	65	12	0	35	8	0	30	167	103	62.1			

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Peterborough City	101	57	14	0	35	18	0	30	150	105	42.9
Cavan Monaghan TP	13	4	0	0	0	0	0	0	13	4	**
Douro-Dummer TP	12	7	0	0	0	0	0	0	12	7	71.4
Otonabee-South Monaghan TP	6	1	0	0	0	0	0	0	6	1	**
Smith-Ennismore-Lakefield TP	26	10	0	0	0	0	4	0	30	10	200.0
Peterborough CMA	158	79	14	0	35	18	4	30	211	127	66.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Second Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Peterborough City	35	8	0	0	0	0	0	30
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	35	8	0	0	0	0	0	30

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Peterborough City	35	8	0	10	0	0	0	30
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	35	8	0	10	0	0	4	30

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Peterborough City	85	54	39	4	0	30	124	88
Cavan Monaghan TP	10	4	0	0	0	0	10	4
Douro-Dummer TP	10	2	0	0	0	0	10	2
Otonabee-South Monaghan TP	6	1	0	0	0	0	6	1
Smith-Ennismore-Lakefield TP	17	8	0	0	0	0	17	8
Peterborough CMA	128	69	39	4	0	30	167	103

Table 2.5: Starts by Submarket and by Intended Market January - June 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Peterborough City	109	61	41	4	0	40	150	105
Cavan Monaghan TP	13	4	0	0	0	0	13	4
Douro-Dummer TP	12	7	0	0	0	0	12	7
Otonabee-South Monaghan TP	6	1	0	0	0	0	6	1
Smith-Ennismore-Lakefield TP	26	10	0	0	4	0	30	10
Peterborough CMA	166	83	41	4	4	40	211	127

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	% Change
Peterborough City	56	27	0	0	10	26	105	75	171	128	33.6
Cavan Monaghan TP	5	4	0	0	0	0	0	0	5	4	25.0
Douro-Dummer TP	2	12	0	0	0	0	0	0	2	12	-83.3
Otonabee-South Monaghan TP	5	6	0	0	0	0	0	0	5	6	-16.7
Smith-Ennismore-Lakefield TP	15	14	0	0	0	0	0	0	15	14	7.1
Peterborough CMA	83	63	0	0	10	26	105	75	198	164	20.7

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Peterborough City	117	71	0	0	10	34	135	75	262	180	45.6
Cavan Monaghan TP	6	8	0	0	0	0	0	0	6	8	-25.0
Douro-Dummer TP	7	21	0	0	0	0	0	0	7	21	-66.7
Otonabee-South Monaghan TP	7	11	0	0	0	0	0	0	7	11	-36.4
Smith-Ennismore-Lakefield TP	23	16	0	0	0	0	0	0	23	16	43.8
Peterborough CMA	160	127	0	0	10	34	135	75	305	236	29.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Peterborough City	10	13	0	13	105	0	0	75
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	10	13	0	13	105	0	0	75

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Peterborough City	10	21	0	13	105	0	30	75
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	10	21	0	13	105	0	30	75

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Peterborough City	56	37	115	3	0	88	171	128
Cavan Monaghan TP	5	4	0	0	0	0	5	4
Douro-Dummer TP	2	12	0	0	0	0	2	12
Otonabee-South Monaghan TP	5	6	0	0	0	0	5	6
Smith-Ennismore-Lakefield TP	15	14	0	0	0	0	15	14
Peterborough CMA	83	73	115	3	0	88	198	164

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Peterborough City	117	89	115	3	30	88	262	180
Cavan Monaghan TP	6	8	0	0	0	0	6	8
Douro-Dummer TP	7	21	0	0	0	0	7	21
Otonabee-South Monaghan TP	7	11	0	0	0	0	7	11
Smith-Ennismore-Lakefield TP	23	16	0	0	0	0	23	16
Peterborough CMA	160	145	115	3	30	88	305	236

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Second 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													
Q2 2010	0	0.0	14	25.5	34	61.8	7	12.7	0	0.0	55	269,990	280,040
Q2 2009	0	0.0	6	20.7	16	55.2	5	17.2	2	6.9	29	269,900	296,388
Year-to-date 2010	0	0.0	42	35.9	56	47.9	19	16.2	0	0.0	117	269,000	276,057
Year-to-date 2009	0	0.0	10	13.5	34	45.9	23	31.1	7	9.5	74	289,990	311,349
Cavan Monaghan TP													
Q2 2010	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	--	--
Q2 2009	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	2	33.3	2	33.3	2	33.3	6	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	5	62.5	3	37.5	8	--	--
Douro-Dummer TP													
Q2 2010	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Q2 2009	0	0.0	2	16.7	4	33.3	0	0.0	6	50.0	12	369,500	486,658
Year-to-date 2010	0	0.0	1	14.3	1	14.3	3	42.9	2	28.6	7	--	--
Year-to-date 2009	0	0.0	3	14.3	6	28.6	1	4.8	11	52.4	21	400,000	453,995
Otonabee-South Monaghan TP													
Q2 2010	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
Q2 2009	1	20.0	1	20.0	0	0.0	1	20.0	2	40.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	--	--
Year-to-date 2009	1	10.0	1	10.0	1	10.0	4	40.0	3	30.0	10	374,000	382,490
Smith-Ennismore-Lakefield TP													
Q2 2010	0	0.0	1	6.3	4	25.0	9	56.3	2	12.5	16	334,500	332,938
Q2 2009	1	7.7	0	0.0	1	7.7	5	38.5	6	46.2	13	399,900	402,177
Year-to-date 2010	0	0.0	1	4.2	5	20.8	11	45.8	7	29.2	24	349,000	364,542
Year-to-date 2009	3	20.0	0	0.0	1	6.7	5	33.3	6	40.0	15	389,000	368,887
Peterborough CMA													
Q2 2010	0	0.0	15	17.9	41	48.8	22	26.2	6	7.1	84	289,900	303,300
Q2 2009	2	3.2	9	14.3	21	33.3	14	22.2	17	27.0	63	299,900	376,912
Year-to-date 2010	0	0.0	44	27.3	64	39.8	38	23.6	15	9.3	161	279,999	303,923
Year-to-date 2009	4	3.1	14	10.9	42	32.8	38	29.7	30	23.4	128	321,200	360,859

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2010						
Submarket	Q2 2010	Q2 2009	% Change	YTD 2010	YTD 2009	% Change
Peterborough City	280,040	296,388	-5.5	276,057	311,349	-11.3
Cavan Monaghan TP	--	--	n/a	--	--	n/a
Douro-Dummer TP	--	486,658	n/a	--	453,995	n/a
Otonabee-South Monaghan TP	--	--	n/a	--	382,490	n/a
Smith-Ennismore-Lakefield TP	332,938	402,177	-17.2	364,542	368,887	-1.2
Peterborough CMA	303,300	376,912	-19.5	303,923	360,859	-15.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Peterborough
Second 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	232	641	492	47.2	235,705	7.9	245,118
	April	308	43.3	245	637	510	48.0	247,289	6.7	247,541
	May	289	4.7	214	590	433	49.4	262,004	10.6	250,348
	June	255	-5.2	203	487	393	51.7	253,049	6.3	246,315
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2009	760	-7.9		1,437			235,935	-2.3	
	Q2 2010	852	12.1		1,714			254,004	7.7	
	YTD 2009	1,137	-16.6		2,558			227,822	-2.2	
	YTD 2010	1,384	21.7		3,079			245,367	7.7	

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

Table 6: Economic Indicators Second Quarter 2010											
		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	5.5	63.0	772
	February	627	5.00	5.79	146.6	113.1	54.1	6.1	62.4	787
	March	613	4.50	5.55	146.2	113.7	53.9	7.0	62.6	803
	April	596	3.90	5.25	145.5	113.2	53.9	7.2	62.9	781
	May	596	3.90	5.25	145.1	114.0	53.9	8.1	63.2	787
	June	631	3.75	5.85	145.1	114.2	54.1	6.9	63.2	788
	July	631	3.75	5.85	145.3	113.7	53.8	6.8	62.6	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	52.7	7.9	61.9	727
	October	630	3.80	5.84	146.5	113.9	51.5	9.4	61.3	745
	November	616	3.60	5.59	147.2	114.6	49.6	10.9	59.8	736
	December	610	3.60	5.49	148.0	114.1	52.0	9.4	61.9	727
2010	January	610	3.60	5.49	148.7	114.5	52.1	9.1	62.0	737
	February	604	3.60	5.39	148.2	115.1	51.7	8.7	61.4	725
	March	631	3.60	5.85	148.5	115.3	51.4	9.2	61.5	731
	April	655	3.80	6.25	148.8	115.7	51.5	9.2	61.7	741
	May	639	3.70	5.99	149.5	116.2	52.1	9.5	61.9	756
	June	633	3.60	5.89		116.0	50.6	10.1	60.9	756
	July									
	August									
	September									
	October									
	November									
	December									

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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