

HOUSING NOW

Hamilton and Brantford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2010

New Home Market

Total Starts Higher in Hamilton and Brantford

Single-detached starts boosted total home starts in The Hamilton Census Metropolitan Area (CMA) in April. Total starts were up 50 per cent from March with builders breaking ground on 186 new, single-detached starts, in addition to 87 starts of other home types. There were no apartment starts in April.

The majority of the single-detached starts were in Flamborough. There has been strong growth in the number of homes being built in Flamborough this year, especially in the number of townhouses. Starts in the former City of Hamilton and Burlington also contributed to the 273 starts last month. Most of these starts were of low-rise homes. In addition, there were 653 pending starts, most of which were single-detached houses, condominium apartments and freehold townhouses.

Figure 1

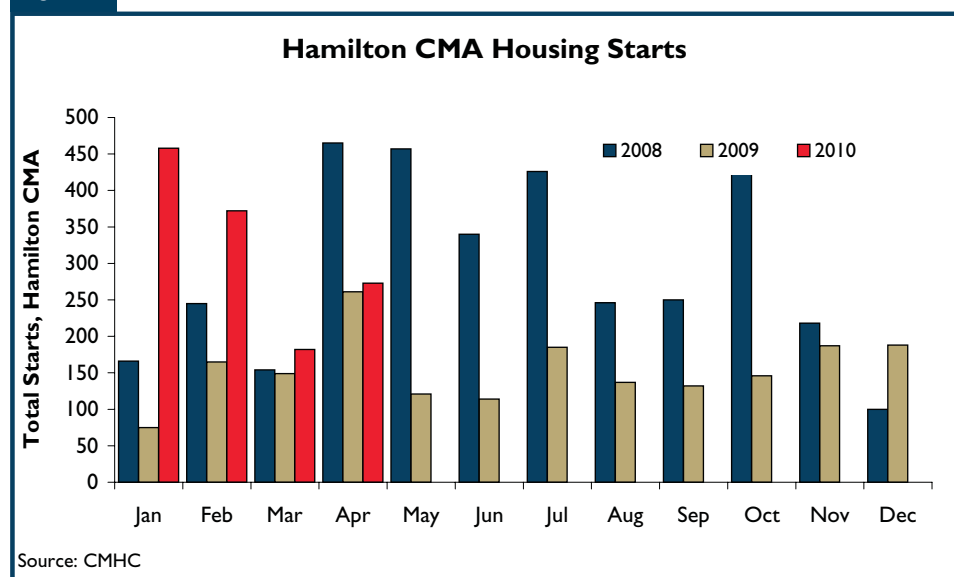


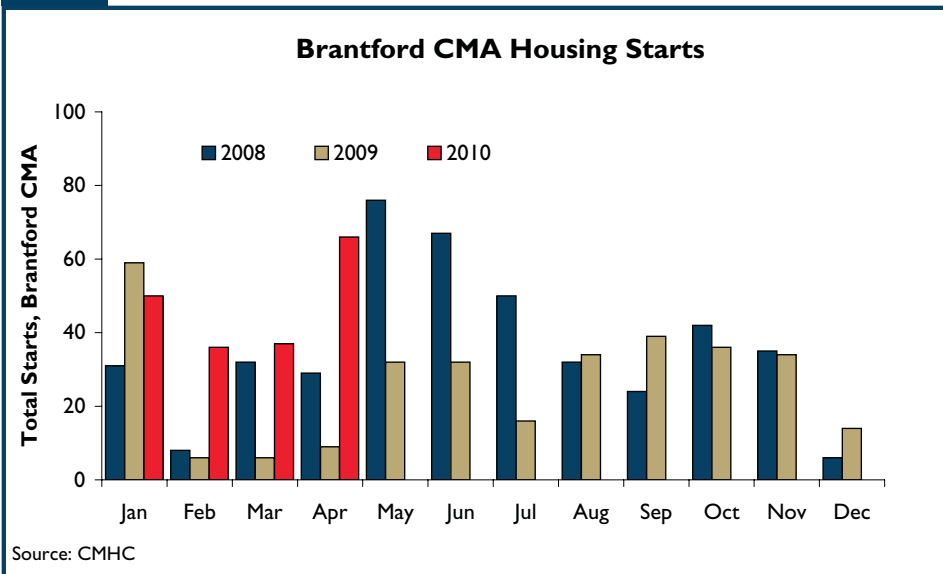
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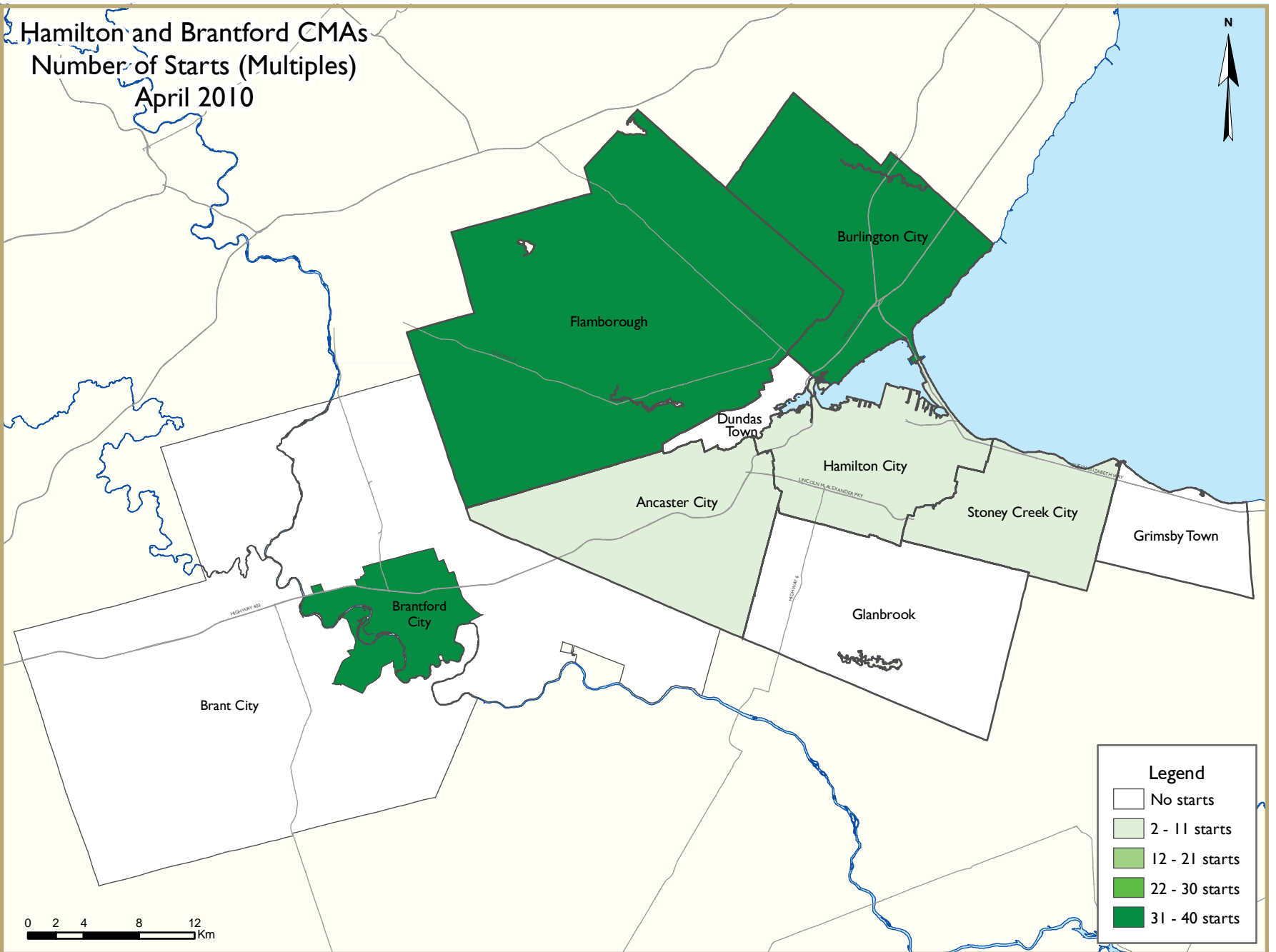
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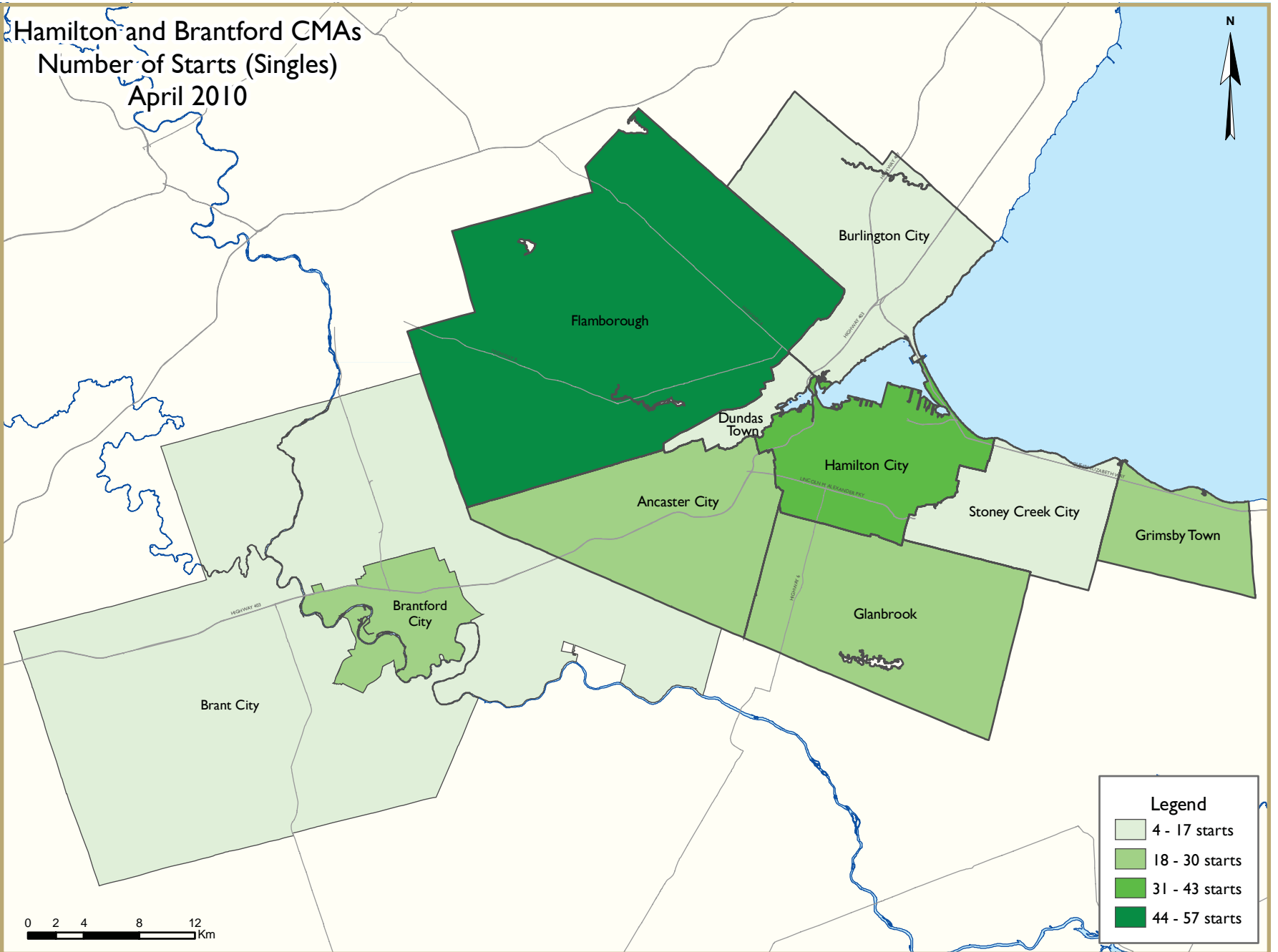
Figure 2

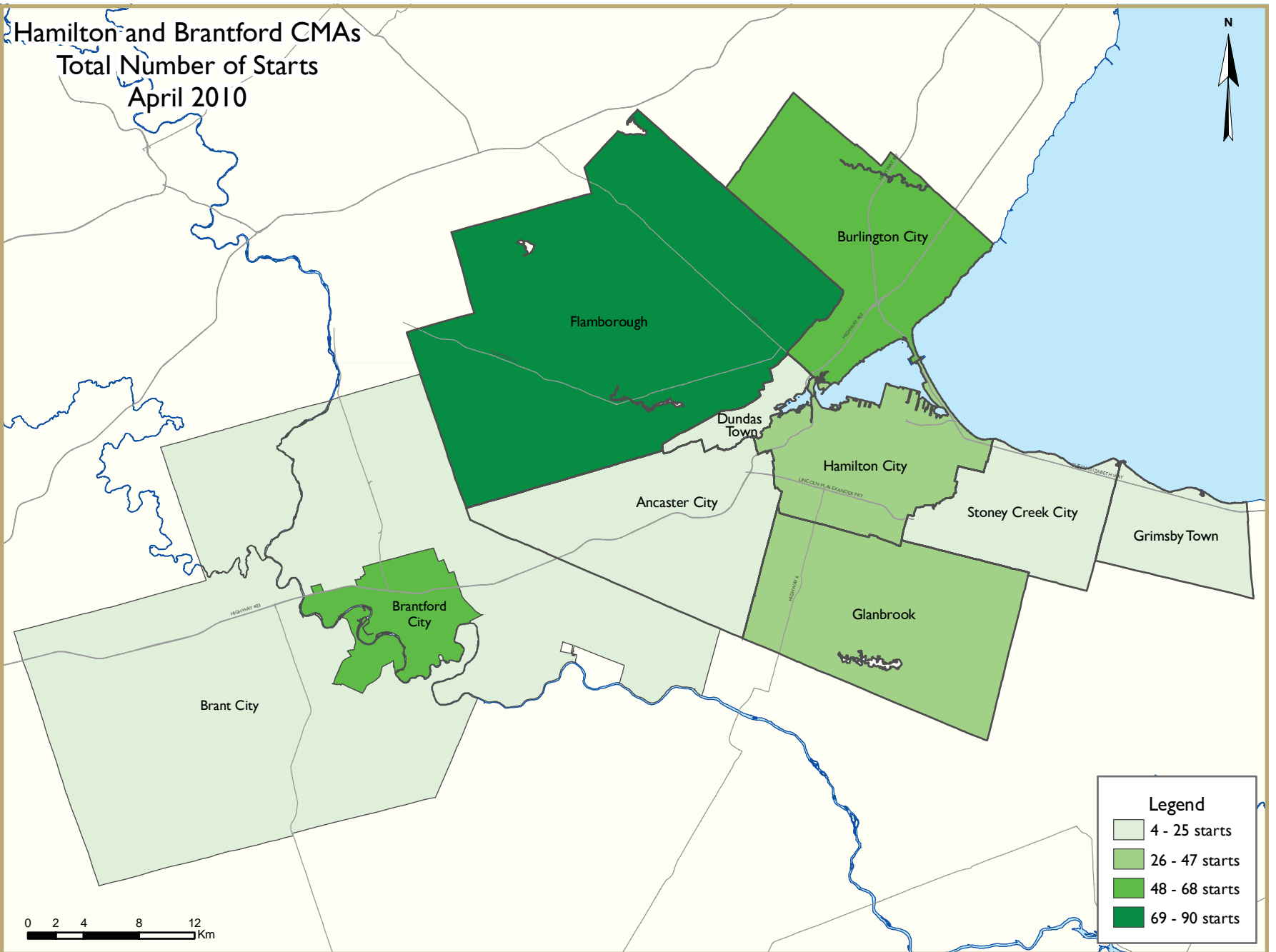


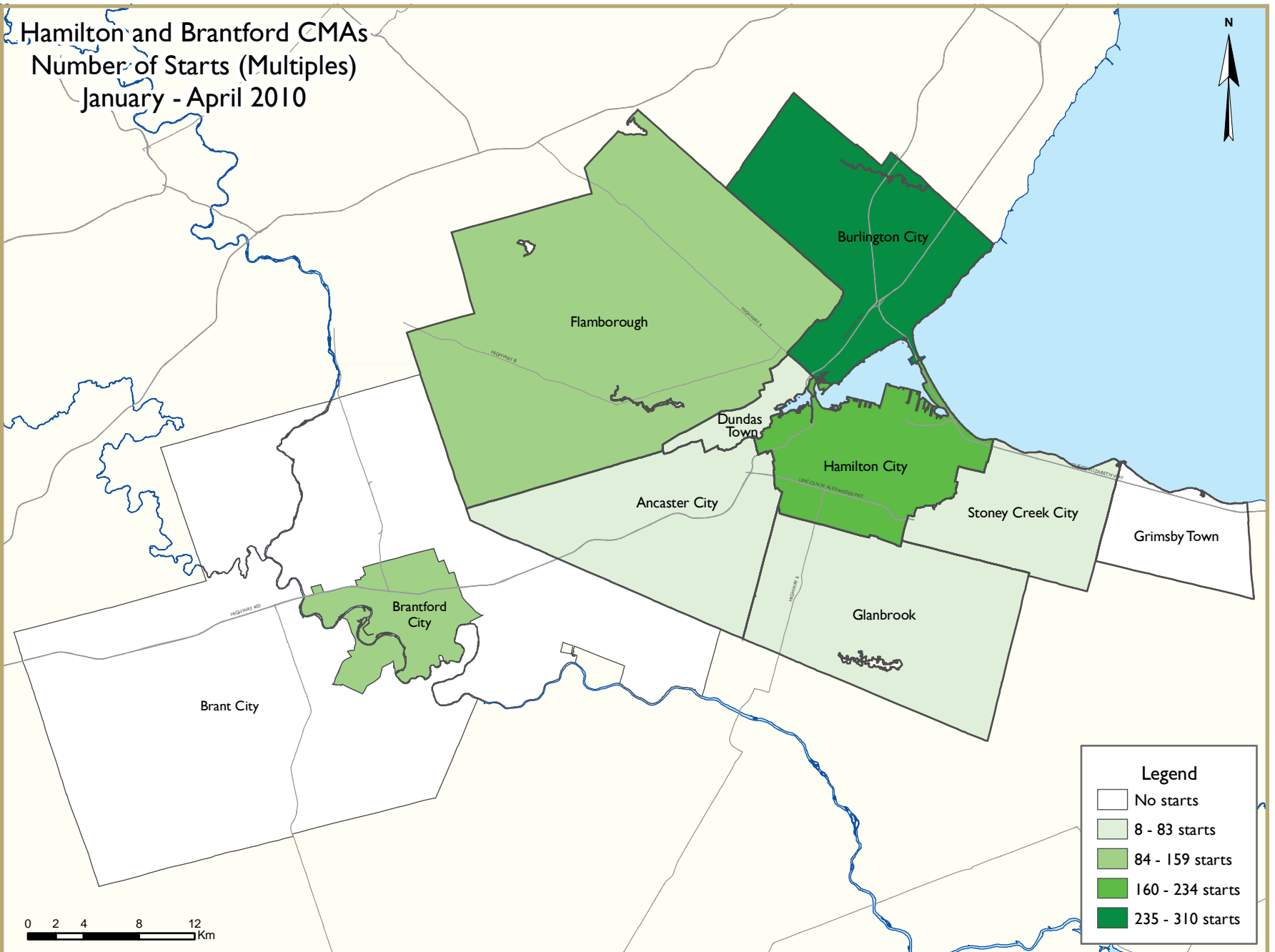
A pending start is an approved building permit for a unit that has not yet started.

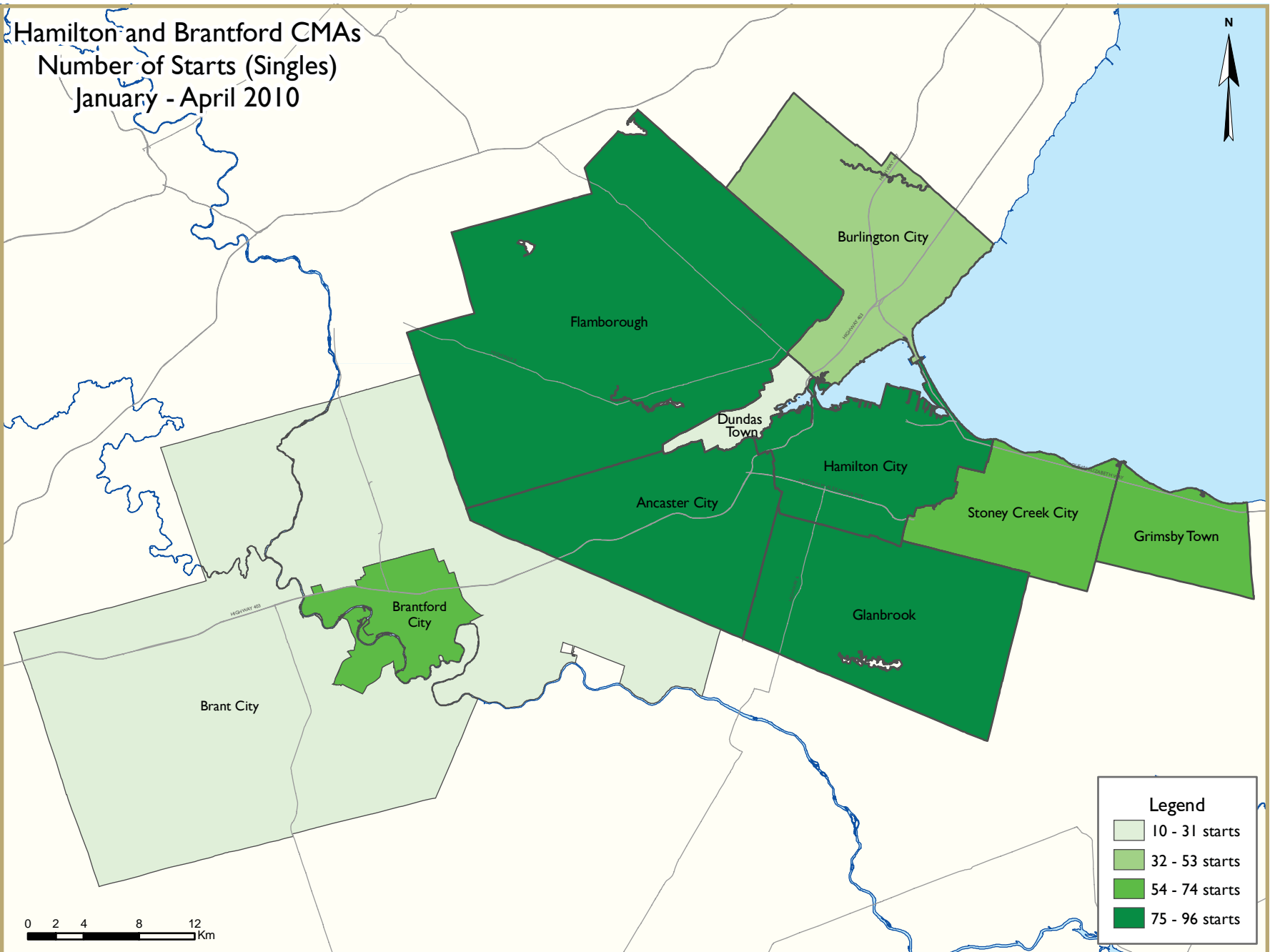
New home starts were up in the Brantford CMA in April, reaching a total of 66 starts. At 22, single-detached homes drove starts up in April, in addition to a 30-unit rental building in the City of Brantford. Demand for new homes is strong. The low inventory of completed yet unsold homes is evidence of this strength.

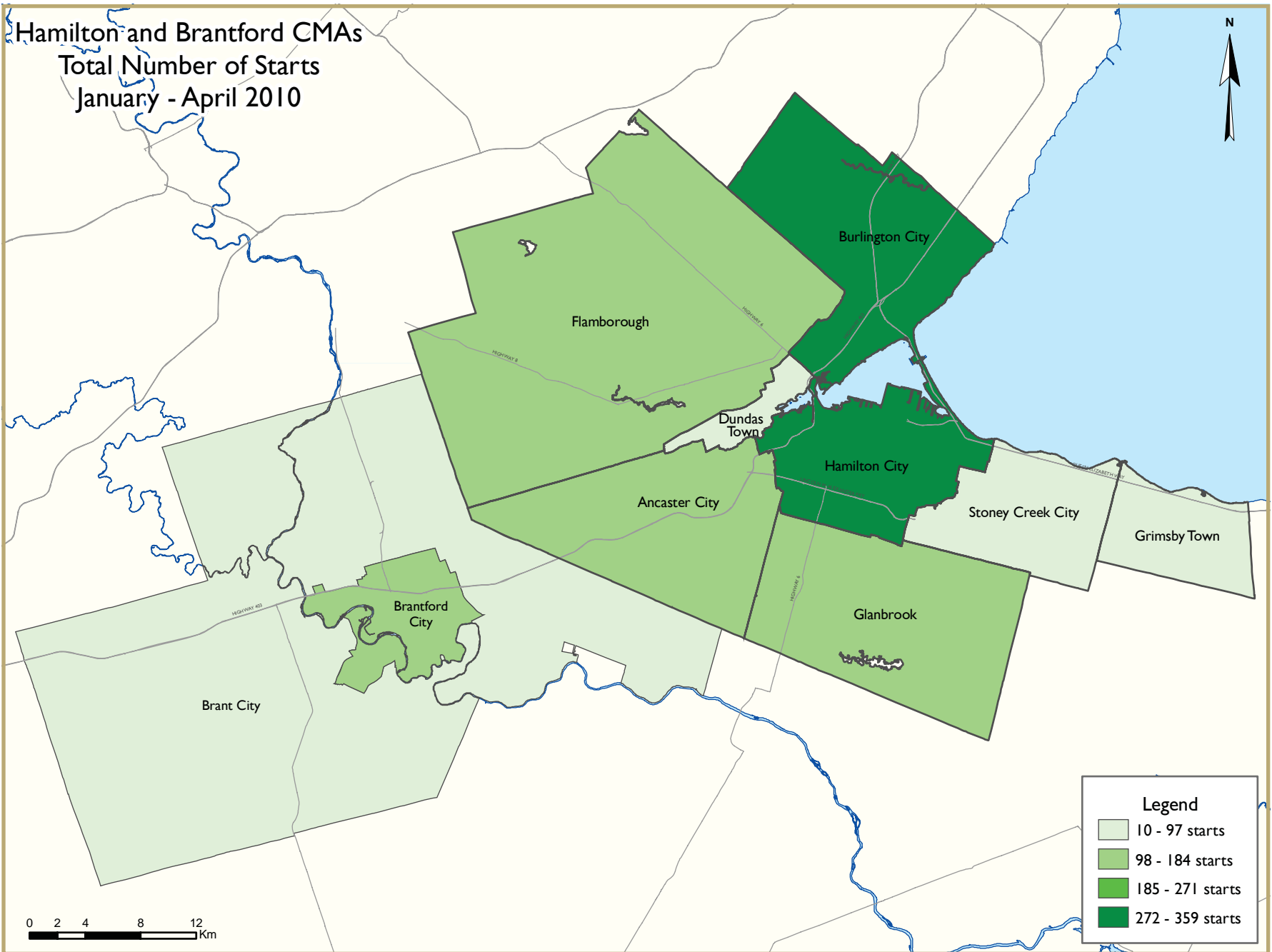












HOUSING NOW REPORT TABLES

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- 4 Absorbed Single-Detached Units by Price Range
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- 1.2 History of Housing Activity (once a year)
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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 1a: Housing Activity Summary of Hamilton CMA
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2010	186	32	39	0	16	0	0	0	273
April 2009	47	22	6	0	4	0	0	182	261
% Change	**	45.5	**	n/a	**	n/a	n/a	-100.0	4.6
Year-to-date 2010	523	98	175	0	112	182	0	195	1,285
Year-to-date 2009	155	30	36	0	75	90	0	264	650
% Change	**	**	**	n/a	49.3	102.2	n/a	-26.1	97.7
UNDER CONSTRUCTION									
April 2010	708	142	341	3	409	746	0	377	2,727
April 2009	584	70	397	1	681	900	0	387	3,020
% Change	21.2	102.9	-14.1	200.0	-39.9	-17.1	n/a	-2.6	-9.7
COMPLETIONS									
April 2010	98	40	15	2	18	0	0	0	173
April 2009	115	4	28	2	86	0	0	0	235
% Change	-14.8	**	-46.4	0.0	-79.1	n/a	n/a	n/a	-26.4
Year-to-date 2010	371	66	91	3	183	0	0	82	796
Year-to-date 2009	410	14	161	5	141	0	0	0	731
% Change	-9.5	**	-43.5	-40.0	29.8	n/a	n/a	n/a	8.9
COMPLETED & NOT ABSORBED									
April 2010	61	14	28	10	8	11	0	0	132
April 2009	82	10	40	0	13	0	0	0	145
% Change	-25.6	40.0	-30.0	n/a	-38.5	n/a	n/a	n/a	-9.0
ABSORBED									
April 2010	80	42	20	1	21	0	0	0	164
April 2009	111	4	22	2	81	0	0	0	220
% Change	-27.9	**	-9.1	-50.0	-74.1	n/a	n/a	n/a	-25.5
Year-to-date 2010	336	53	86	1	180	2	0	0	658
Year-to-date 2009	393	23	162	5	130	0	0	4	717
% Change	-14.5	130.4	-46.9	-80.0	38.5	n/a	n/a	-100.0	-8.2

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

Table 1b: Housing Activity Summary of Brantford CMA
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2010	26	2	8	0	0	0	0	30	66
April 2009	8	0	0	0	0	0	0	1	9
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	**	**
Year-to-date 2010	72	2	32	1	16	0	0	66	189
Year-to-date 2009	77	2	0	0	0	0	0	1	80
% Change	-6.5	0.0	n/a	n/a	n/a	n/a	n/a	**	136.3
UNDER CONSTRUCTION									
April 2010	85	2	35	1	49	0	0	66	238
April 2009	95	2	6	0	25	21	7	1	157
% Change	-10.5	0.0	**	n/a	96.0	-100.0	-100.0	**	51.6
COMPLETIONS									
April 2010	13	0	0	0	8	0	0	0	21
April 2009	22	2	5	1	0	0	0	6	36
% Change	-40.9	-100.0	-100.0	-100.0	n/a	n/a	n/a	-100.0	-41.7
Year-to-date 2010	71	2	3	1	14	0	0	0	91
Year-to-date 2009	72	2	24	7	10	0	0	6	121
% Change	-1.4	0.0	-87.5	-85.7	40.0	n/a	n/a	-100.0	-24.8
COMPLETED & NOT ABSORBED									
April 2010	30	0	2	0	10	0	0	2	44
April 2009	36	2	29	5	39	0	0	0	111
% Change	-16.7	-100.0	-93.1	-100.0	-74.4	n/a	n/a	n/a	-60.4
ABSORBED									
April 2010	14	0	3	0	8	0	0	0	25
April 2009	32	0	2	1	1	0	0	6	42
% Change	-56.3	n/a	50.0	-100.0	**	n/a	n/a	-100.0	-40.5
Year-to-date 2010	78	2	7	2	24	18	0	0	131
Year-to-date 2009	106	0	4	5	6	0	0	6	127
% Change	-26.4	n/a	75.0	-60.0	**	n/a	n/a	-100.0	3.1

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

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

Table I.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
New City of Hamilton									
April 2010	152	12	39	0	4	0	0	0	207
April 2009	42	0	6	0	0	0	0	0	48
Hamilton City									
April 2010	35	2	5	0	4	0	0	0	46
April 2009	11	0	0	0	0	0	0	0	11
Stoney Creek City									
April 2010	7	4	5	0	0	0	0	0	16
April 2009	7	0	0	0	0	0	0	0	7
Ancaster City									
April 2010	18	2	0	0	0	0	0	0	20
April 2009	18	0	6	0	0	0	0	0	24
Dundas Town									
April 2010	5	0	0	0	0	0	0	0	5
April 2009	3	0	0	0	0	0	0	0	3
Flamborough									
April 2010	57	4	29	0	0	0	0	0	90
April 2009	0	0	0	0	0	0	0	0	0
Glanbrook									
April 2010	30	0	0	0	0	0	0	0	30
April 2009	3	0	0	0	0	0	0	0	3
Burlington City									
April 2010	16	20	0	0	12	0	0	0	48
April 2009	2	22	0	0	4	0	0	182	210
Grimsby Town									
April 2010	18	0	0	0	0	0	0	0	18
April 2009	3	0	0	0	0	0	0	0	3
Hamilton CMA									
April 2010	186	32	39	0	16	0	0	0	273
April 2009	47	22	6	0	4	0	0	182	261
Brant City									
April 2010	4	0	0	0	0	0	0	0	4
April 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
April 2010	22	2	8	0	0	0	0	30	62
April 2009	3	0	0	0	0	0	0	0	3
Brantford CMA									
April 2010	26	2	8	0	0	0	0	30	66
April 2009	8	0	0	0	0	0	0	1	9

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
New City of Hamilton									
April 2010	533	26	304	3	314	207	0	195	1,583
April 2009	400	12	325	0	540	305	0	123	1,705
Hamilton City									
April 2010	143	4	17	0	86	83	0	195	529
April 2009	104	0	56	0	35	119	0	123	437
Stoney Creek City									
April 2010	63	4	24	0	0	0	0	0	91
April 2009	46	4	55	0	65	0	0	0	170
Ancaster City									
April 2010	121	8	102	0	80	62	0	0	373
April 2009	98	8	14	0	129	62	0	0	311
Dundas Town									
April 2010	17	2	6	3	30	62	0	0	120
April 2009	13	0	11	0	32	124	0	0	180
Flamborough									
April 2010	83	8	94	0	0	0	0	0	185
April 2009	47	0	64	0	0	0	0	0	111
Glanbrook									
April 2010	103	0	54	0	118	0	0	0	275
April 2009	92	0	125	0	279	0	0	0	496
Burlington City									
April 2010	118	116	37	0	89	539	0	182	1,081
April 2009	156	58	21	1	141	595	0	264	1,236
Grimsby Town									
April 2010	57	0	0	0	6	0	0	0	63
April 2009	28	0	51	0	0	0	0	0	79
Hamilton CMA									
April 2010	708	142	341	3	409	746	0	377	2,727
April 2009	584	70	397	1	681	900	0	387	3,020
Brant City									
April 2010	21	0	6	0	0	0	0	0	27
April 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
April 2010	64	2	29	1	49	0	0	66	211
April 2009	74	2	6	0	25	0	7	0	114
Brantford CMA									
April 2010	85	2	35	1	49	0	0	66	238
April 2009	95	2	6	0	25	21	7	1	157

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
COMPLETIONS										
New City of Hamilton										
April 2010	69	4	15	1	18	0	0	0	107	
April 2009	68	2	28	0	19	0	0	0	117	
Hamilton City										
April 2010	22	0	0	0	7	0	0	0	29	
April 2009	13	2	17	0	5	0	0	0	37	
Stoney Creek City										
April 2010	14	0	12	0	0	0	0	0	26	
April 2009	22	0	11	0	0	0	0	0	33	
Ancaster City										
April 2010	19	2	0	0	0	0	0	0	21	
April 2009	12	0	0	0	6	0	0	0	18	
Dundas Town										
April 2010	1	0	0	1	0	0	0	0	2	
April 2009	1	0	0	0	0	0	0	0	1	
Flamborough										
April 2010	4	2	0	0	0	0	0	0	6	
April 2009	4	0	0	0	0	0	0	0	4	
Glanbrook										
April 2010	9	0	3	0	11	0	0	0	23	
April 2009	16	0	0	0	8	0	0	0	24	
Burlington City										
April 2010	20	36	0	0	0	0	0	0	56	
April 2009	40	2	0	2	67	0	0	0	111	
Grimsby Town										
April 2010	9	0	0	1	0	0	0	0	10	
April 2009	7	0	0	0	0	0	0	0	7	
Hamilton CMA										
April 2010	98	40	15	2	18	0	0	0	173	
April 2009	115	4	28	2	86	0	0	0	235	
Brant City										
April 2010	2	0	0	0	0	0	0	0	2	
April 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Brantford City										
April 2010	11	0	0	0	8	0	0	0	19	
April 2009	6	2	5	1	0	0	0	6	20	
Brantford CMA										
April 2010	13	0	0	0	8	0	0	0	21	
April 2009	22	2	5	1	0	0	0	6	36	

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
April 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										
New City of Hamilton										
April 2010	32	1	23	0	1	0	0	0	57	
April 2009	50	1	29	0	0	0	0	0	80	
Hamilton City										
April 2010	1	0	0	0	0	0	0	0	1	
April 2009	3	0	0	0	0	0	0	0	3	
Stoney Creek City										
April 2010	25	0	20	0	1	0	0	0	46	
April 2009	41	0	25	0	0	0	0	0	66	
Ancaster City										
April 2010	0	0	0	0	0	0	0	0	0	
April 2009	1	0	0	0	0	0	0	0	1	
Dundas Town										
April 2010	1	0	0	0	0	0	0	0	1	
April 2009	0	0	0	0	0	0	0	0	0	
Flamborough										
April 2010	3	0	0	0	0	0	0	0	3	
April 2009	4	0	0	0	0	0	0	0	4	
Glanbrook										
April 2010	2	1	3	0	0	0	0	0	6	
April 2009	1	1	4	0	0	0	0	0	6	
Burlington City										
April 2010	14	13	5	0	5	11	0	0	48	
April 2009	24	9	6	0	13	0	0	0	52	
Grimsby Town										
April 2010	15	0	0	10	2	0	0	0	27	
April 2009	8	0	5	0	0	0	0	0	13	
Hamilton CMA										
April 2010	61	14	28	10	8	11	0	0	132	
April 2009	82	10	40	0	13	0	0	0	145	
Brant City										
April 2010	7	0	1	0	0	0	0	0	8	
April 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Brantford City										
April 2010	23	0	1	0	10	0	0	2	36	
April 2009	30	2	18	5	39	0	0	0	94	
Brantford CMA										
April 2010	30	0	2	0	10	0	0	2	44	
April 2009	36	2	29	5	39	0	0	0	111	

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
New City of Hamilton									
April 2010	67	4	16	1	19	0	0	0	107
April 2009	65	3	22	0	19	0	0	0	109
Hamilton City									
April 2010	23	0	0	0	7	0	0	0	30
April 2009	13	3	17	0	5	0	0	0	38
Stoney Creek City									
April 2010	10	0	13	0	1	0	0	0	24
April 2009	20	0	4	0	0	0	0	0	24
Ancaster City									
April 2010	19	2	0	0	0	0	0	0	21
April 2009	12	0	1	0	6	0	0	0	19
Dundas Town									
April 2010	1	0	0	1	0	0	0	0	2
April 2009	1	0	0	0	0	0	0	0	1
Flamborough									
April 2010	5	2	0	0	0	0	0	0	7
April 2009	3	0	0	0	0	0	0	0	3
Glanbrook									
April 2010	9	0	3	0	11	0	0	0	23
April 2009	16	0	0	0	8	0	0	0	24
Burlington City									
April 2010	9	38	0	0	1	0	0	0	48
April 2009	35	1	0	2	62	0	0	0	100
Grimsby Town									
April 2010	4	0	4	0	1	0	0	0	9
April 2009	11	0	0	0	0	0	0	0	11
Hamilton CMA									
April 2010	80	42	20	1	21	0	0	0	164
April 2009	111	4	22	2	81	0	0	0	220
Brant City									
April 2010	2	0	0	0	0	0	0	0	2
April 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
April 2010	12	0	3	0	8	0	0	0	23
April 2009	13	0	2	1	1	0	0	6	23
Brantford CMA									
April 2010	14	0	3	0	8	0	0	0	25
April 2009	32	0	2	1	1	0	0	6	42

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2a: History of Housing Starts of Hamilton 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	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365
% Change	-1.4	-21.9	-13.1	-84.2	25.3	138.5	n/a	-100.0	8.3
2000	1,865	128	419	19	467	195	0	15	3,108

Source: CMHC (Starts and Completions Survey)

**Table 1.2b: History of Housing Starts of Brantford 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	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475
% Change	-3.7	76.9	-33.3	n/a	-17.1	n/a	n/a	n/a	-2.1
2000	374	26	9	0	76	0	0	0	485

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Hamilton CMA	186	47	32	26	55	6	0	182	273	261	4.6
New City of Hamilton	152	42	12	0	43	6	0	0	207	48	**
Hamilton City	35	11	2	0	9	0	0	0	46	11	**
Stoney Creek City	7	7	4	0	5	0	0	0	16	7	128.6
Ancaster City	18	18	2	0	0	6	0	0	20	24	-16.7
Dundas Town	5	3	0	0	0	0	0	0	5	3	66.7
Flamborough	57	0	4	0	29	0	0	0	90	0	n/a
Glanbrook	30	3	0	0	0	0	0	0	30	3	**
Burlington City	16	2	20	26	12	0	0	182	48	210	-77.1
Grimsby Town	18	3	0	0	0	0	0	0	18	3	**
Brantford CMA	26	8	2	0	8	0	30	1	66	9	**
Brant City	4	n/a	0	n/a	0	n/a	0	n/a	4	n/a	n/a
Brantford City	22	3	2	0	8	0	30	0	62	3	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 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
Hamilton CMA	523	155	98	34	287	107	377	354	1,285	650	97.7
New City of Hamilton	414	129	20	6	237	90	195	0	866	225	**
Hamilton City	96	25	4	0	14	20	195	0	309	45	**
Stoney Creek City	56	27	4	2	13	26	0	0	73	55	32.7
Ancaster City	79	41	2	4	59	18	0	0	140	63	122.2
Dundas Town	13	6	0	0	8	0	0	0	21	6	**
Flamborough	80	11	10	0	94	4	0	0	184	15	**
Glanbrook	90	19	0	0	49	22	0	0	139	41	**
Burlington City	49	11	78	28	50	17	182	354	359	410	-12.4
Grimsby Town	60	15	0	0	0	0	0	0	60	15	**
Brantford CMA	73	77	2	2	48	0	66	1	189	80	136.3
Brant City	10	n/a	0	n/a	0	n/a	0	n/a	10	n/a	n/a
Brantford City	63	64	2	2	48	0	66	0	179	66	171.2

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Hamilton CMA	55	6	0	0	0	0	0	182
New City of Hamilton	43	6	0	0	0	0	0	0
Hamilton City	9	0	0	0	0	0	0	0
Stoney Creek City	5	0	0	0	0	0	0	0
Ancaster City	0	6	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	29	0	0	0	0	0	0	0
Glanbrook	0	0	0	0	0	0	0	0
Burlington City	12	0	0	0	0	0	0	182
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	8	0	0	0	0	0	30	1
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	8	0	0	0	0	0	30	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 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
Hamilton CMA	287	107	0	0	182	90	195	264
New City of Hamilton	237	90	0	0	0	0	195	0
Hamilton City	14	20	0	0	0	0	195	0
Stoney Creek City	13	26	0	0	0	0	0	0
Ancaster City	59	18	0	0	0	0	0	0
Dundas Town	8	0	0	0	0	0	0	0
Flamborough	94	4	0	0	0	0	0	0
Glanbrook	49	22	0	0	0	0	0	0
Burlington City	50	17	0	0	182	90	0	264
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	48	0	0	0	0	0	66	1
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	48	0	0	0	0	0	66	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Hamilton CMA	257	75	16	4	0	182	273	261
New City of Hamilton	203	48	4	0	0	0	207	48
Hamilton City	42	11	4	0	0	0	46	11
Stoney Creek City	16	7	0	0	0	0	16	7
Ancaster City	20	24	0	0	0	0	20	24
Dundas Town	5	3	0	0	0	0	5	3
Flamborough	90	0	0	0	0	0	90	0
Glanbrook	30	3	0	0	0	0	30	3
Burlington City	36	24	12	4	0	182	48	210
Grimsby Town	18	3	0	0	0	0	18	3
Brantford CMA	36	8	0	0	30	1	66	9
Brant City	4	n/a	0	n/a	0	n/a	4	n/a
Brantford City	32	3	0	0	30	0	62	3

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Hamilton CMA	796	221	294	165	195	264	1,285	650
New City of Hamilton	595	171	76	54	195	0	866	225
Hamilton City	105	25	9	20	195	0	309	45
Stoney Creek City	73	55	0	0	0	0	73	55
Ancaster City	122	51	18	12	0	0	140	63
Dundas Town	13	6	8	0	0	0	21	6
Flamborough	184	15	0	0	0	0	184	15
Glanbrook	98	19	41	22	0	0	139	41
Burlington City	141	35	218	111	0	264	359	410
Grimsby Town	60	15	0	0	0	0	60	15
Brantford CMA	106	79	17	0	66	1	189	80
Brant City	10	n/a	0	n/a	0	n/a	10	n/a
Brantford City	96	66	17	0	66	0	179	66

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Hamilton CMA	100	117	40	4	33	114	0	0	173	235	-26.4
New City of Hamilton	70	68	4	2	33	47	0	0	107	117	-8.5
Hamilton City	22	13	0	2	7	22	0	0	29	37	-21.6
Stoney Creek City	14	22	0	0	12	11	0	0	26	33	-21.2
Ancaster City	19	12	2	0	0	6	0	0	21	18	16.7
Dundas Town	2	1	0	0	0	0	0	0	2	1	100.0
Flamborough	4	4	2	0	0	0	0	0	6	4	50.0
Glanbrook	9	16	0	0	14	8	0	0	23	24	-4.2
Burlington City	20	42	36	2	0	67	0	0	56	111	-49.5
Grimsby Town	10	7	0	0	0	0	0	0	10	7	42.9
Brantford CMA	13	23	0	2	8	5	0	6	21	36	-41.7
Brant City	2	n/a	0	n/a	0	n/a	0	n/a	2	n/a	n/a
Brantford City	11	7	0	2	8	5	0	6	19	20	-5.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 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
Hamilton CMA	374	415	68	16	272	300	82	0	796	731	8.9
New City of Hamilton	258	242	10	6	216	201	0	0	484	449	7.8
Hamilton City	84	53	2	4	7	47	0	0	93	104	-10.6
Stoney Creek City	40	73	2	0	68	49	0	0	110	122	-9.8
Ancaster City	54	41	4	2	37	15	0	0	95	58	63.8
Dundas Town	9	5	0	0	6	6	0	0	15	11	36.4
Flamborough	24	29	2	0	0	39	0	0	26	68	-61.8
Glanbrook	46	41	0	0	98	45	0	0	144	86	67.4
Burlington City	77	143	58	10	16	86	82	0	233	239	-2.5
Grimsby Town	39	30	0	0	40	13	0	0	79	43	83.7
Brantford CMA	72	79	2	2	17	34	0	6	91	121	-24.8
Brant City	30	n/a	0	n/a	0	n/a	0	n/a	30	n/a	n/a
Brantford City	42	28	2	2	17	27	0	6	61	63	-3.2

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Hamilton CMA	33	114	0	0	0	0	0	0
New City of Hamilton	33	47	0	0	0	0	0	0
Hamilton City	7	22	0	0	0	0	0	0
Stoney Creek City	12	11	0	0	0	0	0	0
Ancaster City	0	6	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	14	8	0	0	0	0	0	0
Burlington City	0	67	0	0	0	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	8	5	0	0	0	0	0	6
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	8	5	0	0	0	0	0	6

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 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
Hamilton CMA	272	300	0	0	0	0	82	0
New City of Hamilton	216	201	0	0	0	0	0	0
Hamilton City	7	47	0	0	0	0	0	0
Stoney Creek City	68	49	0	0	0	0	0	0
Ancaster City	37	15	0	0	0	0	0	0
Dundas Town	6	6	0	0	0	0	0	0
Flamborough	0	39	0	0	0	0	0	0
Glanbrook	98	45	0	0	0	0	0	0
Burlington City	16	86	0	0	0	0	82	0
Grimsby Town	40	13	0	0	0	0	0	0
Brantford CMA	17	34	0	0	0	0	0	6
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	17	27	0	0	0	0	0	6

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Hamilton CMA	153	147	20	88	0	0	173	235
New City of Hamilton	88	98	19	19	0	0	107	117
Hamilton City	22	32	7	5	0	0	29	37
Stoney Creek City	26	33	0	0	0	0	26	33
Ancaster City	21	12	0	6	0	0	21	18
Dundas Town	1	1	1	0	0	0	2	1
Flamborough	6	4	0	0	0	0	6	4
Glanbrook	12	16	11	8	0	0	23	24
Burlington City	56	42	0	69	0	0	56	111
Grimsby Town	9	7	1	0	0	0	10	7
Brantford CMA	13	29	8	1	0	6	21	36
Brant City	2	n/a	0	n/a	0	n/a	2	n/a
Brantford City	11	13	8	1	0	6	19	20

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Hamilton CMA	528	585	186	146	82	0	796	731
New City of Hamilton	335	387	149	62	0	0	484	449
Hamilton City	86	94	7	10	0	0	93	104
Stoney Creek City	84	122	26	0	0	0	110	122
Ancaster City	64	43	31	15	0	0	95	58
Dundas Town	8	5	7	6	0	0	15	11
Flamborough	26	68	0	0	0	0	26	68
Glanbrook	66	55	78	31	0	0	144	86
Burlington City	140	155	11	84	82	0	233	239
Grimsby Town	53	43	26	0	0	0	79	43
Brantford CMA	76	98	15	17	0	6	91	121
Brant City	30	n/a	0	n/a	0	n/a	30	n/a
Brantford City	46	40	15	17	0	6	61	63

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
New City of Hamilton													
April 2010	5	7.6	5	7.6	6	9.1	19	28.8	31	47.0	66	390,900	406,631
April 2009	2	3.1	21	32.3	17	26.2	6	9.2	19	29.2	65	327,000	359,127
Year-to-date 2010	12	5.0	19	7.9	34	14.2	62	25.9	112	46.9	239	393,700	427,177
Year-to-date 2009	9	3.9	43	18.5	66	28.3	39	16.7	76	32.6	233	349,990	402,453
Hamilton City													
April 2010	1	4.8	5	23.8	3	14.3	6	28.6	6	28.6	21	359,900	364,068
April 2009	0	0.0	2	15.4	4	30.8	4	30.8	3	23.1	13	355,000	359,780
Year-to-date 2010	1	1.3	9	11.8	11	14.5	28	36.8	27	35.5	76	379,950	386,757
Year-to-date 2009	2	3.7	6	11.1	15	27.8	15	27.8	16	29.6	54	358,495	409,987
Stoney Creek City													
April 2010	0	0.0	0	0.0	2	20.0	5	50.0	3	30.0	10	373,445	376,909
April 2009	0	0.0	9	45.0	9	45.0	1	5.0	1	5.0	20	309,490	314,468
Year-to-date 2010	0	0.0	6	15.0	10	25.0	13	32.5	11	27.5	40	359,900	386,893
Year-to-date 2009	0	0.0	18	28.6	30	47.6	8	12.7	7	11.1	63	311,990	337,492
Ancaster City													
April 2010	0	0.0	0	0.0	1	5.3	4	21.1	14	73.7	19	409,900	476,194
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	490,000	504,299
Year-to-date 2010	0	0.0	0	0.0	2	3.7	9	16.7	43	79.6	54	458,950	522,016
Year-to-date 2009	1	2.5	0	0.0	0	0.0	1	2.5	38	95.0	40	500,000	567,035
Dundas Town													
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	1	12.5	0	0.0	7	87.5	8	--	--
Year-to-date 2009	0	0.0	1	20.0	1	20.0	0	0.0	3	60.0	5	--	--
Flamborough													
April 2010	1	20.0	0	0.0	0	0.0	1	20.0	3	60.0	5	--	--
April 2009	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2010	5	31.3	0	0.0	0	0.0	1	6.3	10	62.5	16	490,000	525,739
Year-to-date 2009	6	21.4	1	3.6	7	25.0	4	14.3	10	35.7	28	349,995	419,360
Glanbrook													
April 2010	3	33.3	0	0.0	0	0.0	3	33.3	3	33.3	9	--	--
April 2009	0	0.0	10	62.5	4	25.0	1	6.3	1	6.3	16	286,450	305,768
Year-to-date 2010	6	13.6	4	9.1	10	22.7	11	25.0	13	29.5	44	353,950	366,684
Year-to-date 2009	0	0.0	17	39.5	13	30.2	11	25.6	2	4.7	43	310,990	323,859
Burlington City													
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
April 2009	0	0.0	0	0.0	0	0.0	2	5.4	35	94.6	37	485,000	651,803
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	1.4	68	98.6	69	453,990	580,818
Year-to-date 2009	0	0.0	0	0.0	2	1.5	15	11.0	119	87.5	136	485,495	601,698
Grimsby Town													
April 2010	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
April 2009	0	0.0	0	0.0	9	81.8	1	9.1	1	9.1	11	329,900	341,264
Year-to-date 2010	0	0.0	2	9.1	11	50.0	4	18.2	5	22.7	22	329,900	368,718
Year-to-date 2009	0	0.0	2	6.9	23	79.3	3	10.3	1	3.4	29	329,900	332,072

Source: CMHC (Market Absorption Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
April 2010	5	6.3	5	6.3	7	8.9	20	25.3	42	53.2	79	405,000	438,825
April 2009	2	1.8	21	18.6	26	23.0	9	8.0	55	48.7	113	389,990	453,220
Year-to-date 2010	12	3.6	21	6.4	45	13.6	67	20.3	185	56.1	330	410,990	455,405
Year-to-date 2009	9	2.3	45	11.3	91	22.9	57	14.3	196	49.2	398	398,500	465,408

Source: CMHC (Market Absorption Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
April 2010	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
April 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2010	0	0.0	0	0.0	2	6.7	6	20.0	22	73.3	30	437,500	530,843
Year-to-date 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
April 2010	0	0.0	6	50.0	5	41.7	0	0.0	1	8.3	12	247,500	257,192
April 2009	0	0.0	6	42.9	6	42.9	1	7.1	1	7.1	14	257,500	261,286
Year-to-date 2010	4	8.0	13	26.0	11	22.0	14	28.0	8	16.0	50	269,900	280,724
Year-to-date 2009	10	17.2	20	34.5	17	29.3	7	12.1	4	6.9	58	248,000	252,912
Brantford CMA													
April 2010	0	0.0	6	42.9	6	42.9	1	7.1	1	7.1	14	252,500	261,636
April 2009	4	12.1	8	24.2	9	27.3	3	9.1	9	27.3	33	265,000	296,000
Year-to-date 2010	4	5.0	13	16.3	13	16.3	20	25.0	30	37.5	80	319,900	374,519
Year-to-date 2009	20	18.0	27	24.3	24	21.6	16	14.4	24	21.6	111	265,000	286,071

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford

Source: CMHC (Market Absorption Survey)

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

Submarket	April 2010	April 2009	% Change	YTD 2010	YTD 2009	% Change
Hamilton CMA	438,825	453,220	-3.2	455,405	465,408	-2.1
New City of Hamilton	406,631	359,127	13.2	427,177	402,453	6.1
Hamilton City	364,068	359,780	1.2	386,757	409,987	-5.7
Stoney Creek City	376,909	314,468	19.9	386,893	337,492	14.6
Ancaster City	476,194	504,299	-5.6	522,016	567,035	-7.9
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	--	n/a	525,739	419,360	25.4
Glanbrook	--	305,768	n/a	366,684	323,859	13.2
Burlington City	--	651,803	n/a	580,818	601,698	-3.5
Grimsby Town	--	341,264	n/a	368,718	332,072	11.0
Brantford CMA	261,636	296,000	-11.6	374,519	286,071	30.9
Brant City	--	n/a	n/a	530,843	n/a	n/a
Brantford City	257,192	261,286	-1.6	280,724	252,912	11.0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
April 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	447	-42.9	728	1,435	1,473	49.4	264,549	-4.9	271,312
	February	717	-28.2	848	1,368	1,454	58.3	265,452	-3.9	263,440
	March	1,002	-5.2	914	1,754	1,454	62.9	263,120	-9.0	269,854
	April	1,188	-14.0	983	1,851	1,441	68.2	286,191	0.8	281,264
	May	1,316	-8.3	1,066	1,754	1,436	74.2	297,132	1.1	287,590
	June	1,560	17.7	1,152	1,690	1,405	82.0	297,117	3.4	291,643
	July	1,318	9.5	1,103	1,594	1,490	74.0	296,591	5.3	299,214
	August	1,090	15.1	1,119	1,383	1,478	75.7	291,374	2.6	295,771
	September	1,162	18.7	1,141	1,606	1,420	80.4	304,670	7.8	306,373
	October	1,130	27.1	1,169	1,435	1,522	76.8	296,253	16.6	300,757
	November	1,017	54.6	1,214	1,216	1,609	75.5	310,377	9.1	313,193
	December	733	61.5	1,244	710	1,615	77.0	285,795	19.0	289,575
2010	January	714	59.7	1,218	1,548	1,635	74.5	288,397	9.0	297,226
	February	1,067	48.8	1,249	1,588	1,665	75.0	314,656	18.5	310,136
	March	1,365	36.2	1,210	2,095	1,705	71.0	313,372	19.1	313,443
	April	1,490	25.4	1,213	2,350	1,746	69.5	317,909	11.1	311,992
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	2,166	-23.7		4,557			264,187	-6.2	
	Q1 2010	3,146	45.2		5,231			308,139	16.6	
	YTD 2009	3,354	-20.5		6,408			271,981	-3.7	
	YTD 2010	4,636	38.2		7,581			311,279	14.4	

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

¹Source: CREA

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

Table 5b: MLS® Residential Activity for Brantford
April 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	95	-34.5	130	220	238	54.6	202,157	-1.6	211,138
	February	118	-25.3	127	247	252	50.4	205,770	-10.4	218,013
	March	155	-21.7	135	365	313	43.1	219,250	0.0	221,246
	April	175	-21.9	151	324	279	54.1	210,840	-5.5	203,938
	May	168	-28.8	143	322	265	54.0	213,223	-4.2	207,631
	June	223	-5.9	162	340	274	59.1	226,115	2.4	221,746
	July	208	5.6	169	298	269	62.8	235,504	5.3	225,653
	August	147	-14.5	150	276	292	51.4	212,326	0.3	214,951
	September	181	-7.2	174	305	271	64.2	229,386	4.0	227,406
	October	147	0.0	167	242	252	66.3	212,771	-0.7	217,795
	November	173	82.1	213	237	297	71.7	227,982	7.8	224,307
	December	94	1.1	162	145	319	50.8	235,419	11.5	244,855
2010	January	139	46.3	201	280	302	66.6	227,009	12.3	234,340
	February	180	52.5	192	280	294	65.3	229,626	11.6	240,630
	March	202	30.3	175	377	319	54.9	220,518	0.6	219,600
	April	231	32.0	185	373	294	62.9	234,024	11.0	226,399
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	368	-26.5		832			210,515	-3.6	
	Q1 2010	521	41.6		937			225,397	7.1	
	YTD 2009	543	-25.1		1,156			210,620	-4.2	
	YTD 2010	752	38.5		1,310			228,047	8.3	

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¹Source: CREA

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

Table 6a: Economic Indicators
April 2010

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Hamilton Labour Market			
		P & I Per \$100,000	Mortgage 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	152.3	112.4	366.6	8.1	66.5	796
	February	627	5.00	5.79	152.2	113.1	369.0	8.2	67.1	806
	March	613	4.50	5.55	151.9	113.7	373.3	8.5	68.0	809
	April	596	3.90	5.25	150.8	113.2	376.7	7.7	68.0	808
	May	596	3.90	5.25	149.1	114.0	379.1	7.4	68.1	803
	June	631	3.75	5.85	149.3	114.2	376.4	7.2	67.5	805
	July	631	3.75	5.85	150.9	113.7	372.2	8.3	67.5	817
	August	631	3.75	5.85	150.2	113.7	368.6	8.9	67.2	818
	September	610	3.70	5.49	150.5	113.8	368.7	9.0	67.3	822
	October	630	3.80	5.84	151.3	113.9	372.9	8.4	67.5	823
	November	616	3.60	5.59	151.0	114.6	375.1	8.1	67.6	832
	December	610	3.60	5.49	151.0	114.1	374.9	8.5	67.9	822
2010	January	610	3.60	5.49	151.3	114.5	373	8.9	67.8	829
	February	604	3.60	5.39	152.7	115.1	371.4	8.7	67.3	852
	March	631	3.60	5.85	152.3	115.3	370.8	7.9	66.6	871
	April	655	3.80	6.25		115.7	367.5	7.7	65.8	874
	May									
	June									
	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)

Table 6b: Economic Indicators
April 2010

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Brantford Labour Market			
		P & I Per \$100,000	Mortgage 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	50.9	7.1	67.9	797
	February	627	5.00	5.79	146.6	113.1	50.8	8.1	68.3	785
	March	613	4.50	5.55	146.2	113.7	50.6	9.1	68.9	779
	April	596	3.90	5.25	145.5	113.2	50.7	9.1	68.9	777
	May	596	3.90	5.25	145.1	114.0	50.8	9.6	69.8	788
	June	631	3.75	5.85	145.1	114.2	51.0	10.2	70.7	793
	July	631	3.75	5.85	145.3	113.7	51.3	11.8	71.8	796
	August	631	3.75	5.85	145.4	113.7	51.2	12.3	72.2	800
	September	610	3.70	5.49	146.1	113.8	51.6	13.0	72.8	797
	October	630	3.80	5.84	146.5	113.9	52.5	12.4	73.2	785
	November	616	3.60	5.59	147.2	114.6	53.1	12.5	73.7	771
	December	610	3.60	5.49	148.0	114.1	53.6	11.5	73.7	760
2010	January	610	3.60	5.49	148.7	114.5	53	11.0	73.0	768
	February	604	3.60	5.39	148.2	115.1	52.4	10.3	71.9	776
	March	631	3.60	5.85	148.5	115.3	51.4	9.9	70.2	791
	April	655	3.80	6.25		115.7	49.8	10.5	68.5	803
	May									
	June									
	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 of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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

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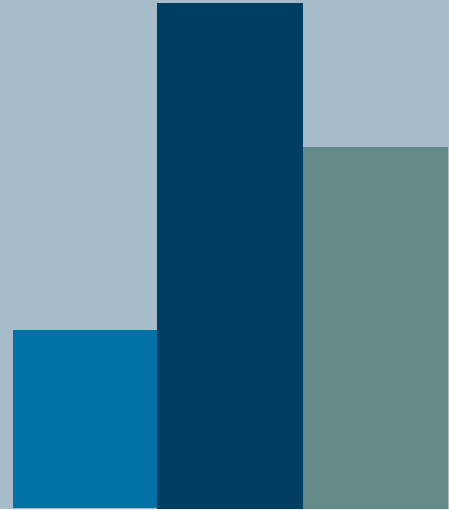
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