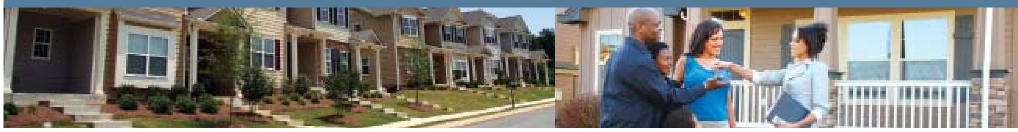
HOUSING MARKET INFORMATION

HOUSING NOW
Windsor CMA



CANADA MORTGAGE AND HOUSING CORPORATION

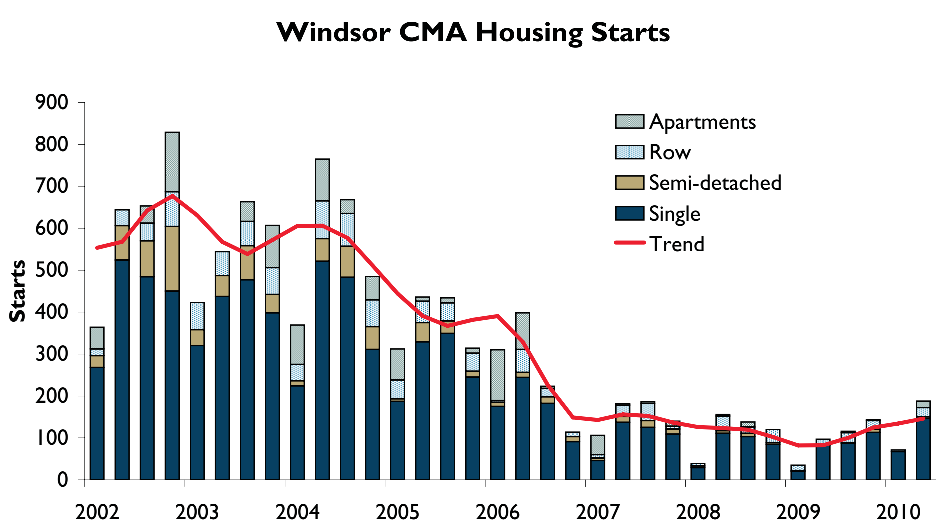
Date Released: Third Quarter 2010

New Home Market

Construction Bounced Back

Following some improvements observed in the first quarter of 2010, the second-quarter new home construction in the Windsor Census Metropolitan Area (CMA) continued on an upward trend. Led by a strong showing in detached home construction, total starts reached their highest level since late 2006. The level of inventories of unsold detached homes has also moved down since the third quarter in 2009, indicating stronger demand. Tightening in the resale market, which resulted in spill-over demand, provided a boost to single-detached home starts. The Ontario government's announcement of a major investment in improving the road network on Pelee Island is the latest in a series of infrastructure investment announcements for the

Figure 1



Source: CMHC

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area. A jump in the value of building permits is indication that previously announced projects are nearing implementation. Given the changed environment, outmigration has receded and the population, which had been flat, has begun to grow again. This lays the foundation for more new home construction.

Starts were up across all submarkets, with the sharpest increase recorded in Amherstburg. Most building activity occurred in Windsor city, where starts more than doubled from the same period in 2009.

High-end homes continued to be very popular in the Windsor CMA. Priced above $350,000, these homes accounted for a large share of the homes started in the second quarter of 2010. Wealthier home buyers, who were less affected by the economic downturn, continued to purchase new homes. These tended to be large two storey homes in the communities surrounding the City of Windsor. Mid-range homes also increased in numbers and shares in the Windsor CMA. Priced between $200,000 and $249,000, most of these starts were found in the City of Windsor, an indication of better job prospects.

Resale Market

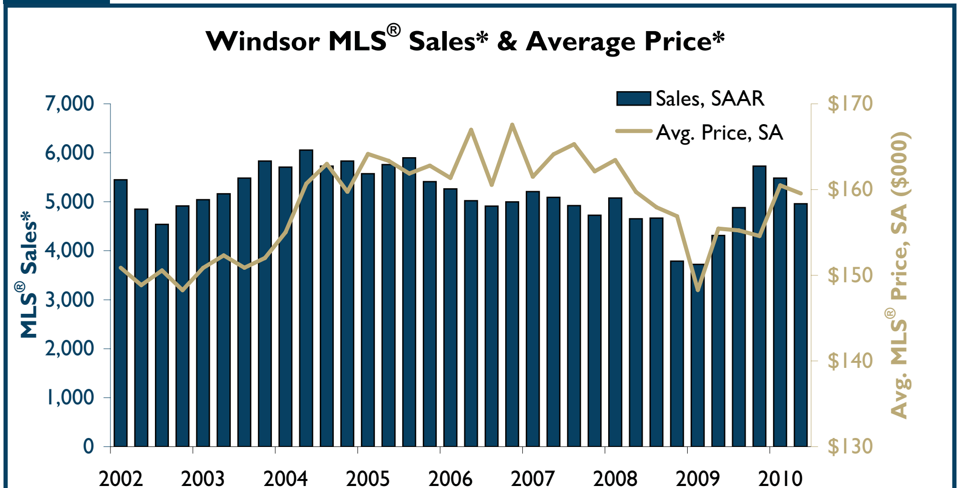
Prices Stabilized

A large selection of homes at attractive prices continued to bring buyers to the existing home market in Windsor. However, the spring selling season was not as strong as in the past and, after adjustment for seasonality, sales through the Multiple Listings Service (MLS®)[1] declined by seven per cent in the second quarter of 2010 from the previous quarter.

High unemployment had contributed to cautious home buying and net outflows of people in the Windsor CMA during the past few years. However, with restructuring in the automotive sector underway and an increase expected in mortgage rates, more people decided to take advantage of the more conducive environment and buy ahead of the rate hike. As a result, existing home sales had increased significantly during late 2009 and in early 2010. The majority of homes sold were in the lower price ranges, which suggests that some first-time buyers were deciding to enter into homeownership. In many cases, the cost of renting became close to a monthly mortgage payment, encouraging first-time buyers to choose owning instead of renting.

With fewer sales in the second quarter on a seasonally-adjusted basis, the average price of a resale home in Windsor remained essentially unchanged in the second quarter after rising in the first quarter. Past price increases, however, encouraged many sellers in the Windsor CMA to list their homes for sale. With fewer sales and listings levels being maintained, the sales-to-new-listings ratio, a measure of market state, moved into balanced market territory.

Figure 2



Source: CREA, CMHC
*Both sales and prices are seasonally adjusted. In addition, quarterly sales data are multiplied by 4 to show an annual rate

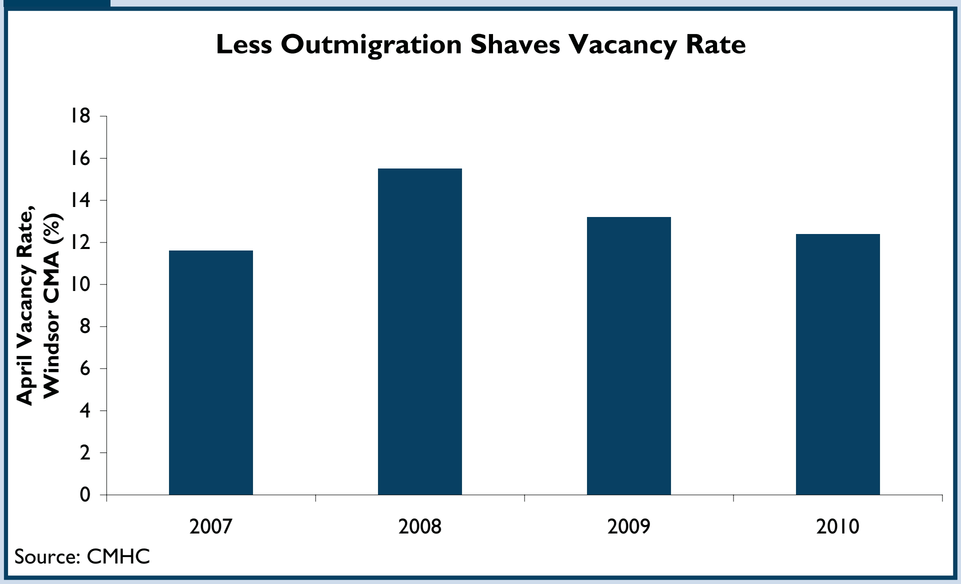
[1] MLS® is a registered trademark of the Canadian Real Estate Association.

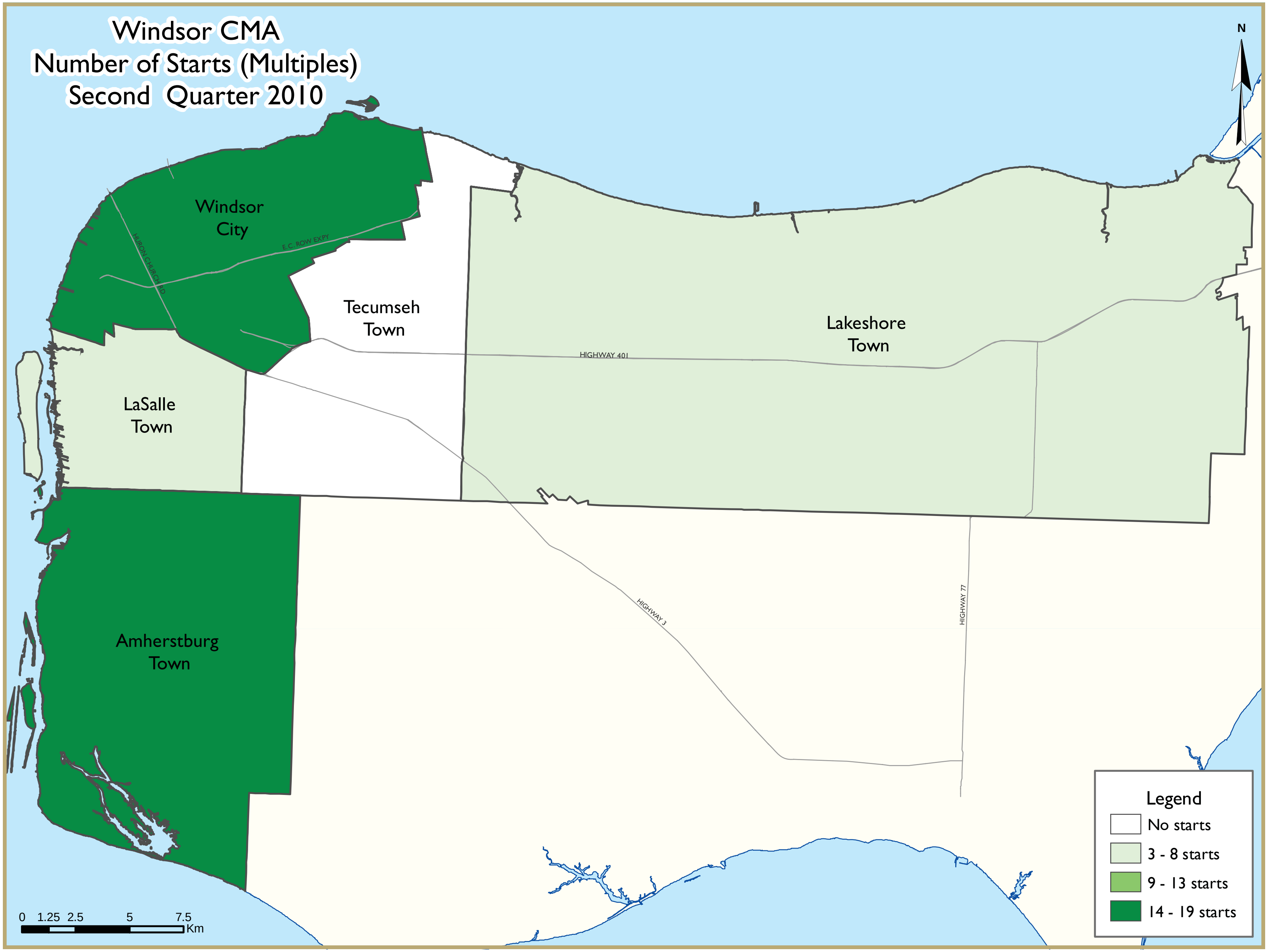
Less Outmigration Shaves the Vacancy Rate

According to CMHC's *Rental Market Survey*, the April 2010 vacancy rate moved down from more than 15 per cent in 2010 to slightly above 12 per cent The vacancy rate is expected to move down further in October this year, since demand from migrants and students for rental units will strengthen further in the Windsor CMA.

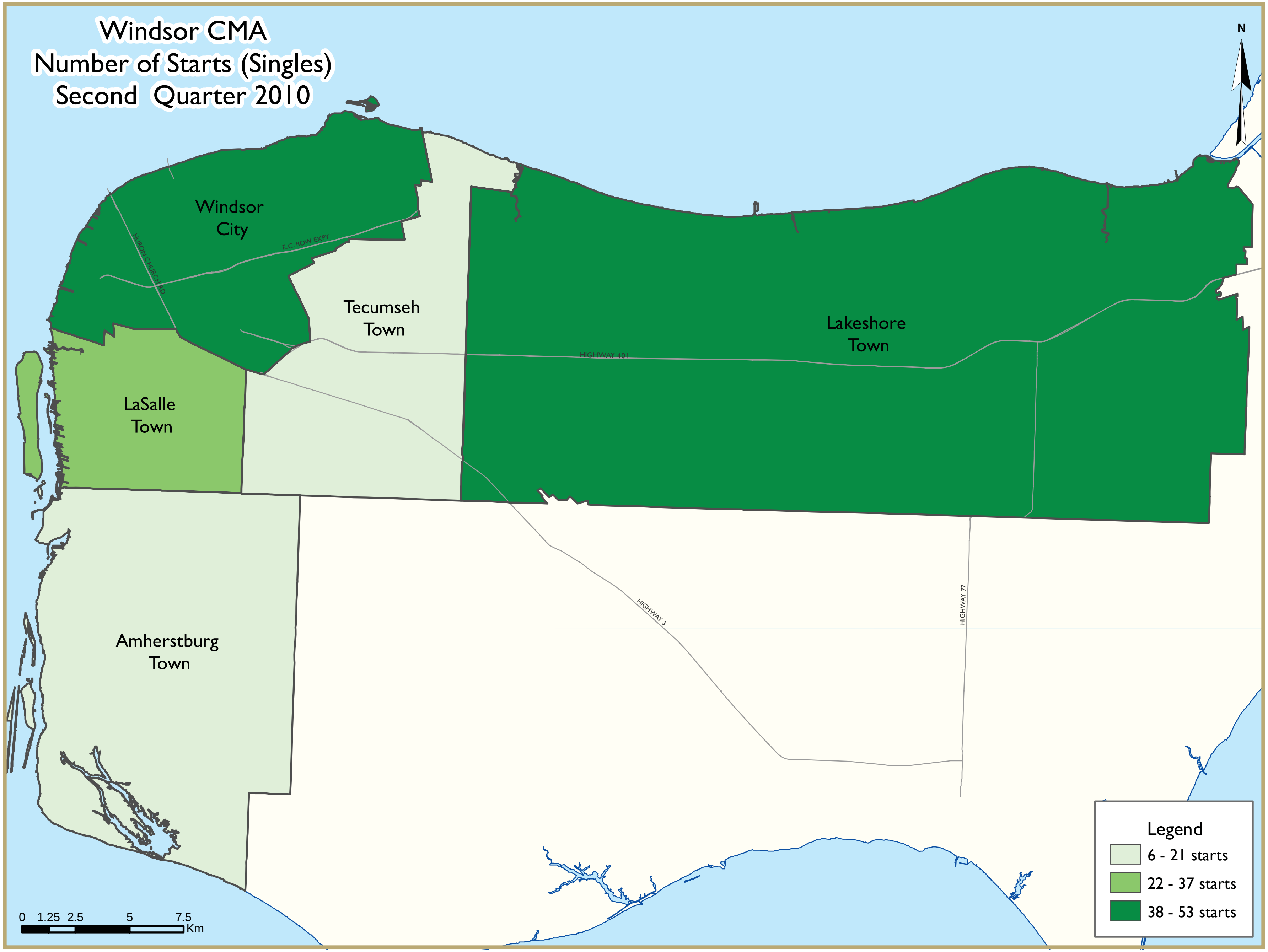
Migration is a key to rental demand in Windsor. Weak global demand for cars and auto parts resulted in loss of jobs and people moving out of the region, which translated to high apartment vacancies. However, with more positive news coming from the Detroit Three auto makers, the number of people leaving the Windsor CMA is estimated to have passed its peak in 2008. Student demand is also very important for rental. Both the University of Windsor and St. Clair College are recording high enrolment so rental demand in the areas around the university and the college has strengthened.

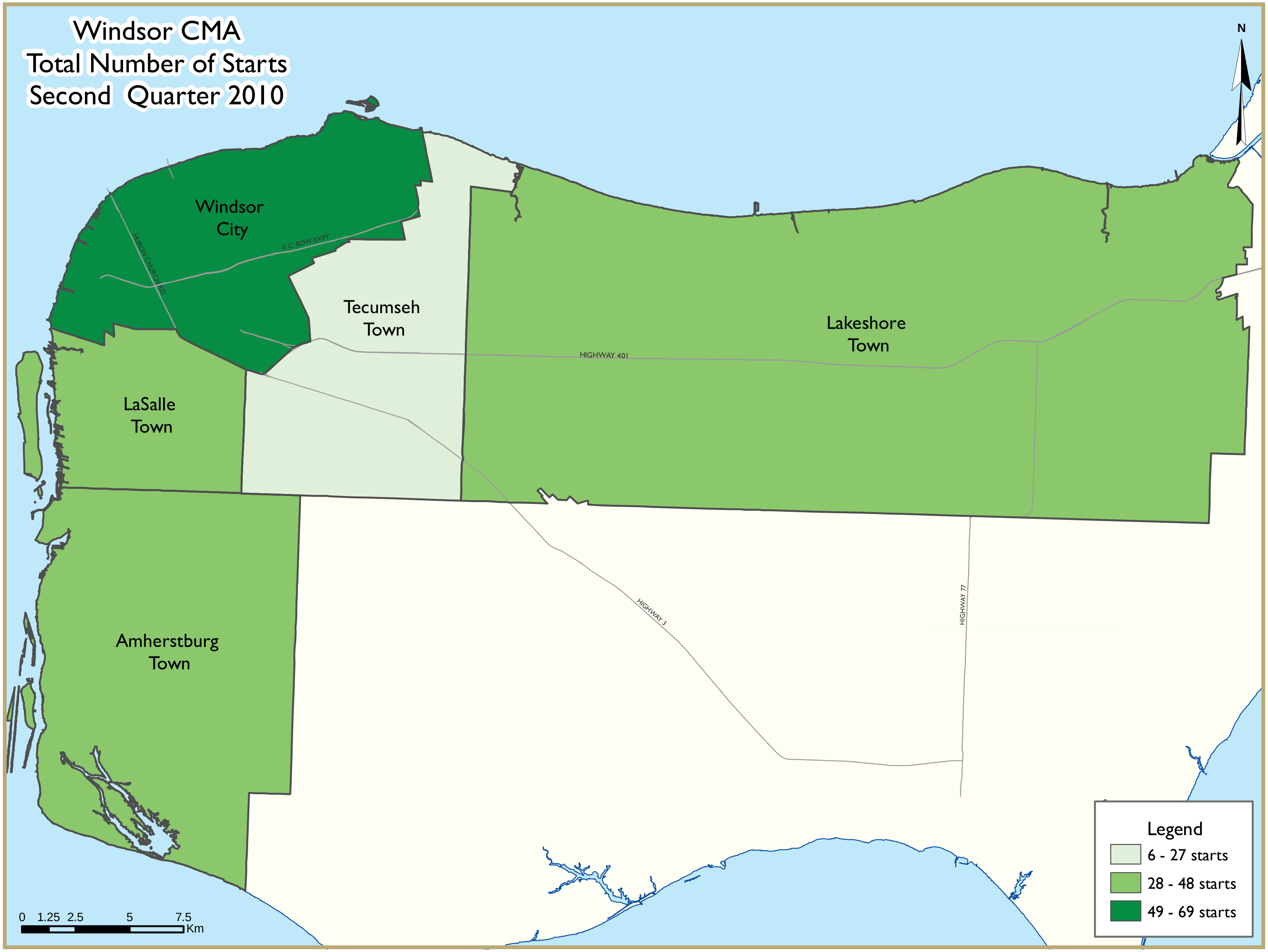
Figure 3

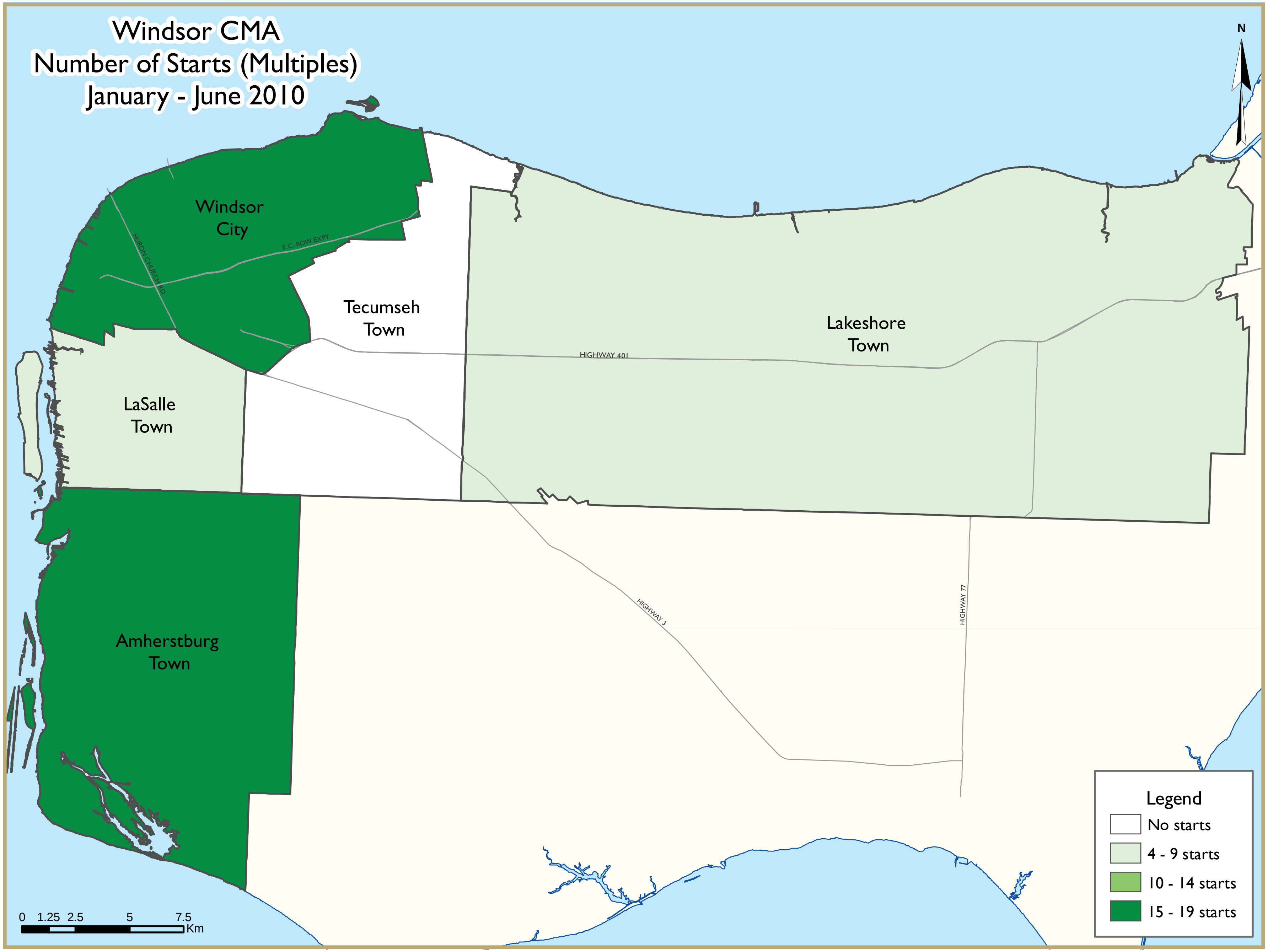




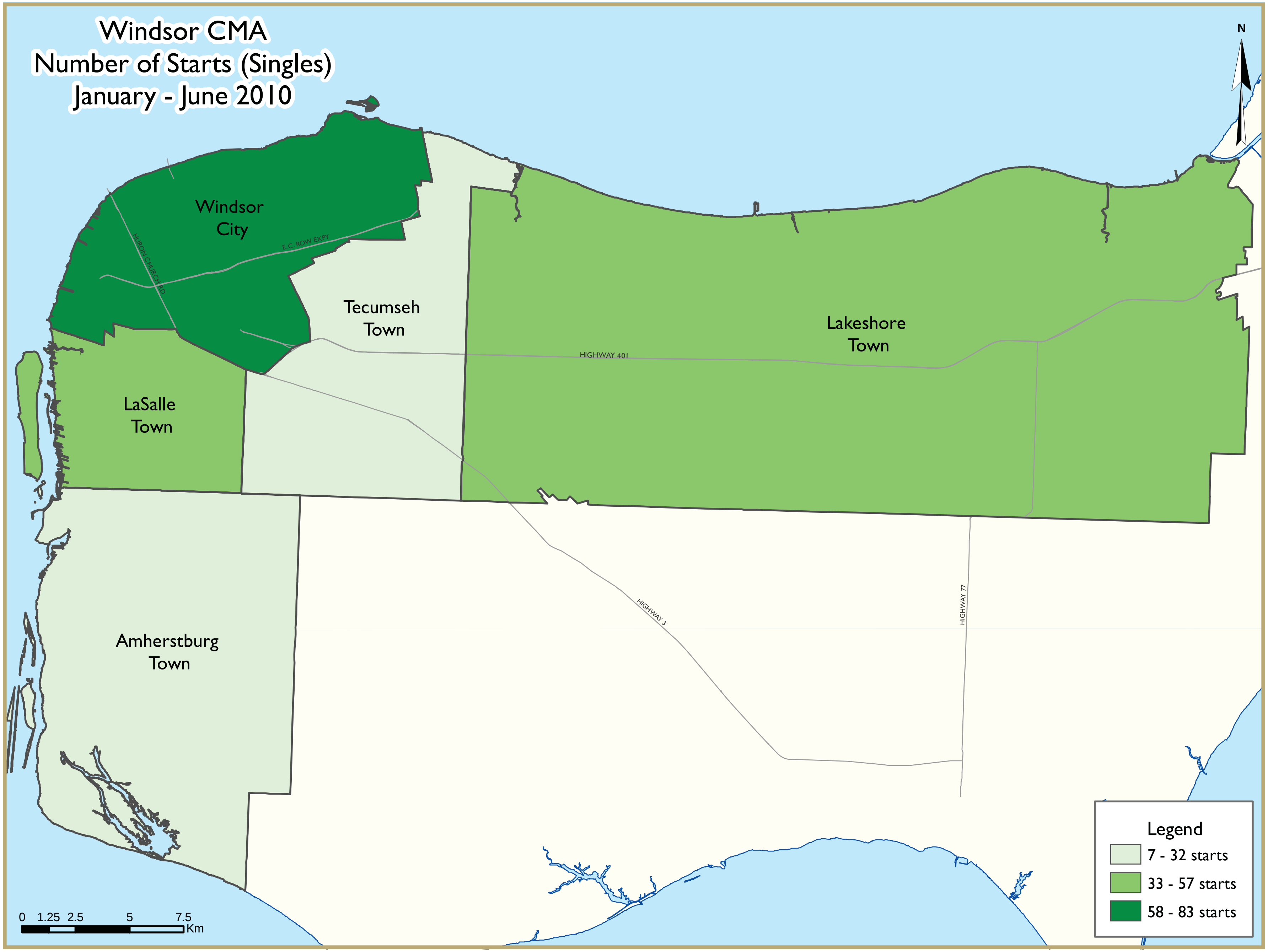
Windsor CMA
Number of Starts (Multiples)
Second Quarter 2010
N
Windsor City
E.C. ROW EXPY
HURON CHURCH RD
Tecumseh Town
Lakeshore Town
HIGHWAY 401
LaSalle Town
Amherstburg Town
HIGHWAY 3
HIGHWAY 77
Legend
No starts
3 - 8 starts
9 - 13 starts
14 - 19 starts
0 1.25 2.5 5 7.5 Km

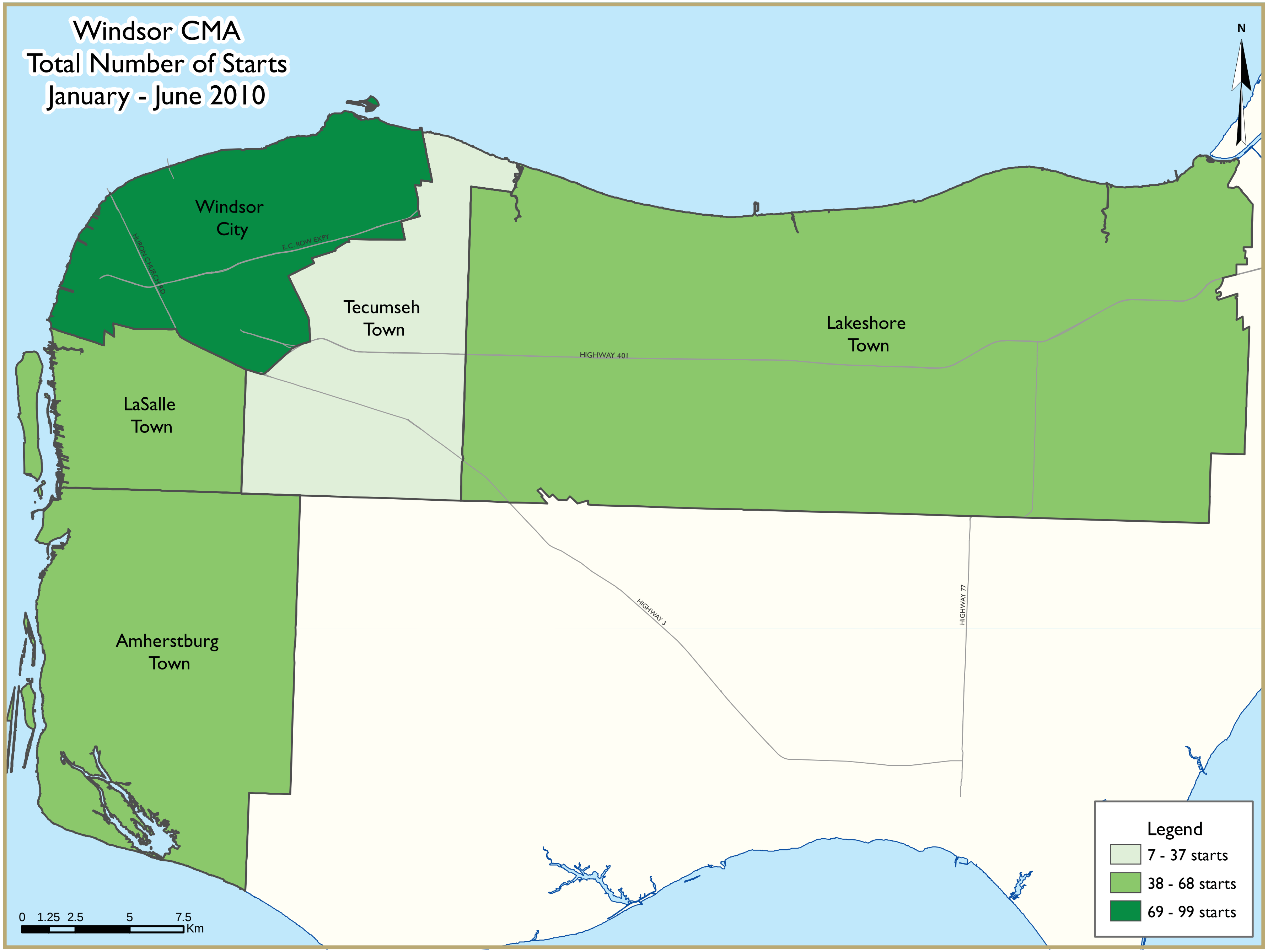

Windsor CMA
Number of Starts (Singles)
Second Quarter 2010
N
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
Legend
6 - 21 starts
22 - 37 starts
38 - 53 starts
0 1.25 2.5 5 7.5
Km


Windsor CMA
Total Number of Starts
Second Quarter 2010
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
E.C. ROW EXPY
N
Legend
6 - 27 starts
28 - 48 starts
49 - 69 starts
0 1.25 2.5 5 7.5 Km



Windsor CMA
Number of Starts (Multiples)
January - June 2010
N
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
E.C. ROW EXPY
HURON CHURCH RD
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
Legend
No starts
4 - 9 starts
10 - 14 starts
15 - 19 starts
0 1.25 2.5 5 7.5 Km


Windsor CMA
Number of Starts (Singles)
January - June 2010
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
E.C. ROW EXPY
HURON CHURCH RD
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
N
Legend
7 - 32 starts
33 - 57 starts
58 - 83 starts
0 1.25 2.5 5 7.5
Km


Windsor CMA
Total Number of Starts
January - June 2010
N
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
E.C. ROW EXPY
HURON CHURCH RD
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
Legend
7 - 37 starts
38 - 68 starts
69 - 99 starts
0 1.25 2.5 5 7.5 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1: Housing Activity Summary of Windsor 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	146	4	4	0	18	0	0	16	188
Q2 2009	83	2	8	0	4	0	0	0	97
% Change	75.9	100.0	-50.0	n/a	**	n/a	n/a	n/a	93.8
Year-to-date 2010	213	4	4	0	22	0	0	16	259
Year-to-date 2009	103	4	8	0	17	0	0	0	132
% Change	106.8	0.0	-50.0	n/a	29.4	n/a	n/a	n/a	96.2
UNDER CONSTRUCTION									
Q2 2010	185	14	32	0	70	60	0	16	377
Q2 2009	134	12	34	0	122	60	0	12	374
% Change	38.1	16.7	-5.9	n/a	-42.6	0.0	n/a	33.3	0.8
COMPLETIONS									
Q2 2010	99	4	10	0	36	0	0	0	149
Q2 2009	61	12	7	2	13	0	0	0	95
% Change	62.3	-66.7	42.9	-100.0	176.9	n/a	n/a	n/a	56.8
Year-to-date 2010	190	6	10	0	66	0	0	0	272
Year-to-date 2009	116	16	7	2	27	0	0	0	168
% Change	63.8	-62.5	42.9	-100.0	144.4	n/a	n/a	n/a	61.9
COMPLETED & NOT ABSORBED									
Q2 2010	38	3	1	0	4	12	0	0	58
Q2 2009	54	8	2	1	4	14	0	0	83
% Change	-29.6	-62.5	-50.0	-100.0	0.0	-14.3	n/a	n/a	-30.1
ABSORBED									
Q2 2010	98	3	12	0	37	0	0	0	150
Q2 2009	57	11	5	1	12	0	0	1	87
% Change	71.9	-72.7	140.0	-100.0	**	n/a	n/a	-100.0	72.4
Year-to-date 2010	184	6	12	1	63	0	0	0	266
Year-to-date 2009	110	16	5	1	26	3	0	1	162
% Change	67.3	-62.5	140.0	0.0	142.3	-100.0	n/a	-100.0	64.2

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									
Windsor City									
Q2 2010	53	4	0	0	12	0	0	0	69
Q2 2009	24	2	0	0	4	0	0	0	30
LaSalle Town									
Q2 2010	30	0	0	0	3	0	0	0	33
Q2 2009	23	0	0	0	0	0	0	0	23
Lakeshore Township									
Q2 2010	38	0	4	0	0	0	0	0	42
Q2 2009	24	0	4	0	0	0	0	0	28
Amherstburg Township									
Q2 2010	19	0	0	0	3	0	0	16	38
Q2 2009	7	0	4	0	0	0	0	0	11
Tecumseh Town									
Q2 2010	6	0	0	0	0	0	0	0	6
Q2 2009	5	0	0	0	0	0	0	0	5
Windsor CMA									
Q2 2010	146	4	4	0	18	0	0	16	188
Q2 2009	83	2	8	0	4	0	0	0	97
UNDER CONSTRUCTION									
Windsor City									
Q2 2010	65	4	8	0	51	0	0	0	128
Q2 2009	45	4	0	0	97	0	0	12	158
LaSalle Town									
Q2 2010	38	6	0	0	10	46	0	0	100
Q2 2009	33	4	3	0	14	46	0	0	100
Lakeshore Township									
Q2 2010	49	2	17	0	3	0	0	0	71
Q2 2009	36	2	16	0	8	0	0	0	62
Amherstburg Township									
Q2 2010	27	2	7	0	6	14	0	16	72
Q2 2009	13	2	15	0	3	14	0	0	47
Tecumseh Town									
Q2 2010	6	0	0	0	0	0	0	0	6
Q2 2009	7	0	0	0	0	0	0	0	7
Windsor CMA									
Q2 2010	185	14	32	0	70	60	0	16	377
Q2 2009	134	12	34	0	122	60	0	12	374

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									
Windsor City									
Q2 2010	44	4	0	0	24	0	0	0	72
Q2 2009	28	6	0	0	13	0	0	0	47
LaSalle Town									
Q2 2010	33	0	3	0	6	0	0	0	42
Q2 2009	12	4	0	2	0	0	0	0	18
Lakeshore Township									
Q2 2010	12	0	3	0	3	0	0	0	18
Q2 2009	13	2	4	0	0	0	0	0	19
Amherstburg Township									
Q2 2010	6	0	4	0	3	0	0	0	13
Q2 2009	7	0	3	0	0	0	0	0	10
Tecumseh Town									
Q2 2010	4	0	0	0	0	0	0	0	4
Q2 2009	1	0	0	0	0	0	0	0	1
Windsor CMA									
Q2 2010	99	4	10	0	36	0	0	0	149
Q2 2009	61	12	7	2	13	0	0	0	95
COMPLETED & NOT ABSORBED									
Windsor City									
Q2 2010	18	3	0	0	3	12	0	0	36
Q2 2009	27	4	0	0	2	14	0	0	47
LaSalle Town									
Q2 2010	5	0	0	0	0	0	0	0	5
Q2 2009	4	2	0	1	1	0	0	0	8
Lakeshore Township									
Q2 2010	11	0	1	0	1	0	0	0	13
Q2 2009	19	0	1	0	1	0	0	0	21
Amherstburg Township									
Q2 2010	3	0	0	0	0	0	0	0	3
Q2 2009	4	1	1	0	0	0	0	0	6
Tecumseh Town									
Q2 2010	1	0	0	0	0	0	0	0	1
Q2 2009	0	1	0	0	0	0	0	0	1
Windsor CMA									
Q2 2010	38	3	1	0	4	12	0	0	58
Q2 2009	54	8	2	1	4	14	0	0	83

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									
Windsor City									
Q2 2010	39	3	0	0	26	0	0	0	68
Q2 2009	21	5	0	0	12	0	0	1	39
LaSalle Town									
Q2 2010	38	0	3	0	6	0	0	0	47
Q2 2009	14	4	0	1	0	0	0	0	19
Lakeshore Township									
Q2 2010	10	0	3	0	2	0	0	0	15
Q2 2009	12	2	3	0	0	0	0	0	17
Amherstburg Township									
Q2 2010	8	0	6	0	3	0	0	0	17
Q2 2009	8	0	2	0	0	0	0	0	10
Tecumseh Town									
Q2 2010	3	0	0	0	0	0	0	0	3
Q2 2009	2	0	0	0	0	0	0	0	2
Windsor CMA									
Q2 2010	98	3	12	0	37	0	0	0	150
Q2 2009	57	11	5	1	12	0	0	1	87

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

Table 1.2: History of Housing Starts of Windsor 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	303	14	28	0	42	0	0	4	391
% Change	-7.3	-22.2	21.7	-100.0	-38.2	n/a	n/a	-75.0	-13.7
2008	327	18	23	1	68	0	0	16	453
% Change	-21.4	-62.5	9.5	0.0	9.7	-100.0	n/a	-20.0	-26.2
2007	416	48	21	1	62	46	0	20	614
% Change	-39.9	-4.0	-77.7	n/a	n/a	-77.1	-100.0	**	-41.2
2006	692	50	94	0	0	201	4	4	1,045
% Change	-37.7	-47.9	-43.4	n/a	n/a	171.6	-75.0	-88.2	-30.1
2005	1,110	96	166	0	0	74	16	34	1,496
% Change	-27.9	-50.0	-31.7	n/a	-100.0	-58.0	-20.0	-67.0	-34.6
2004	1,539	192	243	0	14	176	20	103	2,287
% Change	-5.6	-9.9	1.3	n/a	n/a	102.3	**	**	2.2
2003	1,631	213	240	0	0	87	4	14	2,237
% Change	-5.5	-39.1	39.5	n/a	n/a	-58.4	0.0	-46.2	-10.2
2002	1,726	350	172	0	0	209	4	26	2,490
% Change	7.6	60.6	18.6	n/a	-100.0	58.3	100.0	-40.9	15.4
2001	1,604	218	145	0	11	132	2	44	2,157
% Change	-8.2	-25.3	27.2	n/a	n/a	-7.0	-75.0	46.7	-9.4
2000	1,748	292	114	0	0	142	8	30	2,382

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
Windsor City	53	24	4	2	12	4	0	0	69	30	130.0
LaSalle Town	30	23	0	0	3	0	0	0	33	23	43.5
Lakeshore Township	38	24	0	0	4	4	0	0	42	28	50.0
Amherstburg Township	19	7	0	0	3	4	16	0	38	11	**
Tecumseh Town	6	5	0	0	0	0	0	0	6	5	20.0
Windsor CMA	146	83	4	2	22	12	16	0	188	97	93.8

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
Windsor City	83	33	4	2	12	14	0	0	99	49	102.0
LaSalle Town	49	26	0	2	7	0	0	0	56	28	100.0
Lakeshore Township	51	28	0	0	4	7	0	0	55	35	57.1
Amherstburg Township	23	11	0	0	3	4	16	0	42	15	180.0
Tecumseh Town	7	5	0	0	0	0	0	0	7	5	40.0
Windsor CMA	213	103	4	4	26	25	16	0	259	132	96.2

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
Windsor City	12	4	0	0	0	0	0	0
LaSalle Town	3	0	0	0	0	0	0	0
Lakeshore Township	4	4	0	0	0	0	0	0
Amherstburg Township	3	4	0	0	0	0	16	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	22	12	0	0	0	0	16	0

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
Windsor City	12	14	0	0	0	0	0	0
LaSalle Town	7	0	0	0	0	0	0	0
Lakeshore Township	4	7	0	0	0	0	0	0
Amherstburg Township	3	4	0	0	0	0	16	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	26	25	0	0	0	0	16	0

Source: CMHC (Starts and Completions Survey)

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
Windsor City	57	26	12	4	0	0	69	30
LaSalle Town	30	23	3	0	0	0	33	23
Lakeshore Township	42	28	0	0	0	0	42	28
Amherstburg Township	19	11	3	0	16	0	38	11
Tecumseh Town	6	5	0	0	0	0	6	5
Windsor CMA	154	93	18	4	16	0	188	97

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
Windsor City	87	35	12	14	0	0	99	49
LaSalle Town	49	28	7	0	0	0	56	28
Lakeshore Township	55	32	0	3	0	0	55	35
Amherstburg Township	23	15	3	0	16	0	42	15
Tecumseh Town	7	5	0	0	0	0	7	5
Windsor CMA	221	115	22	17	16	0	259	132

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
Windsor City	44	28	4	6	24	13	0	0	72	47	53.2
LaSalle Town	33	14	0	4	9	0	0	0	42	18	133.3
Lakeshore Township	12	13	0	2	6	4	0	0	18	19	-5.3
Amherstburg Township	6	7	0	0	7	3	0	0	13	10	30.0
Tecumseh Town	4	1	0	0	0	0	0	0	4	1	**
Windsor CMA	99	63	4	12	46	20	0	0	149	95	56.8

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
Windsor City	75	50	6	10	42	25	0	0	123	85	44.7
LaSalle Town	58	24	0	6	13	0	0	0	71	30	136.7
Lakeshore Township	36	28	0	2	14	4	0	0	50	34	47.1
Amherstburg Township	15	11	0	0	7	3	0	0	22	14	57.1
Tecumseh Town	6	5	0	0	0	0	0	0	6	5	20.0
Windsor CMA	190	118	6	18	76	32	0	0	272	168	61.9

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
Windsor City	24	13	0	0	0	0	0	0
LaSalle Town	9	0	0	0	0	0	0	0
Lakeshore Township	6	4	0	0	0	0	0	0
Amherstburg Township	7	3	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	46	20	0	0	0	0	0	0

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
Windsor City	42	25	0	0	0	0	0	0
LaSalle Town	13	0	0	0	0	0	0	0
Lakeshore Township	14	4	0	0	0	0	0	0
Amherstburg Township	7	3	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	76	32	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

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
Windsor City	48	34	24	13	0	0	72	47
LaSalle Town	36	16	6	2	0	0	42	18
Lakeshore Township	15	19	3	0	0	0	18	19
Amherstburg Township	10	10	3	0	0	0	13	10
Tecumseh Town	4	1	0	0	0	0	4	1
Windsor CMA	113	80	36	15	0	0	149	95

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
Windsor City	81	58	42	27	0	0	123	85
LaSalle Town	61	28	10	2	0	0	71	30
Lakeshore Township	39	34	11	0	0	0	50	34
Amherstburg Township	19	14	3	0	0	0	22	14
Tecumseh Town	6	5	0	0	0	0	6	5
Windsor CMA	206	139	66	29	0	0	272	168

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 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q2 2010	6	15.4	21	53.8	5	12.8	3	7.7	4	10.3	39	220,000	239,692
Q2 2009	4	19.0	4	19.0	6	28.6	4	19.0	3	14.3	21	269,000	296,229
Year-to-date 2010	8	11.4	28	40.0	16	22.9	7	10.0	11	15.7	70	246,310	265,556
Year-to-date 2009	13	32.5	8	20.0	11	27.5	5	12.5	3	7.5	40	241,429	258,037
LaSalle Town													
Q2 2010	0	0.0	3	8.1	2	5.4	8	21.6	24	64.9	37	400,000	416,273
Q2 2009	0	0.0	2	13.3	3	20.0	2	13.3	8	53.3	15	365,000	347,739
Year-to-date 2010	0	0.0	3	5.0	7	11.7	11	18.3	39	65.0	60	373,048	407,142
Year-to-date 2009	0	0.0	6	23.1	6	23.1	5	19.2	9	34.6	26	316,191	317,844
Lakeshore Township													
Q2 2010	0	0.0	1	10.0	1	10.0	3	30.0	5	50.0	10	369,048	435,835
Q2 2009	0	0.0	2	16.7	5	41.7	0	0.0	5	41.7	12	283,333	337,479
Year-to-date 2010	1	2.9	2	5.7	8	22.9	10	28.6	14	40.0	35	338,095	360,480
Year-to-date 2009	1	4.0	5	20.0	11	44.0	1	4.0	7	28.0	25	270,000	309,012
Amherstburg Township													
Q2 2010	1	12.5	4	50.0	1	12.5	1	12.5	1	12.5	8	--	--
Q2 2009	1	12.5	2	25.0	4	50.0	1	12.5	0	0.0	8	--	--
Year-to-date 2010	1	7.7	8	61.5	1	7.7	1	7.7	2	15.4	13	232,381	290,982
Year-to-date 2009	3	21.4	2	14.3	6	42.9	1	7.1	2	14.3	14	266,786	312,190
Tecumseh Town													
Q2 2010	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Q2 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	1	16.7	0	0.0	2	33.3	3	50.0	6	--	--
Year-to-date 2009	1	16.7	1	16.7	0	0.0	1	16.7	3	50.0	6	--	--
Windsor CMA													
Q2 2010	7	7.2	29	29.9	9	9.3	17	17.5	35	36.1	97	310,000	336,710
Q2 2009	5	8.6	10	17.2	18	31.0	7	12.1	18	31.0	58	280,952	315,787
Year-to-date 2010	10	5.4	42	22.8	32	17.4	31	16.8	69	37.5	184	306,667	335,029
Year-to-date 2009	18	16.2	22	19.8	34	30.6	13	11.7	24	21.6	111	269,000	294,463

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
Windsor City	239,692	296,229	-19.1	265,556	258,037	2.9
LaSalle Town	416,273	347,739	19.7	407,142	317,844	28.1
Lakeshore Township	435,835	337,479	29.1	360,480	309,012	16.7
Amherstburg Township	--	--	n/a	290,982	312,190	-6.8
Tecumseh Town	--	--	n/a	--	--	n/a
Windsor CMA	336,710	315,787	6.6	335,029	294,463	13.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Windsor
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	185	-36.2	296	1,010	928	31.9	151,519	-4.0	152,458
	February	260	-30.7	304	720	783	38.8	133,523	-15.7	142,857
	March	342	-9.0	331	1,036	943	35.1	144,195	-10.4	149,537
	April	401	-12.1	347	952	804	43.2	149,299	-7.1	149,638
	May	391	-19.9	345	883	812	42.5	153,622	-3.8	152,766
	June	522	9.4	386	926	821	47.0	163,602	0.0	163,080
	July	482	6.6	398	926	848	46.9	158,787	-2.4	155,482
	August	472	12.9	407	830	836	48.7	162,430	-1.3	156,543
	September	439	-0.7	415	841	843	49.2	154,527	-2.8	153,693
	October	475	34.2	471	841	844	55.8	154,212	4.6	157,604
	November	380	68.1	472	712	849	55.6	149,178	-10.0	151,560
	December	312	62.5	489	456	821	59.6	153,776	2.2	154,553
2010	January	293	58.4	492	840	830	59.3	153,352	1.2	157,746
	February	355	36.5	418	787	850	49.2	152,089	13.9	169,537
	March	485	41.8	461	974	892	51.7	148,139	2.7	155,216
	April	510	27.2	441	1,073	847	52.1	157,579	5.5	158,086
	May	498	27.4	425	916	827	51.4	158,414	3.1	156,691
	June	492	-5.7	374	977	870	43.0	165,360	1.1	164,508
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2009	1,314	-7.5		2,761			156,267	-3.1	
	Q2 2010	1,500	14.2		2,966			160,409	2.7	
	YTD 2009	2,101	-14.7		5,527			151,069	-5.8	
	YTD 2010	2,633	25.3		5,567			156,242	3.4	

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, Windsor CMA 1997=100	CPI, 2002 =100 (Ontario)	Windsor Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2009	January	627	5.00	5.79	103.7	112.4	155.2	11.1	63.9	794
	February	627	5.00	5.79	103.7	113.1	153.4	13.1	64.7	785
	March	613	4.50	5.55	103.7	113.7	151.4	14.2	64.6	785
	April	596	3.90	5.25	103.7	113.2	152.7	14.1	65.1	784
	May	596	3.90	5.25	103.7	114.0	153.0	14.2	65.3	782
	June	631	3.75	5.85	103.7	114.2	152.9	14.5	65.5	768
	July	631	3.75	5.85	104.2	113.7	151.7	15.2	65.4	765
	August	631	3.75	5.85	103.8	113.7	150.5	14.6	64.5	777
	September	610	3.70	5.49	103.1	113.8	149.6	14.0	63.6	788
	October	630	3.80	5.84	103.3	113.9	148.6	13.3	62.6	803
	November	616	3.60	5.59	104.0	114.6	148.2	12.8	62.1	808
	December	610	3.60	5.49	104.0	114.1	148.8	12.7	62.3	827
2010	January	610	3.60	5.49	104.0	114.5	149.1	12.8	62.4	830
	February	604	3.60	5.39	104.0	115.1	150.9	12.4	63.0	824
	March	631	3.60	5.85	104.0	115.3	151.4	12.2	63.0	811
	April	655	3.80	6.25	104.0	115.7	152.9	12.6	63.9	799
	May	639	3.70	5.99	103.8	116.2	153.5	12.7	64.2	799
	June	633	3.60	5.89		116.0	154.7	12.5	64.6	798
	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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