HOUSING MARKET INFORMATION

HOUSING NOW
Montréal CMA

CANADA MORTGAGE AND HOUSING CORPORATION

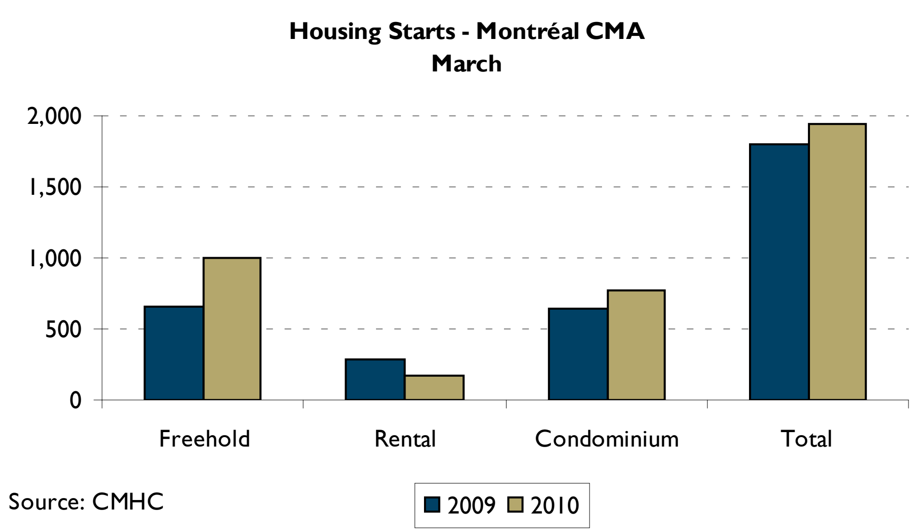
Date Released: April 2010

Montreal Metropolitan Area Housing Starts in March 2010

The latest results released by Canada Mortgage and Housing Corporation (CMHC) revealed that housing starts increased this past month in the Montréal census metropolitan area (CMA). In all, foundations were laid for 1,939 units in March 2010, compared to 1,805 a year earlier.

All market segments, except rental housing, registered gains in starts in March. The greatest rise occurred in the case of single-detached freehold houses, as 700 homes of this type were started, compared to 394 in March 2009. The increase in single-detached home starts reflects a

Figure 1



Source: CMHC

Table of Contents

vigorous demand, stimulated by the economic recovery and historically low mortgage rates. The limited supply on the resale market was another key factor that contributed to this gain. In fact, the rise in demand for such dwellings extended to all sectors of the CMA, with the strongest hikes having been noted in the North Crown and Vaudreuil-Soulanges.

Construction also picked up for the more affordable, multiple-unit freehold homes, namely, semi-detached and row houses, for which starts rose from 265 to 296 units year-over-year (+12 per cent) in March. Just like single-detached houses, semi-detached and row homes posted gains in the North Crown and Vaudreuil-Soulanges sectors. With a hike of 21 per cent, condominiums also did quite well this past month.

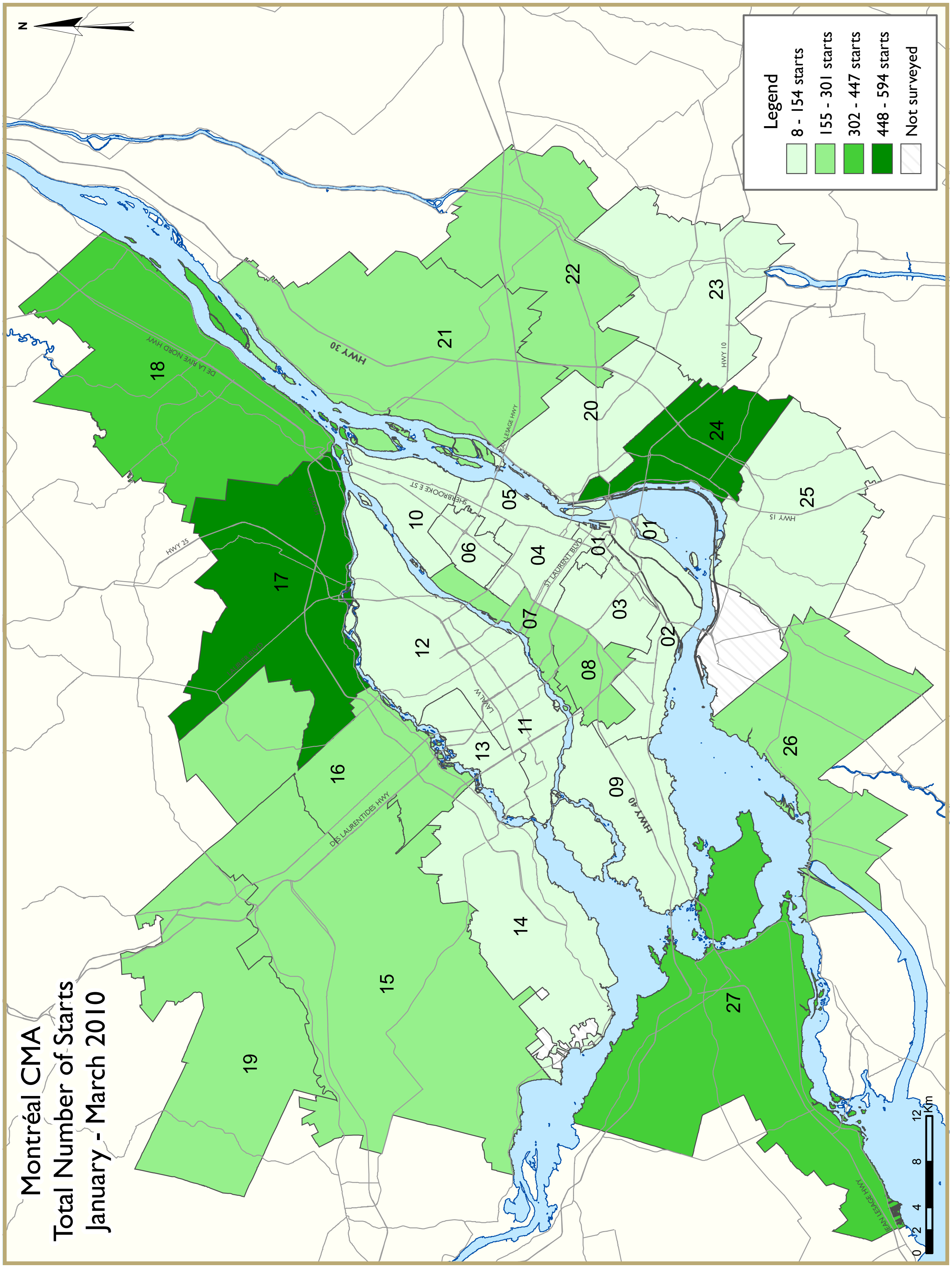
On the rental market, starts declined significantly in March (to 169 units in 2010, from 288 in 2009). It should be recalled, however, that construction had begun on many rental housing units for seniors a year ago, thereby inflating the current drop.

The data by sector revealed that only the North Crown saw its number of starts increase. In fact, 926 housing units were started there this past month, compared to 637 in March 2009, for a gain of 45 per cent. The exceptional level of activity recorded in this sector resulted from the major hike in freehold home building (+77 per cent) and the strong increase in condominium construction, as starts of this type more than tripled. Conversely, the Island of Montréal registered the greatest decline in starts (-21 per cent). This drop was due to the decreases sustained in all market segments, with the exception of single-detached houses, where a small rise was posted.

In the South Crown, the number of new dwellings also fell in March (-10 per cent). Just like on the Island of Montréal, only single-detached home starts managed to register a gain.

Finally, in Vaudreuil-Soulanges, activity declined by 4 per cent from March 2009, even though increases were observed in the freehold and condominium housing segments, as starts more than doubled for both of these dwelling types. The decrease was essentially due to the fact that many retirement home units had got under way in March 2009, which had inflated the number of rental housing starts in this sector.

From January to March 2010, activity was up by 31 per cent over a year earlier in the Montréal CMA. This increase resulted from the hikes of about 50 per cent observed in January and February and, to a lesser extent, the gain of 7 per cent recorded this past March. The renewed activity in the first quarter was in fact mainly attributable to the increase in construction registered in the freehold home segment. Given that the supply of such houses is rather limited on the resale market on account of the strong demand, it is not surprising to see this demand spill over into the new home market. As well, since the construction of single-detached freehold houses was relatively limited in 2009 compared to previous years, this could only serve to boost the rebound.


Montréal CMA
Total Number of Starts
January - March 2010
Legend
8 - 154 starts
155 - 301 starts
302 - 447 starts
448 - 594 starts
Not surveyed
N
Km
0 2 4 8 12
HWY 30
HWY 25
HWY 15
HWY 10
HWY 40
DE LA RIVE NORD HWY
DES LAURENTIDES HWY
JEAN LESAGE HWY
SHERBROOKE E ST
ST LAURENT BLVD
01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs.
Zone 2	Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun).
Zone 3	Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount.
Zone 4	Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villeray).
Zone 5	Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud).
Zone 6	Montréal (Anjou, Saint-Léonard).
Zone 7	Montréal (Ahuntsic, Cartierville, Montréal-Nord).
Zone 8	Montréal (Saint-Laurent).
Zone 9	Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève).
Zone 10	Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies).
Zone 11	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 12	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 13	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 14	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac, Saint-Placide).
Zone 15	Mirabel.
Zone 16	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 17	MRC Les Moulins (Terrebonne, Mascouche).
Zone 18	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 19	Gore, Saint-Colomban, Saint-Jérôme.
Zone 20	Longueuil.
Zone 21	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 22	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 23	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 24	Brossard, La Prairie, Saint-Lambert.
Zone 25	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 26	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 27	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

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 (data are not available at this time)
6	Economic Indicators

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1: Housing Activity Summary of Montréal CMA
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2010	700	128	168	0	15	759	0	169	1,939
March 2009	394	146	119	0	12	627	24	264	1,805
% Change	77.7	-12.3	41.2	n/a	25.0	21.1	-100.0	-36.0	7.4
Year-to-date 2010	1,320	266	372	0	55	1,891	0	635	4,907
Year-to-date 2009	796	204	185	0	16	1,401	24	766	3,753
% Change	65.8	30.4	101.1	n/a	**	35.0	-100.0	-17.1	30.7
UNDER CONSTRUCTION									
March 2010	2,541	534	788	0	183	6,905	0	2,626	14,209
March 2009	1,788	402	608	0	183	6,422	24	3,721	13,693
% Change	42.1	32.8	29.6	n/a	0.0	7.5	-100.0	-29.4	3.8
COMPLETIONS									
March 2010	362	50	59	0	30	162	0	339	1,094
March 2009	333	56	75	0	20	377	0	81	942
% Change	8.7	-10.7	-21.3	n/a	50.0	-57.0	n/a	**	16.1
Year-to-date 2010	1,099	164	181	0	69	931	0	815	3,391
Year-to-date 2009	1,104	140	208	0	56	1,034	0	629	3,171
% Change	-0.5	17.1	-13.0	n/a	23.2	-10.0	n/a	29.6	6.9
COMPLETED & NOT ABSORBED									
March 2010	532	167	180	0	41	1,370	0	2,124	4,414
March 2009	678	164	157	0	62	1,605	2	2,035	4,703
% Change	-21.5	1.8	14.6	n/a	-33.9	-14.6	-100.0	4.4	-6.1
ABSORBED									
March 2010	319	48	63	0	23	255	4	217	929
March 2009	317	48	57	0	28	325	1	194	970
% Change	0.6	0.0	10.5	n/a	-17.9	-21.5	**	11.9	-4.2
Year-to-date 2010	1,079	165	186	0	66	1,264	6	765	3,531
Year-to-date 2009	1,076	129	195	0	71	1,062	3	1,028	3,564
% Change	0.3	27.9	-4.6	n/a	-7.0	19.0	100.0	-25.6	-0.9

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

Table 1.1: Housing Activity Summary by Submarket March 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Île de Montréal									
March 2010	27	6	26	0	0	279	0	5	343
March 2009	21	24	37	0	0	329	0	0	434
Laval									
March 2010	101	12	13	0	0	60	0	60	246
March 2009	50	6	14	0	0	29	0	147	246
Rive-Nord									
March 2010	321	26	79	0	0	187	0	67	680
March 2009	177	30	35	0	0	48	0	101	391
Rive-Sud									
March 2010	170	76	18	0	15	193	0	37	509
March 2009	112	84	15	0	12	213	0	16	566
Vaudreuil-Soulanges									
March 2010	81	8	32	0	0	40	0	0	161
March 2009	34	2	18	0	0	8	24	0	168
Montréal CMA									
March 2010	700	128	168	0	15	759	0	169	1,939
March 2009	394	146	119	0	12	627	24	264	1,805
UNDER CONSTRUCTION									
Île de Montréal									
March 2010	208	70	140	0	93	3,401	0	353	4,801
March 2009	171	106	128	0	104	3,459	0	301	4,502
Laval									
March 2010	382	68	67	0	8	833	0	436	1,794
March 2009	243	36	154	0	0	844	0	1,446	2,723
Rive-Nord									
March 2010	1,022	96	378	0	0	847	0	480	2,823
March 2009	684	72	239	0	0	687	0	838	2,600
Rive-Sud									
March 2010	662	272	139	0	62	1,529	0	1,100	3,860
March 2009	496	178	52	0	79	1,388	0	1,085	3,392
Vaudreuil-Soulanges									
March 2010	267	28	64	0	20	295	0	257	931
March 2009	194	10	35	0	0	44	24	51	476
Montréal CMA									
March 2010	2,541	534	788	0	183	6,905	0	2,626	14,209
March 2009	1,788	402	608	0	183	6,422	24	3,721	13,693

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

Table 1.1: Housing Activity Summary by Submarket March 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Île de Montréal									
March 2010	16	8	23	0	16	59	0	40	174
March 2009	13	12	21	0	16	196	0	0	258
Laval									
March 2010	51	4	0	0	0	8	0	93	200
March 2009	43	8	25	0	0	0	0	29	105
Rive-Nord									
March 2010	170	16	25	0	8	70	0	54	343
March 2009	158	10	24	0	0	104	0	41	337
Rive-Sud									
March 2010	85	22	5	0	6	25	0	148	327
March 2009	76	20	5	0	0	77	0	11	189
Vaudreuil-Soulanges									
March 2010	40	0	6	0	0	0	0	4	50
March 2009	43	6	0	0	4	0	0	0	53
Montréal CMA									
March 2010	362	50	59	0	30	162	0	339	1,094
March 2009	333	56	75	0	20	377	0	81	942
COMPLETED & NOT ABSORBED									
Île de Montréal									
March 2010	32	28	45	0	27	437	0	692	1,261
March 2009	52	37	26	0	34	866	0	1,194	2,209
Laval									
March 2010	79	10	40	0	0	274	0	660	1,063
March 2009	99	29	39	0	0	175	0	205	547
Rive-Nord									
March 2010	270	36	70	0	3	291	0	438	1,108
March 2009	300	36	56	0	2	299	0	512	1,205
Rive-Sud									
March 2010	103	85	17	0	11	335	0	327	878
March 2009	167	51	19	0	20	192	2	116	567
Vaudreuil-Soulanges									
March 2010	48	8	8	0	0	33	0	7	104
March 2009	60	11	17	0	6	73	0	8	175
Montréal CMA									
March 2010	532	167	180	0	41	1,370	0	2,124	4,414
March 2009	678	164	157	0	62	1,605	2	2,035	4,703

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

Table 1.1: Housing Activity Summary by Submarket March 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Île de Montréal									
March 2010	17	7	19	0	10	111	0	63	227
March 2009	9	7	17	0	14	151	0	59	257
Laval									
March 2010	43	6	7	0	0	25	0	47	128
March 2009	42	3	10	0	0	20	0	21	96
Rive-Nord									
March 2010	146	16	24	0	7	48	0	75	316
March 2009	152	8	21	0	1	71	0	97	350
Rive-Sud									
March 2010	80	19	7	0	6	68	0	32	212
March 2009	80	22	8	0	13	75	1	17	216
Vaudreuil-Soulanges									
March 2010	33	0	6	0	0	3	4	0	46
March 2009	34	8	1	0	0	8	0	0	51
Montréal CMA									
March 2010	319	48	63	0	23	255	4	217	929
March 2009	317	48	57	0	28	325	1	194	970

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

Table 2: Starts by Submarket and by Dwelling Type March 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	3	0	2	0	0	40	3	40	8	**
Zone 3	1	1	0	0	0	0	0	112	1	113	-99.1
Zone 4	1	0	0	0	2	0	5	212	8	212	-96.2
Zone 5	0	0	0	0	0	14	88	16	88	30	193.3
Zone 6	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 7	0	0	0	0	0	0	0	0	0	0	n/a
Zone 8	0	0	0	6	24	11	103	9	127	26	**
Zone 9	10	11	2	0	0	12	45	0	57	23	147.8
Zone 10	15	6	4	14	0	0	3	0	22	20	10.0
Zone 11	17	11	2	4	0	0	70	70	89	85	4.7
Zone 12	32	24	8	0	7	14	50	103	97	141	-31.2
Zone 13	52	15	2	2	6	0	0	3	60	20	200.0
Zone 14	28	28	2	0	3	9	20	15	53	52	1.9
Zone 15	32	12	2	0	0	0	43	6	77	18	**
Zone 16	20	13	0	0	0	3	53	6	73	22	**
Zone 17	124	52	2	4	3	15	105	114	234	185	26.5
Zone 18	66	36	20	20	3	0	67	16	156	72	116.7
Zone 19	51	36	0	6	6	0	30	0	87	42	107.1
Zone 20	27	14	0	8	0	0	38	145	65	167	-61.1
Zone 21	29	8	34	18	0	0	42	18	105	44	138.6
Zone 22	21	15	0	16	10	18	85	25	116	74	56.8
Zone 23	15	14	8	8	0	0	7	0	30	22	36.4
Zone 24	30	13	22	18	9	4	4	39	65	74	-12.2
Zone 25	11	17	6	0	0	3	36	78	53	98	-45.9
Zone 26	37	31	14	16	0	0	24	40	75	87	-13.8
Zone 27	81	34	8	2	30	40	42	92	161	168	-4.2
Montréal CMA	700	394	136	146	103	143	1,000	1,122	1,939	1,805	7.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - March 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
Zone 1	1	0	0	0	0	0	55	0	56	0	n/a
Zone 2	2	3	0	2	23	6	124	82	149	93	60.2
Zone 3	5	3	0	0	0	0	3	194	8	197	-95.9
Zone 4	1	0	0	0	2	0	61	359	64	359	-82.2
Zone 5	0	0	0	0	13	14	131	50	144	64	125.0
Zone 6	1	0	0	2	8	0	119	0	128	2	**
Zone 7	0	1	0	0	0	0	223	0	223	1	**
Zone 8	1	3	0	8	51	21	193	43	245	75	**
Zone 9	31	23	2	2	3	12	79	23	115	60	91.7
Zone 10	26	15	16	32	0	0	3	28	45	75	-40.0
Zone 11	44	30	2	4	0	0	102	323	148	357	-58.5
Zone 12	52	38	8	4	7	21	62	357	129	420	-69.3
Zone 13	78	39	6	4	6	0	3	12	93	55	69.1
Zone 14	61	56	4	0	6	15	53	43	124	114	8.8
Zone 15	53	21	4	0	12	0	86	24	155	45	**
Zone 16	39	29	0	2	20	3	101	42	160	76	110.5
Zone 17	196	98	4	8	17	24	243	187	460	317	45.1
Zone 18	140	73	40	26	3	0	125	45	308	144	113.9
Zone 19	95	80	6	12	6	0	99	107	206	199	3.5
Zone 20	53	23	8	8	0	0	60	179	121	210	-42.4
Zone 21	72	18	66	24	0	0	80	99	218	141	54.6
Zone 22	48	27	2	16	43	22	141	34	234	99	136.4
Zone 23	29	19	18	8	0	0	7	0	54	27	100.0
Zone 24	46	24	34	18	12	4	502	84	594	130	**
Zone 25	17	32	10	0	14	3	93	94	134	129	3.9
Zone 26	82	57	22	16	0	0	169	43	273	116	135.3
Zone 27	147	84	22	8	46	40	104	116	319	248	28.6
Montréal CMA	1,320	796	274	204	292	185	3,021	2,568	4,907	3,753	30.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market March 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	40	3	0	0
Zone 3	0	0	0	0	0	112	0	0
Zone 4	2	0	0	0	0	189	5	0
Zone 5	0	14	0	0	88	16	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	0	0	0
Zone 8	24	11	0	0	103	9	0	0
Zone 9	0	12	0	0	45	0	0	0
Zone 10	0	0	0	0	3	0	0	0
Zone 11	0	0	0	0	28	23	42	47
Zone 12	7	14	0	0	32	3	18	100
Zone 13	6	0	0	0	0	3	0	0
Zone 14	3	9	0	0	14	12	6	3
Zone 15	0	0	0	0	43	6	0	0
Zone 16	0	3	0	0	38	3	15	3
Zone 17	3	15	0	0	73	19	32	95
Zone 18	3	0	0	0	67	16	0	0
Zone 19	6	0	0	0	16	0	14	0
Zone 20	0	0	0	0	29	55	9	0
Zone 21	0	0	0	0	42	18	0	0
Zone 22	10	18	0	0	76	25	9	0
Zone 23	0	0	0	0	0	0	7	0
Zone 24	9	4	0	0	4	39	0	0
Zone 25	0	3	0	0	36	78	0	0
Zone 26	0	0	0	0	12	0	12	16
Zone 27	30	16	0	24	42	10	0	0
Montréal CMA	103	119	0	24	831	639	169	264

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 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
Zone 1	0	0	0	0	0	0	6	0
Zone 2	23	6	0	0	124	82	0	0
Zone 3	0	0	0	0	3	194	0	0
Zone 4	2	0	0	0	56	218	5	6
Zone 5	13	14	0	0	122	46	9	4
Zone 6	8	0	0	0	119	0	0	0
Zone 7	0	0	0	0	0	0	0	0
Zone 8	51	21	0	0	193	43	0	0
Zone 9	3	12	0	0	79	23	0	0
Zone 10	0	0	0	0	3	28	0	0
Zone 11	0	0	0	0	36	246	66	77
Zone 12	7	21	0	0	44	21	18	336
Zone 13	6	0	0	0	3	3	0	9
Zone 14	6	15	0	0	32	16	21	27
Zone 15	12	0	0	0	77	12	9	12
Zone 16	20	3	0	0	64	9	37	3
Zone 17	17	24	0	0	187	69	56	118
Zone 18	3	0	0	0	107	34	18	11
Zone 19	6	0	0	0	74	22	25	85
Zone 20	0	0	0	0	51	89	9	0
Zone 21	0	0	0	0	74	64	6	35
Zone 22	18	22	0	0	129	34	12	0
Zone 23	0	0	0	0	0	0	7	0
Zone 24	12	4	0	0	239	75	263	9
Zone 25	14	3	0	0	93	94	0	0
Zone 26	0	0	0	0	44	0	54	19
Zone 27	46	16	0	24	90	19	14	15
Montréal CMA	267	161	0	24	2,043	1,441	635	766

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market March 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	5	40	3	0	0	40	8
Zone 3	1	1	0	112	0	0	1	113
Zone 4	3	0	0	189	5	0	8	212
Zone 5	0	14	88	16	0	0	88	30
Zone 6	0	2	0	0	0	0	0	2
Zone 7	0	0	0	0	0	0	0	0
Zone 8	24	17	103	9	0	0	127	26
Zone 9	12	23	45	0	0	0	57	23
Zone 10	19	20	3	0	0	0	22	20
Zone 11	19	15	28	23	42	47	89	85
Zone 12	47	38	32	3	18	100	97	141
Zone 13	60	17	0	3	0	0	60	20
Zone 14	35	37	12	12	6	3	53	52
Zone 15	68	18	9	0	0	0	77	18
Zone 16	32	16	26	3	15	3	73	22
Zone 17	133	73	69	17	32	95	234	185
Zone 18	93	56	63	16	0	0	156	72
Zone 19	65	42	8	0	14	0	87	42
Zone 20	29	24	27	53	9	0	65	167
Zone 21	55	26	50	18	0	0	105	44
Zone 22	27	41	80	33	9	0	116	74
Zone 23	23	22	0	0	7	0	30	22
Zone 24	62	31	3	43	0	0	65	74
Zone 25	17	20	36	78	0	0	53	98
Zone 26	51	47	12	0	12	16	75	87
Zone 27	121	54	40	8	0	24	161	168
Montréal CMA	996	659	774	639	169	288	1,939	1,805

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	1	0	0	0	6	0	56	0
Zone 2	18	13	131	80	0	0	149	93
Zone 3	5	3	3	194	0	0	8	197
Zone 4	3	2	56	216	5	6	64	359
Zone 5	8	14	127	46	9	4	144	64
Zone 6	9	2	119	0	0	0	128	2
Zone 7	0	1	0	0	0	0	223	1
Zone 8	35	32	210	43	0	0	245	75
Zone 9	35	37	80	23	0	0	115	60
Zone 10	42	47	3	28	0	0	45	75
Zone 11	46	34	36	246	66	77	148	357
Zone 12	67	63	44	21	18	336	129	420
Zone 13	90	43	3	3	0	9	93	55
Zone 14	73	75	30	12	21	27	124	114
Zone 15	131	33	15	0	9	12	155	45
Zone 16	85	40	38	3	37	3	160	76
Zone 17	237	136	167	63	56	118	460	317
Zone 18	189	101	101	32	18	11	308	144
Zone 19	131	94	50	20	25	85	206	199
Zone 20	65	33	47	87	9	0	121	210
Zone 21	130	42	82	64	6	35	218	141
Zone 22	56	53	141	46	12	0	234	99
Zone 23	47	27	0	0	7	0	54	27
Zone 24	93	42	238	79	263	9	594	130
Zone 25	41	35	93	94	0	0	134	129
Zone 26	104	73	44	0	54	19	273	116
Zone 27	217	110	88	17	14	39	319	248
Montréal CMA	1,958	1,185	1,946	1,417	635	790	4,907	3,753

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type March 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Zone 1	0	0	2	2	0	0	0	0	2	2	0.0
Zone 2	2	0	0	0	8	12	5	38	15	50	-70.0
Zone 3	0	0	0	0	6	0	0	0	6	0	n/a
Zone 4	0	0	0	0	0	0	3	0	3	0	n/a
Zone 5	0	0	0	0	16	0	0	31	16	31	-48.4
Zone 6	0	1	0	0	0	0	0	2	0	3	-100.0
Zone 7	2	0	0	0	0	0	12	0	14	0	n/a
Zone 8	0	0	0	0	5	23	12	127	17	150	-88.7
Zone 9	6	10	0	2	4	0	35	0	45	12	**
Zone 10	6	2	6	8	0	0	44	0	56	10	**
Zone 11	14	14	0	0	0	4	41	23	55	41	34.1
Zone 12	17	14	0	8	0	21	104	6	121	49	146.9
Zone 13	20	15	4	0	0	0	0	0	24	15	60.0
Zone 14	14	35	2	0	3	3	12	34	31	72	-56.9
Zone 15	21	6	4	0	0	0	20	5	45	11	**
Zone 16	21	13	0	0	0	0	38	46	59	59	0.0
Zone 17	51	36	0	6	8	3	42	17	101	62	62.9
Zone 18	44	22	10	2	0	0	8	30	62	54	14.8
Zone 19	19	46	0	2	0	0	26	31	45	79	-43.0
Zone 20	8	13	0	0	0	0	7	60	15	73	-79.5
Zone 21	9	10	4	6	0	0	12	3	25	19	31.6
Zone 22	14	6	2	6	9	0	3	0	28	12	133.3
Zone 23	12	8	4	4	0	0	147	0	163	12	**
Zone 24	13	7	0	0	0	0	42	0	55	7	**
Zone 25	10	11	2	2	0	5	0	16	12	34	-64.7
Zone 26	19	21	10	2	0	0	0	9	29	32	-9.4
Zone 27	40	43	0	6	4	4	6	0	50	53	-5.7
Montréal CMA	362	333	50	56	63	75	619	478	1,094	942	16.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - March 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
Zone 1	0	1	6	6	0	11	0	7	6	25	-76.0
Zone 2	5	2	0	0	14	12	71	199	90	213	-57.7
Zone 3	1	1	0	0	6	3	0	102	7	106	-93.4
Zone 4	0	0	0	0	0	0	142	114	142	114	24.6
Zone 5	0	0	0	0	28	11	106	350	134	361	-62.9
Zone 6	3	2	0	0	0	4	0	2	3	8	-62.5
Zone 7	3	2	0	0	0	0	34	0	37	2	**
Zone 8	6	7	2	0	26	34	20	159	54	200	-73.0
Zone 9	30	32	4	6	4	3	57	16	95	57	66.7
Zone 10	17	12	10	10	0	0	80	41	107	63	69.8
Zone 11	44	49	2	6	8	16	132	62	186	133	39.8
Zone 12	47	35	16	18	13	21	209	18	285	92	**
Zone 13	68	74	12	4	0	0	5	6	85	84	1.2
Zone 14	55	86	4	0	3	9	33	60	95	155	-38.7
Zone 15	54	44	4	0	0	0	58	38	116	82	41.5
Zone 16	47	59	6	4	9	14	177	74	239	151	58.3
Zone 17	129	138	0	6	20	6	95	68	244	218	11.9
Zone 18	97	84	20	4	0	0	38	50	155	138	12.3
Zone 19	76	103	0	4	0	0	70	88	146	195	-25.1
Zone 20	38	33	2	0	0	0	121	114	161	147	9.5
Zone 21	40	28	12	10	0	0	34	44	86	82	4.9
Zone 22	51	47	10	10	18	11	59	21	138	89	55.1
Zone 23	50	30	12	10	0	0	176	0	238	40	**
Zone 24	42	35	4	10	0	13	144	22	190	80	137.5
Zone 25	36	28	12	12	9	8	14	28	71	76	-6.6
Zone 26	66	55	24	4	0	4	14	40	104	103	1.0
Zone 27	94	117	2	16	22	18	59	6	177	157	12.7
Montréal CMA	1,099	1,104	164	140	180	198	1,948	1,729	3,391	3,171	6.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market March 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Zone 1	0	0	0	0	0	0	0	0
Zone 2	8	12	0	0	0	38	5	0
Zone 3	6	0	0	0	0	0	0	0
Zone 4	0	0	0	0	3	0	0	0
Zone 5	16	0	0	0	0	31	0	0
Zone 6	0	0	0	0	0	2	0	0
Zone 7	0	0	0	0	0	0	0	0
Zone 8	5	23	0	0	12	127	0	0
Zone 9	4	0	0	0	0	0	35	0
Zone 10	0	0	0	0	44	0	0	0
Zone 11	0	4	0	0	8	0	33	23
Zone 12	0	21	0	0	0	0	60	6
Zone 13	0	0	0	0	0	0	0	0
Zone 14	3	3	0	0	6	28	6	6
Zone 15	0	0	0	0	14	2	6	3
Zone 16	0	0	0	0	28	34	10	12
Zone 17	8	3	0	0	30	17	12	0
Zone 18	0	0	0	0	2	21	6	9
Zone 19	0	0	0	0	12	20	14	11
Zone 20	0	0	0	0	4	60	3	0
Zone 21	0	0	0	0	12	3	0	0
Zone 22	9	0	0	0	3	0	0	0
Zone 23	0	0	0	0	2	0	145	0
Zone 24	0	0	0	0	6	0	0	0
Zone 25	0	5	0	0	0	8	0	8
Zone 26	0	0	0	0	0	6	0	3
Zone 27	4	4	0	0	2	0	4	0
Montréal CMA	63	75	0	0	188	397	339	81

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 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
Zone 1	0	11	0	0	0	7	0	0
Zone 2	14	12	0	0	66	196	5	3
Zone 3	6	3	0	0	0	30	0	72
Zone 4	0	0	0	0	70	103	72	11
Zone 5	28	11	0	0	36	59	70	291
Zone 6	0	4	0	0	0	2	0	0
Zone 7	0	0	0	0	19	0	3	0
Zone 8	26	34	0	0	20	159	0	0
Zone 9	4	3	0	0	12	16	35	0
Zone 10	0	0	0	0	73	35	7	6
Zone 11	8	16	0	0	56	18	76	44
Zone 12	13	21	0	0	0	12	165	6
Zone 13	0	0	0	0	5	6	0	0
Zone 14	3	9	0	0	12	48	21	12
Zone 15	0	0	0	0	46	28	12	10
Zone 16	9	14	0	0	98	62	49	12
Zone 17	20	6	0	0	69	56	26	12
Zone 18	0	0	0	0	23	29	15	21
Zone 19	0	0	0	0	26	41	44	47
Zone 20	0	0	0	0	94	111	27	3
Zone 21	0	0	0	0	32	44	2	0
Zone 22	18	11	0	0	56	6	3	15
Zone 23	0	0	0	0	15	0	161	0
Zone 24	0	13	0	0	99	12	9	10
Zone 25	9	8	0	0	14	8	0	20
Zone 26	0	4	0	0	14	6	0	34
Zone 27	22	18	0	0	46	6	13	0
Montréal CMA	180	198	0	0	1,001	1,100	815	629

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market March 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Zone 1	2	2	0	0	0	0	2	2
Zone 2	10	8	0	42	5	0	15	50
Zone 3	6	0	0	0	0	0	6	0
Zone 4	0	0	3	0	0	0	3	0
Zone 5	0	0	16	31	0	0	16	31
Zone 6	0	3	0	0	0	0	0	3
Zone 7	2	0	0	0	0	0	14	0
Zone 8	5	11	12	139	0	0	17	150
Zone 9	10	12	0	0	35	0	45	12
Zone 10	12	10	44	0	0	0	56	10
Zone 11	14	18	8	0	33	23	55	41
Zone 12	17	43	0	0	60	6	121	49
Zone 13	24	15	0	0	0	0	24	15
Zone 14	19	42	6	24	6	6	31	72
Zone 15	33	8	6	0	6	3	45	11
Zone 16	23	13	26	34	10	12	59	59
Zone 17	57	53	32	9	12	0	101	62
Zone 18	56	24	0	21	6	9	62	54
Zone 19	23	52	8	16	14	11	45	79
Zone 20	8	13	4	60	3	0	15	73
Zone 21	13	16	12	3	0	0	25	19
Zone 22	19	12	9	0	0	0	28	12
Zone 23	18	12	0	0	145	0	163	12
Zone 24	13	7	6	0	0	0	55	7
Zone 25	12	18	0	8	0	8	12	34
Zone 26	29	23	0	6	0	3	29	32
Zone 27	46	49	0	4	4	0	50	53
Montréal CMA	471	464	192	397	339	81	1,094	942

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - March 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	6	18	0	7	0	0	6	25
Zone 2	13	10	72	200	5	3	90	213
Zone 3	7	4	0	30	0	72	7	106
Zone 4	2	0	68	103	72	11	142	114
Zone 5	0	11	64	59	70	291	134	361
Zone 6	3	4	0	4	0	0	3	8
Zone 7	3	2	19	0	3	0	37	2
Zone 8	13	18	41	182	0	0	54	200
Zone 9	38	41	12	16	35	0	95	57
Zone 10	27	22	73	35	7	6	107	63
Zone 11	54	71	56	18	76	44	186	133
Zone 12	76	74	0	12	165	6	285	92
Zone 13	80	78	5	6	0	0	85	84
Zone 14	62	101	12	42	21	12	95	155
Zone 15	92	72	12	0	12	10	116	82
Zone 16	66	81	94	58	49	12	239	151
Zone 17	155	160	63	46	26	12	244	218
Zone 18	119	90	21	27	15	21	155	138
Zone 19	82	119	20	29	44	47	146	195
Zone 20	40	33	94	111	27	3	161	147
Zone 21	52	38	32	44	2	0	86	82
Zone 22	73	60	62	14	3	15	138	89
Zone 23	68	40	9	0	161	0	238	40
Zone 24	46	45	99	25	9	10	190	80
Zone 25	57	48	14	8	0	20	71	76
Zone 26	90	63	14	6	0	34	104	103
Zone 27	120	149	44	8	13	0	177	157
Montréal CMA	1,444	1,452	1,000	1,090	815	629	3,391	3,171

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 2010													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
March 2010	0	0.0	0	0.0	3	23.1	4	30.8	6	46.2	13	430,000	515,448
March 2009	0	0.0	0	0.0	2	22.2	1	11.1	6	66.7	9	--	--
Year-to-date 2010	0	0.0	4	6.7	16	26.7	18	30.0	22	36.7	60	434,558	508,642
Year-to-date 2009	0	0.0	6	10.0	20	33.3	10	16.7	24	40.0	60	425,000	501,250
Laval													
March 2010	0	0.0	9	24.3	18	48.6	7	18.9	3	8.1	37	355,494	370,834
March 2009	0	0.0	3	7.1	12	28.6	14	33.3	13	31.0	42	450,000	478,643
Year-to-date 2010	0	0.0	19	14.4	49	37.1	29	22.0	35	26.5	132	398,000	420,461
Year-to-date 2009	0	0.0	6	3.8	55	34.4	56	35.0	43	26.9	160	400,000	462,194
North Shore													
March 2010	16	13.0	50	40.7	39	31.7	11	8.9	7	5.7	123	290,459	306,765
March 2009	8	5.3	79	52.0	50	32.9	4	2.6	11	7.2	152	277,500	318,138
Year-to-date 2010	24	6.8	137	38.8	135	38.2	37	10.5	20	5.7	353	305,000	324,528
Year-to-date 2009	15	3.1	215	44.0	148	30.3	67	13.7	44	9.0	489	300,000	339,556
South Shore													
March 2010	1	2.0	19	37.3	18	35.3	8	15.7	5	9.8	51	319,000	828,068
March 2009	6	7.5	23	28.8	30	37.5	6	7.5	15	18.8	80	300,000	350,525
Year-to-date 2010	21	9.6	89	40.6	61	27.9	30	13.7	18	8.2	219	298,000	434,337
Year-to-date 2009	16	6.5	76	31.0	78	31.8	42	17.1	33	13.5	245	310,000	343,890
Vaudreuil-Soulanges													
March 2010	4	14.3	11	39.3	7	25.0	3	10.7	3	10.7	28	289,868	313,968
March 2009	3	8.8	7	20.6	13	38.2	8	23.5	3	8.8	34	360,000	353,971
Year-to-date 2010	11	15.1	21	28.8	18	24.7	14	19.2	9	12.3	73	325,000	337,684
Year-to-date 2009	19	15.6	30	24.6	40	32.8	20	16.4	13	10.7	122	340,000	332,697
Montréal CMA													
March 2010	21	8.3	89	35.3	85	33.7	33	13.1	24	9.5	252	307,689	433,240
March 2009	17	5.4	112	35.3	107	33.8	33	10.4	48	15.1	317	315,000	359,375
Year-to-date 2010	56	6.7	270	32.3	279	33.3	128	15.3	104	12.4	837	327,273	382,734
Year-to-date 2009	50	4.6	333	30.9	341	31.7	195	18.1	157	14.6	1,076	345,000	367,018

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
March 2010

Submarket	March 2010	March 2009	% Change	YTD 2010	YTD 2009	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	--	n/a
Zone 3	--	--	n/a	--	--	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	--	n/a
Zone 7	--	--	n/a	--	--	n/a
Zone 8	--	--	n/a	--	--	n/a
Zone 9	--	--	n/a	478,130	476,029	0.4
Zone 10	--	--	n/a	379,483	380,000	-0.1
Zone 11	469,683	558,867	-16.0	506,173	570,373	-11.3
Zone 12	344,730	473,824	-27.2	432,242	473,030	-8.6
Zone 13	307,580	366,500	-16.1	352,985	384,895	-8.3
Zone 14	309,286	288,387	7.2	316,329	289,797	9.2
Zone 15	275,379	278,333	-1.1	301,463	289,048	4.3
Zone 16	365,490	524,667	-30.3	407,599	483,984	-15.8
Zone 17	345,806	338,514	2.2	347,285	365,905	-5.1
Zone 18	280,414	281,667	-0.4	321,076	320,930	0.0
Zone 19	223,415	275,773	-19.0	264,465	284,824	-7.1
Zone 20	--	327,917	n/a	421,512	336,739	25.2
Zone 21	--	--	n/a	317,167	321,538	-1.4
Zone 22	--	383,636	n/a	340,712	383,827	-11.2
Zone 23	--	286,000	n/a	253,920	286,939	-11.5
Zone 24	458,164	--	n/a	442,573	449,935	-1.6
Zone 25	--	394,167	n/a	342,467	390,862	-12.4
Zone 26	1,824,856	282,579	**	699,073	263,471	165.3
Zone 27	313,968	353,971	-11.3	337,684	332,697	1.5
Montréal CMA	433,240	359,375	20.6	382,734	367,018	4.3

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators March 2010											
		Interest Rates			NHPI, Total, Montréal CMA 1997=100	CPI, 2002 =100	Montréal 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	163.9	111.7	1,887	8.2	66.7	748
	February	627	5.00	5.79	164.4	112.4	1,875	8.3	66.3	751
	March	613	4.50	5.55	164.9	112.7	1,870	8.8	66.4	758
	April	596	3.90	5.25	164.9	112.9	1,873	9.0	66.5	755
	May	596	3.90	5.25	165.2	113.9	1,877	9.5	67.0	753
	June	631	3.75	5.85	165.3	114.3	1,881	9.5	67.1	752
	July	631	3.75	5.85	165.3	113.8	1,879	9.6	67.0	756
	August	631	3.75	5.85	165.3	114.0	1,880	9.4	66.9	763
	September	610	3.70	5.49	165.6	113.8	1,877	9.4	66.7	764
	October	630	3.80	5.84	166.2	113.7	1,880	9.2	66.6	765
	November	616	3.60	5.59	166.8	114.4	1,883	9.0	66.5	763
	December	610	3.60	5.49	167.1	114.0	1,894	9.1	66.8	761
2010	January	610	3.60	5.49	167.2	114.0	1,907	9.1	67.2	759
	February	604	3.60	5.39	167.7	114.2	1,916	9.2	67.5	757
	March	631	3.60	5.85			1,927	9.0	67.7	757
	April									
	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 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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.



STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities — starts, rents, vacancy rates and much more.

Free reports available on-line:

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – *Canada and Regional*
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Client e-Update

A monthly e-newsletter that features the latest market insight, housing research and information to help housing finance professionals enhance client relationships and grow their business.

64159_2010_M04