

HOUSING NOW

Montréal CMA



CANADA MORTGAGE AND HOUSING CORPORATION

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Montréal Metropolitan Area Housing Starts in April 2010

Residential construction increased in the Montréal census metropolitan area (CMA). In fact, the results of the latest starts survey conducted by Canada Mortgage and Housing Corporation (CMHC) revealed that housing starts rose to 2,321 units in

April 2010 from 1,699 a year earlier.

For a second straight month, the greatest hike occurred in the case of single-detached freehold houses, as 777 such homes were started, compared to 470 in April 2009 (+65 per cent). The increase in single-detached home starts reflects the combined effects of the economic recovery, favourable borrowing conditions and scarce supply on the resale market. The rise in demand for homes of this type once again

Figure 1

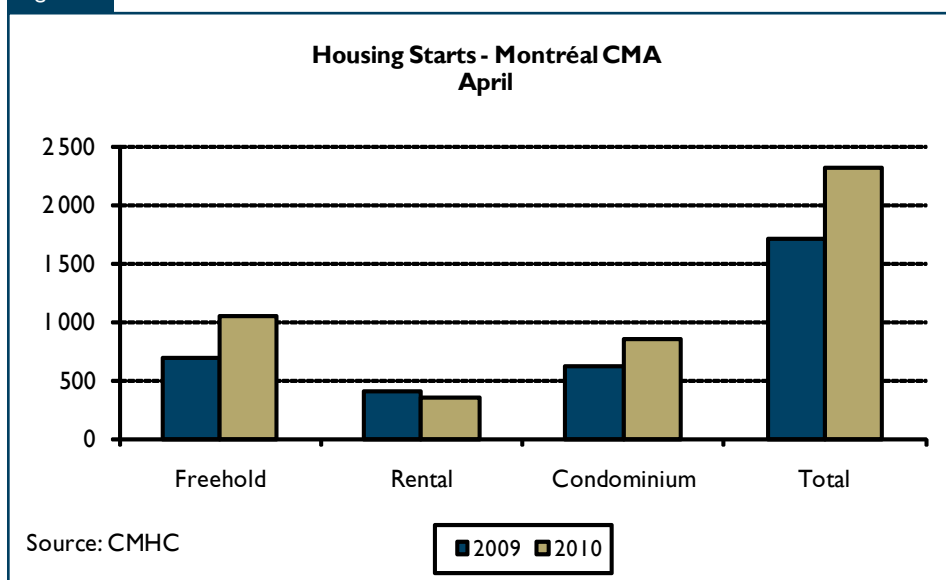


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extended to all sectors of the CMA. The current demand reflects the fact that some buyers are catching up on and others are moving up their purchases, on account of the low level of activity recorded at the beginning of 2009 and the anticipated gradual increase in mortgage rates this year. The present growth is bound to slow down as the effects of these two factors subside over the course of the year.

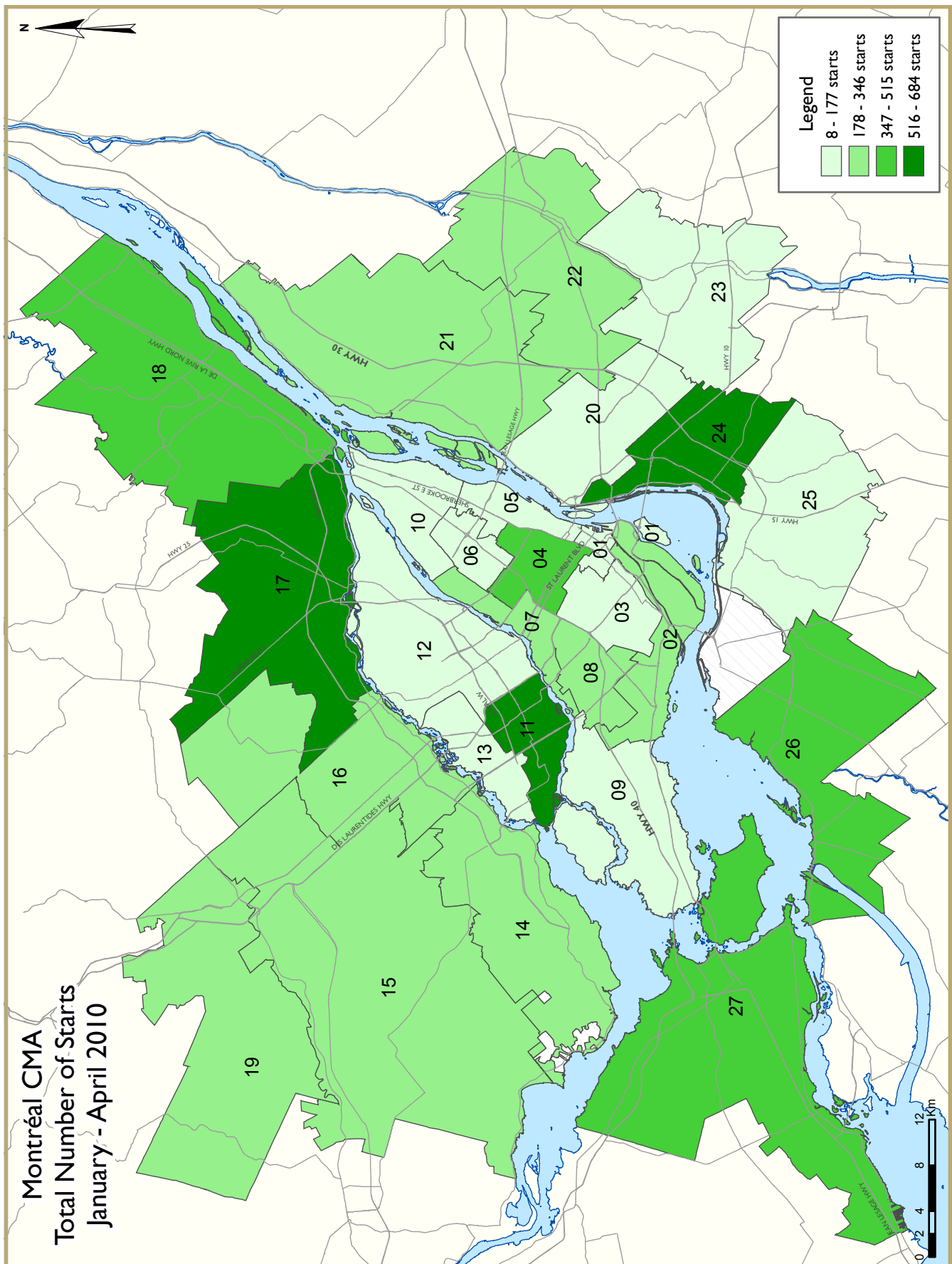
In April 2010, construction also continued to pick up in the more affordable segments, with gains of 28 per cent for semi-detached and row homes and 41 per cent for condominiums. As for the rental market, the number of starts declined by 16 per cent.¹

¹Excluding starts of co-op units

The improvement observed in residential construction extended to all sectors of the CMA, with the exception of Vaudreuil-Soulanges. The decrease in activity recorded in this sector (-67 per cent) was, however, due to the fact that, in April 2009, construction had begun on a rental and condominium retirement housing project. Conversely, the North Crown registered a high level of activity in April 2010, posting a year-over-year gain of 102 per cent, with Laval particularly standing out, as starts more than tripled there. In this last sector, the increase in activity was mainly attributable to the construction of rental units for seniors and condominium housing. The South Crown and the Island of Montréal also showed renewed activity (+63 per cent and +13 per

cent, respectively), thanks to gains in single-detached home building and condominium construction.

From January to April, housing starts in the Montréal CMA were up by 33 per cent this year over 2009, rising from 5,452 units to 7,228. Only rental housing construction showed a decrease (-17 per cent). The increase was particularly significant in the freehold home segment (+61 per cent), where the level of activity was pushed up by the rebound in single-detached home construction (+66 per cent). The condominium segment also did quite well (+38 per cent), as it continued to attract a good share of the housing demand.



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

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- 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:

- I.1 Housing Activity Summary by Submarket
- I.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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- 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
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	777	128	148	0	15	840	0	341	2,321
April 2009	470	100	115	0	0	608	0	406	1,699
% Change	65.3	28.0	28.7	n/a	n/a	38.2	n/a	-16.0	36.6
Year-to-date 2010	2,097	394	520	0	70	2,731	0	976	7,228
Year-to-date 2009	1,266	304	300	0	16	2,009	24	1,172	5,452
% Change	65.6	29.6	73.3	n/a	**	35.9	-100.0	-16.7	32.6
UNDER CONSTRUCTION									
April 2010	2,916	592	850	0	176	7,375	2	2,758	15,373
April 2009	1,939	452	630	0	163	6,478	20	3,915	14,142
% Change	50.4	31.0	34.9	n/a	8.0	13.8	-90.0	-29.6	8.7
COMPLETIONS									
April 2010	402	68	86	0	22	370	0	209	1,157
April 2009	320	50	101	0	12	559	4	205	1,251
% Change	25.6	36.0	-14.9	n/a	83.3	-33.8	-100.0	2.0	-7.5
Year-to-date 2010	1,501	232	267	0	91	1,301	0	1,024	4,548
Year-to-date 2009	1,424	190	309	0	68	1,593	4	834	4,422
% Change	5.4	22.1	-13.6	n/a	33.8	-18.3	-100.0	22.8	2.8
COMPLETED & NOT ABSORBED									
April 2010	549	163	196	0	30	1,302	0	2,101	4,341
April 2009	701	169	186	0	58	1,680	1	2,069	4,864
% Change	-21.7	-3.6	5.4	n/a	-48.3	-22.5	-100.0	1.5	-10.8
ABSORBED									
April 2010	386	72	70	0	33	438	0	142	1,141
April 2009	297	45	72	0	16	484	5	171	1,090
% Change	30.0	60.0	-2.8	n/a	106.3	-9.5	-100.0	-17.0	4.7
Year-to-date 2010	1,465	237	256	0	99	1,702	6	907	4,672
Year-to-date 2009	1,373	174	267	0	87	1,546	8	1,199	4,654
% Change	6.7	36.2	-4.1	n/a	13.8	10.1	-25.0	-24.4	0.4

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									
Île de Montréal									
April 2010	38	24	38	0	0	347	0	3	522
April 2009	17	4	0	0	0	316	0	127	464
Laval									
April 2010	110	30	4	0	0	188	0	269	601
April 2009	75	12	17	0	0	48	0	4	156
Rive-Nord									
April 2010	352	22	84	0	3	160	0	48	669
April 2009	260	26	82	0	0	51	0	55	474
Rive-Sud									
April 2010	179	46	18	0	12	145	0	15	415
April 2009	70	54	10	0	0	109	0	12	255
Vaudreuil-Soulanges									
April 2010	98	6	4	0	0	0	0	6	114
April 2009	48	4	6	0	0	84	0	208	350
Montréal CMA									
April 2010	777	128	148	0	15	840	0	341	2,321
April 2009	470	100	115	0	0	608	0	406	1,699
UNDER CONSTRUCTION									
Île de Montréal									
April 2010	214	84	164	0	71	3,466	0	349	4,956
April 2009	162	104	97	0	84	3,438	0	431	4,549
Laval									
April 2010	428	80	65	0	8	978	0	657	2,216
April 2009	274	46	151	0	0	856	0	1,326	2,653
Rive-Nord									
April 2010	1,207	112	432	0	3	990	0	483	3,227
April 2009	787	86	290	0	0	633	0	819	2,695
Rive-Sud									
April 2010	739	286	131	0	74	1,646	2	1,013	3,987
April 2009	506	206	59	0	79	1,434	0	1,083	3,481
Vaudreuil-Soulanges									
April 2010	328	30	58	0	20	295	0	256	987
April 2009	210	10	33	0	0	117	20	256	764
Montréal CMA									
April 2010	2,916	592	850	0	176	7,375	2	2,758	15,373
April 2009	1,939	452	630	0	163	6,478	20	3,915	14,142

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									
Île de Montréal									
April 2010	32	10	14	0	22	282	0	7	367
April 2009	26	6	39	0	12	334	0	0	417
Laval									
April 2010	64	18	6	0	0	43	0	48	179
April 2009	45	2	20	0	0	36	0	124	227
Rive-Nord									
April 2010	167	6	30	0	0	17	0	45	265
April 2009	157	12	31	0	0	112	0	67	379
Rive-Sud									
April 2010	102	30	26	0	0	28	0	102	288
April 2009	60	26	3	0	0	66	0	11	166
Vaudreuil-Soulanges									
April 2010	37	4	10	0	0	0	0	7	58
April 2009	32	4	8	0	0	11	4	3	62
Montréal CMA									
April 2010	402	68	86	0	22	370	0	209	1,157
April 2009	320	50	101	0	12	559	4	205	1,251
COMPLETED & NOT ABSORBED									
Île de Montréal									
April 2010	39	31	42	0	18	440	0	684	1,254
April 2009	61	36	42	0	33	934	0	1,168	2,274
Laval									
April 2010	82	18	41	0	0	261	0	664	1,066
April 2009	105	28	45	0	0	185	0	287	650
Rive-Nord									
April 2010	280	31	76	0	2	266	0	416	1,071
April 2009	312	33	59	0	2	321	0	496	1,223
Rive-Sud									
April 2010	104	79	26	0	10	317	0	328	864
April 2009	168	60	21	0	18	183	1	112	563
Vaudreuil-Soulanges									
April 2010	44	4	11	0	0	18	0	9	86
April 2009	55	12	19	0	5	57	0	6	154
Montréal CMA									
April 2010	549	163	196	0	30	1,302	0	2,101	4,341
April 2009	701	169	186	0	58	1,680	1	2,069	4,864

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									
Île de Montréal									
April 2010	25	7	17	0	31	279	0	15	374
April 2009	17	7	23	0	13	266	0	26	352
Laval									
April 2010	61	10	5	0	0	56	0	44	176
April 2009	39	3	14	0	0	26	0	42	124
Rive-Nord									
April 2010	157	11	24	0	1	42	0	67	302
April 2009	145	15	28	0	0	90	0	83	361
Rive-Sud									
April 2010	102	36	17	0	1	46	0	11	213
April 2009	59	17	1	0	2	75	1	15	170
Vaudreuil-Soulanges									
April 2010	41	8	7	0	0	15	0	5	76
April 2009	37	3	6	0	1	27	4	5	83
Montréal CMA									
April 2010	386	72	70	0	33	438	0	142	1,141
April 2009	297	45	72	0	16	484	5	171	1,090

Source: CMHC (Starts and Completions Survey, Market Absorption 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
Zone 1	0	0	0	0	0	0	0	210	0	210	-100.0
Zone 2	1	0	0	0	16	0	57	3	74	3	**
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	0	0	0	0	0	0	310	87	310	87	**
Zone 5	0	0	0	0	0	0	4	73	4	73	-94.5
Zone 6	1	0	0	0	0	0	0	0	1	0	n/a
Zone 7	0	0	0	0	0	0	6	57	6	57	-89.5
Zone 8	3	2	4	0	22	0	45	0	74	2	**
Zone 9	20	12	4	0	0	0	0	3	24	15	60.0
Zone 10	13	3	16	4	0	0	0	10	29	17	70.6
Zone 11	34	15	6	0	0	0	449	36	489	51	**
Zone 12	34	22	2	4	4	17	5	12	45	55	-18.2
Zone 13	42	38	22	8	0	0	3	4	67	50	34.0
Zone 14	39	41	12	0	6	3	11	18	68	62	9.7
Zone 15	20	17	0	0	12	6	36	49	68	72	-5.6
Zone 16	49	35	4	6	4	8	92	16	149	65	129.2
Zone 17	95	53	0	2	3	9	12	46	110	110	0.0
Zone 18	70	60	2	18	0	0	73	11	145	89	62.9
Zone 19	79	54	4	0	0	0	46	22	129	76	69.7
Zone 20	30	12	2	0	0	0	19	26	51	38	34.2
Zone 21	31	6	30	28	4	0	16	3	81	37	118.9
Zone 22	29	12	6	8	7	0	23	3	65	23	182.6
Zone 23	9	2	6	2	0	0	0	12	15	16	-6.3
Zone 24	25	12	0	2	8	0	57	48	90	62	45.2
Zone 25	15	7	0	2	3	10	19	26	37	45	-17.8
Zone 26	40	19	2	12	0	0	34	3	76	34	123.5
Zone 27	98	48	6	4	4	6	6	292	114	350	-67.4
Montréal CMA	777	470	128	100	93	59	1,323	1,070	2,321	1,699	36.6

Source: CMHC (Starts and Completions Survey)

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
Zone 1	1	0	0	0	0	0	55	210	56	210	-73.3
Zone 2	3	3	0	2	39	6	181	85	223	96	132.3
Zone 3	5	3	0	0	0	0	3	194	8	197	-95.9
Zone 4	1	0	0	0	2	0	371	446	374	446	-16.1
Zone 5	0	0	0	0	13	14	135	123	148	137	8.0
Zone 6	2	0	0	2	8	0	119	0	129	2	**
Zone 7	0	1	0	0	0	0	229	57	229	58	**
Zone 8	4	5	4	8	73	21	238	43	319	77	**
Zone 9	51	35	6	2	3	12	79	26	139	75	85.3
Zone 10	39	18	32	36	0	0	3	38	74	92	-19.6
Zone 11	78	45	8	4	0	0	551	359	637	408	56.1
Zone 12	86	60	10	8	11	38	67	369	174	475	-63.4
Zone 13	120	77	28	12	6	0	6	16	160	105	52.4
Zone 14	100	97	16	0	12	18	64	61	192	176	9.1
Zone 15	73	38	4	0	24	6	122	73	223	117	90.6
Zone 16	88	64	4	8	24	11	193	58	309	141	119.1
Zone 17	291	151	4	10	20	33	255	233	570	427	33.5
Zone 18	210	133	42	44	3	0	198	56	453	233	94.4
Zone 19	174	134	10	12	6	0	145	129	335	275	21.8
Zone 20	83	35	10	8	0	0	79	205	172	248	-30.6
Zone 21	103	24	96	52	4	0	96	102	299	178	68.0
Zone 22	77	39	8	24	50	22	164	37	299	122	145.1
Zone 23	38	21	24	10	0	0	7	12	69	43	60.5
Zone 24	71	36	34	20	20	4	559	132	684	192	**
Zone 25	32	39	10	2	17	13	112	120	171	174	-1.7
Zone 26	122	76	24	28	0	0	203	46	349	150	132.7
Zone 27	245	132	28	12	50	46	110	408	433	598	-27.6
Montréal CMA	2,097	1,266	402	304	385	244	4,344	3,638	7,228	5,452	32.6

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
Zone 1	0	0	0	0	0	210	0	0
Zone 2	16	0	0	0	57	3	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	238	36	0	51
Zone 5	0	0	0	0	4	3	0	70
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	3	51	3	6
Zone 8	22	0	0	0	45	0	0	0
Zone 9	0	0	0	0	0	3	0	0
Zone 10	0	0	0	0	0	10	0	0
Zone 11	0	0	0	0	185	36	264	0
Zone 12	4	17	0	0	0	12	5	0
Zone 13	0	0	0	0	3	0	0	4
Zone 14	6	3	0	0	8	12	3	6
Zone 15	12	6	0	0	30	24	6	25
Zone 16	4	8	0	0	77	16	15	0
Zone 17	3	9	0	0	12	43	0	3
Zone 18	0	0	0	0	61	8	12	3
Zone 19	0	0	0	0	34	4	12	18
Zone 20	0	0	0	0	16	26	3	0
Zone 21	4	0	0	0	16	3	0	0
Zone 22	7	0	0	0	23	0	0	3
Zone 23	0	0	0	0	0	12	0	0
Zone 24	8	0	0	0	57	48	0	0
Zone 25	3	10	0	0	19	20	0	6
Zone 26	0	0	0	0	22	0	12	3
Zone 27	4	6	0	0	0	84	6	208
Montréal CMA	93	59	0	0	910	664	341	406

Source: CMHC (Starts and Completions Survey)

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
Zone 1	0	0	0	0	0	210	6	0
Zone 2	39	6	0	0	181	85	0	0
Zone 3	0	0	0	0	3	194	0	0
Zone 4	2	0	0	0	294	254	5	57
Zone 5	13	14	0	0	126	49	9	74
Zone 6	8	0	0	0	119	0	0	0
Zone 7	0	0	0	0	3	51	3	6
Zone 8	73	21	0	0	238	43	0	0
Zone 9	3	12	0	0	79	26	0	0
Zone 10	0	0	0	0	3	38	0	0
Zone 11	0	0	0	0	221	282	330	77
Zone 12	11	38	0	0	44	33	23	336
Zone 13	6	0	0	0	6	3	0	13
Zone 14	12	18	0	0	40	28	24	33
Zone 15	24	6	0	0	107	36	15	37
Zone 16	24	11	0	0	141	25	52	3
Zone 17	20	33	0	0	199	112	56	121
Zone 18	3	0	0	0	168	42	30	14
Zone 19	6	0	0	0	108	26	37	103
Zone 20	0	0	0	0	67	115	12	0
Zone 21	4	0	0	0	90	67	6	35
Zone 22	25	22	0	0	152	34	12	3
Zone 23	0	0	0	0	0	12	7	0
Zone 24	20	4	0	0	296	123	263	9
Zone 25	17	13	0	0	112	114	0	6
Zone 26	0	0	0	0	66	0	66	22
Zone 27	50	22	0	24	90	103	20	223
Montréal CMA	360	220	0	24	2,953	2,105	976	1,172

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
Zone 1	0	0	0	210	0	0	0	210
Zone 2	17	0	57	3	0	0	74	3
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	238	36	0	51	310	87
Zone 5	0	0	4	3	0	70	4	73
Zone 6	1	0	0	0	0	0	1	0
Zone 7	0	0	3	51	3	6	6	57
Zone 8	29	2	45	0	0	0	74	2
Zone 9	24	12	0	3	0	0	24	15
Zone 10	29	7	0	10	0	0	29	17
Zone 11	40	15	185	36	264	0	489	51
Zone 12	40	43	0	12	5	0	45	55
Zone 13	64	46	3	0	0	4	67	50
Zone 14	59	44	6	12	3	6	68	62
Zone 15	56	47	6	0	6	25	68	72
Zone 16	81	65	53	0	15	0	149	65
Zone 17	95	68	15	39	0	3	110	110
Zone 18	72	86	61	0	12	3	145	89
Zone 19	95	58	22	0	12	18	129	76
Zone 20	36	12	12	26	3	0	51	38
Zone 21	61	34	20	3	0	0	81	37
Zone 22	38	20	27	0	0	3	65	23
Zone 23	15	4	0	12	0	0	15	16
Zone 24	33	14	57	48	0	0	90	62
Zone 25	18	19	19	20	0	6	37	45
Zone 26	42	31	22	0	12	3	76	34
Zone 27	108	58	0	84	6	208	114	350
Montréal CMA	1,053	685	855	608	341	406	2,321	1,699

Source: CMHC (Starts and Completions Survey)

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
Zone 1	1	0	0	210	6	0	56	210
Zone 2	35	13	188	83	0	0	223	96
Zone 3	5	3	3	194	0	0	8	197
Zone 4	3	2	294	252	5	57	374	446
Zone 5	8	14	131	49	9	74	148	137
Zone 6	10	2	119	0	0	0	129	2
Zone 7	0	1	3	51	3	6	229	58
Zone 8	64	34	255	43	0	0	319	77
Zone 9	59	49	80	26	0	0	139	75
Zone 10	71	54	3	38	0	0	74	92
Zone 11	86	49	221	282	330	77	637	408
Zone 12	107	106	44	33	23	336	174	475
Zone 13	154	89	6	3	0	13	160	105
Zone 14	132	119	36	24	24	33	192	176
Zone 15	187	80	21	0	15	37	223	117
Zone 16	166	105	91	3	52	3	309	141
Zone 17	332	204	182	102	56	121	570	427
Zone 18	261	187	162	32	30	14	453	233
Zone 19	226	152	72	20	37	103	335	275
Zone 20	101	45	59	113	12	0	172	248
Zone 21	191	76	102	67	6	35	299	178
Zone 22	94	73	168	46	12	3	299	122
Zone 23	62	31	0	12	7	0	69	43
Zone 24	126	56	295	127	263	9	684	192
Zone 25	59	54	112	114	0	6	171	174
Zone 26	146	104	66	0	66	22	349	150
Zone 27	325	168	88	101	20	247	433	598
Montréal CMA	3,011	1,870	2,801	2,025	976	1,196	7,228	5,452

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
Zone 1	0	0	0	0	0	0	0	128	0	128	-100.0
Zone 2	0	0	0	0	0	10	64	92	64	102	-37.3
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	0	0	0	0	0	0	14	94	14	94	-85.1
Zone 5	0	0	0	0	16	0	69	16	85	16	**
Zone 6	1	0	0	0	0	0	0	0	1	0	n/a
Zone 7	0	0	0	0	0	0	0	0	0	0	n/a
Zone 8	4	1	2	0	20	26	142	0	168	27	**
Zone 9	23	20	2	0	0	12	0	0	25	32	-21.9
Zone 10	4	5	6	6	0	3	0	4	10	18	-44.4
Zone 11	16	11	2	0	0	6	66	154	84	171	-50.9
Zone 12	25	9	16	2	0	0	20	0	61	11	**
Zone 13	23	25	0	0	6	14	5	6	34	45	-24.4
Zone 14	25	21	0	0	0	7	6	33	31	61	-49.2
Zone 15	17	18	0	0	0	6	14	12	31	36	-13.9
Zone 16	15	10	0	0	8	0	15	53	38	63	-39.7
Zone 17	40	50	0	4	0	3	7	46	47	103	-54.4
Zone 18	40	31	6	8	0	3	22	20	68	62	9.7
Zone 19	30	27	0	0	0	0	20	27	50	54	-7.4
Zone 20	12	6	10	0	0	0	112	3	134	9	**
Zone 21	13	6	4	10	8	0	15	36	40	52	-23.1
Zone 22	14	9	2	14	6	0	0	15	22	38	-42.1
Zone 23	14	9	4	0	0	0	8	0	26	9	188.9
Zone 24	9	8	2	0	4	0	3	15	18	23	-21.7
Zone 25	19	7	4	0	0	3	0	8	23	18	27.8
Zone 26	21	15	4	2	0	0	0	0	25	17	47.1
Zone 27	37	32	4	4	8	12	9	14	58	62	-6.5
Montréal CMA	402	320	68	50	76	105	611	776	1,157	1,251	-7.5

Source: CMHC (Starts and Completions Survey)

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
Zone 1	0	1	6	6	0	11	0	135	6	153	-96.1
Zone 2	5	2	0	0	14	22	135	291	154	315	-51.1
Zone 3	1	1	0	0	6	3	0	102	7	106	-93.4
Zone 4	0	0	0	0	0	0	156	208	156	208	-25.0
Zone 5	0	0	0	0	44	11	175	366	219	377	-41.9
Zone 6	4	2	0	0	0	4	0	2	4	8	-50.0
Zone 7	3	2	0	0	0	0	34	0	37	2	**
Zone 8	10	8	4	0	46	60	162	159	222	227	-2.2
Zone 9	53	52	6	6	4	15	57	16	120	89	34.8
Zone 10	21	17	16	16	0	3	80	45	117	81	44.4
Zone 11	60	60	4	6	8	22	198	216	270	304	-11.2
Zone 12	72	44	32	20	13	21	229	18	346	103	**
Zone 13	91	99	12	4	6	14	10	12	119	129	-7.8
Zone 14	80	107	4	0	3	16	39	93	126	216	-41.7
Zone 15	71	62	4	0	0	6	72	50	147	118	24.6
Zone 16	62	69	6	4	17	14	192	127	277	214	29.4
Zone 17	169	188	0	10	20	9	102	114	291	321	-9.3
Zone 18	137	115	26	12	0	3	60	70	223	200	11.5
Zone 19	106	130	0	4	0	0	90	115	196	249	-21.3
Zone 20	50	39	12	0	0	0	233	117	295	156	89.1
Zone 21	53	34	16	20	8	0	49	80	126	134	-6.0
Zone 22	65	56	12	24	24	11	59	36	160	127	26.0
Zone 23	64	39	16	10	0	0	184	0	264	49	**
Zone 24	51	43	6	10	4	13	147	37	208	103	101.9
Zone 25	55	35	16	12	9	11	14	36	94	94	0.0
Zone 26	87	70	28	6	0	4	14	40	129	120	7.5
Zone 27	131	149	6	20	30	30	68	20	235	219	7.3
Montréal CMA	1,501	1,424	232	190	256	303	2,559	2,505	4,548	4,422	2.8

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
Zone 1	0	0	0	0	0	128	0	0
Zone 2	0	10	0	0	64	92	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	10	94	4	0
Zone 5	16	0	0	0	66	16	3	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	0	0	0
Zone 8	20	26	0	0	142	0	0	0
Zone 9	0	12	0	0	0	0	0	0
Zone 10	0	3	0	0	0	4	0	0
Zone 11	0	6	0	0	18	36	48	118
Zone 12	0	0	0	0	20	0	0	0
Zone 13	6	14	0	0	5	0	0	6
Zone 14	0	7	0	0	0	18	6	15
Zone 15	0	6	0	0	14	6	0	6
Zone 16	8	0	0	0	0	35	15	18
Zone 17	0	3	0	0	7	31	0	15
Zone 18	0	3	0	0	16	20	6	0
Zone 19	0	0	0	0	2	14	18	13
Zone 20	0	0	0	0	16	3	96	0
Zone 21	8	0	0	0	9	36	6	0
Zone 22	6	0	0	0	0	12	0	3
Zone 23	0	0	0	0	8	0	0	0
Zone 24	4	0	0	0	3	15	0	0
Zone 25	0	3	0	0	0	0	0	8
Zone 26	0	0	0	0	0	0	0	0
Zone 27	8	8	0	4	2	11	7	3
Montréal CMA	76	101	0	4	402	571	209	205

Source: CMHC (Starts and Completions Survey)

**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
Zone 1	0	11	0	0	0	135	0	0
Zone 2	14	22	0	0	130	288	5	3
Zone 3	6	3	0	0	0	30	0	72
Zone 4	0	0	0	0	80	197	76	11
Zone 5	44	11	0	0	102	75	73	291
Zone 6	0	4	0	0	0	2	0	0
Zone 7	0	0	0	0	19	0	3	0
Zone 8	46	60	0	0	162	159	0	0
Zone 9	4	15	0	0	12	16	35	0
Zone 10	0	3	0	0	73	39	7	6
Zone 11	8	22	0	0	74	54	124	162
Zone 12	13	21	0	0	20	12	165	6
Zone 13	6	14	0	0	10	6	0	6
Zone 14	3	16	0	0	12	66	27	27
Zone 15	0	6	0	0	60	34	12	16
Zone 16	17	14	0	0	98	97	64	30
Zone 17	20	9	0	0	76	87	26	27
Zone 18	0	3	0	0	39	49	21	21
Zone 19	0	0	0	0	28	55	62	60
Zone 20	0	0	0	0	110	114	123	3
Zone 21	8	0	0	0	41	80	8	0
Zone 22	24	11	0	0	56	18	3	18
Zone 23	0	0	0	0	23	0	161	0
Zone 24	4	13	0	0	102	27	9	10
Zone 25	9	11	0	0	14	8	0	28
Zone 26	0	4	0	0	14	6	0	34
Zone 27	30	26	0	4	48	17	20	3
Montréal CMA	256	299	0	4	1,403	1,671	1,024	834

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
Zone 1	0	0	0	128	0	0	0	128
Zone 2	0	6	64	96	0	0	64	102
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	10	94	4	0	14	94
Zone 5	0	0	82	16	3	0	85	16
Zone 6	1	0	0	0	0	0	1	0
Zone 7	0	0	0	0	0	0	0	0
Zone 8	20	19	148	8	0	0	168	27
Zone 9	25	32	0	0	0	0	25	32
Zone 10	10	14	0	4	0	0	10	18
Zone 11	18	17	18	36	48	118	84	171
Zone 12	41	11	20	0	0	0	61	11
Zone 13	29	39	5	0	0	6	34	45
Zone 14	25	28	0	18	6	15	31	61
Zone 15	31	26	0	4	0	6	31	36
Zone 16	23	12	0	33	15	18	38	63
Zone 17	44	61	3	27	0	15	47	103
Zone 18	48	42	14	20	6	0	68	62
Zone 19	32	31	0	10	18	13	50	54
Zone 20	22	6	16	3	96	0	134	9
Zone 21	25	16	9	36	6	0	40	52
Zone 22	22	23	0	12	0	3	22	38
Zone 23	26	9	0	0	0	0	26	9
Zone 24	15	8	3	15	0	0	18	23
Zone 25	23	10	0	0	0	8	23	18
Zone 26	25	17	0	0	0	0	25	17
Zone 27	51	44	0	11	7	7	58	62
Montréal CMA	556	471	392	571	209	209	1,157	1,251

Source: CMHC (Starts and Completions Survey)

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
Zone 1	6	18	0	135	0	0	6	153
Zone 2	13	16	136	296	5	3	154	315
Zone 3	7	4	0	30	0	72	7	106
Zone 4	2	0	78	197	76	11	156	208
Zone 5	0	11	146	75	73	291	219	377
Zone 6	4	4	0	4	0	0	4	8
Zone 7	3	2	19	0	3	0	37	2
Zone 8	33	37	189	190	0	0	222	227
Zone 9	63	73	12	16	35	0	120	89
Zone 10	37	36	73	39	7	6	117	81
Zone 11	72	88	74	54	124	162	270	304
Zone 12	117	85	20	12	165	6	346	103
Zone 13	109	117	10	6	0	6	119	129
Zone 14	87	129	12	60	27	27	126	216
Zone 15	123	98	12	4	12	16	147	118
Zone 16	89	93	94	91	64	30	277	214
Zone 17	199	221	66	73	26	27	291	321
Zone 18	167	132	35	47	21	21	223	200
Zone 19	114	150	20	39	62	60	196	249
Zone 20	62	39	110	114	123	3	295	156
Zone 21	77	54	41	80	8	0	126	134
Zone 22	95	83	62	26	3	18	160	127
Zone 23	94	49	9	0	161	0	264	49
Zone 24	61	53	102	40	9	10	208	103
Zone 25	80	58	14	8	0	28	94	94
Zone 26	115	80	14	6	0	34	129	120
Zone 27	171	193	44	19	20	7	235	219
Montréal CMA	2,000	1,923	1,392	1,661	1,024	838	4,548	4,422

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 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													
April 2010	0	0.0	0	0.0	5	26.3	3	15.8	11	57.9	19	553,729	539,700
April 2009	0	0.0	2	11.8	6	35.3	5	29.4	4	23.5	17	425,000	448,529
Year-to-date 2010	0	0.0	4	5.1	21	26.6	21	26.6	33	41.8	79	450,000	516,112
Year-to-date 2009	0	0.0	8	10.4	26	33.8	15	19.5	28	36.4	77	425,000	489,610
Laval													
April 2010	1	1.8	15	26.3	17	29.8	16	28.1	8	14.0	57	360,890	465,948
April 2009	0	0.0	2	5.1	17	43.6	10	25.6	10	25.6	39	400,000	442,026
Year-to-date 2010	1	0.5	34	18.0	66	34.9	45	23.8	43	22.8	189	395,000	434,179
Year-to-date 2009	0	0.0	8	4.0	72	36.2	66	33.2	53	26.6	199	400,000	458,241
North Shore													
April 2010	15	10.6	62	44.0	43	30.5	17	12.1	4	2.8	141	283,945	299,252
April 2009	3	2.1	73	50.3	45	31.0	18	12.4	6	4.1	145	290,000	314,579
Year-to-date 2010	39	7.9	199	40.3	178	36.0	54	10.9	24	4.9	494	300,000	317,314
Year-to-date 2009	18	2.8	288	45.4	193	30.4	85	13.4	50	7.9	634	300,000	333,844
South Shore													
April 2010	1	1.4	29	39.2	28	37.8	10	13.5	6	8.1	74	312,743	335,190
April 2009	2	3.4	24	40.7	18	30.5	10	16.9	5	8.5	59	310,000	341,068
Year-to-date 2010	22	7.5	119	40.6	89	30.4	41	14.0	22	7.5	293	300,000	322,495
Year-to-date 2009	18	5.9	100	32.9	96	31.6	52	17.1	38	12.5	304	310,000	343,342
Vaudreuil-Soulanges													
April 2010	6	17.6	11	32.4	9	26.5	4	11.8	4	11.8	34	296,104	325,810
April 2009	6	16.2	9	24.3	15	40.5	4	10.8	3	8.1	37	320,000	316,081
Year-to-date 2010	17	15.9	32	29.9	27	25.2	18	16.8	13	12.1	107	323,386	333,911
Year-to-date 2009	25	15.7	39	24.5	55	34.6	24	15.1	16	10.1	159	330,000	328,830
Montréal CMA													
April 2010	23	7.1	117	36.0	102	31.4	50	15.4	33	10.2	325	314,900	353,506
April 2009	11	3.7	110	37.0	101	34.0	47	15.8	28	9.4	297	315,000	344,431
Year-to-date 2010	79	6.8	388	33.4	381	32.8	179	15.4	135	11.6	1,162	325,000	352,672
Year-to-date 2009	61	4.4	443	32.3	442	32.2	242	17.6	185	13.5	1,373	330,000	362,132

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
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	495,484	421,250	17.6	483,652	461,739	4.7
Zone 10	--	--	n/a	386,557	361,538	6.9
Zone 11	683,639	--	n/a	560,047	554,441	1.0
Zone 12	447,701	502,692	-10.9	437,301	481,413	-9.2
Zone 13	312,661	393,389	-20.5	341,612	386,521	-11.6
Zone 14	293,720	303,429	-3.2	308,910	292,811	5.5
Zone 15	257,317	328,214	-21.6	290,018	298,839	-3.0
Zone 16	378,473	390,000	-3.0	396,531	471,110	-15.8
Zone 17	295,472	327,159	-9.7	333,785	356,486	-6.4
Zone 18	312,457	312,241	0.1	318,718	318,410	0.1
Zone 19	249,490	270,259	-7.7	260,434	281,775	-7.6
Zone 20	342,363	--	n/a	317,165	342,258	-7.3
Zone 21	336,564	--	n/a	323,317	310,161	4.2
Zone 22	329,917	416,364	-20.8	338,185	389,508	-13.2
Zone 23	--	--	n/a	267,155	282,952	-5.6
Zone 24	--	--	n/a	432,452	452,575	-4.4
Zone 25	--	--	n/a	363,839	379,118	-4.0
Zone 26	263,872	274,833	-4.0	260,063	265,635	-2.1
Zone 27	325,810	316,081	3.1	333,911	328,830	1.5
Montréal CMA	353,506	344,431	2.6	352,672	362,132	-2.6

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators
April 2010

		Interest Rates			NHPI, Total, Montréal CMA 1997=100	CPI, 2002 =100	Montréal 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	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	169.4	114.5	1,927	9.0	67.7	757
	April	655	3.80	6.25		114.8	1,933	9.0	67.8	754
	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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